

**NORTHWOOD  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR MEETING  
MARCH 14, 2022**

# NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT AGENDA MARCH 14, 2022 at 6:30 p.m.

Northwood Clubhouse located at 27248 Big Sur Drive Wesley Chapel, FL 33544 &  
Zoom : <https://zoom.us/j/94237096324> Meeting ID: 942 3709 6324

<b>District Board of Supervisors</b>	Chair	Mimieaux Kilpatrick
	Vice-Chair	Angel Medina
	Supervisor	Karen Uhlig
	Supervisor	Barbara Cruz
	Supervisor	Jennifer Inman
<b>District Manager</b>	Meritus	Gene Roberts
<b>Property Manager</b>	Northwood On-Site Manager	Jen Lavelle
<b>District Attorney</b>	Straley & Robin, P.A.	Vivek Babbar
<b>District Engineer</b>	Stantec, Inc.	Tonja Stewart

*All cellular phones and pagers must be turned off while in the meeting room.*

The meeting will begin at **6:30 p.m.** with the third section is called **Vendor/Staff Reports**. This section allows the Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The sixth section is called **Management Report**. This section allows the District Manager to update the Board of Supervisors on any pending issues that are being researched for Board action.

The final sections are called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Northwood CDD  
Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Northwood Community Development District will be held on **Monday, 14, 2022 at 6:30 p.m. at the Northwood Clubhouse located at 27248 Big Sur Drive, Wesley Chapel, FL 33544 and via Zoom at <https://zoom.us/j/94237096324> ; Meeting ID: 942 3709 6324.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330** **Access Code: 7979718#**

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER**
- 3. BUSINESS ITEMS**
  - A. Discussion on Reserve Study Proposal ..... Tab 01
  - B. Discussion on Preventative Maintenance Plan ..... Tab 02
  - C. Discussion on Putting Green Proposals ..... Tab 03
  - D. Discussion on LMP’s Contract
  - E. General Matters of District
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting February 14, 2022 ..... Tab 04
  - B. Consideration of Operations and Maintenance Expenditures January 2022 ..... Tab 05
  - C. Review of Financial Statements Month Ending January 31, 2022 ..... Tab 06
- 5. VENDOR AND STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
- 6. MANAGEMENT REPORT**
  - A. Manager’s Reports ..... Tab 07
- 7. SUPERVISOR REQUESTS AND COMMENTS**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

Sincerely,  
  
Gene Roberts  
District Manager



# Reserve Study Proposal

February 23, 2022

Prepared for:

## Northwood CDD

**Submitted to:**

Gene Roberts  
Operations Manager  
Meritus  
2005 Pan Am Circle Suite 300  
Tampa, FL 33607  
813)873-7300  
gene.roberts@merituscorp.com



**Submitted by:**

Global Solution Partners  
info@GlobalReserveStudies.com  
(844) 477-7883





## Executive Summary

This proposal fee for a **Full Reserve Study with Site Visit** includes:

- Proposal delivery
- Meeting at the time of site evaluation
- Site evaluation
- Initial report delivery
- One report revision
- Final report delivery
- Participation in one board meeting via teleconference, upon request

The Reserve Study will comply with the following standards:

- Community Associations Institute (CAI) National Reserve Study Standards
- State regulations
- Site work performed by local Reserve Consultant
- Project overseen by a CAI Reserve Specialist
- Site evaluation promptly scheduled upon receipt of completed client questionnaire
- Initial report delivered within 30 days of receipt of completed client questionnaire

To learn more about Global Solution Partners or see a sample report visit:

[globalsolutionpartners.com/communities/](http://globalsolutionpartners.com/communities/) • [globalsolutionpartners.com/sample](http://globalsolutionpartners.com/sample)

### Service Options

**Option #1: Full Reserve Study with Site Visit for \$3,400.00.** Payment is due in full upon delivery of the initial report.

**Option #2: Clear Vision Package for a total of \$7,480.00.** The Clear Vision Package includes three Reserve Studies, paid annually for three years. It consists of one Full Reserve Study with Site Visit + one Reserve Study Update without Site Visit + one Reserve Study Update with Site Visit = \$7,480.00, paid in three annual installments.

\$3,740.00, is due on delivery of the Full Reserve Study initial report. \$1,870.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$1,870.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed. See the Fees section on page 9 for more detail.

**Option #3: Ongoing Partnership Solution for a down payment of \$1,360.00 and monthly payments of \$119.00.** The Ongoing Partnership Solution includes four Reserve Studies, paid monthly for five years. It consists of one Full Reserve Study with Site Visit + two Reserve Study Updates without Site Visits + one Reserve Study Updates with Site Visit = a total fee of \$8,500.00.

A down payment of \$1,360.00 is due upon proposal acceptance. \$119.00 is due monthly for a five-year term. See the Fees section on page 9 for more detail.

Options #2 and #3 allow the association to spread out and budget for future study costs.

# What is a Reserve Study?



A reserve study is used as a financial planning tool to assist in developing an organization's capital expense budget.

In order to preserve property values within a community, it is necessary to repair or replace major common-area components such as roofs, boilers, elevators, balconies, seawalls, asphalt surfaces and more.

This requires an organization to put aside or “reserve” funds for these future expenses. A properly developed reserve study offers a funding plan to be used in the annual budgeting process. The timeframe for projections made in the Reserve Study is called the “study period” and is typically 30 years.

## Parts of a Reserve Study

- I. Physical analysis
  - Component Inventory
  - Estimated useful life expectancies
  - Estimated remaining useful life expectancies
- II. Financial Analysis
  - Estimated replacement costs
  - Current fund status
  - Funding plan

## Types of Reserve Studies

- I. **Full Reserve Study with Site Visit** – This is a full Study with an on-site evaluation. It is performed if the property is new, if the previous study deemed unreliable, or if the most recent study was not performed within the past 5 years.
- II. **Reserve Study Update with Site Visit** – This is an update to a previous reserve study, including an onsite evaluation. This is recommended to be performed approximately every two years after the Full Reserve Study.
- III. **Reserve Study Update without Site Visit** – This is an update to a previous reserve study without an onsite evaluation. It is recommended annually in those years that a reserve study with a site visit is not performed.

# **What is a Reserve Study?**

## **I. Legal, fiduciary, and financing requirements**

While many states have specific regulations regarding funding an organization's reserve accounts, all Boards of Directors have a fiduciary obligation which includes being responsible when it comes to financial planning for the association. Additionally, it is becoming commonplace for lenders and buyers to scrutinize reserve accounts.

## **II. Maintain property values**

There is a strong correlation between how well a community is maintained and the property values within that community. Unfortunately, some communities are poorly maintained as a result of poor planning. A Reserve Study provides a financial road map to ensure there will be adequate funds to keep the community in good repair.

## **III. Repair and replacement plan**

Most have heard the saying "If you fail to plan... then you plan to fail." A Reserve Study not only acts as a financial plan but also serves as a guide for scheduling needed future repairs and replacements.

## **IV. Minimize the need for special assessments and loans**

Special assessments and loans are not terms that most owners want to hear and are frequently needed as a result of poor planning. The information in a Reserve Study allows for better planning and therefore will help avoid the need for special assessments or loans.

## **V. Fairly distributes the contributions**

Funding the reserves at proper levels facilitates everyone, both current and future owners paying their fair share. While underfunding of the reserves is a disservice to future owners and overfunding of reserves is a disservice to current owners.

## Who is Global Solution Partners?

The Global Solution Partners team has local expertise with a global vision and is committed to being your partner in finding customized solutions for your organization.

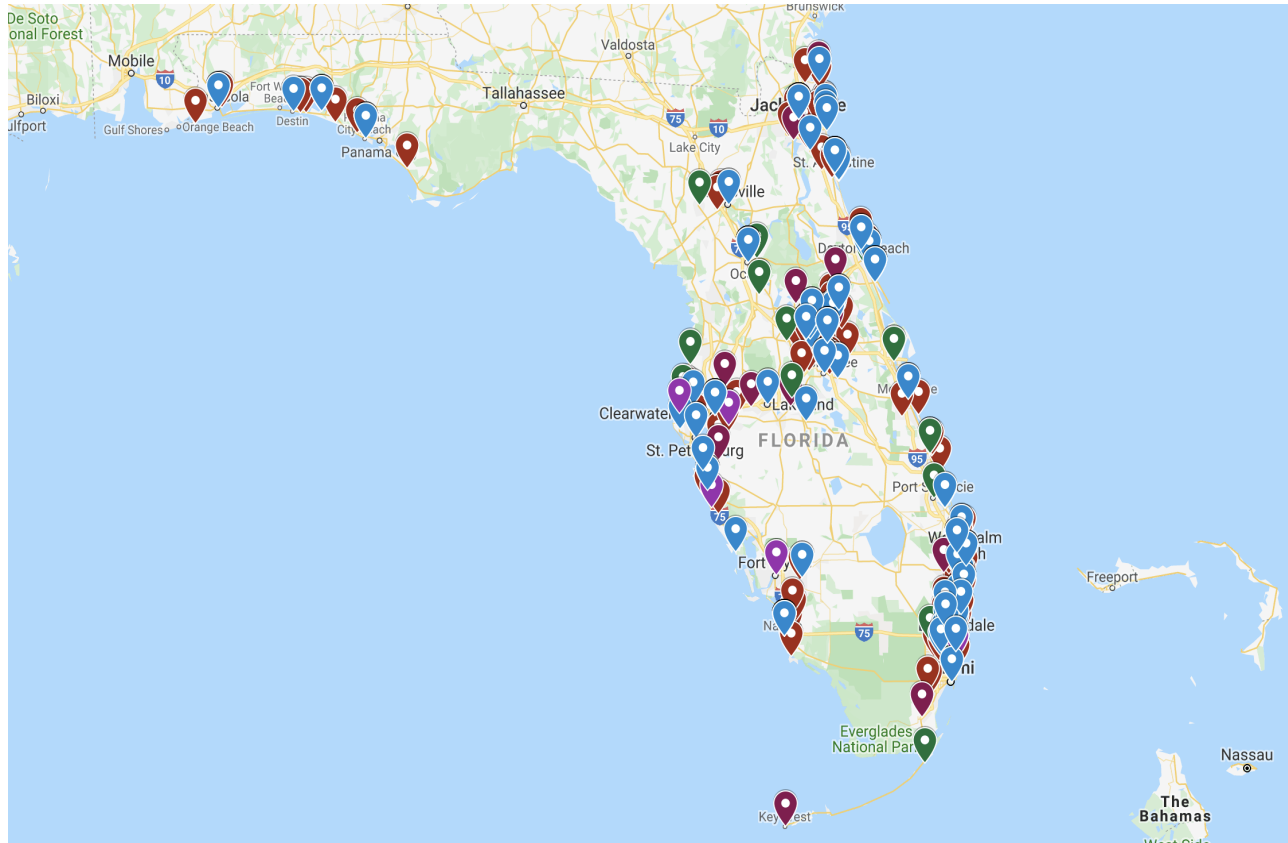
At the core of our very existence is the devotion to not merely satisfy our clients but to continually DELIGHT them and establish a mutually beneficial long-term relationship.



Here is what you can expect from us to accomplish this:

- **Experience.** On average, our team members have over 20 years of experience in the industry and hold many certifications and licenses including contracting, engineering, roofing, code inspection, real estate, project management, home inspection, pest control, etc.
- **Expertise.** All projects are overseen by a CAI certified Reserve Specialist.
- **Education.** We proactively seek out opportunities to continually educate our team members and our clients.
- **Customization.** No two communities are identical. We present customized solutions meeting the specific needs of your organization.
- **Responsiveness.** On average, we deliver the initial report within 30 days of receiving the completed client questionnaire.
- **Communication.** Clear and frequent communication is the key to any successful relationship.
- **Dedication.** Our team is “Dedicated to Delight” our clients without exception!
- **Fulfilling Needs.** Offering pertinent services for your organization. Such as Insurance Appraisals, Property Condition Assessments (PCAs), Transition Studies, etc.
- **Involvement.** Our team members play an active role in the development of the industry through their participation in leading organizations such as the Community Association Institute (CAI) and the American Resort Development Association (ARDA).

## Sampling of Communities Served Near You



Creekwood Townhomes - Bradenton, FL - Bradenton, FL  
 St. Andrews Manor - Melbourne, FL  
 Seabridge - Ormond Beach, FL  
 Island House Southeast - Tequesta, FL  
 The Preserve at Turtle Creek - St. Cloud, FL  
 Colony Condominiums - Juno Beach, FL  
 The Rainbows - Green Acres, FL  
 Ocean Palm Villa North - Flagler Beach, FL  
 Marsh Harbor - Palm Valley, FL  
 MiraLago Estates 1 - Parkland, FL  
 Twinwaters - Winter Garden, FL  
 Palm Royale Association - Lehigh Acres, FL  
 Magnolia Glen - St Cloud, FL  
 Oakridge Landing - St Johns, FL  
 Dolphin Cove - New Smyrna Beach, FL  
 Pine Ridge South IV Condominium Association - Greenacres, FL  
 Innovation at Panther View - Winter Garden, FL  
 Reserve at Meadow Lake HOA - Ocoee, FL  
 Bristol Pines - Rural Estates, FL

## References

Cane Island Condominium - Kissimmee, FL  
Sabrina Stephan - sstephan@artemislifestyles.com  
Artemis Lifestyles

Harbourside of Vero Beach at the Moorings - Vero Beach, FL  
Kelly Walsh - kelly@archoice.com  
AR Choice Management, Inc.

Palm Beach Plantation HOA, Inc. - Royal Palm Beach, FL  
Betty Raffel - betty.raffel@fsresidential.com  
Palm Beach Plantation HOA

Sevilla Community Common Area - Atlantic Beach, FL  
Tina Yamada - tyamada@vista-cam.com  
Vista Community Association Management

Pine Ridge at Delray Beach Condominium Association - Delray Beach, FL  
Heather Peaty - hpeaty@grsmgt.com  
GRS Management Associates, Inc.

Wyndham District - Melbourne, FL  
Venessa Ripoll - vripoll@lelandmanagement.com  
Leland Management

Hollywood Parc Condominiums - Hollywood, FL  
Mike Giumarelli - hollywoodparc@hotmail.com  
Hollywood Parc Condo Association

Mansions at Evergrene West COA - Palm Beach Gardens, FL  
Angela Eisenhauer, LCAM - Angelae@langmanagement.com  
Mansions at Evergrene West COA

Forest Trace HOA - Deland, FL  
Jeff Linn - jlinn@greatcommunities.com  
Specialty Management Company

Springlake Village (SLV HOA) - Kissimmee, FL  
Marcia Rivera - mrivera@titanhoa.com  
Titan Management

# Proposal Terms and Conditions

**Proposal Date:** February 23, 2022

Global Solution Partners is pleased to present the following Reserve Study proposal for Northwood CDD.

## **I. Northwood CDD Property Details**

1. Number of dwelling units: 638
2. Type of buildings within the community: Single Family Homes
3. Property Location: 27248 Big Sur Drive, Wesley Chapel, FL 33544
4. Common unit exteriors included in the study: N/A
5. Sampling of common elements to be included in the study: Clubhouse, Poolhouse, Restrooms (free-standing), Entrance, Fountains, Irrigation system, Landscaping, Lighting (common area), Monuments, Parking areas, Playgrounds, Pond, Pool, Signs, Sport courts, Storm drain system, Tennis courts

## **II. What To Expect (once we receive the signed acceptance)**

1. Within two business days you will receive a greeting with a link to a client questionnaire.
2. Once we receive the completed client questionnaire your dedicated Project Manager will promptly schedule a site evaluation. Please return the questionnaire within 3 business days of receiving. The projected report delivery is 30 days from receiving the completed client questionnaire.
3. Our Site Specialist will conduct a site evaluation. It is preferred but not always mandatory that a client representative attends the site evaluation.
4. The Project Manager will compile all of the information, and create a customized funding plan.
5. The Project Manager will deliver the initial report typically within 30 days of receiving the completed client questionnaire. At this time, payment in full is due.
6. The Client has 60 days to review and submit questions, comments, and suggested edits to the report.
7. The Project Manager will collaborate with the Client on potential edits to the report. If needed, revisions to the initial report are typically completed within 2 weeks of receiving confirmation from the Client of specific changes. There is no additional fee for revising the report the one time.

## **III. Scope of Services**

This Study will be in compliance with the Community Associations Institute (CAI) National Reserve Study Standards, as well as any applicable state guidelines. This study is designed to assist the Client in developing a capital expense budget for the repair or replacement of listed components for the subject property.

The onsite evaluation will include the following:

1. Meeting with client representative (if desired)

## Proposal Terms and Conditions

2. Creation of component inventory list (in collaboration with the Client)
3. Determining quantities and measurements of components on the inventory list
4. Establishing an estimated useful life expectancy for each component
5. Establishing an estimated remaining life expectancy for each component based on its current condition.

The offsite report generation process will include the following:

1. Continued collaboration with the Client to ensure the most accurate customized report
2. Review of documentation (e.g. CC&Rs, building plans, site plans, maintenance plans, previous studies) provided by the Client
3. Review of the reserve account information provided by the Client
4. Compilation of component inventory list information
5. Development of a customized funding plan
6. Delivery of initial report to the Client
7. Appropriate revisions (one time) to report as determined in collaboration with the Client
8. Delivery of final report.

### IV. Pre-site Visit Questionnaire and Document Request

In order for Global Solution Partners to provide the most thorough and accurate Reserve Study Report possible, the Client shall complete a questionnaire and document request which will be provided to the Client upon acceptance of this proposal. The Client agrees to deliver the completed questionnaire and requested documents to Global Solution Partners within three business days of receiving it.

Initial here: \_\_\_\_\_

### V. Fees

There are three options for the Reserve Study services presented in this proposal. Options #2 and #3 allow the association to spread out and budget for future study costs.

#### Option #1: Full Reserve Study with Site Visit for \$3,400.00

The Full Reserve Study is a stand-alone study with a site visit that includes all items listed under the Scope of Services section on page 8. This study will be performed promptly after Global Solution Partners receives the completed client questionnaire. The total fee for this option is \$3,400.00. The payment is due in full upon delivery of the initial report.

#### Option #2: Clear Vision Package for a total of \$7,480.00

The Clear Vision Package includes one Full Reserve Study with a site visit to be performed promptly after Global Solution Partners receives the completed client questionnaire. Two updates will be performed in the two subsequent years. The first will be a Reserve Study



## Proposal Terms and Conditions

Update without Site Visit, which will occur on or about the first anniversary of the original Full Reserve Study. The second update will be a Reserve Study Update with Site Visit, which will occur on or about the second anniversary of the original Full Reserve Study.

The total fee for this option is \$7,480.00, paid annually for three years. \$3,740.00, is due on delivery of the Full Reserve Study initial report. \$1,870.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$1,870.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed.

### **Option #3: Ongoing Partnership Solution for a down payment of \$1,360.00 and monthly payments of \$119.00**

The Ongoing Partnership Solution includes one Full Reserve Study with a site visit to be performed promptly after Global Solution Partners receives the completed client questionnaire. Additionally, three updates will be performed over the five-year term. The Client will choose the timing of one Reserve Study Update with Site Visit and two Reserve Study Updates without Site Visits.

After the five-year term, the service agreement will automatically renew for an additional five-year term with Global Solution Partners providing three Reserve Study Updates and consulting in the same manner as outlined above for the initial term. If the Client wishes to discontinue the service they must do so in writing no later than 30 days prior to the end of the initial term.

A down payment of \$1,360.00 is due upon proposal acceptance. \$119.00 is due monthly for a five-year term on or before the last day of the month, beginning the calendar month following the month in which the proposal acceptance was received. Monthly payments will be made using the Pay Now options listed on your monthly invoice email. Follow the link and choose the payment option you prefer; Debit/Credit or Bank Transfer. The total five-year cost is \$8,500.00.

### **Termination**

If Option #2 or Option #3 is chosen and the Client wishes to terminate the agreement at any point during the agreement period, the Client is obligated to pay immediately the balance of the uncollected fees for reserve study services rendered. Accounts in arrears more than 30 days shall accrue interest at 1.5% per month. The Client will be responsible for all costs, including reasonable attorney fees, incurred in pursuing collection.

# **Proposal Terms and Conditions**

## **Additional Services**

Upon client request, additional services (such as meeting attendance beyond those included or additional rounds of revisions) may be provided at our normal hourly rate (currently \$150 per hour).

## **VI. Reserve Study Production Procedures**

### **Report Delivery**

The preliminary report is typically delivered to the Client within 30 days of receiving the completed client questionnaire. The report production time may vary based on the availability of documents provided by the Client, client responsiveness to specific questions, and existing workload. Upon client request, a quicker report delivery may be arranged if agreed to in advance.

### **Interest and Inflation**

Unless specifically requested otherwise by the Client, interest on the reserve fund balances and inflation on the future replacement costs will be factored into the study. It is important that the Client has the study updated every year or two to keep these variables current and relevant.

### **Study Period**

Unless otherwise agreed upon with the Client, the study period will include the 30 year period immediately following the study start date.

### **Report Revisions**

Global Solution Partners is highly focused on working collaboratively with the Client to ensure that the Reserve Study delivered is customized to the Client's needs. With that in mind, upon delivery of the initial report, the Client should closely review the Reserve Study and submit all questions, comments, and suggested edits in writing to Global Solution Partners within 60 days. Revisions will typically be completed within two weeks of receiving the written request. There is no additional charge for the first round of revisions. Subsequent revisions may be billed at our normal hourly rate. If the Client provides no request within 60 days of the delivery of the initial report then the initial report shall be considered to be the final report.

Initial here: \_\_\_\_\_

### **Meeting Participation**

At the request of the Client, a Global Solution Partners representative will be available to meet with the Client after the delivery of the initial report to discuss the Reserve Study recommendations and to answer any questions. This meeting will be via teleconference. There

# **Proposal Terms and Conditions**

is no additional charge for this first meeting. Additional meetings will be charged at our normal hourly rate.

## **Remaining Useful Life Estimates**

The remaining useful life expectancies assigned to components/systems within the study are based on typical life expectancies for similar components/systems, industry experience, and apparent current visible condition at the time of the site evaluation. These estimates are in no way to be considered a guarantee of the remaining life of any component or system and are to be viewed as general guides for the sole purpose of assisting in financial planning. Many factors may impact the actual life expectancies including but not limited to: manufacturing quality, installation methods, maintenance practices, usage, and climate conditions.

## **Replacement Cost Estimates**

The replacement/maintenance costs assigned to components/systems within the study are based on multiple sources including specific information provided by the Client, professional experience, cost estimating guides, and Global Solution Partners's proprietary database. The estimates are in no way to be considered bids for replacement/maintenance of the components/systems and there is no guarantee implied that the estimates will be in alignment with actual costs. The estimates are to be viewed as general guides for the sole purpose of assisting in financial planning.

## **Information Provided by Client**

It is assumed by Global Solution Partners that all financial and other information provided by the Client is accurate and complete. The Client is responsible for providing requested available documents for review. Examples of documents typically requested are, CC&Rs, site plans, reserve fund balance statements, and maintenance records.

## **Confidentiality**

Global Solution Partners agrees to treat as confidential all client information collected during the performance of this study. The Client agrees that the Reserve Study report provided by Global Solution Partners contains intellectual property and the Client, therefore, will not rely on its content in the formation of any report or evaluation performed by a third party without the express written consent of Global Solution Partners.

## **Purpose of the Reserve Study**

The purpose of the Reserve Study report is to provide recommendations for funding reserve accounts allocated to capital expenses associated with the replacement/maintenance of included components/systems. This study is not intended to be or take the place of an

# **Proposal Terms and Conditions**

Insurance Appraisal, Property Condition Assessment, engineering services, or any other specialized analysis.

## **VII. Site Evaluation Procedures**

### **Standards of Care**

Global Solution Partners will perform the Reserve Study in accordance with the Community Association Institute (CAI) guidelines. This service is not intended to identify all defects nor provide any guarantee for future performance for any of the components/systems.

### **Visual Evaluation**

The site evaluation performed for a Reserve Study is visual in nature and designed to evaluate the current condition of a representative sampling of the components/systems included in the study for the sole purpose of determining approximate remaining useful life expectancies in order to create a guideline for future replacement/maintenance timing and cost. Hidden components such as but not limited to concealed piping and wiring are evaluated solely on their approximate age, environmental conditions, and anecdotal information provided by the Client.

The evaluation is not intended to be an exhaustive inspection nor any type of engineering analysis. The Site Specialist will not open or disassemble any equipment, enter any areas where access is not readily provided, nor enter any areas that may be deemed hazardous. Upon client request, Global Solution Partners may perform or arrange to have performed inspections, analysis, or testing by qualified individuals. Fees and conditions of such services would be separate and apart from this agreement.

Unless otherwise specifically added to and defined under the What to Expect section of this agreement on page 8, evaluation of and/or reporting on the following are specifically excluded from the service provided under this agreement. This includes building codes, fire safety codes, municipal ordinances, zoning requirements, ADA compliance, hazardous materials (such as but not limited to radon, lead paint, EMFs, asbestos, and mold), concealed components/systems, latent defects, specialty equipment, etc.

### **Site Access**

The Client agrees to provide Global Solution Partners access to all areas (secured and unsecured) of the site needed to collect information for the purpose of generating the Reserve Study report. This includes access to the roof if (applicable) and all other elements listed in the Property Details section on page 8. If special equipment (such as ladders or lifts) is needed to safely access certain areas it shall be provided by the Client.

It is expected that a client representative will meet Global Solution Partners onsite at the pre-arranged date and time to provide access if in-person access is required. If for any reason

## **Proposal Terms and Conditions**

the site or any area thereof cannot be accessed at the scheduled time, and this results in requiring additional trips, the Client agrees to additional fees billed at our normal hourly rate to cover the additional site and travel time.

### **Notice to Residents**

It is the Client's responsibility to notify the occupants on the site of the presence of Global Solution Partners in advance of the scheduled date of the site visit.

### **Additional Services**

Upon client request, Global Solution Partners may perform or arrange to have performed inspections, analysis, or testing by qualified individuals. Fees and conditions of such services would be separate and apart from this agreement.

### **VIII. Expiry**

This Proposal is valid for 6 months from the date of the proposal.

# Proposal Acceptance

Please complete the information below, electronically sign, or manually sign and return by email to info@globalreservestudies.com. Or, fax to (844) 477-7883.

The Client agrees to the following:

1. The study is to be performed according to the terms stated in this proposal.
2. The Client will coordinate access to the property with Global Solution Partners.
3. The Client will complete and return the pre-site visit questionnaire within three business days of receiving it and provide the requested documents to the extent they are available.
4. The funding recommendations in the report are opinions based on a visual evaluation of representative components at the time of the site visit, in the readily accessible areas of the property, and from information provided by the Client and/or their representative. The report is not a guarantee, warranty, or insurance policy.
5. The Client understands and agrees that the liability of Global Solution Partners, its employees, and its agents, is limited to the collected Reserve Study Fee.

Name of Association: Northwood CDD

Property Location: 27248 Big Sur Drive, Wesley Chapel, FL 33544

Proposal Date: February 23, 2022

## Service Options

Options #2 or #3 allow the association to spread out and budget for future study costs.

Please initial **one option only**.

**Initial: \_\_\_\_ Option #1: Full Reserve Study with Site Visit for \$3,400.00.** Payment is due in full upon delivery of the initial report.

**Initial: \_\_\_\_ Option #2: Clear Vision Package for \$7,480.00.** The Clear Vision Package includes three Reserve Studies, paid annually for three years. It consists of one Full Reserve Study with Site Visit + one Reserve Study Update without Site Visit + one Reserve Study Update with Site Visit = \$7,480.00, paid in three annual installments.

\$3,740.00, is due on delivery of the Full Reserve Study initial report. \$1,870.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$1,870.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed. See the Fees section on page 9 for more detail.

**Initial: \_\_\_\_ Option #3: Ongoing Partnership Solution for a down payment of \$1,360.00 and monthly payments of \$119.00.** The Ongoing Partnership Solution includes four Reserve Studies, paid monthly for five years. It consists of one Full Reserve Study with Site Visit + two Reserve Study Updates without Site Visits + one Reserve Study Updates with Site Visit = a total fee of \$8,500.00.

A down payment of \$1,360.00 is due upon proposal acceptance, and \$119.00 is due monthly for a five-year term. See the Fees section on page 9 for more detail.

**I have read, understand, and accept the terms of this proposal:**

Name:

Position:

Phone:

Email:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# NORTHWOOD CDD PREVENTATIVE MAINTENANCE PLAN

Revised 1/15/2014

		INSTALL DATE	ORIGINAL COST	WARRANTY	YEARLY MAINT. CONTRACT	ESTIMATED REPLMNT COSTS	ESTIMATED REPLMNT DATE	BUDGET LINE ITEM
CLUBHOUSE INTERIOR								
	CARPET	10/11	15000	3 YEAR		15000	10/18	
	AIR CONDITIONER	7/9		1 YEAR	156	12000		
	ICE MACHINE	7/9		1 YEAR		1200	7/16	
	REFRIGERATOR	7/9		1 YEAR		2100	7/19	
	PLUMBING	7/9						
	TOILETS	7/9						
	SINKS	7/9						
	COMPUTER	10/11		1 YEAR		1500	10/15	
	LARGE TV	10/11		1 YEAR		1000	10/15	
	AV EQUIPMENT	1/10				4000	1/16	
	INTERIOR PAINTING	6/11				2000	6/17	
	WINDOWS	7/9						
	ADDITION	9/13		1 YEAR				
	DOORS	9/13		1 YEAR				
	CLUBHOUSE FURNITURE	10/11	40000	3 YEAR		45000	10/17	
	OFFICE FUNITURE	12/13	1300	5 YEAR		1500	12/20	
	RENTAL FURNITURE	1/9	2500			2800	1/17	
CLUBHOUSE EXTERIOR								
	ROOF	1/9		15 YEAR ROOF		15000	7/24	
	EXTERIOR PAINT INC., WALLS & MNMTS. INLC WALL/STUCCO REPAIRS	6/12	45000	1 YEAR		45000	6/15	
	CLUBHOUSE SIDEWALK	7/9						
	PARKING LOT SEALANT AND LINE PAINT	7/9						
COURTS								

	TENNIS COURT FENCING	3/12	6000	1 YEAR			3/22	
	TENNIS COURT NET	3/12		W RESURFACR				
	TENNIS COURT LIGHTS	1/0						
	TENNIS COURT SURFACE	3/12	5000			4000	3/15	NOTE: CHEAPER BECAUSE WAITE
	BASKETBALL COURT SURFACE	3/12	5000			4000	3/26	NOTE: CHEAPER BECAUSE WAITE
	BB LIGHTING	1/10					3/27	
	BB BACKBOARD AND HOOPS					800	1/14	
	BB BENCHES AND CANS	1/10	2000			2200	1/22	
SECURITY SYSTEMS								
	ACCESS SYSTEM	10/13			1555			
	ALARM SYSTEM	10/13			272			
	PARK CAMERA SYSTEM	10/13	2260		384	2500	10/20	
	CLUBHOUSE CAMERA SYSTEM	10/13	5580		505	6000	10/20	
POOL AND CABANA								
	POOL SURFACE	1/9	15000			15000	1/16	
	POOL TILES							
	PAVERS	1/9	15000			2000	YEARLY	
	FILTRATION SYSTEM	ORIGINAL 1997				2500	YEARLY	
	SAFETY EQUEIPMENT		700			1000	6/15	
	FURNITURE	6/7	13000			15000	1/14	
	WATER FOUNTAINS	6/9				2000	1/16	
	POOL BATHROOMS	6/9						
	POOL LIGHTING						3/23	
	POOL ADA LIFT	3/13	7000			75000	3/20	
	PLUMBING							
	ELECTRIC							
	FANS	9/13						
	ROOF	1/09-9/13						
	SOFFIT	9/13						
PARK								
	PLAY EQUIPMENT	VARIOUS	30000			30000	1/19	



	MULCH	9/13				1000	9/15	
	BENCHES/TABLES	1/9				5000	1/15	
	ROOF	9/13				8000	9/28	
	BATHROOM	9/13						
	STUCCO	9/13						
	EXTERIOR PAINTING	9/13				INCLUDED IN ABOVE		
	INTERIOR PAINTING	9/13				PROVIDED BY MNTNCE		
	ELECTRIC	9/13						
GUARD SHACK								
	ELECTRICAL							
	MONITOR	1/12	1000			1200	1/15	
	WINDOW	1/12	1200					
	STUCCO							
	ROOF							
	DOOR	1/12						
	EXTERIOR PAINT					INCLUDED IN ABOVE		
	INTERIOR PAINTING	1/12						
HARDSCAPES								
	WALLS	ORIGINAL 1997						
	MONUMENT TILE AND FACING	1/12	50000			56000	1/27	
	MONUMENT STRUCTURE	ORIGINAL 1997					1/27	
	SIDEWALKS	ORIGININAL 1997						
	ROADS							
LANDSCAPING								
	IRRIGATION							
	VEGETATION REPLACEMENT							

	PINE TREE REMOVAL					5000 YRLY		



D TOO LONG TO MAKE REPAIRS LAST TIME

D TOO LONG TO MAKE REPAIRS LAST TIME



A FieldTurf Company

EASYTURF, INC. • 3203 US HIGHWAY 301 N • ELLENTON, FL 34222

Florida Office: 800-445-2944 • Corporate Office: 760-745-7000 • Fax: 800-596-4815 • WWW.EASYTURF.COM

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## SYNTHETIC GRASS INSTALLATION PROPOSAL

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**Date:** March 3, 2022

**Our Proposal Is As Follows For:**

### Northwood Community Development District

**Installation of 414 ft<sup>2</sup> of EasyTurf artificial grass putting green  
at 27248 Big Sur Drive, Wesley Chapel, FL 33544  
as measured by Reno Grimes**

If you wish to proceed with this proposal, please initial the artificial grass choice on page two and then sign and date the bottom of page three (all yellow highlighted lines), then fax them both pages back to us (fax number: 1-800-596-4815). Once received in our office, we will add you to our installation schedule.

Reservation of installations dates cannot happen until we receive your signed copy of the proposal. Our schedule fills on a first come, first served basis so be sure to return your signed proposal as soon as possible to be able to secure the installation dates that work best for you.

Please note: **PRICES QUOTED ARE GUARANTEED FOR ONLY 30 DAYS.** If our proposal is more than 30 days old, please call us to obtain an updated proposal with current pricing.

Feel free to call us at 1-800-445-2944 to discuss any portion of this. We look forward to the opportunity of providing you with the Greatest Turf On Earth™: EasyTurf by FieldTurf!

Regards,

David Sheffer  
**EasyTurf** | A FieldTurf Company



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EASYTURF, INC. • 3203 US HIGHWAY 301 N • ELLENTON, FL 34222

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## SYNTHETIC GRASS INSTALLATION PROPOSAL

**Proposal Date:** March 3, 2022

**EasyTurf Rep:** Reno Grimes at 317-727-5410

**Installation Proposal For:** (hereinafter referred to as "Client") **Account ID:** 234607

Northwood CDD

Attn: Jen Lavelle

27248 Big Sur Drive, Wesley Chapel, FL 33544

Phone: 813-991-1155

Email: [northwood.manager@outlook.com](mailto:northwood.manager@outlook.com); [gene.roberts@merituscorp.com](mailto:gene.roberts@merituscorp.com)

### **Installation Pricing Schedule & Work Performed:**

- **Install At:** Client address above in side yard, next to Clubhouse
  - **Pricing based on the area identified in the drawing on page 4 of this proposal**
- **Excavation:** 4.5 cubic yards to be removed
  - To include excavation and disposal (hauling) of existing ground materials to a depth of 3.5 inches below desired final grade.
- **Sub-Surface PVC Nailer Board:** 152' of 3" and 70' of 1"
  - Installed around the perimeter edge of the installation before installation of drainage sub-base materials.
  - PVC nailer board prevents migration of sub-base materials and provides a long-term surface to attach to.
- **Drainage Sub-Base:** 6.75 tons of screenings for putting green
  - To include installation and compaction of 3 inches of locally available drainage sub-base materials in 2 inch lifts.
- **Putting Green Package: EZ PUTT and Ultimate Flex**
  - Putting Surface Dimensions = 15' x 20'      Total Package Dimensions = 18' x 23'
  - Client acknowledges that putting green is to be shaped with curves and that dimensions stated are maximum lengths and widths.
  - 3 aluminum cups & practice flags      Other: Water filled roller for maintenance
- **Artificial Grass Installation:** 414 square feet (total square footage of putting green)
  - Artificial grass secured to PVC nailer board using stainless steel staples for long-term security and safety.
  - Artificial grass products quoted to be infilled as per manufacturer's specifications.
  - Option to be infilled with Zeodorizer odor absorbing infill in the artificial grass:    ☐ YES    or    ☒ NO
  - **NOTE: Our Pedigree and Pedigree XM products are the recommended turf choices for all dog applications.**  
In addition, the use of Zeodorizer infill should be chosen for any artificial grass area that dogs will be using.

**TOTAL PRICE:                      \$ 10,330**

**Lease Payment OPTION:**  
**via North Star Leasing**  
**60 Monthly Payments of:**  
**(with approved credit)**

\$ 258 per month  
(approximately)

**Initial Acceptance:**



**NO ADDITIONAL WORK WILL BE PERFORMED THAT ISN'T INCLUDED IN THE ABOVE PRICING SCHEDULE & WORK TO BE PERFORMED**

**Please see additional page for Payment Terms, Conditions and Acceptance of Proposal...**



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## SYNTHETIC GRASS INSTALLATION PROPOSAL

### **Payment Terms:**

All checks should be made payable to: EasyTurf, Inc.

100% due upon completion of installation

Payment can be made by check, ACH deposit or credit card.

**IF PAYING BY CREDIT CARD, A 3% PROCESSING FEE WILL BE APPLIED TO THE AMOUNT BEING CHARGED.**

### **Estimated Project Installation Time:** Approximately 3 business working days

EasyTurf, Inc. will make every attempt to complete the project in the days approximated above, however; factors such as weather conditions, ground conditions, material delivery delays, labor shortages and any unforeseen obstacles (such as root, irrigation, drainage, and/or utility systems) are beyond our control and may delay completion of this project.

### **Warranty:**

EasyTurf Product Warranty: Commercial Lawn = 8 YEARS • Golf, Bocce & Multi-Use Field Turfs = 7 Years

Installation Warranty: Commercial Lawn = 8 YEARS • Golf, Bocce & Multi-Use Field Turfs = 7 Years

Installation Warranty covers seam and edge of turf failures ONLY.

Movement or sinking of sub-base beneath an installation is not covered by warranty due to the loose soil nature in Florida.

Installation must be PAID IN FULL and Certificate of Completion must be signed and returned to be made active.

For complete warranty details, limitations and exclusions, please inquire. We will be happy to provide you with the details!

**Exclusions/Notes:** All proposals are good for a period of 30 days only. All materials remain the property of EasyTurf, Inc. until paid in full. Client acknowledges that EasyTurf, Inc. is NOT responsible for the identification or repair of sod, low voltage wiring, decorative borders (concrete and others), utility lines and/or irrigation lines on property (*this includes sod that may be damaged due to wear and tear from our equipment and movement of materials and access*). EasyTurf, Inc. and workmen shall not be expected to keep gates closed for animals or children. Client also acknowledges that they have read the complete information folder and files and warranty details provided by EasyTurf, Inc. and understands the limitations, recommendations and performances of the artificial grass products purchased herein and also understands the maintenance required to keep their artificial grass installation looking its best at all times. Client agrees to allow EasyTurf, Inc. use and access of water spigots and electrical outlets on the property for the performance of our installation. Please note, unforeseen obstacles may add to the total cost of the project. Client will be notified of such an obstacle immediately upon discovery and no price adjustment will be made without agreement by Client. Obstacles include, but are not limited to, underground utilities, tree root systems, buried objects obstructing installation, etc. The total price of this proposal is based upon one mobilization to complete the installation. If the site is not ready and/or additional mobilizations are required, additional charges will apply.

Client is responsible for satisfying all HOA or neighborhood covenants and rules and informing EasyTurf, Inc. of property lines, easements, permit requirements, right of ways and/or any other scenario that may prevent the installation of artificial grass products. It is Client's responsibility to check with their local city/county/municipality for any and all permit requirements prior to start of installation.

**Changes or cancellation of your install start date must be made  
at least 48 hours in advance or additional mobilization charges will be incurred.**

**Client acknowledges they have received, read and understand our brochure titled: Fake Grass, Real Talk.**  
(Initials)

**Client Acceptance of Proposal:** The prices, specifications, exclusions and details contained herein are satisfactory and accepted. EasyTurf, Inc. is authorized to perform the work as stated. Payments will be made as outlined.

\_\_\_\_\_  
(PRINT NAME)

\_\_\_\_\_  
(SIGNATURE)

\_\_\_\_\_  
(DATE)



A FieldTurf Company

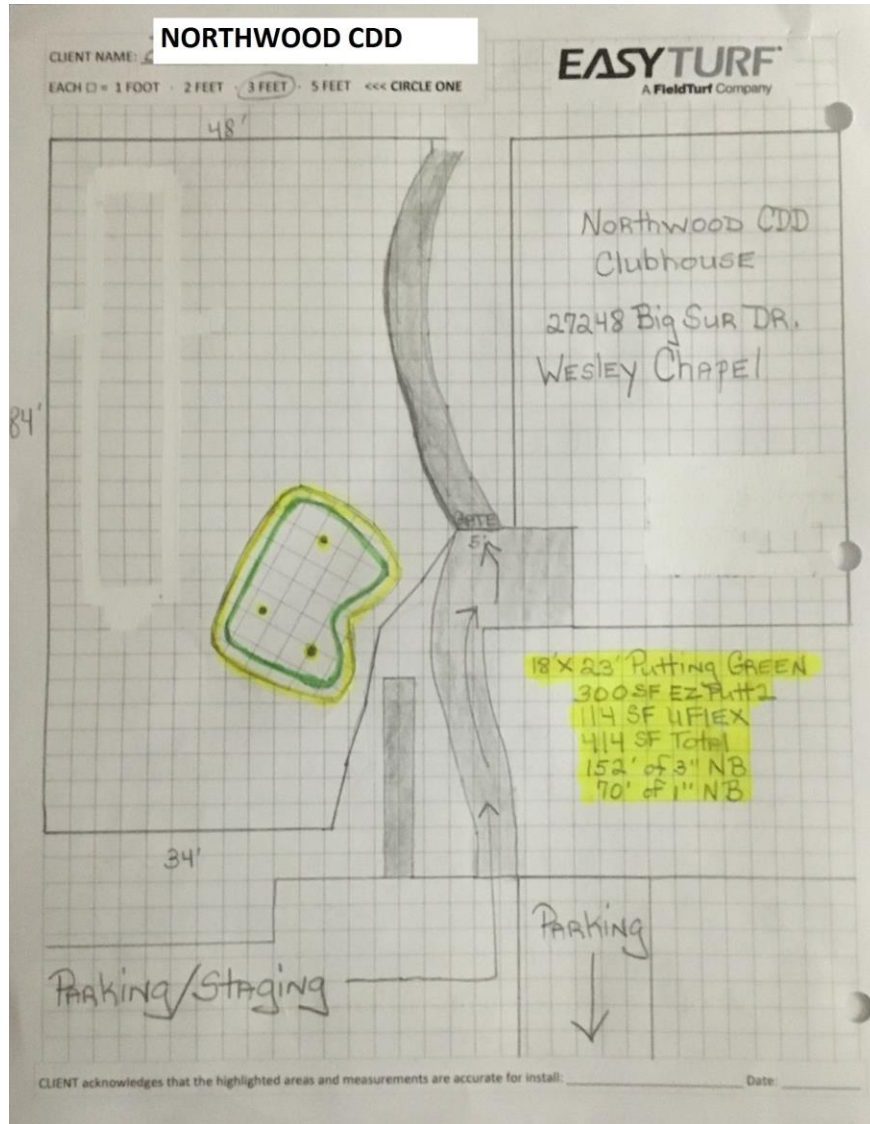
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## SYNTHETIC GRASS INSTALLATION PROPOSAL

### Northwood Community Development District

Installation of 414 ft<sup>2</sup> of EasyTurf artificial grass putting green  
at 27248 Big Sur Drive, Wesley Chapel, FL 33544  
as measured by Reno Grimes



**Client Acceptance of Identified Areas of Installation:** The identified areas in the above drawing are the approved areas quoted in this proposal. EasyTurf, Inc. is authorized to perform the work in these areas only.

\_\_\_\_\_  
(PRINT NAME)

\_\_\_\_\_  
(SIGNATURE)

\_\_\_\_\_  
(DATE)



# Fake Grass, **REAL TALK**



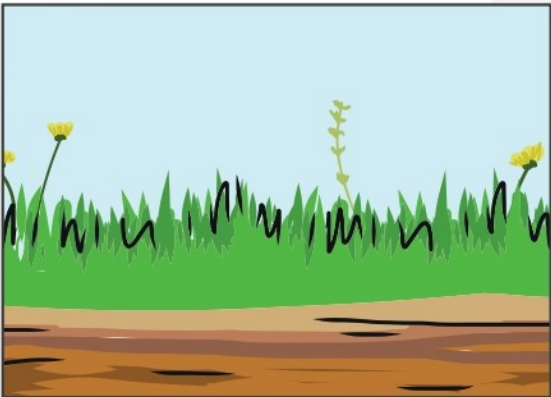


EasyTurf is made using some pretty amazing technology, however there are some situations we want to make sure you're aware of to help protect your investment. Here are some simple steps to consider.



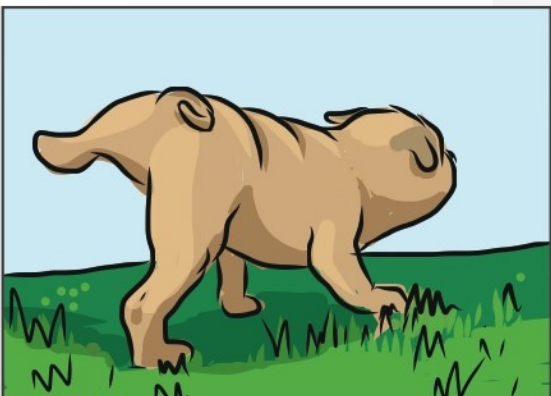
## Protecting against **GOPHERS**

No matter what kind of lawn you have—real or artificial grass—gophers and other burrowing critters can cause sinkholes and bumps in the lawn. Installing wire mesh under your EasyTurf lawn can help eliminate this problem if there is any evidence of these animals and can even prevent future issues.



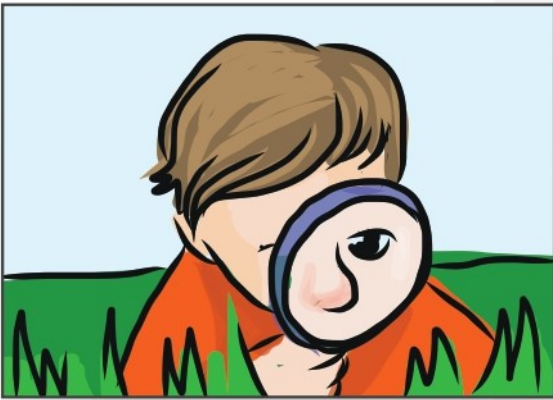
## Protecting against **WEEDS**

While the risk of weeds is decreased with your new EasyTurf lawn, there are some instances where they can still pop up. Most weeds will germinate within the top of the infill. Using a basic weed killer will kill these weeds and will not harm the turf. Invasive weeds such as nutsedge will require a series of treatments from a professional. These weeds can grow through the backing of the turf and should be treated immediately.



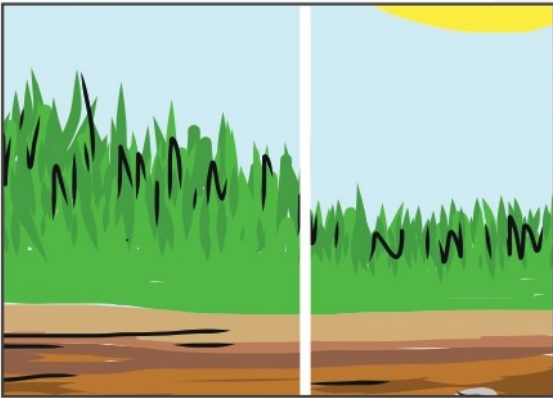
## Protecting against **UNWANTED ODORS**

Natural grass can be burned by pet urine and requires daily watering to rinse it away. Animal urine can cause unpleasant odors from factors such as lack of routine maintenance, size of the dog, conditions in the ventilation and size of the yard. Rinsing is recommended to help minimize potential odors and keep your pet-friendly EasyTurf clean.



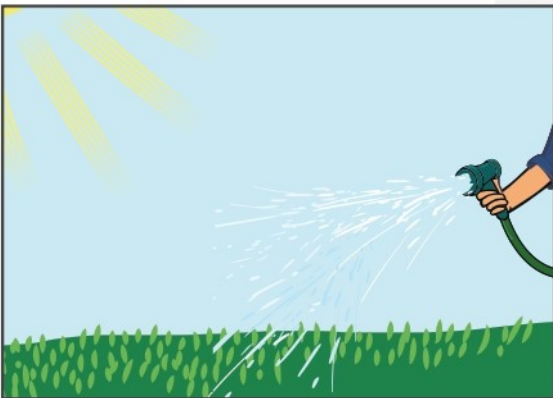
## Protecting against **SUNLIGHT REFLECTION**

The effect of the sun's energy when magnified by glass or reflective surfaces can be damaging. It can harm vehicle paint, plastic furniture, vinyl siding and many other surfaces, including natural grass and artificial grass. Although it's difficult to predict if a particular area has a risk of being impacted by window or other types of reflection, your EasyTurf design consultant would be happy to offer suggestions on how to protect your new lawn.



## Protecting against **WEAR**

EasyTurf is a textile-based product and all such products can show use over time. In high traffic areas we suggest the use of stepping stones or walk ways. Your design consultant can provide you with more information regarding suggested design layout and upkeep.



## Protecting against **HOT TEMPERATURES**

No artificial grass can stay as cool as natural grass because the organic blade structure has water flowing through it. However, EasyTurf can be cooled by a quick hose down. In some cases, artificial grass will remain cooler than other landscape surfaces such as concrete, rock, or brick, which can absorb and radiate heat.

Any  
questions?  
Please ask!

1-866-327-9887  
[easyturf.com](http://easyturf.com)





QUESTIONS? 1-866-327-9887 | [easyturf.com](http://easyturf.com)





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## Benefits of Equipment Financing

- **Low monthly payments**
- **Purchasing Power:** Purchase today's turf with tomorrow's dollars.
- **Free up working capital:** Financing improves cash flow by enabling increased productivity while keeping your funds liquid.
- **Protect your line of credit:** Lease payments have no impact on your bank credit lines so keep this available for other business needs like marketing & additional resources.
- **Section 179 tax code advantages:** This has been a great advantage to businesses for years, but did you know when it's combined with equipment financing, it can save you thousands and increase cash flow?

## Keeping it Simple



**Easy.  
Fast.  
Efficient.**

## Program Flexibility

**North Star Leasing** offers a wide range of financing programs to meet unique business needs.

- 12-60-month finance terms
- Merit based credit assessment
- Start-ups & established businesses funded
- Flexible & customized financing programs
- \$1.00 ownership transfer

### What's Easier to Manage?

A big outlay of cash or low monthly payments?

**Fill out our application  
on the other side of this page  
and send it to us today!**

*Since 1979 North Star Leasing has been investing in the growth of smart businesses. By enabling companies to obtain the equipment they need today to succeed tomorrow, we are perpetually investing in people's futures.*

**NORTH STAR  
LEASING COMPANY**

*How can we help you grow your business?*

**Lucy Burke**

North Star Leasing Company  
Email: [lucy@northstarleasing.com](mailto:lucy@northstarleasing.com)  
Phone: (802) 860-3568  
Fax: (802) 658-9724



## Finance Application

Lucy Burke  
P.O. Box 4505  
Burlington, VT 05406-4505  
P (802) 860-3568 / F (802) 658-9724  
lucy@northstarleasing.com

### Applicant Information

Legal Business Name:		Years in Business:	# of Employees:	
Trade Name (DBA)		Annual Sales:	Fed ID #	
Type of Business:		Phone:		
Email:		Cell:		
Address:		Fax:		
City:		State:	Zip:	
Corp Officer:		Accts Payable Contact:		
Proprietorship		Partnership	LLC	Corp
Non Profit				
Business Property:	Own	Rent		

### Personal Information

Owner #1:			Owner #2:		
Home Address:			Home Address:		
City	State	Zip	City	State	Zip
Email:			Email:		
Rent	Own	Spouse or 'none'	Rent	Own	Spouse or 'none'
Phone	Cell		Phone	Cell	
Social Security #			Social Security #		

### Equipment

Description:		
Total Cost:	Down Pmt Avail: \$	Purchase option at end of lease \$1.00

### Equipment Supplier

Company Name:		
Representative:	Phone:	Fax:
Email:		

### RELEASE

Applicant represents that this equipment is being leased for business and/or professional purposes and agrees that under no circumstances shall this lease be constructed as a consumer contract. The undersigned applies for the lease indicated in this application. Everything stated in this application is correct. North Star Leasing may retain the application whether or not the lease is approved. North Star Leasing and its authorized affiliates are authorized to check my credit and employment history for the purposes of determining my credit worthiness at the time of my application or thereafter in connection with the same transaction or extension of credit and for the further purpose of reviewing the account, taking collection activity on the account, and skip tracing. North Star Leasing and its Authorized Affiliates are authorized to provide history information to others about my credit standing and your credit experience with me, including but not limited to credit bureau, other companies, outside collection agencies and outside attorneys.

Owner #1 \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Owner #2 \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_



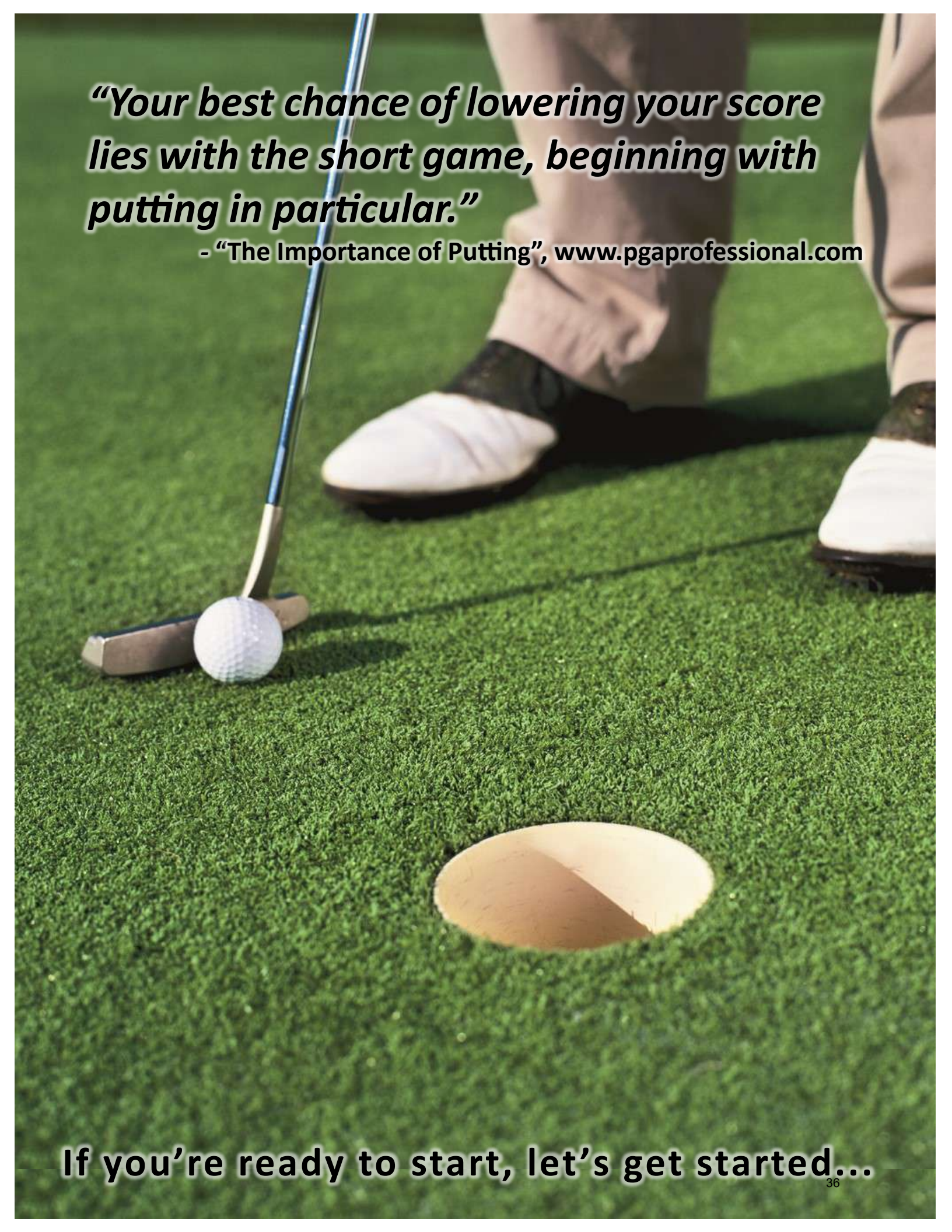


# *signature series golf greens*



**EASYTURF®**  
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A close-up photograph of a golfer's feet and lower legs on a green. The golfer is wearing light-colored trousers and white golf shoes with dark socks. A golf club is positioned to strike a white golf ball on the green. A hole is visible in the foreground.

***“Your best chance of lowering your score lies with the short game, beginning with putting in particular.”***

**- “The Importance of Putting”, [www.pgaprofessional.com](http://www.pgaprofessional.com)**

**If you’re ready to start, let’s get started...**





# #1 ARTIFICIAL GRASS IN AMERICA

Thank you for your interest in our EasyTurf by FieldTurf artificial putting greens! I am confident that after learning all about EasyTurf artificial grass products and our own installation methods and warranties, you will see for yourself that there is no better choice for your artificial putting green than EasyTurf.

The following packet of information will give you a basic overview and includes installation details, pictures, and the answers to commonly asked questions.

FieldTurf, the manufacturer of the EasyTurf line of golf and landscape artificial grass products, is the artificial grass of choice for professional and collegiate sports teams (21 NFL teams and more than 100 NCAA collegiate teams play and/or practice on FieldTurf artificial turf fields). The EasyTurf line of artificial grass products are in use by schools and daycare centers for their playground surfacing, doggie daycare centers, kennels, and other pet care facilities, and commercial property owners and residential homeowners as lawns throughout the country. Over the past two decades, thousands of home owners and commercial properties have selected EasyTurf putting greens as they truly look, feel and play like natural grass... without the maintenance hassles. They have added value to the properties they have been installed at and have helped our clients shave strokes off of their short game.

Some quick facts:

- The maintenance costs of a live grass putting green will pay for an artificial putting green in just the first 5 years.
- With our complete line of EasyTurf artificial grass products, we can provide you with a package that includes everything from putting surface, first cut fringe, fairway areas, chipping areas, rough turf, sand bunkers and even complete tee boxes. We can even include a ball washer, tee markers, tall flag sticks and customized golf flags if desired.
- Your putting green will be tailored to your property so that the putting green not only looks like it belongs, it will serve as a valuable tool for helping you improve your game. Even with a limited amount of space or budget, we can create a golf environment allowing you to practice with every club in your bag.
- Our 19+ years of installation experience and FieldTurf's 25+ years of manufacturing experience combine to bring you the best synthetic turf product installed by the most experienced synthetic turf company in the Southeast United States.

Feel free to call us toll free at 1-800-445-2944 to discuss any portion of this. We look forward to the opportunity of providing you with the Greatest Turf On Earth™: EasyTurf by FieldTurf!

Regards,

David Sheffer  
**EasyTurf** | A FieldTurf Company

**EASYTURF**®  
A FieldTurf Company





# #1 ARTIFICIAL GRASS IN AMERICA

FieldTurf has been raising the bar since it introduced the industry's first infilled artificial turf over 20 years ago. Since that time, competitors have been trying to copy and duplicate the FieldTurf standard. The problem for them: FieldTurf keeps getting better. EasyTurf represents the premium FieldTurf line of artificial grass for landscaping areas, pet areas, play areas and other recreational applications like putting greens, bocce, tennis and more!



## UNMATCHED REALISM

Structured, multi-colored grass blades that have the softest feel in the industry and the most realistic appearance as opposed to competitor products that often look and feel as scratchy as Easter basket grass. EasyTurf was not created to look like an expensive carpet, rather, it was created to emulate natural grass. We know you will agree with us that EasyTurf comes the closer to this goal than any other product.



## UNMATCHED DRAINAGE

The EasyTurf proprietary MaxxFlow backing system, utilized with our fringe and longer turfs, allows complete drainage through the turf without the possibility of retaining moisture or clogging like competitor products will. MaxxFlow provides 6 to 10 times the amount of drainage per hour than competitor products. Putting surfaces are pitched and shaped to direct drainage to the fringe areas.



## UNMATCHED DURABILITY

EasyTurf's structured grass blades and complete use of 100% polyethylene grass blades make for the most durable and longest lasting products on the market. Many competitors offer cheaper, less durable nylon yarns. Nylon's yarns will typically get a "crunchy" sound underfoot as they age in the sun. Their coloring is not natural in appearance (often a cartoonish green). In addition, nylon is hygroscopic. This means that the nylon yarns can absorb moisture which often leads to mold and mildew problems. The intense sun and high moisture environment here in Florida creates a weathering factor that should be considered for your putting green. Nylon will not last as long as our polyethylene putting surface or our polyethylene fringe, chipping and other turfs will.

The superiority of EasyTurf is all backed by **the best product warranty in the business**: a true manufacturer's warranty and not a pro-rated warranty from a marketing company (like our competitors!). Want to know more? Ask us.



**EASYTURF®**  
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# #1 ARTIFICIAL GRASS IN AMERICA

We have been installing artificial turf since 1998. Over the years, we have learned what steps to take and what materials to incorporate into every installation to make them last as long as or longer than the artificial grass itself. While many competitors take shortcuts and/or use inferior materials to cut costs just to make a sale, EasyTurf will never sacrifice quality. Every installation, installed as if it were our own backyard: that is our commitment to you.

## THE PERFECT EDGE



A nailer board serves two primary purposes: to prevent sub-base migration and to provide an edge to attach the artificial turf. Most companies use pressure treated wood or a wood composite product. Neither of these choices will keep the turf edges secure for very long though. That's why EasyTurf uses a High Density Polyethylene (HDPE). As a nailer board, it will even outlast the artificial turf, allowing it to be utilized over and over through the years. Going one step further, we install this nailer board around every tree and/or object in the turf area as well, providing a secure attachment of turf at every edge. Our competitors don't do this. Their pressure treated wood or composite boards will begin to decay quickly when in the ground causing the turf to come loose at the edges very quickly. What good is a nailer board that won't even do its job after 5 years?

## SECURED TO LAST



We have seen competitors use everything from large nails to galvanized sod staples to galvanized staples attaching turf to their wood and/or composite nailer boards. None of these methods will last very long. Even worse, galvanized nails and galvanized staples get rusty and become dangerous in areas where children or dogs are playing. EasyTurf secures all edges of EasyTurf to the HDPE nailer board using stainless steel staples. They cost more but they outlast even the turf's lifetime and will not rust out... and they remain safe.

Every EasyTurf installation is backed by **the best installation warranty in the business**. Ask our competitors how long they warranty their work. Their answer: one year or less! We back every one of its installations for the life of the product warranty. Want to know more? Ask us.



**EASYTURF**<sup>®</sup>  
A FieldTurf Company







# #1 ARTIFICIAL GRASS IN AMERICA

While everyone has their primary reasons for having artificial turf, all will agree that the following are just some of the many advantages of having an EasyTurf putting green:

## ⇒ **Durability**

- Always green and is unaffected by weather extremes.
- Wear is extremely minimal, natural grass can not compete.

## ⇒ **Ease Of Maintenance**

- Leaves can be removed with a leaf blower.
- Further maintenance can be performed with a push broom and roller.

## ⇒ **Improvement In Skill**

- We obviously can't guarantee this! That being said, most everyone will agree that the key to success is practice, practice, and more practice. What better way to practice than in the comfort of your own backyard? With the ability to create challenging undulations and more, your putting green will become one of the most important resources in improving your all important short game.

## ⇒ **Provides A Professional, Attractive Appearance**

- "State of the Art" translates to revenue growth potential for commercial installations.
- Attractive artificial putting greens have consistently added value to homes when sold.
- Putting green packages can be enhanced with flower beds, landscape beds, water features and more making them a beautiful, useful and fun focal point in any backyard or commercial property.

## ⇒ **Use & Enjoyment**

- EasyTurf putting greens are ready for enjoyment every day of the year, year after year. No "down" time like live grass putting greens.
- From beginners to professionals and from young children to seniors alike, EasyTurf putting greens are enjoyed by all. They are great for parties and events and will help keep your children close to home, putting with their friends in the backyard.

## ⇒ **Elimination Of Pests**

- An EasyTurf surface eliminates an environment for insects such as fire ants and underground bee's nests. While we can't guarantee that these insects won't be on the EasyTurf at some point, we do know that EasyTurf prevents them from nesting in the turf and eliminates the moisture-rich environment that they enjoy with natural grass.

## ⇒ **Elimination Of Grass Pollen Allergies**

- EasyTurf eliminates the grass pollens that typically bother people and pets with breathing problems associated with grass pollen allergies.

## ⇒ **Warranty**

- The ONLY non-prorated manufacturer's warranty in the business!
- Backed by a true manufacturer's warranty AND an installation warranty.
- No competitor offers a better backed warranty than EasyTurf.
- Ask for complete details!





# #1 ARTIFICIAL GRASS IN AMERICA

## INSTALLATION: The Right Way

**Step 1:** Dig out the existing grass and dirt to be hauled away. Area will be cleared of all vegetation and the bare soil will be compacted once the proper depth is achieved.



**Step 2:** Install polyethylene nailer board for the perimeter of the putting surface AND for the outside perimeter of the fringe turf.



**Step 3:** Install drainage sub-base materials in two inch layers, compacting each layer as added. The undulations are created at this stage and cups are set in drain pipe sleeves once the final base surface has been determined.



**Step 4:** Install all EasyTurf artificial grass turfs (putting turf, fringe turf, rough turf, chipping turf, etc.). Turfs are infilled as necessary and turf is cut to expose the putting green cups. Putting surface is then rolled with a water filled roller for a smooth surface.

**EASYTURF®**  
A FieldTurf Company





# #1 ARTIFICIAL GRASS IN AMERICA

## You have questions... we have answers!

### What are the maintenance needs for my artificial putting green?

The needs are very minimal. Typical care of our Tru-Roll putting turf will include keeping live grass and/or weeds from creeping into the edges of the turf by using an herbicide you can purchase from a lawn and garden store. Loose debris on the turf can be quickly removed with a leaf blower. Brooming and rolling your turf with a water filled roller can also be done on an "as needed" basis. These simple things will keep your EasyTurf putting green looking and playing its best for many years to come! Our Par Shot putting green turf may require more frequent brooming and rolling with a heavy roller as needed.

### What kind of green speeds can I expect?

The average speed of our EZ PUTT putting green turf typically measures between 9 and 10 on a stimp meter. Using our Par Shot putting green turf, we have achieved stimp speeds as fast as 12 on a stimp meter.

### What about chipping on my putting green?

The EZ PUTT putting green turf was designed to provide a low maintenance, consistent putting surface and it works well when chipping from around the edges of the putting green. That being said, chipping or hitting to this surface from a distance will not be realistic in ball reaction. Our Par Shot putting green turf should be utilized for larger, par 3 sized putting greens for projects that require a putting surface that will hold distant shots and allow the golf ball to check up on the green.

### What are the turfs made of?

Our EasyTurf EZ PUTT is made of 100% polyethylene grass fibers and we infill this turf with silica sand. Our EasyTurf Par Shot turf is made of 100% polypropylene grass fibers and this is also infilled with silica sand. Our other EasyTurf products used for the fringe, chipping and other turf areas are comprised of 100% polyethylene grass fibers. These turfs are infilled with either all silica sand or a combination of sand and crumb rubber.

### Will my putting green drain?

Drainage from the putting surface is directed to the edges/fringe where it will drain rapidly. Each putting green is constructed with thought to directing surface water from the playing surface.







# #1 ARTIFICIAL GRASS IN AMERICA

## More questions... more answers!

### What size putting green can you build for me?

We have installed putting greens ranging in size from as small as 50 square feet to as much as 6,000 square feet. Limitations are only space available and your budget.

### What will my putting green cost me?

The smaller the putting green, the greater the per square foot price and thus, the larger the putting green, the less the per square foot price. That being said, there are other factors that affect pricing such as: amount of site work necessary, selections of artificial turfs, access to the installation site and more. In the past, putting green projects have been as low as \$10 a square foot and a small 50 square foot project may cost as much as \$30 a square foot (or more!). This is why we offer free estimates. One of our estimators will meet with you at your property and will ask you three primary questions in determining the right putting green package to recommend:

- 1) What is your intended use? Just putting and enjoyment for the family or a green to hit shots to?
- 2) What space do you have available for your putting green? Keep in mind, the low lying, shaded spot on your property is NOT the best choice for your future putting green.
- 3) What is your budget? This is really important for you to let us know. Everyone dreams big but in the end, there is probably a budget number you wish to remain under. Let us know that number and we can provide you with options that maximize what we can provide without costing more than your budget allows. Without knowing your budget, we may waste a lot of time preparing proposals that don't meet your expectations. We know your time is valuable so let's work together to get right to the package that works best for your needs. Also, keep in mind that we offer a couple of financing options that will get you putting right away and paying later!

### Where are EasyTurf products made?

All of our EasyTurf products are manufactured by FieldTurf in their 500,000 square foot production facility in Calhoun, Georgia. FieldTurf controls all facets of product production and quality control, from the production of the yarns through completion of the rolls of turf. All FieldTurf putting green products are backed by their 7 year, non-prorated, third party insured warranty.

### When can you get started installing my putting green?

Get a free estimate from us, sign off on it and we will get you on our schedule!





# #1 ARTIFICIAL GRASS IN AMERICA

## TURF SELECTIONS:



### EZ PUTT (Putting Green Turf)

100% polyethylene grass fiber putting green turf. Most commonly selected putting green turf due to its low maintenance requirements and ready-play nature. Provides a very consistent putting surface.



### Ultimate Flex / Fringe

100% polyethylene grass fiber fringe and chipping turf. Most commonly selected fringe turf and chipping turf. Provides a very consistent surface to chip and even putt from around the edges of a putting green.



### Par Shot (Putting Green Turf)

100% polypropylene grass fiber putting green turf. The turf of choice for very large putting greens utilized for hitting approach shots to. When properly installed, a putting green installed with Par Shot will be able to hold a shot and allow a golf ball to check up on the green just like a live grass green. This putting green turf requires more extensive on-going maintenance than the Tru-Roll putting green turf requires.

There are several choices available for use as rough (a 3<sup>rd</sup> cut). These turfs are constructed with 100% polyethylene grass fiber.



**EASYTURF**<sup>®</sup>  
A FieldTurf Company







# #1 ARTIFICIAL GRASS IN AMERICA



**EASYTURF®**  
A FieldTurf Company





# #1 ARTIFICIAL GRASS IN AMERICA



Signature Place: 7th Floor Rooftop Amenity Level



**EASYTURF®**  
A FieldTurf Company







# #1 ARTIFICIAL GRASS IN AMERICA



**EASYTURF®**  
A FieldTurf Company







# #1 ARTIFICIAL GRASS IN AMERICA



**EASYTURF®**  
A FieldTurf Company







# #1 ARTIFICIAL GRASS IN AMERICA



**EASYTURF®**  
A FieldTurf Company





## **7 Year Product Warranty & 7 Year Install Warranty for Artificial Putting Green Installations**

EasyTurf, Inc. is proud to offer an industry leading Product & Installation warranty for all putting green installations of EasyTurf by FieldTurf artificial grass putting green products.

PRODUCT WARRANTY: 7 year manufacturer product warranty backed by a pre-paid, non-prorated third party insured warranty with zero deductible and no limit on claims.

INSTALLATION WARRANTY: 7 years, non-prorated, backed by AlternaScapes, Inc.

FieldTurf warrants it's EasyTurf by FieldTurf Putting Green Grass for a period of 7 years under the following conditions: If FieldTurf's Putting Green Grass proves to be defective in material, resulting in premature wear, FieldTurf will, at its sole option, replace or repair such defect at no charge to the customer. No cash refunds will be made. Premature wear is described as a loss of more than 50% of the pile height of the grass during normal and ordinary use of the Product for use as Landscaping grass. This warranty term is for installations located at altitudes of or below 5000 ft. above sea level. This warranty does not come into effect until the Certificate of Completion has been signed by the purchaser and sent for validation to AlternaScapes, Inc. within 30 days of installation or customer use, whichever shall occur first. Once validated, the warranty period commences as at the date of completion of the installation.

**EasyTurf also warrants the installation workmanship of turf seams and turf edge security for a period of 7 years from the date of installation.**

These warranties do not certify or cover against the following:

- 1) damage from accidents, force majeure, abuse and/or neglect from other than normal and ordinary use of this product;
- 2) damage resulting from failure to maintain the product in accordance with the maintenance instructions provided to the buyer;
- 3) damages due to causes which include (but are not limited to) the application of chemicals or cleaning agents, dirt, traffic, normal matting, the effect of the sun's energy when magnified by glass or reflective surfaces, settling of the sub-base, drainage and all other issues related to the sub-base and/or saturation and/or settlement of the ground underneath, vandalism, fire, floods, damage from animals or other acts of God;
- 4) damage or problems caused by other parties or contractors after our installation is complete or from work performed prior to our arrival for our installation;
- 5) damage resulting from repair, or attempted repair, by anyone other than an EasyTurf installer.
- 6) damages resulting from bodily injury (including death), personal injury, property damage, or economic losses that may arise out of use of the Product or the interface of the Product with any structure or equipment.

Any repairs or replacements performed under the terms of these warranties shall not lead to any extension whatsoever of the warranties.

**CERTIFICATE OF COMPLETION MUST BE SIGNED AND RETURNED TO EASYTURF, INC.  
WITHIN 30 DAYS of INSTALLATION COMPLETION FOR ALL WARRANTIES TO BE ACTIVATED.**



## Turf Pro Synthetics

4522 West Village Drive | Suite 512 | Tampa, FL 33624  
813-546-4627 | turfprosynthetics@gmail.com | turfprosynthetics.com

### RECIPIENT:

#### Jen Lavelle

27248 Big Sur Drive  
Wesley Chapel, Florida 33544  
Phone: 8137240140

### SERVICE ADDRESS:

27248 Big Sur Drive  
Wesley Chapel, Florida 33544

### Estimate #36

Sent on Feb 08, 2022

**Total \$8,249.85**

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Prep	Site Preparation: Standard Installation includes removal and disposal of existing grass, cap sprinklers, if needed, and light grading of the surface of dirt.	1	\$0.00	\$0.00*
Weed Barrier	Installation of Weed Barrier. Price is based upon square foot installed.	1	\$0.25	\$0.25*
Sub-base	Installation of 3-4" of crushed aggregate limestone/concrete as base for drainage, compacted and smoothed. Price is based upon cubic yards. Sub-base is estimated. If found more material is needed to complete installation it is charged at the same rate per yard on the final invoice.	8	\$50.00	\$400.00*
Pro Putt-44	Pro Putt-44: Face Weight 44 oz., Pile Height 5/8" Standard installation includes: cutting and seaming of turf, nailing or stapling of turf per install requirements, and brooming/brushing of the turf surface. Warranty(s): 8 year on material and 1 year warranty on workmanship/labor.	432	\$12.00	\$5,184.00*
Envy Pet/Play Fringe	Envy Pet/Play: Face weight 60 oz., Pile Height 1.125". Standard installation includes: cutting and seaming of turf, nailing or stapling turf per install requirements, and brooming/brushing of the turf surface. Warranty(s): 15 year Warranty on material and 1 year Warranty on workmanship/labor.	208	\$9.95	\$2,069.60*
Putting Cup and Flag	Regulation cups with ~35' miniture flags.	5	\$100.00	\$500.00*
Silica Sand Infill	Infill Turf with Silica sand. Price is based upon sq ft total	640	\$0.15	\$96.00*



## Turf Pro Synthetics

4522 West Village Drive | Suite 512 | Tampa, FL 33624  
813-546-4627 | turfprosynthetics@gmail.com | turfprosynthetics.com

**Total**

**\$8,249.85**

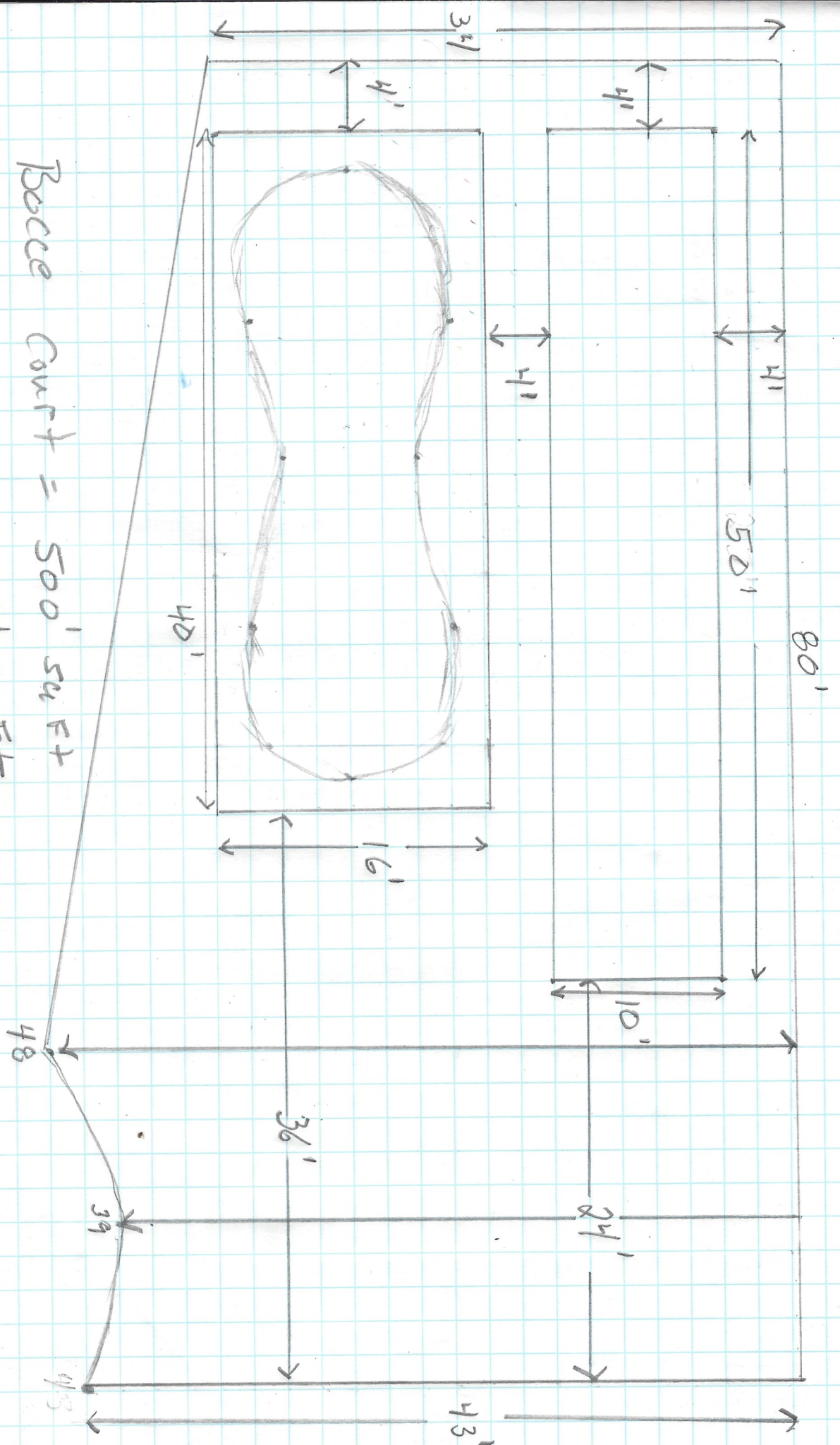
\* Non-taxable

This quote is valid for the next 60 days, after which pricing may be subject to change.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

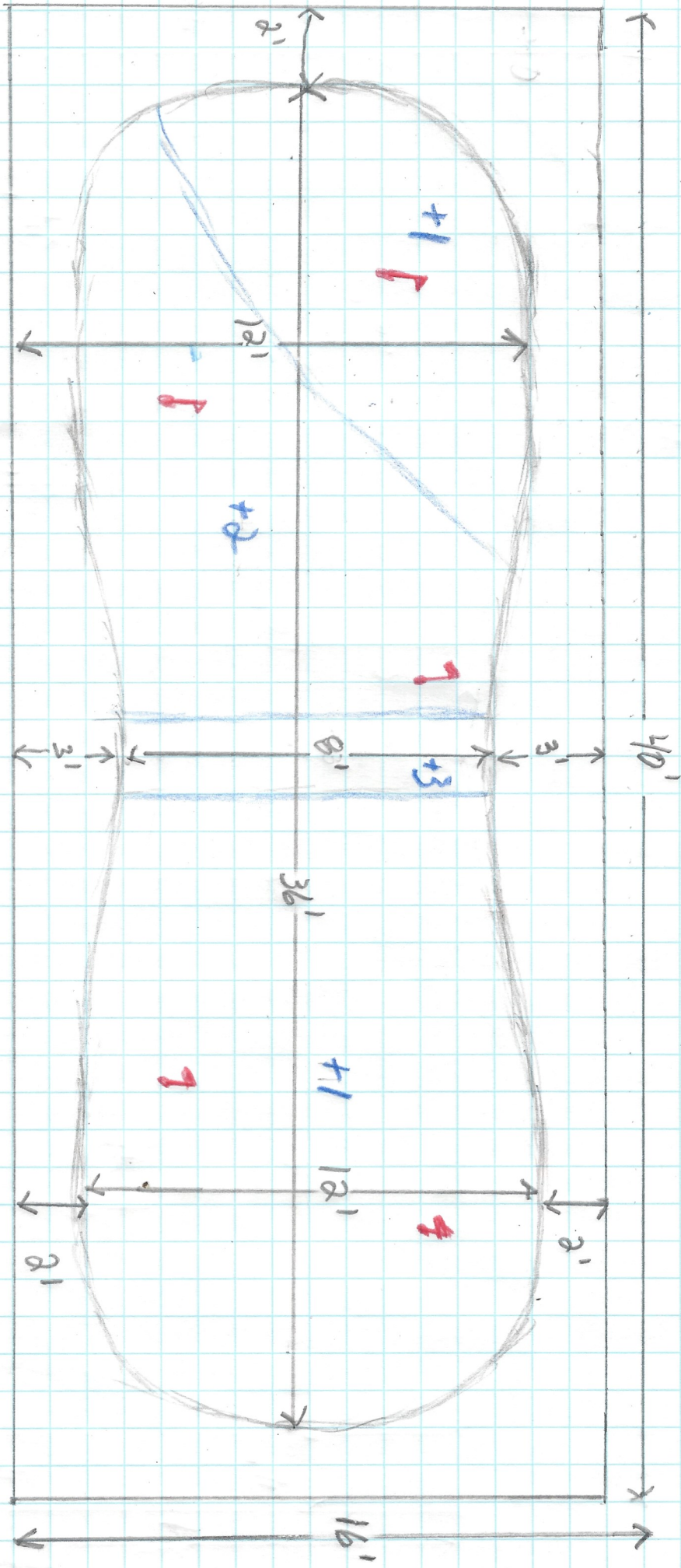


Bocce Court = 500' Sq Ft  
 Golf Putting/Chipping = 640' Sq Ft





# Putting/Chipping AREA



+ NUMBERS INDICATE BREAKS/SLOPE OF GREEN

1 Flags (5)

**Minutes of the Regular Meeting**

The Regular Meeting of the Board of Supervisors for Northwood Community Development District was held on **Monday, February 14, 2022 at 6:30 p.m.** at the Northwood Clubhouse located at 27248 Big Sur Dr., Wesley Chapel, Florida, 33544 and via Zoom at <https://zoom.us/j/94237096324> with meeting ID 942 3709 6324.

**1. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**2. CALL TO ORDER**

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Northwood Community Development District to order on **Monday, February 14, 2022 at 6:33 p.m.**

**Board Members Present and Constituting a Quorum at the onset of the meeting:**

Mimi Kilpatrick	Chair
Angel Medina	Vice-Chair
Karen Uhlig	Supervisor
Barbara Cruz	Supervisor

**Staff Members Present:**

Gene Roberts	District Manager, Meritus	
Vivek Babbar	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Jen Lavelle	Facilities Manager	
Erwing Martinez	LMP	

There were three resident audience members present.

**3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

There were no audience questions or comments on agenda items.

**4. VENDOR/STAFF REPORTS**

**A. District Counsel**

Mr. Babbar went over his correspondence with the County regarding the sidewalk holding water along Northwood Palms Blvd. The County refused to address the sidewalk and if the District makes the repairs, it assumes future responsibility.

Mr. Babbar also updated the board on the Munari litigation suit and explained why the decisions were made to move forward and resolve the case.

Mr. Roberts asked for Mr. Babbar to summarize the responsibilities of the Board Chairperson and her right to cancel meetings.

*Mr. Babbar exited the Zoom call.*

## B. District Engineer

There were no updates from the Engineer.

## C. Landscape Update

Erwing Martinez with LMP presented the Board with two colors of stone to add at the new Northwood sign.

MOTION TO:	Accept the grayer of the two colors.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously

Mr. Martinez stated that the recent frost has impacted the plant material from their suppliers and LMP is having trouble acquiring the additional jasmine to add to the entrance monuments.

The Board discussed forming a landscape committee to meet monthly with LMP. Supervisor Cruz volunteered to represent the Board with Jen Lavelle assisting and hopefully a resident as well.

MOTION TO:	Approve Supervisor Cruz to represent the Board on the Landscape Committee.
MADE BY:	Supervisor Kilpatrick
SECONDED BY:	Supervisor Uhlig
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously

Mr. Roberts presented a copy of the LMP landscape contract to the Board that was signed in 2015 and expired in 2018, but both sides have been in agreement since on a month-to-month agreement with a 30-day out clause by either party. Due to inflation costs, LMP has requested a 5% increase or suggested the Board put the contract out to RFP.

MOTION TO:	Accept the 5% increase.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion FAILED
	2/2 – Supervisor Cruz and Supervisor Medina opposed.

The Board asked LMP if they can review the contract and revisit this item at the next meeting.

*Mr. Martinez left the meeting.*

## 5. BUSINESS ITEMS

### A. Discussion on Night Glow Lighting System

Mr. Roberts went over the proposal to add lights to the pond fountains. The Board asked for the proposals to be tabled until later in the fiscal year to gauge where they stand financially.

### B. Discussion on Wall Repair

The Board tabled this item until staff can get more proposals.

### C. Discussion on Security Access Control Proposals

The Board discussed the proposals from Johnson Controls to upgrade the security access system.

MOTION TO:	Authorize Supervisor Medina to review and negotiate with Johnson Controls to move forward with the system upgrades.
MADE BY:	Supervisor Kilpatrick
SECONDED BY:	Supervisor Medina
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/1 – Supervisor Uhlig opposed.

### D. Discussion on Asphalt Repair Proposals

After reviewing the proposals, the Board tabled this item until a future meeting.

**E. Discussion on Synthetic Grass Installation Proposal**

The Board asked staff to have Easy Turf break down their proposal so they can compare it with the other proposal.

**F. Discussion on Uplighting Proposal**

The Board tabled this item for now.

**G. Discussion on 2022 Projects**

- i. Playground Improvements
- ii. Voids from Dead Plant Material along the Wall on Northwood Palms Blvd.
- iii. Add Uplighting along NWPB
- iv. Improve Pool Surface Stains
- v. Unfinished 2021 Projects/Tasks
- vi. Main Entrance Improvements

Supervisor Kilpatrick had asked the supervisors to send in a list of capital projects they would like to see completed at Northwood. Staff will work on pricing for proposed projects.

**H. General Matters of the District**

Supervisor Uhlig asked if the Board could discuss hiring resident Bob McFee to assist in the facility maintenance and overseeing clubhouse rentals when the facility manager is not available.

Supervisor Cruz read the job description to Mr. McFee asking if he was capable and willing to perform the duties. He stated he was and would like to be considered for the position.

Supervisor Kilpatrick stated that Cesar Alyon already did many of the tasks and that there is money in the budget to retain Mr. Alyon and hire Mr. McFee.

MOTION TO:	Terminate Cesar Alyon and hire Bob McFee provided he passes the drug and background checks.
MADE BY:	Supervisor
SECONDED BY:	Supervisor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/1 – Supervisor Kilpatrick opposed.

**6. CONSENT AGENDA**

**A. Consideration of Minutes of the Regular Meeting December 13, 2021**

The Board reviewed the minutes. Supervisor Uhlig asked about the letter staff was going to send to residents asking if they wanted Omega Tree Service to trim the branches overhanging their

property. Mr. Roberts explained Omega was willing to do this service when they were onsite trimming the District's trees but does not believe the offer would still exist.

MOTION TO:	Approve the December 13, 2021 meeting minutes.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously

#### B. Consideration of Operations and Maintenance Expenditures November 2021

The Board reviewed the November 2021 O&Ms.

MOTION TO:	Approve the November 2021 O&Ms.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously

#### C. Consideration of Operations and Maintenance Expenditures December 2021

The Board reviewed the December 2021 O&Ms.

MOTION TO:	Approve the November 2021 O&Ms.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously

#### D. Review of Financial Statements through December 31, 2021

The Board reviewed and accepted the financials. Supervisor Cruz asked about the line item for designated reserves. Mr. Roberts responded that she should go to the Meritus office and meet with an accountant. Supervisor Cruz asked if the meeting can be held by Zoom. Mr. Roberts will check with staff.

**7. MANGAGEMENT REPORTS**

**A. Field Manager's Report**

Mr. Roberts reviewed the management reports with the Board.

**8. SUPERVISOR REQUESTS**

Supervisor Kilpatrick asked the supervisors to send their community project list to staff.

Supervisor Medina stated that he would like to see license plate cameras installed at both entrances of Northwood Palms.

**9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

A resident stated that she loves the recent clubhouse upgrades. She commented that she would like for solar lights to be added to the trees at the entrances and questioned the time frame of the road construction being done by the County at the County Line Rd. entrance. The resident also commented on the sidewalk trip hazards in front of private residents and if they are liable.

**10. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilpatrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously



NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

February 14, 2022

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Chairman**

☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

## Northwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>Monthly Contract</b>					
LMP	165036	\$ 5,634.38			Landscape Maintenance - 1.1.2022
Solitude Lake Management	PI A00736695	1,369.90			Lake Management
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,004.28</b>			

<b>Variable Contract</b>					
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>			

<b>Utilities</b>					
Frontier	8139911155 011322	\$ 378.06			Phone Service - 1.13.2022
Pasco County Utilities	16068167	202.42			Water and Sewer Service - 12.10.2021
Pasco County Utilities	16069547	14.00			Water and Sewer Service Thru 1.11.2022
Pasco County Utilities	16069814	33.30	<b>\$ 249.72</b>		Water and Sewer Service Thru 1.11.2022
Tampa Electric	211014561545 012122	45.76			Electric Service Thru 1.14.2022
Tampa Electric	311000000001 010622	7,448.40			Electric Service Thru 12.14.2021
Tampa Electric	311000000001 120621	7,482.74	<b>\$ 14,976.90</b>		Electric Service Thru 11.12.2021
<b>Utilities Sub-Total</b>		<b>\$ 15,604.68</b>			

<b>Regular Services</b>					
ADT	17463626 122221	\$ 26.89			ADT Security thru 04.09.2022
Charles Parenteau/ Exquisite Pressure Washing	2380	3,525.00			Pressure Washing - 1.19.2022
Dog Waste Depot	457433	75.78			Cleaning Supplies 1.5.2022
HDTV Installers	HDTV 121621	200.00			Office Supplies - 12.16.2021
Himes Electrical Service, Inc.	22502	172.57			Electrical Service - 12.27.2021
Himes Electrical Service, Inc.	22506	120.00			Electrical Service 1.28.2021
Himes Electrical Service, Inc.	22510	120.00			Electrical Service - 1.4.2022
Himes Electrical Service, Inc.	22540	310.20	<b>\$ 722.77</b>		Electrical Service - 1.21.2022

## Northwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Home Theater Installation	HTI 121021	600.00			Installation Service - 12.10.2021
Johnsons Control Security Solutions	36776875	546.00			Time and Material Service
Johnsons Control Security Solutions	36849278	480.59	<b>\$ 1,026.59</b>		Control Security Solutions - 01.08.2022
LMP	165203	450.00			Landscape Maintenance - 12.31.2021
LMP	165252	350.00			Landscape Maintenance - 1.6.2022
LMP	165290	7,215.00			Landscape Maintenance - 1.7.2022
LMP	165361	3,200.00	<b>\$ 11,215.00</b>		Landscape Maintenance - 1.18.2022
Man Cave Warehouse	MCW 011022	797.95			Check Request For Accessories - 1.10.2022
Meritus Districts	11235	519.55			Reimbursement For Kantech - 12.29.2021
OLM, Inc.	38897	390.00			Landscape Maintenance and Inspection - 1.10.2022
Pasco Sheriff's Office	I 11 23 2021 06627	1,260.00			Off-Duty Patrol - 12.30.2021
Precision Furniture	706A	100.00			Dispose of Furniture 12.3.2021
Rooms To Go	RTG 010622	5,163.80			Clubhouse Furniture - 1.06.2022
Spearem Enterprises	5085	800.00			Materials and Pickup 12.20.2021
Stan	1874693	1,823.00			Professional Service Thru 01.6.2022
Suncoast Pool Service	7926	850.00			Pool Cleaning Service - 1.3.2022
Waste Connections of Florida	1106478W426	57.20			Waste Management Service - 1.20.2022
Waste Connections of Florida	5867415W425	10,208.00	<b>\$ 10,265.20</b>		Waste Management Service - 1.20.2022
<b>Regular Services Sub-Total</b>		<b>\$ 39,361.53</b>			
<b>Additional Services</b>					
For His Glory Events	104	\$ 600.00			Holiday Decorations - 12.01.2021
Precision Furniture	708A	75.00			Purchase of Conference Chair - 12.31.2021
<b>Additional Services Sub-Total</b>		<b>\$ 675.00</b>			

# Northwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
<b>TOTAL:</b>		<b>\$ 62,645.49</b>			

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Corporate Office  
PO Box 267  
Seffner, FL 33583

**813-757-6500**  
**813-757-6501**

# Invoice

Date	Invoice #
1/1/2022	165036

**Bill To:**

**Northwood CDD  
c/o Meritus  
2005 Pan Am Cir.  
Suite 300  
Tampa, FL 33607**

## Property Information

## Services for the month January 2022

Description	Qty	Rate	Amount
MONTHLY MAINTENANCE - BASE PAY	1	4,225.78	4,225.78
MONTHLY MAINTENANCE - PERFORMANCE PAY	1	1,408.60	1,408.60
<p>53900-4604</p> <p>602</p>			

			<b>Total</b>	<b>\$5,634.38</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Net 30</b>	<b>1/31/2022</b>	<b>Balance Due</b>	<b>\$5,634.38</b>

**INVOICE**

Invoice Number: PI-A00736695

Invoice Date: 01/01/22

**PROPERTY:** Northwood CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

**SOLD TO:** Northwood CDD  
Meritus Corporation  
2005 Pan Am Circle  
Tampa, FL 33607

CUSTOMER ID	CUSTOMER PO	Payment Terms	
01710880		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Josh F. McGarry			01/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR47321 01/01/22 - 01/31/22 Lake & Pond Management Services		1,369.90	1,369.90

53900 - 4604  
452

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

Subtotal	<b>1,369.90</b>
Sales Tax	0.00
Total Invoice	1,369.90
Payment Received	0.00
<b>TOTAL</b>	<b>1,369.90</b>





# Say goodbye to stamps, envelopes and checks

With Frontier Paperless Billing, paying and viewing your bill is just a click away.

**frontier.com/GoPaperless**

For Billing and Service Questions, Call 1-800-921-8102, 7 am-7 pm Monday-Friday, 9:30 am-4 pm Saturday or visit [www.Frontier.com](http://www.Frontier.com).

## **PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES**

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

## **IMPORTANT CONSUMER MESSAGES**

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at [frontier.com/internetdisclosures](http://frontier.com/internetdisclosures).

## **SERVICE TERMS**

Visit [Frontier.com/terms](http://Frontier.com/terms), [Frontier.com/tariffs](http://Frontier.com/tariffs) or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes ([Frontier.com/terms/arbitration](http://Frontier.com/terms/arbitration)). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at [www.frontier.com](http://www.frontier.com).

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**

**CURRENT BILLING SUMMARY**

Local Service from 01/13/22 to 02/12/22

Qty Description	813/991-1155.0	Charge
<b>Basic Charges</b>		
Federal Subscriber Line Charge - Bus		6.50
Carrier Cost Recovery Surcharge		5.99
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
Extended Area Service		.36
Federal USF Recovery Charge		2.27
FCA Long Distance - Federal USF Surcharge		1.51
<b>Total Basic Charges</b>		<b>20.88</b>
<b>Non Basic Charges</b>		
FiberOptic Internet 500 Static IP w/ OneVoice		144.98
\$40.00 Discount through 04/15/23		
OneVoice Access Line		
Business FiberOptic 500/500M Static IP		
Foreign Exchg Listing Bus		6.50
Other Charges-Detailed Below		128.99
Partial Month Charges-Detailed Below		2.17
<b>Total Non Basic Charges</b>		<b>282.64</b>
<b>Video</b>		
FiberOptic TV Custom HD - Publi		74.99
HD Set Top Box		12.99
Broadcast TV Fee		8.99
Partial Month Charges-Detailed Below		-25.00
FCC Regulatory Recovery Fee		.08
<b>Total Video</b>		<b>72.05</b>
<b>Toll/Other</b>		
Federal Primary Carrier Single Line Charge		1.99
FCA Long Distance - Federal USF Surcharge		.50
<b>Total Toll/Other</b>		<b>2.49</b>

**TOTAL 378.06****MEASURED CALL DETAIL for 813/991-1155****Extended Calling Service**

Type of Call	Number of Calls	Additional Minutes	Charge
Dial Day	3	1	.36
Dial Evening			.00
Dial Night			.00
Less Allowance for 31 Days			.00

**Subtotal .36****\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
1 Pay Per Use - 3 Way Calling - Busniess			
		1/13	3.00
1 Business High Speed Internet Fee	AUTOCH	1/13	5.99
1 Tech Labor 1st 30 min - Business	080454120	12/20	120.00
<b>813/991-1155</b>		<b>Subtotal</b>	<b>128.99</b>
<b>Partial Month Charges</b>			
FiberOptic Video Discount 99 MO			-25.00
1 Foreign Exchg Listing Bus	080514841	1/03 1/12	2.17
<b>813/991-1155</b>		<b>Subtotal</b>	<b>-22.83</b>
<b>Subtotal</b>			<b>106.16</b>

**DETAIL OF USAGE SENSITIVE CHARGES**

3-Way Calling Business	1/10/22	4:25 P 3-Way Calling Business	3.00
------------------------	---------	-------------------------------	------

**Total for 813/991-1155 3.00****CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$56.36 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning January 1, 2022, both the Federal Universal Service Fund (USF) surcharge and the Frontier Long Distance (USF) surcharge are decreasing from 29.1% to 25.2%. Questions? Please contact customer service.

Important promotional pricing information...

The term service plan to which you subscribe includes an early termination fee if you cancel or change services before your term expires. Refer to the Monthly Service Charges section of this bill for applicable term dates. Questions? Please contact Frontier or visit [Frontier.com/terms](http://Frontier.com/terms) or [Frontier.com/tariffs](http://Frontier.com/tariffs) for other important service Terms, Conditions, and Policies.

If you have a question or concern about Closed Captioning on any program, please call the Frontier Center for Customers with Disabilities at 1-877-462-6606 or email [Video.Closed.Captioning@ftr.com](mailto:Video.Closed.Captioning@ftr.com). Written correspondence can be faxed to 1-805-262-0728, or mailed to Frontier Communications, 2560 Teller Road, Thousand Oaks, CA 91320, Attn: Kate Card. DO NOT mail payment to this address.

For up-to-date channel information please visit:  
<http://frontier.com/channelupdates>

If your unresolved complaint involves FiberOptic TV, an additional contact may be under Local Franchise Authority. Local Franchise Authority - FiberOptic TV  
Your FCC Community ID is: FL1308





CIRCUIT ID DETAIL  
10/KQXA/470055/ /VZFL

NORTHWOOD CDD  
Date of Bill  
Account Number

Page 4 of 4  
1/13/22  
813-991-1155-072408-5

Detail of Frontier Com of America Charges  
Toll charged to 813/991-1155

Legend Call Types:  
DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	1	4	.00
***Customer Summary	1	4	.00

Caller Summary Report

	Calls	Minutes	Amount
Interstate	1	4	.00
***Customer Summary	1	4	.00





UTILITIES SERVICES BRANCH  
CUSTOMER INFORMATION &  
SERVICE DEPT.  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285  
utilcustserv@pascocountyfl.net  
Pay By Phone: 1-855-786-5344



3997 1 1  
37-97213

NORTHWOOD COMMUNITY DEV DISTRICT

Service Address: **27248 BIG SUR DR**

Bill Number: 16068167

Billing Date: 1/21/2022

Billing Period: 12/10/2021 to 1/11/2022

**New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0519410	01058581
Please use the 15-digit number below when making a payment through your bank	
051941001058581	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08776192	12/10/2021	3626	1/11/2022	3635	32	9

#### Usage History

Water	
January 2022	9
December 2021	6
November 2021	10
October 2021	9
September 2021	6
August 2021	12
July 2021	9
June 2021	15
May 2021	12
April 2021	10
March 2021	6
February 2021	4

#### Transactions

Previous Bill	177.61
Payment 1/5/2022	-177.61 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	38.06
Water Tier 1	9.0 Thousand Gals X \$2.01 18.09
Sewer	
Sewer Base Charge	89.93
Sewer Charges	9.0 Thousand Gals X \$6.26 56.34
<b>Total Current Transactions</b>	202.42
<b>TOTAL BALANCE DUE</b>	<b>\$202.42</b>

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 0519410  
Customer # 01058581  
Balance Forward 0.00  
Current Transactions 202.42

**Total Balance Due \$202.42**  
**Due Date 2/7/2022**

10% late fee will be applied if paid after due date

Round Up Donation to Charity   
Amount Enclosed

☐ Check this box to participate in Round-Up.

NORTHWOOD COMMUNITY DEV DISTRICT  
2005 PAN AM CIR STE 120  
TAMPA FL 33607-2359

Received  
JAN 24 2022

PASCO COUNTY  
UTILITIES SERVICES BRANCH  
CUSTOMER INFORMATION & SERVICE DEPT.  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

010585814051941081606816750000202426



UTILITIES SERVICES BRANCH  
CUSTOMER INFORMATION &  
SERVICE DEPT.  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285  
[utilcustserv@pascocountyfl.net](mailto:utilcustserv@pascocountyfl.net)  
Pay By Phone: 1-855-786-5344



3973 1 1  
37-97213

NORTHWOOD COMMUNITY DEV DISTRICT

Service Address: **0 BIG SUR DR**

Bill Number: 16069547

Billing Date: 1/21/2022

Billing Period: 12/10/2021 to 1/11/2022

**New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0011045	01272114
Please use the 15-digit number below when making a payment through your bank	
001104501272114	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17477044	12/10/2021	2515	1/11/2022	2535	32	20

Usage History  
Water

January 2022	20
December 2021	30
November 2021	79
October 2021	77
September 2021	67
August 2021	52
July 2021	17
June 2021	55
May 2021	69
April 2021	46
March 2021	15
February 2021	25

Transactions

Previous Bill	21.00
Payment 1/5/2022	-21.00 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	20 Thousand Gals X \$0.70 14.00
<b>Total Current Transactions</b>	14.00
<b>TOTAL BALANCE DUE</b>	<b>\$14.00</b>

Received  
JAN 24 2022

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](http://pascoeasyway.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

NORTHWOOD COMMUNITY DEV DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607

Account # 0011045  
Customer # 01272114  
Balance Forward 0.00  
Current Transactions 14.00

<b>Total Balance Due</b>	<b>\$14.00</b>
<b>Due Date</b>	<b>2/7/2022</b>

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

PASCO COUNTY  
UTILITIES SERVICES BRANCH  
CUSTOMER INFORMATION & SERVICE DEPT.  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

012721140001104531606954720000014001





UTILITIES SERVICES BRANCH  
CUSTOMER INFORMATION &  
SERVICE DEPT.  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285  
utilcustserv@pascocountyfl.net  
Pay By Phone: 1-855-786-5344



3998 1 1  
37-97213

**NORTHWOOD CDD**

Service Address: **1406 CALADESI DR**

Bill Number: 16069814

Billing Date: 1/21/2022

Billing Period: 12/10/2021 to 1/11/2022

**New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0518910	01307961
Please use the 15-digit number below when making a payment through your bank	
051891001307961	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200552990	12/10/2021	236	1/11/2022	240	32	4
Water	210913537	12/10/2021	0	1/11/2022	0	32	0

**Usage History**

	Water	Reclaimed
January 2022	0	4
December 2021	0	0
November 2021	0	0
October 2021	0	0
September 2021	0	0
August 2021	0	0
July 2021	0	50
June 2021	1	34
May 2021	0	26
April 2021	3	20
March 2021	0	10

**Transactions**

Previous Bill	30.50
Payment 1/5/2022	-30.50 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	10.14
Sewer	
Sewer Base Charge	20.36
Reclaimed	
Reclaimed 4 Thousand Gals X \$0.70	2.80
<b>Total Current Transactions</b>	<b>33.30</b>
<b>TOTAL BALANCE DUE</b>	<b>\$33.30</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

NORTHWOOD CDD  
2005 PAN AM CIR STE 120  
TAMPA FL 33607-2380

Received  
JAN 24 2022

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

PASCO COUNTY  
UTILITIES SERVICES BRANCH  
CUSTOMER INFORMATION & SERVICE DEPT.  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

Account #	0518910
Customer #	01307961
Balance Forward	0.00
Current Transactions	33.30
<b>Total Balance Due</b>	<b>\$33.30</b>
<b>Due Date</b>	<b>2/7/2022</b>

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

013079619051891001606981490000033307



Statement Date: 01/21/2022  
Account: 211014561545

NORTHWOOD CDD  
1406 CALADESI DR  
WESLEY CHAPEL, FL 33544-6647

Current month's charges: \$45.76  
Total amount due: \$45.76  
Payment Due By: 02/11/2022

Your Account Summary

Previous Amount Due	\$33.28
Payment(s) Received Since Last Statement	-\$33.28
Current Month's Charges	\$45.76
Total Amount Due	\$45.76

00003030-0010113-Page 1 of 4

Save Energy.  
Save Money.

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Smoooooooooth out your energy costs this year.

Still searching for that New Year's Resolution? Our free Budget Billing program can help you plan more and stress less. That's because Budget Billing evens out your bill so you pay about the same amount every month—it's that simple!

tampaelectric.com/budgetforhome tampaelectric.com/budgetforbusiness

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



TECO  
TAMPA ELECTRIC  
AN EMERA COMPANY

Account: 211014561545

Current month's charges: \$45.76  
Total amount due: \$45.76  
Payment Due By: 02/11/2022

Amount Enclosed \$  
605704736130

See reverse side for more information

00003030 01 AY 0 42 33607 FTECO1012223021210 00000 02 01000000 004 02 8253 002

00003030 01 AY 0 42 33607 FTECO1012223021210 00000 02 01000000 004 02 8253 002

NORTHWOOD CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008



Received  
JAN 26 2022

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

60570473613021101456154500000000045768



ACCOUNT INVOICE

tampaelectric.com



Account: 211014561545  
Statement Date: 01/21/2022  
Current month's charges due 02/11/2022

Details of Charges – Service from 12/15/2021 to 01/14/2022

Service for: 1406 CALADESI DR, WESLEY CHAPEL, FL 33544-6647

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000156649	01/14/2022	3,092	2,891		201 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.74000	\$22.94
Energy Charge	201 kWh @ \$0.07014/kWh	\$14.10
Fuel Charge	201 kWh @ \$0.03057/kWh	\$6.14
Storm Protection Charge	201 kWh @ \$0.00315/kWh	\$0.63
Clean Energy Transition Mechanism	201 kWh @ \$0.00402/kWh	\$0.81
Florida Gross Receipt Tax		\$1.14

Electric Service Cost

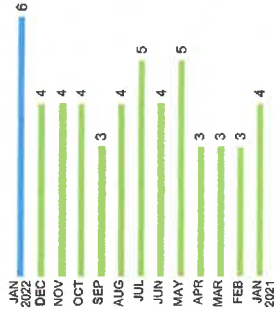
\$45.76

Total Current Month's Charges

\$45.76

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00003030-0010114-Page 3 of 4



Statement Date: 01/06/22

Account: 311000000001

NORTHWOOD CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-2529



Current month's charges:	\$7,565.25
Total amount due:	\$7,448.40
Payment Due By:	01/21/22

## Your Account Summary

Previous Amount Due	\$7,482.74
Payment(s) Received Since Last Statement	-\$7,482.74
Miscellaneous Credits	-\$116.85
Credit balance after payments and credits	-\$116.85
<b>Current Month's Charges</b>	<b>\$7,565.25</b>
<b>Total Amount Due</b>	<b>\$7,448.40</b>

**DO NOT PAY. Your account will be drafted on 01/21/22**

53100  
4301



Amount not paid by due date may be assessed a late payment charge and an additional deposit.



## More options for you.

Visit **tecoaccount.com** to view and pay your bill, manage your information and more, 24/7 from any device.

Received  
JAN 12 2022

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000000001

Current month's charges:	\$7,565.25
Total amount due:	\$7,448.40
Payment Due By:	01/21/22

**Amount Enclosed** \$

700375002048 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/21/22

NORTHWOOD CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

**Hearing Impaired/TTY**  
711

**Power Outages Toll-Free**  
877-588-1010

**Energy-Saving Programs**  
813-275-3909

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

**Bright Choices™** – The associated fees and charges for leased outdoor lighting services.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Clean Energy Transition Mechanism (CETM)** – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

**Energy Charge** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems™** – Surge protection for your home or business sold separately as a non-energy charge.

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



## Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
NORTHWOOD CDD	211014509577	NORTHWOOD PALMS BLVD PH2 WESLEY CHAPEL, FL 33543-0000	\$229.82
NORTHWOOD CDD	211014509841	1 NORTHWOOD PALMS DR WESLEY CHAPEL, FL 33543-0000	\$755.89
NORTHWOOD CDD	211014560109	1438 NORTHWOOD PALMS BL, #2 WESLEY CHAPEL, FL 33543-0000	\$18.85
NORTHWOOD CDD	211014560349	27248 BIG SUR DR WESLEY CHAPEL, FL 33544-6656	\$622.17
NORTHWOOD CDD	211014560596	27500 BREAKERS DR WESLEY CHAPEL, FL 33544-6667	\$220.86
NORTHWOOD CDD	211014560844	1438 NORTHWOOD PALMS BL WESLEY CHAPEL, FL 33543-0000	\$20.24
NORTHWOOD CDD	211014561040	1438 NORTHWOOD PALMS BL WESLEY CHAPEL, FL 33543-0000	\$953.31
NORTHWOOD CDD	211014561297	27248 BIG SUR DR WESLEY CHAPEL, FL 33544-6656	\$195.26
NORTHWOOD CDD	211014561784	100 NORTHWOOD PALMS BL WESLEY CHAPEL, FL 33543-0000	\$338.27
NORTHWOOD CDD	211014562022	NORTHWOOD, UNIT 6A WESLEY CHAPEL, FL 33543-0000	\$210.79
NORTHWOOD CDD	211014562246	NORTHWOOD, UNIT 2A WESLEY CHAPEL, FL 33544-0000	\$210.79
NORTHWOOD CDD	211014562451	NORTHWOOD, UNIT 2B TAMPA, FL 33602-0000	\$282.38
NORTHWOOD CDD	211014562758	NORTHWOOD, UNIT 3A WESLEY CHAPEL, FL 33544-0000	\$316.20
NORTHWOOD CDD	211014563079	NORTHWOODS, UNIT 4A-2 WESLEY CHAPEL, FL 33544-0000	\$210.79
NORTHWOOD CDD	211014563327	NORTHWOOD 3B TAMPA, FL 33602-0000	\$408.86
NORTHWOOD CDD	211014563533	NORTHWOOD, UNIT 7 WESLEY CHAPEL, FL 33544-0000	\$456.73
NORTHWOOD CDD	211014563772	NORTHWOOD, UNIT 8& WESLEY CHAPEL, FL 33543-0000	\$526.99
NORTHWOOD CDD	211014563988	NORTHWOOD, UNIT 4B TAMPA, FL 33602-0000	\$352.97
NORTHWOOD CDD	211014564267	NORTHWOOD, UNIT 5 WESLEY CHAPEL, FL 33544-0000	\$281.06
NORTHWOOD CDD	211014564473	NORTHWOOD SUBDIVISION WESLEY CHAPEL, FL 33543-0000	\$953.02



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014509577  
**Statement Date:** 01/03/22

### Details of Charges – Service from 11/13/21 to 12/14/21

Service for: NORTHWOOD PALMS BLVD PH2, WESLEY CHAPEL, FL 33543-0000 **Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	152 kWh @ \$0.02734/kWh	\$4.16
Fixture & Maintenance Charge	8 Fixtures	\$99.92
Lighting Pole / Wire	8 Poles	\$118.56
Lighting Fuel Charge	152 kWh @ \$0.04187/kWh	\$6.36
Storm Protection Charge	152 kWh @ \$0.00354/kWh	\$0.54
Florida Gross Receipt Tax		\$0.28
<b>Lighting Charges</b>		<b>\$229.82</b>
<b>Current Month's Electric Charges</b>		<b>\$229.82</b>

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Billing information continues on next page



**Account:** 211014509841  
**Statement Date:** 01/03/22

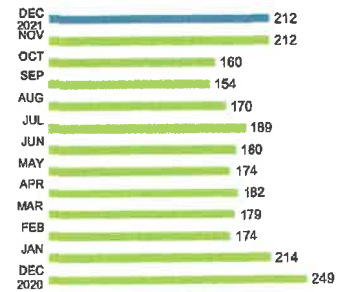
## Details of Charges – Service from 11/13/21 to 12/14/21

Service for: 1 NORTHWOOD PALMS DR, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: General Service - Non Demand**

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000703338	12/14/21	21,697		14,903		6,794 kWh	1	32 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						6,794 kWh @ \$0.06076/kWh \$412.80		
Fuel Charge						6,794 kWh @ \$0.04255/kWh \$289.08		
Storm Protection Charge						6,794 kWh @ \$0.00251/kWh \$17.05		
Florida Gross Receipt Tax						\$18.90		
<b>Electric Service Cost</b>						<b>\$755.89</b>		
<b>Current Month's Electric Charges</b>						<b>\$755.89</b>		



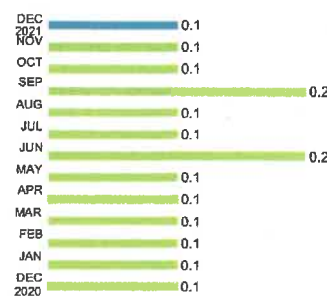
**Account:** 211014560109  
**Statement Date:** 01/03/22

## Details of Charges – Service from 11/13/21 to 12/14/21

Service for: 1438 NORTHWOOD PALMS BL, #2, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: General Service - Non Demand**

Meter Location: # 2

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000129796	12/14/21	121		118		3 kWh	1	32 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						3 kWh @ \$0.06076/kWh \$0.18		
Fuel Charge						3 kWh @ \$0.04255/kWh \$0.13		
Storm Protection Charge						3 kWh @ \$0.00251/kWh \$0.01		
Florida Gross Receipt Tax						\$0.47		
<b>Electric Service Cost</b>						<b>\$18.85</b>		
<b>Current Month's Electric Charges</b>						<b>\$18.85</b>		

## Miscellaneous Credits

Interest for Cash Security Deposit	-\$1.05
<b>Total Current Month's Credits</b>	<b>-\$1.05</b>



**Account:** 211014560349  
**Statement Date:** 01/03/22

## Details of Charges – Service from 11/13/21 to 12/14/21

Service for: 27248 BIG SUR DR, WESLEY CHAPEL, FL 33544-6656

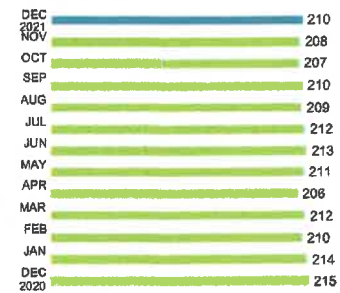
**Rate Schedule: General Service Demand - Standard**

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000351309	12/14/21	65,026		58,304		6,722 kWh	1	32 Days
1000351309	12/14/21	13.07		0		13.07 kW	1	32 Days
Basic Service Charge						\$30.10		
Billing Demand Charge						13 kW @ \$10.92000/kW		
Energy Charge						6,722 kWh @ \$0.01589/kWh		
Fuel Charge						6,722 kWh @ \$0.04255/kWh		
Capacity Charge						13 kW @ \$0.52000/kW		
Storm Protection Charge						13 kW @ \$0.72000/kW		
Energy Conservation Charge						13 kW @ \$0.60000/kW		
Environmental Cost Recovery						6,722 kWh @ \$0.00265/kWh		
Florida Gross Receipt Tax						\$15.55		
<b>Electric Service Cost</b>						<b>\$622.17</b>		
<b>Current Month's Electric Charges</b>						<b>\$622.17</b>		

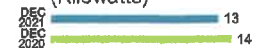
### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



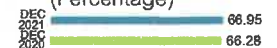
### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)



## Miscellaneous Credits

Interest for Cash Security Deposit

-\$36.00

## Total Current Month's Credits

-\$36.00





## ACCOUNT INVOICE

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**Account:** 211014560596

**Statement Date:** 01/03/22

### Details of Charges – Service from 11/16/21 to 12/15/21

Service for: 27500 BREAKERS DR, WESLEY CHAPEL, FL 33544-6667

**Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	96 kWh @ \$0.02734/kWh	\$2.62
Fixture & Maintenance Charge	6 Fixtures	\$46.26
Lighting Pole / Wire	7 Poles	\$167.44
Lighting Fuel Charge	96 kWh @ \$0.04187/kWh	\$4.02
Storm Protection Charge	96 kWh @ \$0.00354/kWh	\$0.34
Florida Gross Receipt Tax		\$0.18
<b>Lighting Charges</b>		<b>\$220.86</b>

**Current Month's Electric Charges** **\$220.86**

#### Miscellaneous Credits

Interest for Cash Security Deposit **-\$7.95**

**Total Current Month's Credits** **-\$7.95**

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**Account:** 211014560844  
**Statement Date:** 01/03/22

## Details of Charges – Service from 11/13/21 to 12/14/21

Service for: 1438 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: General Service - Non Demand**

Meter Location: MP

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000150588	12/14/21	51		49		2 kWh	1	32 Days
Basic Service Charge						\$18.06	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <div><div><div>DEC 2021</div><div>NOV</div><div>OCT</div><div>SEP</div><div>AUG</div><div>JUL</div><div>JUN</div><div>MAY</div><div>APR</div><div>MAR</div><div>FEB</div><div>JAN</div><div>DEC 2020</div></div><div><div>0.1</div><div>0.1</div><div>0.1</div><div>0.1</div><div>0.1</div><div>0.1</div><div>0.1</div><div>0.1</div><div>0.1</div><div>0.1</div><div>0.1</div><div>0.1</div><div>0.1</div></div></div>	
Energy Charge			2 kWh @ \$0.06076/kWh			\$0.12		
Fuel Charge			2 kWh @ \$0.04255/kWh			\$0.09		
Storm Protection Charge			2 kWh @ \$0.00251/kWh			\$0.01		
Florida Gross Receipt Tax						\$0.47		
Electric Service Cost						\$18.75		
State Tax						\$1.49		
Total Electric Cost, Local Fees and Taxes						\$20.24		
Current Month's Electric Charges						\$20.24		

## Miscellaneous Credits

Interest for Cash Security Deposit -\$1.05

**Total Current Month's Credits** **-\$1.05**



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014561040  
**Statement Date:** 01/03/22

### Details of Charges – Service from 11/13/21 to 12/14/21

Service for: 1438 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	589 kWh @ \$0.02734/kWh	\$16.10
Fixture & Maintenance Charge	31 Fixtures	\$387.19
Lighting Pole / Wire	31 Poles	\$459.42
Lighting Fuel Charge	589 kWh @ \$0.04187/kWh	\$24.66
Storm Protection Charge	589 kWh @ \$0.00354/kWh	\$2.09
Florida Gross Receipt Tax		\$1.10
State Tax		\$62.75
<b>Lighting Charges</b>		<b>\$953.31</b>
<b>Current Month's Electric Charges</b>		<b>\$953.31</b>

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**Account:** 211014561297  
**Statement Date:** 01/03/22

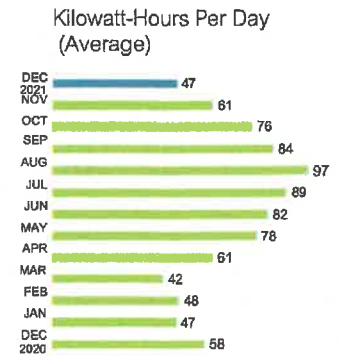
## Details of Charges – Service from 11/13/21 to 12/14/21

Service for: 27248 BIG SUR DR, WESLEY CHAPEL, FL 33544-6656

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000146682	12/14/21	68,231		66,735		1,496 kWh	1	32 Days
Basic Service Charge						\$18.06		
Energy Charge						1,496 kWh @ \$0.06076/kWh		
Fuel Charge						\$90.90		
Storm Protection Charge						1,496 kWh @ \$0.04255/kWh		
Florida Gross Receipt Tax						\$63.65		
Electric Service Cost						\$3.75		
State Tax						\$4.52		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$180.88</b>		
<b>Current Month's Electric Charges</b>						<b>\$14.38</b>		
						<b>\$195.26</b>		
						<b>\$195.26</b>		

### Tampa Electric Usage History



## Miscellaneous Credits

Interest for Cash Security Deposit

-\$12.00

## Total Current Month's Credits

-\$12.00





## ACCOUNT INVOICE

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**Account:** 211014561784  
**Statement Date:** 01/03/22

### Details of Charges – Service from 11/16/21 to 12/15/21

Service for: 100 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	209 kWh @ \$0.02734/kWh	\$5.71
Fixture & Maintenance Charge	11 Fixtures	\$137.39
Lighting Pole / Wire	11 Poles	\$163.02
Lighting Fuel Charge	209 kWh @ \$0.04187/kWh	\$8.75
Storm Protection Charge	209 kWh @ \$0.00354/kWh	\$0.74
Florida Gross Receipt Tax		\$0.39
State Tax		\$22.27
<b>Lighting Charges</b>		<b>\$338.27</b>
<b>Current Month's Electric Charges</b>		<b>\$338.27</b>

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Billing information continues on next page



**Account:** 211014562022  
**Statement Date:** 01/03/22

## Details of Charges – Service from 11/19/21 to 12/20/21

Service for: NORTHWOOD, UNIT 6A, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	96 kWh @ \$0.02734/kWh	\$2.62
Fixture & Maintenance Charge	6 Fixtures	\$46.26
Lighting Pole / Wire	6 Poles	\$143.52
Lighting Fuel Charge	96 kWh @ \$0.04187/kWh	\$4.02
Storm Protection Charge	96 kWh @ \$0.00354/kWh	\$0.34
Florida Gross Receipt Tax		\$0.18
State Tax		\$13.85
<b>Lighting Charges</b>		<b>\$210.79</b>
<b>Current Month's Electric Charges</b>		<b>\$210.79</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014562246  
**Statement Date:** 01/03/22

### Details of Charges – Service from 11/19/21 to 12/20/21

Service for: NORTHWOOD, UNIT 2A, WESLEY CHAPEL, FL 33544-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	96 kWh @ \$0.02734/kWh	\$2.62
Fixture & Maintenance Charge	6 Fixtures	\$46.26
Lighting Pole / Wire	6 Poles	\$143.52
Lighting Fuel Charge	96 kWh @ \$0.04187/kWh	\$4.02
Storm Protection Charge	96 kWh @ \$0.00354/kWh	\$0.34
Florida Gross Receipt Tax		\$0.18
State Tax		\$13.85

**Lighting Charges** **\$210.79**

**Current Month's Electric Charges** **\$210.79**

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**Account:** 211014562451  
**Statement Date:** 01/03/22

## Details of Charges – Service from 11/19/21 to 12/20/21

Service for: NORTHWOOD, UNIT 2B, TAMPA, FL 33602-0000

### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	128 kWh @ \$0.02734/kWh	\$3.50
Fixture & Maintenance Charge	8 Fixtures	\$61.68
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	128 kWh @ \$0.04187/kWh	\$5.36
Storm Protection Charge	128 kWh @ \$0.00354/kWh	\$0.45
Florida Gross Receipt Tax		\$0.24
State Tax		\$19.79
<b>Lighting Charges</b>		<b>\$282.38</b>
<b>Current Month's Electric Charges</b>		<b>\$282.38</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014562758  
**Statement Date:** 01/03/22

### Details of Charges – Service from 11/19/21 to 12/20/21

Service for: NORTHWOOD, UNIT 3A, WESLEY CHAPEL, FL 33544-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	144 kWh @ \$0.02734/kWh	\$3.94
Fixture & Maintenance Charge	9 Fixtures	\$69.39
Lighting Pole / Wire	9 Poles	\$215.28
Lighting Fuel Charge	144 kWh @ \$0.04187/kWh	\$6.03
Storm Protection Charge	144 kWh @ \$0.00354/kWh	\$0.51
Florida Gross Receipt Tax		\$0.27
State Tax		\$20.78
<b>Lighting Charges</b>		<b>\$316.20</b>
<b>Current Month's Electric Charges</b>		<b>\$316.20</b>

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**Account:** 211014563079  
**Statement Date:** 01/03/22

## Details of Charges – Service from 11/19/21 to 12/20/21

Service for: NORTHWOODS, UNIT 4A-2, WESLEY CHAPEL, FL 33544-0000

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	96 kWh @ \$0.02734/kWh	\$2.62
Fixture & Maintenance Charge	6 Fixtures	\$46.26
Lighting Pole / Wire	6 Poles	\$143.52
Lighting Fuel Charge	96 kWh @ \$0.04187/kWh	\$4.02
Storm Protection Charge	96 kWh @ \$0.00354/kWh	\$0.34
Florida Gross Receipt Tax		\$0.18
State Tax		\$13.85

### Lighting Charges

**\$210.79**

### Current Month's Electric Charges

**\$210.79**

## Miscellaneous Credits

Interest for Cash Security Deposit

-\$6.75

### Total Current Month's Credits

**-\$6.75**

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## ACCOUNT INVOICE

tampaelectric.com



Account: **211014563327**  
Statement Date: 01/03/22

### Details of Charges – Service from 11/19/21 to 12/20/21

Service for: NORTHWOOD 3B, TAMPA, FL 33602-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	220 kWh @ \$0.02734/kWh	\$6.01
Fixture & Maintenance Charge	12 Fixtures	\$90.77
Lighting Pole / Wire	12 Poles	\$274.79
Lighting Fuel Charge	220 kWh @ \$0.04187/kWh	\$9.21
Storm Protection Charge	220 kWh @ \$0.00354/kWh	\$0.78
Florida Gross Receipt Tax		\$0.41
State Tax		\$26.89
<b>Lighting Charges</b>		<b>\$408.86</b>
<b>Current Month's Electric Charges</b>		<b>\$408.86</b>

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**Account:** 211014563533  
**Statement Date:** 01/03/22

## Details of Charges – Service from 11/19/21 to 12/20/21

Service for: NORTHWOOD, UNIT 7, WESLEY CHAPEL, FL 33544-0000

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	208 kWh @ \$0.02734/kWh	\$5.69
Fixture & Maintenance Charge	13 Fixtures	\$100.23
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	208 kWh @ \$0.04187/kWh	\$8.71
Storm Protection Charge	208 kWh @ \$0.00354/kWh	\$0.74
Florida Gross Receipt Tax		\$0.39
State Tax		\$30.01
<b>Lighting Charges</b>		<b>\$456.73</b>
<b>Current Month's Electric Charges</b>		<b>\$456.73</b>

### Miscellaneous Credits

Interest for Cash Security Deposit	-\$14.70
<b>Total Current Month's Credits</b>	<b>-\$14.70</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014563772  
**Statement Date:** 01/03/22

### Details of Charges – Service from 11/19/21 to 12/20/21

Service for: NORTHWOOD, UNIT 8&, WESLEY CHAPEL, FL 33543-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	240 kWh @ \$0.02734/kWh	\$6.56
Fixture & Maintenance Charge	15 Fixtures	\$115.65
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	240 kWh @ \$0.04187/kWh	\$10.05
Storm Protection Charge	240 kWh @ \$0.00354/kWh	\$0.85
Florida Gross Receipt Tax		\$0.45
State Tax		\$34.63
<b>Lighting Charges</b>		<b>\$526.99</b>
<b>Current Month's Electric Charges</b>		<b>\$526.99</b>

#### Miscellaneous Credits

Interest for Cash Security Deposit	-\$16.95
<b>Total Current Month's Credits</b>	<b>-\$16.95</b>

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**Account:** 211014563988  
**Statement Date:** 01/03/22

## Details of Charges – Service from 11/19/21 to 12/20/21

Service for: NORTHWOOD, UNIT 4B, TAMPA, FL 33602-0000

### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	160 kWh @ \$0.02734/kWh	\$4.37
Fixture & Maintenance Charge	10 Fixtures	\$77.10
Lighting Pole / Wire	10 Poles	\$239.20
Lighting Fuel Charge	160 kWh @ \$0.04187/kWh	\$6.70
Storm Protection Charge	160 kWh @ \$0.00354/kWh	\$0.57
Florida Gross Receipt Tax		\$0.30
State Tax		\$24.73
<b>Lighting Charges</b>		<b>\$352.97</b>
<b>Current Month's Electric Charges</b>		<b>\$352.97</b>

## Miscellaneous Credits

Interest for Cash Security Deposit	-\$11.40
<b>Total Current Month's Credits</b>	<b>-\$11.40</b>

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## ACCOUNT INVOICE

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**Account:** 211014564267  
**Statement Date:** 01/03/22

### Details of Charges – Service from 11/19/21 to 12/20/21

Service for: NORTHWOOD, UNIT 5, WESLEY CHAPEL, FL 33544-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	128 kWh @ \$0.02734/kWh	\$3.50
Fixture & Maintenance Charge	8 Fixtures	\$61.68
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	128 kWh @ \$0.04187/kWh	\$5.36
Storm Protection Charge	128 kWh @ \$0.00354/kWh	\$0.45
Florida Gross Receipt Tax		\$0.24
State Tax		\$18.47
<b>Lighting Charges</b>		<b>\$281.06</b>
<b>Current Month's Electric Charges</b>		<b>\$281.06</b>

#### Miscellaneous Credits

Interest for Cash Security Deposit	-\$9.00
<b>Total Current Month's Credits</b>	<b>-\$9.00</b>

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**Account:** 211014564473  
**Statement Date:** 01/03/22

## Details of Charges – Service from 11/19/21 to 12/20/21

Service for: NORTHWOOD SUBDIVISION, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	432 kWh @ \$0.02734/kWh	\$11.81
Fixture & Maintenance Charge	27 Fixtures	\$208.17
Lighting Pole / Wire	27 Poles	\$645.84
Lighting Fuel Charge	432 kWh @ \$0.04187/kWh	\$18.09
Storm Protection Charge	432 kWh @ \$0.00354/kWh	\$1.53
Florida Gross Receipt Tax		\$0.81
State Tax		\$66.77
<b>Lighting Charges</b>		<b>\$953.02</b>
<b>Current Month's Electric Charges</b>		<b>\$953.02</b>
<b>Total Current Month's Charges</b>		<b>\$7,565.25</b>

### Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.



Statement Date: 12/06/21

Account: 311000000001

NORTHWOOD CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-2529

Current month's charges:	\$7,482.74
Total amount due:	\$7,482.74
Payment Due By:	12/20/21

## Your Account Summary

Previous Amount Due	\$7,367.51
Payment(s) Received Since Last Statement	-\$7,367.51
Credit balance after payments and credits	\$0.00
<b>Current Month's Charges</b>	<b>\$7,482.74</b>
<b>Total Amount Due</b>	<b>\$7,482.74</b>

**DO NOT PAY. Your account will be drafted on 12/20/21**

## Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at [tecoaccount.com](http://tecoaccount.com)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



**More options for you.**

Visit [tecoaccount.com](http://tecoaccount.com) to view and pay your bill, manage your information and more, 24/7 from any device.

5310014301

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000000001

Current month's charges:	\$7,482.74
Total amount due:	\$7,482.74
Payment Due By:	12/20/21

**Amount Enclosed** \$

700750001930 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 12/20/21

NORTHWOOD CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Received  
DEC 09 2021

MAIL PAYMENT TO  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

700750001930 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 12/20/21

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

**Hearing Impaired/TTY**  
711

**Power Outages Toll-Free**  
877-588-1010

**Energy-Saving Programs**  
813-275-3909

**Mail Payments to**  
TECO

P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount that covers the cost to provide service to your location.

**Bright Choices™** – The number of leased light fixtures and/or poles and associated fees and charges.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Energy Charge** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems™** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.



## Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
NORTHWOOD CDD	211014509577	NORTHWOOD PALMS BLVD PH2 WESLEY CHAPEL, FL 33543-0000	\$229.82
NORTHWOOD CDD	211014509841	1 NORTHWOOD PALMS DR WESLEY CHAPEL, FL 33543-0000	\$684.81
NORTHWOOD CDD	211014560109	1438 NORTHWOOD PALMS BL, #2 WESLEY CHAPEL, FL 33543-0000	\$18.95
NORTHWOOD CDD	211014560349	27248 BIG SUR DR WESLEY CHAPEL, FL 33544-6656	\$578.76
NORTHWOOD CDD	211014560596	27500 BREAKERS DR WESLEY CHAPEL, FL 33544-6667	\$220.86
NORTHWOOD CDD	211014560844	1438 NORTHWOOD PALMS BL WESLEY CHAPEL, FL 33543-0000	\$20.24
NORTHWOOD CDD	211014561040	1438 NORTHWOOD PALMS BL WESLEY CHAPEL, FL 33543-0000	\$953.31
NORTHWOOD CDD	211014561297	27248 BIG SUR DR WESLEY CHAPEL, FL 33544-6656	\$227.14
NORTHWOOD CDD	211014561784	100 NORTHWOOD PALMS BL WESLEY CHAPEL, FL 33543-0000	\$338.27
NORTHWOOD CDD	211014562022	NORTHWOOD, UNIT 6A WESLEY CHAPEL, FL 33543-0000	\$210.79
NORTHWOOD CDD	211014562246	NORTHWOOD, UNIT 2A WESLEY CHAPEL, FL 33544-0000	\$210.79
NORTHWOOD CDD	211014562451	NORTHWOOD, UNIT 2B TAMPA, FL 33602-0000	\$282.38
NORTHWOOD CDD	211014562758	NORTHWOOD, UNIT 3A WESLEY CHAPEL, FL 33544-0000	\$316.20
NORTHWOOD CDD	211014563079	NORTHWOODS, UNIT 4A-2 WESLEY CHAPEL, FL 33544-0000	\$210.79
NORTHWOOD CDD	211014563327	NORTHWOOD 3B TAMPA, FL 33602-0000	\$408.86
NORTHWOOD CDD	211014563533	NORTHWOOD, UNIT 7 WESLEY CHAPEL, FL 33544-0000	\$456.73
NORTHWOOD CDD	211014563772	NORTHWOOD, UNIT 8& WESLEY CHAPEL, FL 33543-0000	\$526.99
NORTHWOOD CDD	211014563988	NORTHWOOD, UNIT 4B TAMPA, FL 33602-0000	\$352.97
NORTHWOOD CDD	211014564267	NORTHWOOD, UNIT 5 WESLEY CHAPEL, FL 33544-0000	\$281.06
NORTHWOOD CDD	211014564473	NORTHWOOD SUBDIVISION WESLEY CHAPEL, FL 33543-0000	\$953.02



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014509577  
**Statement Date:** 12/01/21

### Details of Charges – Service from 10/15/21 to 11/12/21

Service for: NORTHWOOD PALMS BLVD PH2, WESLEY CHAPEL, FL 33543-0000 **Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	152 kWh @ \$0.02734/kWh	\$4.16
Fixture & Maintenance Charge	8 Fixtures	\$99.92
Lighting Pole / Wire	8 Poles	\$118.56
Lighting Fuel Charge	152 kWh @ \$0.04187/kWh	\$6.36
Storm Protection Charge	152 kWh @ \$0.00354/kWh	\$0.54
Florida Gross Receipt Tax		\$0.28
<b>Lighting Charges</b>		<b>\$229.82</b>
<b>Current Month's Electric Charges</b>		<b>\$229.82</b>

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014509841  
**Statement Date:** 12/01/21



## Details of Charges – Service from 10/15/21 to 11/12/21

Service for: 1 NORTHWOOD PALMS DR, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: General Service - Non Demand**

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000703338	11/12/21	14,903		8,764		6,139 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						6,139 kWh @ \$0.06076/kWh \$373.01		
Fuel Charge						6,139 kWh @ \$0.04255/kWh \$261.21		
Storm Protection Charge						6,139 kWh @ \$0.00251/kWh \$15.41		
Florida Gross Receipt Tax						\$17.12		
<b>Electric Service Cost</b>						<b>\$684.81</b>		
<b>Current Month's Electric Charges</b>						<b>\$684.81</b>		



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014560109  
**Statement Date:** 12/01/21

## Details of Charges – Service from 10/15/21 to 11/12/21

Service for: 1438 NORTHWOOD PALMS BL, #2, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: General Service - Non Demand**

Meter Location: # 2

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000129796	11/12/21	118		114		4 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						4 kWh @ \$0.06076/kWh \$0.24		
Fuel Charge						4 kWh @ \$0.04255/kWh \$0.17		
Storm Protection Charge						4 kWh @ \$0.00251/kWh \$0.01		
Florida Gross Receipt Tax						\$0.47		
<b>Electric Service Cost</b>						<b>\$18.95</b>		
<b>Current Month's Electric Charges</b>						<b>\$18.95</b>		

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014560349  
**Statement Date:** 12/01/21



## Details of Charges – Service from 10/15/21 to 11/12/21

Service for: 27248 BIG SUR DR, WESLEY CHAPEL, FL 33544-6656

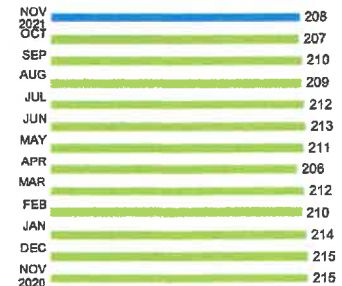
**Rate Schedule: General Service Demand - Standard**

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000351309	11/12/21	58,304		52,275		6,029 kWh	1	29 Days
1000351309	11/12/21	12.79		0		12.79 kW	1	29 Days
Basic Service Charge						\$30.10		
Demand Charge						13 kW @ \$10.92000/kW		
Energy Charge						6,029 kWh @ \$0.01589/kWh		
Fuel Charge						6,029 kWh @ \$0.04255/kWh		
Capacity Charge						13 kW @ \$0.52000/kW		
Storm Protection Charge						13 kW @ \$0.72000/kW		
Energy Conservation Charge						13 kW @ \$0.60000/kW		
Environmental Cost Recovery						6,029 kWh @ \$0.00265/kWh		
Florida Gross Receipt Tax						\$14.47		
<b>Electric Service Cost</b>						<b>\$578.76</b>		
<b>Current Month's Electric Charges</b>						<b>\$578.76</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)







## ACCOUNT INVOICE

tampaelectric.com



Account: 211014560596  
Statement Date: 12/01/21

### Details of Charges – Service from 10/16/21 to 11/15/21

Service for: 27500 BREAKERS DR, WESLEY CHAPEL, FL 33544-6667

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	96 kWh @ \$0.02734/kWh	\$2.62
Fixture & Maintenance Charge	6 Fixtures	\$46.26
Lighting Pole / Wire	7 Poles	\$167.44
Lighting Fuel Charge	96 kWh @ \$0.04187/kWh	\$4.02
Storm Protection Charge	96 kWh @ \$0.00354/kWh	\$0.34
Florida Gross Receipt Tax		\$0.18

**Lighting Charges** **\$220.86**

**Current Month's Electric Charges** **\$220.86**

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014560844  
**Statement Date:** 12/01/21



## Details of Charges – Service from 10/15/21 to 11/12/21

Service for: 1438 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: General Service - Non Demand**

Meter Location: MP

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000150588	11/12/21	49		47		2 kWh	1	29 Days
Basic Service Charge						\$18.06	<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)	
Energy Charge						2 kWh @ \$0.06076/kWh \$0.12		
Fuel Charge						2 kWh @ \$0.04255/kWh \$0.09		
Storm Protection Charge						2 kWh @ \$0.00251/kWh \$0.01		
Florida Gross Receipt Tax						\$0.47		
<b>Electric Service Cost</b>						<b>\$18.75</b>		
State Tax						\$1.49		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$20.24</b>		
<b>Current Month's Electric Charges</b>						<b>\$20.24</b>		

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014561040  
**Statement Date:** 12/01/21

### Details of Charges – Service from 10/15/21 to 11/12/21

Service for: 1438 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	589 kWh @ \$0.02734/kWh	\$16.10
Fixture & Maintenance Charge	31 Fixtures	\$387.19
Lighting Pole / Wire	31 Poles	\$459.42
Lighting Fuel Charge	589 kWh @ \$0.04187/kWh	\$24.66
Storm Protection Charge	589 kWh @ \$0.00354/kWh	\$2.09
Florida Gross Receipt Tax		\$1.10
State Tax		\$62.75
<b>Lighting Charges</b>		<b>\$953.31</b>
<b>Current Month's Electric Charges</b>		<b>\$953.31</b>

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014561297  
**Statement Date:** 12/01/21



## Details of Charges – Service from 10/15/21 to 11/12/21

Service for: 27248 BIG SUR DR, WESLEY CHAPEL, FL 33544-6656

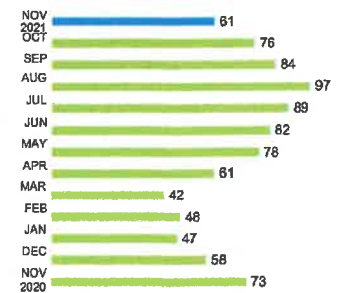
**Rate Schedule: General Service - Non Demand**

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000146682	11/12/21	66,735		64,967		1,768 kWh	1	29 Days
Basic Service Charge						\$18.06		
Energy Charge						1,768 kWh @ \$0.06076/kWh	\$107.42	
Fuel Charge						1,768 kWh @ \$0.04255/kWh	\$75.23	
Storm Protection Charge						1,768 kWh @ \$0.00251/kWh	\$4.44	
Florida Gross Receipt Tax							\$5.26	
<b>Electric Service Cost</b>							<b>\$210.41</b>	
State Tax							\$16.73	
<b>Total Electric Cost, Local Fees and Taxes</b>							<b>\$227.14</b>	
<b>Current Month's Electric Charges</b>							<b>\$227.14</b>	

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014561784  
**Statement Date:** 12/01/21

### Details of Charges – Service from 10/16/21 to 11/15/21

Service for: 100 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	209 kWh @ \$0.02734/kWh	\$5.71
Fixture & Maintenance Charge	11 Fixtures	\$137.39
Lighting Pole / Wire	11 Poles	\$163.02
Lighting Fuel Charge	209 kWh @ \$0.04187/kWh	\$8.75
Storm Protection Charge	209 kWh @ \$0.00354/kWh	\$0.74
Florida Gross Receipt Tax		\$0.39
State Tax		\$22.27
<b>Lighting Charges</b>		<b>\$338.27</b>
<b>Current Month's Electric Charges</b>		<b>\$338.27</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014562022  
**Statement Date:** 12/01/21

### Details of Charges – Service from 10/21/21 to 11/18/21

Service for: NORTHWOOD, UNIT 6A, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	96 kWh @ \$0.02734/kWh	\$2.62
Fixture & Maintenance Charge	6 Fixtures	\$46.26
Lighting Pole / Wire	6 Poles	\$143.52
Lighting Fuel Charge	96 kWh @ \$0.04187/kWh	\$4.02
Storm Protection Charge	96 kWh @ \$0.00354/kWh	\$0.34
Florida Gross Receipt Tax		\$0.18
State Tax		\$13.85
<b>Lighting Charges</b>		<b>\$210.79</b>
<b>Current Month's Electric Charges</b>		<b>\$210.79</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014562246  
**Statement Date:** 12/01/21

### Details of Charges – Service from 10/21/21 to 11/18/21

Service for: NORTHWOOD, UNIT 2A, WESLEY CHAPEL, FL 33544-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	96 kWh @ \$0.02734/kWh	\$2.62
Fixture & Maintenance Charge	6 Fixtures	\$46.26
Lighting Pole / Wire	6 Poles	\$143.52
Lighting Fuel Charge	96 kWh @ \$0.04187/kWh	\$4.02
Storm Protection Charge	96 kWh @ \$0.00354/kWh	\$0.34
Florida Gross Receipt Tax		\$0.18
State Tax		\$13.85
<b>Lighting Charges</b>		<b>\$210.79</b>
<b>Current Month's Electric Charges</b>		<b>\$210.79</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014562451  
**Statement Date:** 12/01/21

### Details of Charges – Service from 10/21/21 to 11/18/21

Service for: NORTHWOOD, UNIT 2B, TAMPA, FL 33602-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	128 kWh @ \$0.02734/kWh	\$3.50
Fixture & Maintenance Charge	8 Fixtures	\$61.68
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	128 kWh @ \$0.04187/kWh	\$5.36
Storm Protection Charge	128 kWh @ \$0.00354/kWh	\$0.45
Florida Gross Receipt Tax		\$0.24
State Tax		\$19.79
<b>Lighting Charges</b>		<b>\$282.38</b>
<b>Current Month's Electric Charges</b>		<b>\$282.38</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014562758  
**Statement Date:** 12/01/21

### Details of Charges – Service from 10/21/21 to 11/18/21

Service for: NORTHWOOD, UNIT 3A, WESLEY CHAPEL, FL 33544-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	144 kWh @ \$0.02734/kWh	\$3.94
Fixture & Maintenance Charge	9 Fixtures	\$69.39
Lighting Pole / Wire	9 Poles	\$215.28
Lighting Fuel Charge	144 kWh @ \$0.04187/kWh	\$6.03
Storm Protection Charge	144 kWh @ \$0.00354/kWh	\$0.51
Florida Gross Receipt Tax		\$0.27
State Tax		\$20.78

#### Lighting Charges

**\$316.20**

#### Current Month's Electric Charges

**\$316.20**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014563079  
**Statement Date:** 12/01/21

### Details of Charges – Service from 10/21/21 to 11/18/21

Service for: NORTHWOODS, UNIT 4A-2, WESLEY CHAPEL, FL 33544-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	96 kWh @ \$0.02734/kWh	\$2.62
Fixture & Maintenance Charge	6 Fixtures	\$46.26
Lighting Pole / Wire	6 Poles	\$143.52
Lighting Fuel Charge	96 kWh @ \$0.04187/kWh	\$4.02
Storm Protection Charge	96 kWh @ \$0.00354/kWh	\$0.34
Florida Gross Receipt Tax		\$0.18
State Tax		\$13.85
<b>Lighting Charges</b>		<b>\$210.79</b>
<b>Current Month's Electric Charges</b>		<b>\$210.79</b>

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211014563327  
Statement Date: 12/01/21

### Details of Charges – Service from 10/21/21 to 11/18/21

Service for: NORTHWOOD 3B, TAMPA, FL 33602-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	220 kWh @ \$0.02734/kWh	\$6.01
Fixture & Maintenance Charge	12 Fixtures	\$90.77
Lighting Pole / Wire	12 Poles	\$274.79
Lighting Fuel Charge	220 kWh @ \$0.04187/kWh	\$9.21
Storm Protection Charge	220 kWh @ \$0.00354/kWh	\$0.78
Florida Gross Receipt Tax		\$0.41
State Tax		\$26.89
<b>Lighting Charges</b>		<b>\$408.86</b>
<b>Current Month's Electric Charges</b>		<b>\$408.86</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014563533  
**Statement Date:** 12/01/21

### Details of Charges – Service from 10/21/21 to 11/18/21

Service for: NORTHWOOD, UNIT 7, WESLEY CHAPEL, FL 33544-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	208 kWh @ \$0.02734/kWh	\$5.69
Fixture & Maintenance Charge	13 Fixtures	\$100.23
Lighting Pole / Wire	13 Poles	\$310.96
Lighting Fuel Charge	208 kWh @ \$0.04187/kWh	\$8.71
Storm Protection Charge	208 kWh @ \$0.00354/kWh	\$0.74
Florida Gross Receipt Tax		\$0.39
State Tax		\$30.01
<b>Lighting Charges</b>		<b>\$456.73</b>
<b>Current Month's Electric Charges</b>		<b>\$456.73</b>

00000030-0000322-Page 21 of 26



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014563772  
**Statement Date:** 12/01/21

### Details of Charges – Service from 10/21/21 to 11/18/21

Service for: NORTHWOOD, UNIT 8&, WESLEY CHAPEL, FL 33543-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	240 kWh @ \$0.02734/kWh	\$6.56
Fixture & Maintenance Charge	15 Fixtures	\$115.65
Lighting Pole / Wire	15 Poles	\$358.80
Lighting Fuel Charge	240 kWh @ \$0.04187/kWh	\$10.05
Storm Protection Charge	240 kWh @ \$0.00354/kWh	\$0.85
Florida Gross Receipt Tax		\$0.45
State Tax		\$34.63

#### Lighting Charges

**\$526.99**

#### Current Month's Electric Charges

**\$526.99**

00000030-0000322-Page 22 of 26



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014563988  
**Statement Date:** 12/01/21

### Details of Charges – Service from 10/21/21 to 11/18/21

Service for: NORTHWOOD, UNIT 4B, TAMPA, FL 33602-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	160 kWh @ \$0.02734/kWh	\$4.37
Fixture & Maintenance Charge	10 Fixtures	\$77.10
Lighting Pole / Wire	10 Poles	\$239.20
Lighting Fuel Charge	160 kWh @ \$0.04187/kWh	\$6.70
Storm Protection Charge	160 kWh @ \$0.00354/kWh	\$0.57
Florida Gross Receipt Tax		\$0.30
State Tax		\$24.73
<b>Lighting Charges</b>		<b>\$352.97</b>
<b>Current Month's Electric Charges</b>		<b>\$352.97</b>

00000030-0000323-Page 23 of 26



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014564267  
**Statement Date:** 12/01/21

### Details of Charges – Service from 10/21/21 to 11/18/21

Service for: NORTHWOOD, UNIT 5, WESLEY CHAPEL, FL 33544-0000

#### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	128 kWh @ \$0.02734/kWh	\$3.50
Fixture & Maintenance Charge	8 Fixtures	\$61.68
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	128 kWh @ \$0.04187/kWh	\$5.36
Storm Protection Charge	128 kWh @ \$0.00354/kWh	\$0.45
Florida Gross Receipt Tax		\$0.24
State Tax		\$18.47
<b>Lighting Charges</b>		<b>\$281.06</b>
<b>Current Month's Electric Charges</b>		<b>\$281.06</b>

00000030-0000323-Page 24 of 26



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014564473  
**Statement Date:** 12/01/21

### Details of Charges – Service from 10/21/21 to 11/18/21

Service for: NORTHWOOD SUBDIVISION, WESLEY CHAPEL, FL 33543-0000

**Rate Schedule: Lighting Service**

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	432 kWh @ \$0.02734/kWh	\$11.81
Fixture & Maintenance Charge	27 Fixtures	\$208.17
Lighting Pole / Wire	27 Poles	\$645.84
Lighting Fuel Charge	432 kWh @ \$0.04187/kWh	\$18.09
Storm Protection Charge	432 kWh @ \$0.00354/kWh	\$1.53
Florida Gross Receipt Tax		\$0.81
State Tax		\$66.77
<b>Lighting Charges</b>		<b>\$953.02</b>
<b>Current Month's Electric Charges</b>		<b>\$953.02</b>
<b>Total Current Month's Charges</b>		<b>\$7,482.74</b>

### Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

00000030-0000324-Page 23 of 26



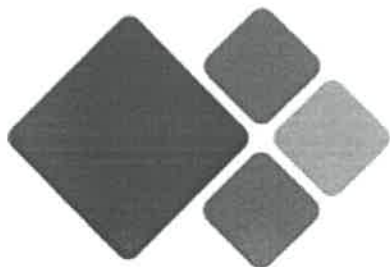




Your total due is: **\$26.89**  
Due by: **Jan 11, 2022**



000174636260000000000001221210000000000000026891



**Charles Parenteau/ Exquisite  
Pressure Washing**

3948 Langdrum Dr Wesley Chapel FL  
33543  
8133122197  
phish77@gmail.com

**INVOICE**

2380

**DATE**

01/19/2022

**DUE**

On Receipt

**BALANCE DUE**

USD \$3,525.00

**BILL TO**

**Merituscop**

Teresa Farlow  
Districtinvoices@merituscop.com

DESCRIPTION	RATE	QTY	AMOUNT
Pressure wash all sidewalks as well as rain gutters along Northwood Palm Dr in the Northwood Community.	\$3,000.00	1	\$3,000.00
Pressure wash playground as well as picnic tables and benches in park. Also pressure wash all benches along Northwood palm Dr. Northwoods community Wesley Chapel.	\$525.00	1	\$525.00

**TOTAL** \$3,525.00

**BALANCE DUE** **USD \$3,525.00**

**Payment Instructions**

**BY CHECK**

Charles Parenteau

57800-4640  
OR

**DOG WASTE DEPOT**  
**12316 World Trade Drive #102**  
**San Diego, CA 92128**  
**TEL:800-678-1612**  
**FAX:800-583-2169**  
**www.DogWasteDepot.com**

**INVOICE**

Date	Invoice #
1/5/2022	457433

Bill To
Northwood CDD Accounts Payable 2005 Pan Am Circle, Ste 120 Tampa, FL 33607

Ship To
Northwood CDD Office 2005 Pan Am Circle, Ste 120 Tampa, FL 33607

PLEASE MAKE ALL CHECKS PAYABLE TO "Dog Waste Depot"

ORDER NUMBER		Terms	Rep	Ship Date	Via	PO NUMBER
BDWD-153863		Net 30	DWD	1/5/2022	FEDEX	
Quantity	Item Code	Description			Price Each	Amount
1	DEPOT-002	DEPOT CAN LINERS CASE 200			69.59	69.59
	Tariff Mitigation ...	Tariff Mitigation Allowance Fee 8.9%			8.90%	6.19
		FedEx Package 1 Tracking #: 288404538453				
		Out of State No Sales Tax			0.00%	0.00
		<p><i>\$3900 4605</i></p>				
		REMIT TO ADDRESS: Dog Waste Depot 12316 World Trade Drive #102 San Diego, CA 92128				
FED ID# 27-4523962				<b>Total</b>		\$75.78
				<b>Balance Due</b>		\$75.78

# HDTV

## installers.com

License#: ES12001423

## INVOICE

Direct Point Installations,  
Inc.

HDTVinstallers.com  
sales@hdtvinstallers.com

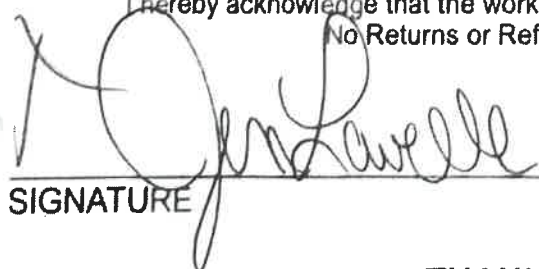
**813-495-4600**

DATE: 12-16-21	TECH:	TIME FRAME:
----------------	-------	-------------

NAME:	North Woods Club
ADDRESS:	27245 Big Spr. Dr.
PHONE:	

DESCRIPTION OF SERVICES	TOTAL
hp Desk Jet	200
57200 4623 hr	TOTAL

I hereby acknowledge that the work performed of services listed above was acceptable and completed.  
No Returns or Refunds on Service, Labor, Merchandise or Deposits.

  
SIGNATURE

12-16-21  
DATE

**THANK YOU FOR YOUR BUSINESS!**

Himes Electrical Service, Inc.

P. O. Box 516  
Lutz, Florida 33548

# Invoice

Date	Invoice
12/27/2021	22502

<b>Bill To</b>
Northwood Community CDD Meritus Associations 2005 Pan Am Circle, Ste 120 Tampa, FL 33607

<b>Ship To</b>

Work Order	Purchase Order	Terms	Due Date	Rep
11488		Net 30	1/26/2022	JKH

Quantity	Description	Rate	Amount
1	Service Call 12/20	45.00	45.00
1	Electrician	75.00	75.00
1	Materials - 20-amp GFI	35.81	35.81
1	Materials - 1G in use cover	16.76	16.76
	Troubleshoot couple receptacles not working. Replaced GFI and in use cover at club house. All working.		

Thank you for your business.

**Total** \$172.57

**Payments/Credits** \$0.00

**Balance Due** \$172.57

54100 4310  
CA

Phone #	Fax #
813-909-1927	813-909-9776



Himes Electrical Service, Inc.

P. O. Box 516  
Lutz, Florida 33548

# Invoice

Date	Invoice
12/28/2021	22506

<b>Bill To</b>
Northwood Community CDD Meritus Associations 2005 Pan Am Circle, Ste 120 Tampa, FL 33607

<b>Ship To</b>

Work Order	Purchase Order	Terms	Due Date	Rep
11496		Net 30	1/27/2022	JKH

Quantity	Description	Rate	Amount
1	Service Call 12/27	45.00	45.00
1	Electrician	75.00	75.00
	Removed 6 wall fixtures at entrance to be painted.		
	All work is complete.		

Thank you for your business.

**Total** \$120.00

**Payments/Credits** \$0.00

**Balance Due** \$120.00

53400-4310  
GR

Phone #	Fax #
813-909-1927	813-909-9776

Himes Electrical Service, Inc.

P. O. Box 516  
Lutz, Florida 33548

# Invoice

Date	Invoice
1/4/2022	22510

Bill To
Northwood Community CDD Meritus Associations 2005 Pan Am Circle, Ste 120 Tampa, FL 33607

Ship To

Work Order	Purchase Order	Terms	Due Date	Rep
11498		Net 30	2/3/2022	JKH

Quantity	Description	Rate	Amount
1	Service Call 12/30	45.00	45.00
1	Electrician	75.00	75.00
	Reinstalled 6 wall fixtures at entrance that were painted.		
	All work is complete.		

Thank you for your business.	<b>Total</b>	\$120.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$120.00

Phone #	Fax #
813-909-1927	813-909-9776

53900.4310  
602

Himes Electrical Service, Inc.

P. O. Box 516  
Lutz, Florida 33548

# Invoice

Date	Invoice
1/21/2022	22540

Bill To
Northwood Community CDD Meritus Associations 2005 Pan Am Circle, Ste 120 Tampa, FL 33607

Ship To

Work Order	Purchase Order	Terms	Due Date	Rep
11513		Net 30	2/20/2022	JKH

Quantity	Description	Rate	Amount
1	Service Call 1/6, 1/10	45.00	45.00
1.5	Electrician	85.00	127.50
2	Materials - 20-amp GFI breaker	68.85	137.70
	Troubleshoot fountain breaker tripping. Replaced GFI breaker at both fountains.  All work is complete.		
572.00 4617 UR			

Thank you for your business.

**Total** \$310.20

**Payments/Credits** \$0.00

**Balance Due** \$310.20

Phone #	Fax #
813-909-1927	813-909-9776



Purchase  
Order NumberInvoice  
DateInvoice  
NumberInvoice  
AmountPayment  
Due Date

12/23/21

36776875

\$546.00

Upon Receipt

**Nature Of Service: Time & Material Service****Current Charges:**

12/23/21

Job Number: 24070634

Labor

Amount: \$546.00

Tax: \$0.00

\$546.00

Service Call for 88070634

PO Number:

Requested By: JENNIFER LAVELLE

Authorized By:

Comments:

,NW/T=N,Maint=N,TISEI=N,CA; Repaired RS232 comm wiring for  
Kantech Controller to PC. Verbally closed with JenLavelle.**Customer Number:**

01300 117465103

**Business/Account Name:**

NORTHWOOD COMMUNITY

**Service Address:**27248 Big Sur Dr  
Wesley Chapel, FL 33544-6656**For Questions:** 1.800.289.2647**Comment Legend**NW/T=Y/N (Is the issue a result of normal wear and tear)  
MAINT=Y/N (Does the account have a maintenance plan)  
TISEI=Y/N (Is the issue a Johnson Controls Security  
Solutions equipment issue)  
BA/FA/CA/CCTV (What system type was serviced)**Total Balance Due:****\$546.00****Did you know... Failure to include your invoice could cause a delay  
in processing your payment.****Don't Forget to Include the Following With Your Payment:**  
**Customer Number**  
**Invoice Number****It's fast and even more  
important - it's easy! You can  
save time and money  
paying your bill. Please see  
the back of your invoice to see  
how you can setup your  
account for automatic  
payments using your bank  
account!**Visit [www.TycoIS.com](http://www.TycoIS.com) for up-to-date  
security services information for your  
business.**To pay this invoice and/or future  
recurring invoice by credit card,  
follow the instructions on the  
back of this invoice.****Note any credit(s) and payment(s) open on your account may be applied  
to a non-disputed past due balance.****Late Fee Policy:** A late fee of 1.5% (or highest rate permitted by law, if  
less) per month will be assessed on the unpaid Total Balance Due when  
more than 30 days past due.**TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL**

Page 1 of 2

97

1oz BRE

Johnson Controls Security Solutions  
10405 Crosspoint Blvd.  
Indianapolis, IN 462567502 6000 NO RP 24 12242021 YNNNNNNN 0000144 S1 T1  
160 1 SP 0.530#BWNKFYG  
#301564711003107#  
NORTHWOOD COMMUNITY  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008**Invoice Number:** 36776875  
**Invoice Date:** 12/23/21  
**Customer Number:** 01300 117465103  
**Due Date:** Upon ReceiptPlease Pay  
This Amount**\$546.00**Amount  
Enclosed: \$

MAIL PAYMENT TO

Payment Coupon Please detach and enclose this coupon with your payment. Do not  
send cash. Please write your customer number on your check or  
money order and make payable to: **Johnson Controls Security Solutions**☐ If you want to pay by credit card or make any changes to your billing or  
service account information, please check here and enter the new  
information on the back of this invoice.Johnson Controls Security Solutions  
P.O. Box 371967  
Pittsburgh, PA 15250-7967

Purchase  
Order NumberInvoice  
DateInvoice  
NumberInvoice  
AmountPayment  
Due DateJohnson  
Controls

01/08/22

36849278

\$480.59

02/01/22

**Nature Of Service: Quarterly Billing****Current Charges:**

02/01/22 - 04/30/22

Recurring Service

Amount: \$480.59

Tax: \$0.00

\$480.59

**Customer Number:**

01300 117465103

**Business/Account Name:**

NORTHWOOD COMMUNITY

**Service Address:**27248 Big Sur Dr  
Wesley Chapel, FL 33544-6656**Total Balance Due:****\$480.59**

THANK YOU FOR USING OUR AUTOPAY OPTION.

**Did you know... Failure to include your invoice could cause a delay  
in processing your payment.****Don't Forget to Include the Following With Your Payment:**  
Customer Number  
Invoice NumberNote any credit(s) and payment(s) open on your account may be applied  
to a non-disputed past due balance.

For Questions: 1.800.289.2647

**It's fast and even more  
important - it's easy! You can  
save time and money  
paying your bill. Please see  
the back of your invoice to see  
how you can setup your  
account for automatic  
payments using your bank  
account!**Visit [www.TycoIS.com](http://www.TycoIS.com) for up-to-date  
security services information for your  
business.To pay this invoice and/or future  
recurring invoice by credit card,  
follow the instructions on the  
back of this invoice.57260 4964  
late**CHARGED TO YOUR BANK ACCOUNT****TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL**

Page 1 of 2

102

97

Johnson Controls Security Solutions  
10405 Crosspoint Blvd.  
Indianapolis, IN 462567502 6000 NO RP 09 01092022 NNNNNNNN 0001270 S1 T4  
1593 1 MB 0.482#BWNKFYG  
#301564711003107#  
NORTHWOOD COMMUNITY  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008**Invoice Number:** 36849278  
**Invoice Date:** 01/08/22  
**Customer Number:** 01300 117465103  
**Due Date:** 02/01/22Please Pay  
This Amount

\$480.59

Amount  
Enclosed: \$

MAIL PAYMENT TO

Payment Coupon Please detach and enclose this coupon with your payment. Do not  
send cash. Please write your customer number on your check or  
money order and make payable to: **Johnson Controls Security Solutions**☐ If you want to pay by credit card or make any changes to your billing or  
service account information, please check here and enter the new  
information on the back of this invoice.Johnson Controls Security Solutions  
P.O. Box 371967  
Pittsburgh, PA 15250-7967

001174651030003684927800201220000480590000480592

134





# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
12/31/2021	165203

Bill To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information

Estimate #
74435

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Install glue to round abouts in rock beds X 2 All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Rock Glue	1	300.00	300.00
Labor	1	150.00	150.00
<p style="text-align: center;">\$3900.405 CA</p>			
Total			\$450.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	1/30/2022	Balance Due
			\$0.00
			\$450.00



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
1/6/2022	165252

Bill To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information

Estimate #
75255

Work Order #

PO / PA #

Description	Qty	Rate	Amount
# 1- Pine Tree Flush Cut All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Tree removal (flush)	1	350.00	350.00
<p>53900 - 4605 G2</p>			
Total			\$350.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	2/5/2022	Balance Due
			\$0.00
			\$350.00



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
1/7/2022	165290

Bill To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information

Estimate #
74314

Work Order #

PO / PA #
92970

Description	Qty	Rate	Amount
Seasonal Mulching All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Seasonal mulching 185 CY	185	39.00	7,215.00
		Total	\$7,215.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	2/6/2022	Balance Due
			\$0.00
			\$7,215.00

53960 - 4604  
CR



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
1/18/2022	165361

Bill To:
Northwood CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information

Estimate #
75256

Work Order #

PO / PA #

Description	Qty	Rate	Amount
# 2-8 Pine Trees Flush Cut All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Tree removal (flush)	8	400.00	3,200.00
<p>53966 4605 Lre</p>			
Total			\$3,200.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	2/17/2022	Balance Due
			\$0.00
			\$3,200.00

## DISTRICT CHECK REQUEST FORM

**Today's Date**      1/10/22

**District Name**      Northwood CDD

**Check Amount**      \$797.95

**Payable:**              Man Cave Warehouse

**Mailing Address**    I'll deliver the check.

**Check Description** Accessories for the pool table

**.Special Instructions**

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

**Approved Signature**

DM	_____	GR	_____
Fund	_____	-	_____
G/L	_____		_____
Object Cd	_____		_____
CK #	_____	Date	1/10/22
_____			





Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

INVOICE

INVOICE NO.: 11235  
DATE: 12/29/2021  
DUE DATE: 12/29/2021

**BILLING ADDRESS**  
Northwood CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Reimbursement Kantech	266.32	266.32
1	Reimbursement Battery for Pool	253.23	253.23
SUBTOTAL			519.55
NEW CHARGES			
TOTAL			519.55



Final Details for Order #113-3503404-4937030

**Paid By:** Meritus Corp  
**Placed By:** Eric  
**Order Placed:** December 8, 2021  
**Amazon.com order number:** 113-3503404-4937030  
**Order Total:** \$266.32

Shipped on December 10, 2021	
<b>Items Ordered</b>	<b>Price</b>
1 of: Kantech P20DYE ioProx Thin Credit Card Size Proximity Cards (50 Pack) Sold by: ProShop Deals ( <a href="#">seller profile</a> ) Condition: New	\$248.90
<b>Shipping Address:</b> Jen Lavelle 27248 BIG SUR DR WESLEY CHAPEL, FL 33544-6656 United States	Item(s) Subtotal: \$248.90 Shipping & Handling: \$0.00 ----- Total before tax: \$248.90 Sales Tax: \$17.42 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$266.32</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2379	Item(s) Subtotal: \$248.90 Shipping & Handling: \$0.00 ----- Total before tax: \$248.90 <b>Estimated Tax:</b> \$17.42 ----- <b>Grand Total: \$266.32</b>
<b>Credit Card transactions</b>	Visa ending in 2379: December 10, 2021: \$266.32

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

## Eric Davidson

**From:** Pool Supply Unlimited <sales@poolsupplyunlimited.com>  
**Sent:** Wednesday, December 08, 2021 4:04 PM  
**To:** Eric Davidson  
**Subject:** Your Order with PoolSupplyUnlimited.com



To make sure you continue to receive our e-mails in your inbox (not sent to bulk or junk folders), please add sales@poolsupplyunlimited.com to your address book.

## Order Confirmation

Hello Jen Lavelle,

Thank you again for shopping at Pool Supply Unlimited. We hope you enjoy your new purchase! Your order number is **03896958**. Please see your order confirmation below:

### Order Summary

Order Date: 12/08/2021  
Order Number: 03896958

Shipping Carrier: UPS Ground

Shipping Address:  
Northwood CDD  
Jen Lavelle  
27248 BIG SUR DR  
WESLEY CHAPEL, FL 33544-6656

### Items In This Order

Item #	Description	Price	Qty	Total
139862	SR Smith New Style Battery for multilift, PAL, Splash!, & aXs Pool Lifts   1001495	\$209.00	1	\$209.00

SubTotal: \$209.00

Register for our [Loyalty Points program](#) to earn points and discounts on future purchases!

Shipping: \$29.60

Tax: \$14.63

Total: **\$253.23**

If you have questions, please call us at (888) 836-6025.

Sincerely,

Pool Supply Unlimited Customer Service  
[poolsupplyunlimited.com](http://poolsupplyunlimited.com)



**OLM, Inc.**  
975 Cobb Place Blvd., Ste 304  
Kennesaw, GA 30144  
770 420-0900  
mlimbaugh@olminc.com  
www.olminc.com

**BILL TO**  
NORTHWOOD CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE 38897**

**DATE** 01/10/2022 **TERMS** Net 30

**DUE DATE** 02/09/2022

DATE	ACTIVITY	DESCRIPTION	AMOUNT
01/05/2022	Inspection	monthly landscape maintenance inspection conducted at Northwood CDD by Paul Woods	390.00

Please include invoice number on your check.

**TOTAL DUE \$390.00**

Received  
JAN 18 2022

53900 - 4630  
CWR

# Final Invoice for Northwood CDD

INCLUDE WITH PAYMENT INV#  
I-11/23/2021-06627  
INVOICE CREATED#  
11/23/2021 2:10:00 PM  
PRINTED DATE#  
Thursday, December 30, 2021

Pasco Sheriff's Office  
ATTN: Secondary Employment Office Administrator  
Address: 8700 Citizen Drive  
City/State/Zip: New Port Richey, FL 34654

Northwood CDD  
Attn: Teresa Farlow  
2005 Pan AM Circle Drive, Suite 120  
Tampa, Florida 33607

## Preliminary Invoice Totals Details

Preliminary Invoice Totals Details	Amount(\$)
Invoice Employee Total:	\$1,800.00
Invoice Equipment Total:	\$0.00
Invoice Total:	\$1,800.00

Payments Received as of this Date If REFUND, the Payment Date reflects date refund initiated.

Check Number	Payment Date	Payment Amount(\$)
NO Payments Received as of this Date		

## Final Invoice Total Based on Actual Services Rendered:

Final Invoice totals for:	Amount(\$)
Employee Total:	\$1,260.00
Equipment Total:	\$0.00
Invoice Total:	\$1,260.00

Services Rendered Detail, when NC exists in the employee hours,  
that employee has NOT CLOSED their assignment; once closed may result in Invoice Adjustment later.  
An Employee Name showing as Placeholder - Unfilled, Block Shift - A indicates assignment went unfilled.

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	EMP Fees
12/1/2021	PAREJA-RODRIGUEZ, KEVIN - 6104	Northwood CDD	22:00	4	\$45.00	\$180.00
12/6/2021	ROBERTS, LARRY - 5830	Northwood CDD	03:00	4	\$45.00	\$180.00
12/9/2021	HEMMINGS, DWIGHT - 6803	Northwood CDD	23:00	4	\$45.00	\$180.00
12/12/2021	GIRAN, ADAM - 6665	Northwood CDD	23:00	4	\$45.00	\$180.00
12/15/2021	ROBERTS, LARRY - 5830	Northwood CDD	03:00	4	\$45.00	\$180.00
12/21/2021	PAREJA-RODRIGUEZ, KEVIN - 6104	Northwood CDD	22:00	4	\$45.00	\$180.00
12/29/2021	ROBERTS, LARRY - 5830	Northwood CDD	03:00	4	\$45.00	\$180.00
					Invoice Employee Total:	\$1,260.00
					Equipment Total:	\$0.00
					Invoice Total:	\$1,260.00

## Questions regarding Invoice charges please contact:

Contact: Pasco Sheriff's Office  
Telephone: 727-844-7795  
Email: [PascoCountySheriffsOffice@ServiceRequests.us](mailto:PascoCountySheriffsOffice@ServiceRequests.us)

## Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office  
Telephone: 727-844-7795  
Email: [PascoCountySheriffsOfficeFiscal@ServiceRequests.us](mailto:PascoCountySheriffsOfficeFiscal@ServiceRequests.us)

Make Checks Payable TO:  
Pasco Sheriff's Office

INV. #: I-11/23/2021-06627  
(Please include Inv.# in check comment)  
Thursday, December 30, 2021  
Invoice Total: \$1,260.00  
Invoice For: Northwood CDD  
Payment Terms: Due on Receipt

Precision Furniture

1601 N 50TH ST  
Tampa, FL. 33619

# Invoice - EJP

Date	Invoice #
12/3/2021	706A

<b>Bill To</b>
Northwood of Pasco <i>CDD</i> 27248 Big Sur Dr Wesley Chapel, Florida 33544

<b>Ship To</b>
Northwood of Pasco 27248 Big Sur Dr Wesley Chapel, Florida 33544

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		12/3/2021			
Quantity	Item Code	Description			Price Each	Amount
1	Labor	Remove and Dispose of furniture Sales Tax			100.00 7.50%	100.00 0.00
57200.4624 CD						
Please remit to above address.					Total	\$100.00

57200.4624  
*CDD*



## DISTRICT CHECK REQUEST FORM

**Today's Date** 1/6/22

**District Name** Northwood CDD

**Check Amount** \$5163.80

**Payable:** Rooms To Go

**Mailing Address**

**Check Description** Clubhouse Furniture

**.Special Instructions**

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

**Approved Signature**

DM	_____	GR	_____
Fund	-		
G/L			
Object Cd			
CK #	_____	Date	<u>1/6/22</u>

*57200 4623*

## District Invoices

**From:** Gene Roberts  
**Sent:** Thursday, January 06, 2022 3:10 PM  
**To:** District Invoices  
**Subject:** FW: Rooms To Go  
**Attachments:** CDD Check Request.doc

Teresa- I'll deliver the check.

**From:** Jen Lavelle <northwood.manager@outlook.com>  
**Sent:** Wednesday, January 5, 2022 5:47 PM  
**To:** Gene Roberts <gene.roberts@merituscorp.com>  
**Subject:** Fwd: Rooms To Go

Here is the invoice! When the check is ready I will bring it over there and drop it off if you can bring it to me

Get [Outlook for Android](#)

**From:** noreply@roomstogo.com <noreply@roomstogo.com>  
**Sent:** Wednesday, January 5, 2022 5:46:18 PM  
**Subject:** Rooms To Go

Cart No: FL008070761

Customer Information				Information				
NORTHWOOD NORTHWOOD OF PASCO CDD 813/995-1191				DAN HELTON 01/04/22 11:11am				
Sku	Vendor	Description	Color	Finish	B/W Price	Qty	Unit Price	Ext. Price
18551730	SOMO	TRIPLE PWR RECLINER	NAVY			1	\$1,199.99	\$1,199.99
43980160	LUMS	COUNTER STOOL	GRAY	WALNUT		4	\$169.99	\$679.96
99006162	AHED	ELSY 1	BLUE			1	\$199.99	\$199.99
99006124	AHED	ELSY 2	BLUE			1	\$199.99	\$199.99
98953384	EMTC	MATRIX JAR	CREAM			1	\$191.99	\$191.99
26066844	ACFU	CHARLA BENCH IN BLUE& OAK	SPA			1	\$179.99	\$179.99
2300126P		Your Room Includes				1	\$149.99	\$149.99
23001263	SMRR	END TABLE BASE	BROWN	DARK WOOD		1		
23060281	STRO	26"ROUND END TABLE GLASS	TRANSPARENT			1		
90217110	LUXL	FLOOR LAMP	SILVER			1	\$139.99	\$139.99
2210126P		Your Room Includes				1	\$229.99	\$229.99
22101264	SMRR	COCKTAIL TABLE BASE	BROWN	DARK WOOD		1		
22060280	STRO	OVAL COCKTAIL TABLE GLASS	TRANSPARENT			1		
4351448P		Your Room Includes				1	\$290.00	\$290.00
43014480	AXEL	CNTR HGTBASE	ESPRESSO			1		
42202488	STRO	48"RND 3/8GLS W/BEV	TRANSPARENT			1		

26234702	CCIM	FOUR DOOR MEDIA CREDENZA	WHITE	1	\$1,088.00	\$1,088.00
99020516	MAJS	CLERISA WALL MIRROR	WHITE	1	\$239.99	\$239.99
98905395	EMTC	MATRIX JAR	CREAM	1	\$263.99	\$263.99
99801017	MISC	DECORATOR CLUB 3YR		1	\$59.95	\$59.95
					Sales Total:	\$5,113.81
					Delivery Total:	\$49.99
					Subtotal:	\$5,163.80
					Tax:	\$0.00
					<b>Total:</b>	<b>\$5,163.80</b>

This cart will expire on 01/06/22

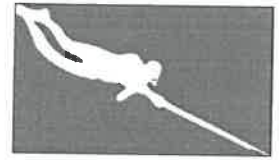
**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Northwood CDD

Meritus

2005 Pan Am Circle, Suite

120

Tampa , FL 33607

**INVOICE # 5085****DATE 12/20/2021****DUE DATE 12/20/2021****TERMS Due on receipt**

ACTIVITY	QTY	RATE	AMOUNT
<b>Machine Time</b> Order new non traffic gate drain, 36x53, Pickup material from vendor, load material, transport to requested location, unload and replace item. Dispose of old grate. Behind 1242 OceanReef. Material Cost total: \$625.00 Labor/Transport: \$175.00	1	800.00	800.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved

**BALANCE DUE****\$800.00**

53900-4606  
CA



# INVOICE

Page 1 of 1

Invoice Number 1874693  
Invoice Date January 6, 2022  
Purchase Order 215600254  
Customer Number 83333  
Project Number 215600254

## Bill To

Northwood CDD  
Accounts Payable  
c/o Meritus Districts  
2005 Pan Am Circle  
Suite 300  
Tampa FL 33607  
United States

## Please Remit To

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

## Project 05312-CDD-002 - Northwood CDD

Project Manager  
Current Invoice Total (USD)

Stewart, Tonja L  
1,823.00

For Period Ending

December 24, 2021

Follow up regarding easement encroachment court case

Top Task 2022 2022 FY General Consulting

## Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	0.50	131.00	65.50
Stewart, Tonja L	9.25	190.00	1,757.50
<b>Subtotal Professional Services</b>	<b>9.75</b>		<b>1,823.00</b>

Top Task Subtotal 2022 FY General Consulting 1,823.00

**Total Fees & Disbursements**

1,823.00

**INVOICE TOTAL (USD)**

**1,823.00**

## Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

51360 - 3103  
47

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

Date	Invoice #
1/3/2022	7926

Bill To
Northwood CDD 27248 Big Sur Dr Wesley Chapel, FL. 33544

P.O. No.	Terms	Project
Jan 2022	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	850.00	850.00

53900 4617  
667

Thank you for your business.	<b>Total</b>	\$850.00
------------------------------	--------------	----------

Phone #
(727) 271-1395





WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING EAST  
20719 US HIGHWAY 301  
DADE CITY FL 33523-6665  
DISTRICT NO. 6426

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE

6426-029638  
1106478W426  
01/20/22  
Upon Receipt

NORTHWOOD CDD  
C/O DISTRICT MANAGEMENT SERVICES  
2005 PAN AM CIRCLE SUITE 120  
TAMPA FL 33607

FOR ASSISTANCE  
Customer Service  
One Time Payments

(352) 583-4204  
(855) 569-2719

## INVOICE STATEMENT

Date	Description	Amount
	<b>Contract No: 29638</b>	
	<b>Service Location</b>	
	<b>Acct #029638-0001</b>	
	<b>NORTHWOOD CLUBHOUSE</b>	
	<b>27248 BIG SUR DR WESLEY CHAPEL</b>	
01/20/22	BASIC SERVICE CHARGE	
	2/1/2022-2/28/2022	
	1.00 4.00YD	\$ 57.20
	<b>Invoice Total</b>	<b>\$ 57.20</b>
	<b>Account Balance</b>	<b>\$ 57.20</b>

\*\*\*\*To avoid late fees, payment must be posted to your account within 30 days of your invoice date.\*\*\*\*

Bank returned checks will be electronically re-presented to your bank  
and you may be responsible for a resulting processing fee.

Due to increased costs indicated in the CPI, disposal, fuel, insurance, your Basic Service Charge may reflect a rate adjustment on your next invoice.

Given the ongoing challenges resulting from the COVID-19 pandemic and widespread related staffing issues, many of our suppliers are experiencing supply shortages, delays in production, delays in service and delays in delivery. To ensure your timely receipt of bills, consider enrolling on our website, <https://wcicustomer.com> to view and pay your invoices. You can continue to get paper bills or you can also choose to go paperless (receive an email that a new bill is available to view). You can also choose to set up recurring payments so you don't have to worry about paying your bills on time.

Please remit to the address below and return your remit stub with your payment.



WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING EAST  
20719 US HIGHWAY 301  
DADE CITY FL 33523-6665

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE  
PAY THIS AMOUNT

6426-029638  
1106478W426  
01/20/22  
Upon Receipt  
\$57.20

AB 01 001064 25801 B 6 A



NORTHWOOD CDD  
C/O DISTRICT MANAGEMENT SERVICES  
2005 PAN AM CIRCLE SUITE 120  
TAMPA FL 33607-2529

WRITE IN  
AMOUNT  
PAID

\$



TO CHANGE ADDRESS

Check here and complete the information on the reverse side.

MAIL PAYMENT TO:  
WASTE CONNECTIONS OF FLORIDA  
PO BOX 535233  
PITTSBURGH PA 15253-5233



6426 00000000000000000000X0296389 000000057200000000000001106478 153

001064 1/1





WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING  
6800 OSTEEN ROAD  
NEW PORT RICHEY FL 34653-3667  
DISTRICT NO. 6425

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE

6425-031158  
5867415W425  
01/20/22  
Upon Receipt

NORTHWOOD CDD C/O DISTRICT MANAGEMENT SE  
2005 PAN AM CIR SUITE # 300  
TAMPA FL 33607

FOR ASSISTANCE  
Customer Service  
Fax  
One Time Payments

(727) 847-9100  
(727) 841-8539  
(855) 569-2719

## INVOICE STATEMENT

Date	Description	Amount
	<b>Contract No: 00265443</b>	
	<b>Service Location</b>	
	<b>Acct #031158-0001</b>	
	<b>NORTHWOOD CDD</b>	
	<b>27248 BIG SPUR DR WESLEY CHAPEL,</b>	
01/20/22	BASIC SERVICE CHARGE	2.00 0.45YD \$ 19,778.00
	1/1/2022-2/28/2022	
01/20/22	638 HOMES @ \$15.00 PER HOUSE	-1.00 0.45YD \$ -9,570.00
	1/1/2022-1/31/2022	
	<b>Invoice Total</b>	<b>\$ 10,208.00</b>
	<b>Account Balance</b>	<b>\$ 10,208.00</b>

\*\*\*\*To avoid late fees, payment must be posted to your account within 30 days of your invoice date.\*\*\*\*  
Bank returned checks will be electronically re-presented to your bank  
and you may be responsible for a resulting processing fee.

Due to increased costs indicated in the CPI, disposal, fuel, insurance, your Basic Service Charge may reflect a rate adjustment on your next invoice.

Please remit to the address below and return your remit stub with your payment.

Received  
JAN 24 2022



WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING  
6800 OSTEEN ROAD  
NEW PORT RICHEY FL 34653-3667

AB 01 001067 25801 B 6 A



NORTHWOOD CDD C/O DISTRICT MANAGEMENT SE  
2005 PAN AM CIR SUITE # 300  
TAMPA FL 33607-6008

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE  
**PAY THIS AMOUNT**

6425-031158  
5867415W425  
01/20/22  
Upon Receipt  
**\$10,208.00**

WRITE IN  
AMOUNT  
PAID

\$



TO CHANGE ADDRESS

Check here and complete the information on the reverse side.

**MAIL PAYMENT TO:**  
WASTE CONNECTIONS OF FLORIDA  
PO BOX 535233  
PITTSBURGH PA 15253-5233



6425 00000000000000000000X0311585 000010208000000000000005867415 2



# Invoice

INVOICE #: 104 (REVISED)  
INVOICE DATE: 12.01.2021  
DELIVERY DATE: 12.05.2021

**Bill To: Jen Lavelle**

**Ship To: Clubhouse**

PAST DUE

Quantity	Item	Description	Dis- count	Unit Price	After disc.	Total
1	7.5 ft fully decorated Christmas tree					\$200.00
	Garland around window					
	Garland around door entry					125.00
	Assorted holiday décor thru out hall					
	Rental					150.00
	Tablecloth has been removed due to signage					
	On pool table not to place anything on top					
	Set up and take down					125.00

-Damage deposit will be refunded 5 days after inspection of linen. A full cost replacement including shipping will be deducted from any damaged item. See attached price list.

- Linen to be folded and placed back in their appropriate bins
- Soiled linen is are be placed in laundry bag provided
- Linen is to be retuned 2 days following date of event.
- Centerpieces are to be placed back in their storage bins.
- 20% charge of total bill for set-up or removal of "For His Glory Events" rentals at your location.

Customer Signature \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

53960-4310  
CR

Diana Davila-Valentin  
For His Glory Events  
2541 N Dale Mabry Hwy 255  
Tampa, FL 33607  
forhisgloryevents@yahoo.com

Phone: 813-476-3296  
Fax: 813-933-1046

Precizion Furniture

1601 N 50TH ST  
Tampa, FL. 33619

# Invoice

Date	Invoice #
12/31/2021	708A

Bill To
Northwood of Pasco 27248 Big Sur Dr Wesley Chapel, Florida 33544

Description	Amount
Purple Conference Chair	75.00T
No Sales Tax	0.00
57200 4623 40	
<b>Total</b>	
\$75.00	

# Northwood Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2022



Meritus Districts  
2005 Pan Am Cir ~ Suite 300 ~ Tampa, FL 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**Northwood Community Development District**

Balance Sheet  
As of 1/31/2022  
(In Whole Numbers)

	General Fund	General Fixed Assets Account Group	Total
<hr/>			
Assets			
Cash-Operating Account	534,742	0	534,742
Cash-Reserve Account	191,400	0	191,400
Cash - Bond Surplus Funds	165,848	0	165,848
Cash-SBA	262,592	0	262,592
Accounts Receivable-Other	0	0	0
Prepaid Misc. Items	0	0	0
Prepaid Employment Insurance Policy	0	0	0
Prepaid Directors & Officers	0	0	0
Prepaid General Liability	0	0	0
Prepaid Crime Policy	0	0	0
Prepaid Property Insurance	0	0	0
Deposits - Electric	1,900	0	1,900
Buildings	0	341,662	341,662
Improvements Other Than Buildings	0	7,679,714	7,679,714
Furniture, Fixtures & Equipment	0	59,796	59,796
Cost of Issuance	0	204,770	204,770
Construction Work In Progress	0	97,851	97,851
Other	0	0	0
Total Assets	<u>1,156,482</u>	<u>8,383,792</u>	<u>9,540,274</u>
Liabilities			
Accounts Payable	35,606	0	35,606
Accounts Payable - Other	0	0	0
Suntrust Credit Card Payable	0	0	0
Home Depot Credit Card Payable	(378)	0	(378)
Due To Debt Service Fund	0	0	0
Accrued Expenses Payable	0	0	0
Sales Tax Payable	0	0	0
Federal Income Tax Payable	0	0	0
Refundable Deposits	(480)	0	(480)
Other	0	0	0
Total Liabilities	<u>34,749</u>	<u>0</u>	<u>34,749</u>
Fund Equity & Other Credits			
Contributed Capital			
Fund Balance-All Other Reserves	0	0	0
Fund Balance-Unreserved	794,571	0	794,571
Investment In General Fixed Assets	0	8,383,792	8,383,792
Other	327,163	0	327,163
Total Fund Equity & Other Credits	<u>1,121,733</u>	<u>8,383,792</u>	<u>9,505,525</u>
Contributed Capital			
<hr/>			
Total Liabilities & Fund Equity	<u>1,156,482</u>	<u>8,383,792</u>	<u>9,540,274</u>



# Northwood Community Development District

## Statement of Revenues and Expenditures

General Fund - 001  
From 10/1/2021 Through 1/31/2022  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	630,000	588,688	(41,313)	(7)%
Interest Earnings				
Interest Earnings	750	0	(750)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	(1)	(1)	0 %
Clubhouse Rentals	3,000	3,097	97	3 %
Total Revenues	633,750	591,784	(41,966)	(7)%
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	4,000	9,000	69 %
Financial & Administrative				
District Manager	57,500	19,167	38,333	67 %
District Engineer	2,500	2,488	12	0 %
Auditing Services	7,200	0	7,200	100 %
Postage, Phone, Faxes, Copies	2,500	454	2,046	82 %
Insurance - Public Officials	2,840	2,673	167	6 %
Legal Advertising	1,500	184	1,316	88 %
Bank Fees	100	0	100	100 %
Dues, Licenses & Fees	175	987	(812)	(464)%
Office Supplies	100	0	100	100 %
Website Administration	1,200	400	800	67 %
ADA Website Compliance	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	5,000	3,822	1,179	24 %
Electric Utility Services				
Electric Utility Services	68,000	18,780	49,220	72 %
Garbage/Solid Waste Control Services				
Garbage Collection	90,000	30,778	59,222	66 %
Water-Sewer Combination Services				
Water Utility Services	3,500	881	2,619	75 %
Other Physical Environment				
Field Staff	75,000	19,901	55,099	73 %
Insurance - Property & Casualty	7,544	7,096	448	6 %
Insurance - General Liability	3,552	3,342	210	6 %
Insurance - Crime	289	272	17	6 %
Landscape Maintenance - Contract	85,000	31,084	53,916	63 %
Landscape Maintenance - Other	15,000	4,376	10,624	71 %
Lake Repairs & Maintenance	16,500	3,460	13,040	79 %
Plant Replacement Program	10,000	5,699	4,301	43 %
Irrigation Maintenance	2,500	2,422	78	3 %
Asset Repairs & Maintenance	2,000	0	2,000	100 %
Landscape Maintenance-Consultants	4,680	1,560	3,120	67 %
Road & Street Facilities				
Decorative Light Maintenance	10,000	13,092	(3,092)	(31)%
Pavement/Signage/Wall Repairs	15,000	120	14,880	99 %
Parks & Recreation				
Security Patrol	15,000	3,296	11,704	78 %
Pool Repairs & Maintenance	15,000	4,855	10,145	68 %
Clubhouse Supplies	1,000	16,728	(15,728)	(1,573)%
Clubhouse Maintenance	3,500	1,674	1,826	52 %

# Northwood Community Development District

## Statement of Revenues and Expenditures

General Fund - 001  
From 10/1/2021 Through 1/31/2022  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Park Facility Maintenance	1,000	75	925	92 %
Special Events	2,000	0	2,000	100 %
Security System	3,000	4,621	(1,621)	(54)%
Facility Telephone and Internet Service	2,500	1,120	1,380	55 %
Pool Furniture	5,000	0	5,000	100 %
Other Expenses				
Community Enhancement Projects	17,970	31,356	(13,386)	(74)%
Reserves				
Undesignated Reserves	63,800	22,761	41,039	64 %
Total Expenditures	633,750	264,622	369,128	58 %
Subtotal: Rev Over / (Under) Exp	0	327,163	327,163	0 %
Subtotal (OFS): Rev Over / (Under) Exp	0	0	0	0 %
Total: Revenues Over / Under Expenditures	0	327,163	327,163	0 %
Fund Balance, Beginning of Period	0	794,571	794,571	0 %
Fund Balance, End of Period	0	1,121,733	1,121,733	0 %

# Northwood Community Development District

## Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	8,383,792	8,383,792	0 %
Fund Balance, End of Period	<u>0</u>	<u>8,383,792</u>	<u>8,383,792</u>	<u>0 %</u>

Northwood Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Bank Balance	538,462.90
Less Outstanding Checks/Vouchers	3,720.72
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	534,742.18
Balance Per Books	<u>534,742.18</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Northwood Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5697	4/1/2021	System Generated Check/Voucher	1,200.00	Sport Surfaces
5709	4/15/2021	System Generated Check/Voucher	200.00	Mimieaux Kilpatrick
5837	10/19/2021	System Generated Check/Voucher	200.00	Mimieaux Kilpatrick
5915	12/29/2021	System Generated Check/Voucher	75.04	Barbara Cruz
5932	1/20/2022	System Generated Check/Voucher	75.78	Dog Waste Depot
5933	1/20/2022	System Generated Check/Voucher	600.00	For His Glory Events, LLC
5935	1/20/2022	System Generated Check/Voucher	1,369.90	Solitude Lake Management, LLC
Outstanding Checks/Vouchers			3,720.72	

**Northwood Community Development District  
Reconcile Cash Accounts**

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
5886	12/2/2021	System Generated Check/Voucher	284.50	Next Level Trim
5898	12/16/2021	System Generated Check/Voucher	150.00	Austin Kreiter
5902	12/16/2021	System Generated Check/Voucher	400.00	Mimieaux Kilpatrick
5903	12/16/2021	System Generated Check/Voucher	284.50	Next Level Trim
5907	12/22/2021	System Generated Check/Voucher	1,373.13	ADT Security Services
5910	12/22/2021	System Generated Check/Voucher	1,600.00	Himes Electrical Service, Inc.
5913	12/22/2021	System Generated Check/Voucher	390.00	OLM, Inc.
5916	12/29/2021	System Generated Check/Voucher	2,400.00	Home Theater Installation
5917	12/29/2021	System Generated Check/Voucher	229.11	Pasco County Utilities Services
5918	12/29/2021	System Generated Check/Voucher	33.28	Tampa Electric Company
5919	12/29/2021	System Generated Check/Voucher	9,627.20	Waste Connections of Florida
5920	1/6/2022	System Generated Check/Voucher	26.89	ADT Security Services
5921	1/6/2022	System Generated Check/Voucher	412.57	Himes Electrical Service, Inc.
5922	1/6/2022	System Generated Check/Voucher	450.00	Landscape Maintenance Professionals, Inc.
5923	1/6/2022	System Generated Check/Voucher	519.55	Meritus Districts
5924	1/6/2022	System Generated Check/Voucher	1,260.00	Pasco Sheriff's Office
5925	1/6/2022	System Generated Check/Voucher	75.00	Precision Furniture
5926	1/6/2022	System Generated Check/Voucher	800.00	Spearem Enterprises LLC



Northwood Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5927	1/6/2022	System Generated Check/Voucher	850.00	Suncoast Pool Service
5928	1/13/2022	System Generated Check/Voucher	546.00	Johnson Controls Security Solutions
5929	1/13/2022	System Generated Check/Voucher	100.00	Precision Furniture
5930	1/13/2022	System Generated Check/Voucher	5,163.80	Rooms To Go
5931	1/13/2022	System Generated Check/Voucher	797.95	The Man Cave Warehouse
CD316	1/14/2022	NOW PR PE12.26.21_1.08.22	2,598.62	DecisionHR IX
CD317	1/19/2022	Sales Tax Payment December	23.32	Florida Dept. of Revenue
5934	1/20/2022	System Generated Check/Voucher	7,565.00	Landscape Maintenance Professionals, Inc.
5936	1/20/2022	System Generated Check/Voucher	1,823.00	Stantec Consulting Services Inc (SCSI)
CD320	1/21/2022	January Home Depot CC Activity	424.42	Home Depot Credit Services
311000000001 010622	1/25/2022	paid by ACH service 11/19/21 - 12/20/21	7,448.40	Tampa Electric Company
CD318	1/28/2022	NOW PR PE1.09.22_1.22.22	2,809.02	DecisionHR IX
Cleared Checks/Vouchers			50,465.26	

Northwood Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Deposits

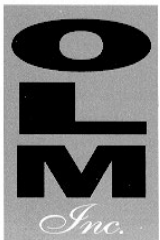
<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR33	1/7/2022	Tax Distribution 1.07.2022	16,291.04	
CR33-1	1/7/2022	Tax Distribution (Bank Interest) 1.07.2022	0.31	
CR31	1/31/2022	Clubhouse Income	<u>1,526.22</u>	
Cleared Deposits			17,817.57	
			<u><u>          </u></u>	

# NORTHWOOD CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		Scalp Bermuda
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-5	NORTHWOOD sign at County Line Road
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		Cont leaf debris
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15	-7	Heavy Saturation along Blvd.
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-1	Replace failed
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		



Date 3.2-22 Score: 90.5 Performance Payment™ 100%

Contractor Signature: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Property Representative Signature: \_\_\_\_\_



## NORTHWOOD CDD

LANDSCAPE INSPECTION

March 2, 2022

ATTENDING:

JEN LAVALLE – NORTHWOOD CDD

BOB TABONE – LMP

ERWING MARTINEZ – LMP

PAUL WOODS– OLM, INC.

**SCORE: 90.5%**

**NEXT INSPECTION  
APRIL 6<sup>TH</sup>, 2022 AT 8:00 AM**

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### CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM

NONE

### CATEGORY II: MAINTENANCE ITEMS

1. Deadhead Snapdragons and monitor irrigation.
2. Reset Petunias that have been popped out of the beds.
3. Continue to monitor recovery of freeze injury. I recommend tip pruning Ixora.
4. **Near the Northwood Palms / Big Sur intersection: Monitor irrigation volumes right of way soils appear heavily saturated.**
5. Clubhouse frontage wall: Lightly stagger prune Thryallis maintaining clearance for irrigation.
6. Preserve entrance at Coral Springs: Prune stubs from Ligustrum Privet and reduce the canopy so it does not obstruct the street lamp. This pruning will result in a somewhat alcove appearance.
7. **Midpoint of the Blvd.: Reduce irrigation and confirm the run times at the minimal effective rates. Saturated soils have resulted in rutting and standing water along the sidewalk.**
8. North frontage berm at The Breakers entrance to Preserve: Drench Indian Hawthorns with systemic fungicides. Also, shear back plants after the bloom cycle to flush new growth with the Indian Hawthorn as the first tier in the Hawthorn, Plumbago, and Philodendron planting.
9. Redistribute bed mulch when displaced from beds.
10. South bound sidewalk near the gatehouse: Rake down ant mounds once insects have been eradicated.
11. Entrance: Tip prune seed pods and weak attachments in Crape Myrtles creating a uniform canopy of 15, 13, and 10 foot branching in an umbrella form.
12. Northwood monument: Control bed weeds.

13. Northwood monument: Reduce the Philodendron Salmo overgrowing the bed line limiting visibility if the signage.
14. Northwood monument: Deadhead Pentas maintaining a low plants so the lettering is visible and remove any non productive Hawaiian Ti.
15. Rejuvenational prune Flax Lilies to approximately 8 to 10 inches.
16. Along the inbound sidewalk: Remove the Philodendron stalks overgrowing the sidewalk maintaining pedestrian clearance.
17. Remove Oak leaves from mulch beds.
18. Carlyle entrance at New Smyrna: Remove Spanish Moss from Ligustrum Privet.
19. Reduce Wax Myrtle overgrowing sidewalks.
20. Southeast corner of the Coral Spring intersection: Replace the mower damage valve box cover.

#### **CALADESI PARK**

21. Remove accumulation of leaves on turf areas and fall zone.
22. Near the entrance: Remove debris in stormwater inlet.

#### **CATEGORY III: IMPROVEMENTS – PRICING**

1. Provide a price to install a sock drain along the east side of the sidewalk to reduce saturation in the area of the depression.

#### **CATEGORY IV: NOTES TO OWNER**

1. The “Must Turn Right” sign near County Line Road intersection is damaged.

#### **CATEGORY V: NOTES TO CONTRACTOR**

NONE

cc: Jen Lavelle [northwood.manager@outlook.com](mailto:northwood.manager@outlook.com)  
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## Northwood CDD

# Manager Report

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- Residents are still enjoying the workout mirror and pool table. Workout Wednesday is gaining popularity and new residents come every week.
- So far, we have one proposal for resurfacing the pool. There is one more company putting a proposal together.
- Hime's Electric installed the ceiling fixture above the pool table.
- As of 3/7, we have 6 clubhouse rentals for the month of March.
- I have sent out the April schedule for extra duty deputies.
- Cesar has been doing a great job and working hard.



- Residents are loving the clubhouse renovations and cannot wait to see what improvements will be next.
- I reached out to two pool furniture companies so far. We should have furniture to discuss by April. Stay tuned!
- American Outdoor Lighting came and set up a lighting sample at the clubhouse. It looked really nice!



- Brook's Plumbing fixed the outdoor bathroom faucet(s)
- The Landscape Committee had their organizational meeting on March 2nd. Next meeting date is April 6th @ 1PM



## Vendor Updates:

- Currently working with Himes electric to solve the meter issue. Also waiting on quotes from Hime's Electric for wiring all along the blvd (or another solution).
- A locksmith is scheduled to come and add a deadbolt to the outdoor ladies restroom. This should be completed by the end of the month.
- Estimate pending to repair the wall in various areas, our caps, fill in cracks, and repair the stucco on our Northwood sign (County Line entrance)
- A digital copy of the master plan designed by Nichols to LMP.