

**NORTHWOOD  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR MEETING  
MAY 09, 2022**

# NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT AGENDA MAY 09, 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 to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Everyone 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 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, May 09, 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 Front Entrance Signage Repair Proposal .....	Tab 01
B. Discussion on Reserve Study Proposal.....	Tab 02
C. Discussion on Pool Tile Installation .....	Tab 03
D. Discussion on Supervisor Rules and Regulations .....	Tab 04
E. Announcement of Qualified Electors .....	Tab 05
F. 2022 Elections Process.....	Tab 06
G. Consideration of Resolution 2022-01; General Elections .....	Tab 07
H. General Matters of the District	

**4. CONSENT AGENDA**

A. Consideration of Minutes of the Regular Meeting April 11, 2022.....	Tab 08
B. Consideration of Operations and Maintenance Expenditures March 2022 .....	Tab 09
C. Review of Financial Statements Month Ending March 31, 2022.....	Tab 10

**5. VENDOR AND STAFF REPORTS**

- A. District Counsel
- B. District Engineer

**6. MANAGEMENT REPORT**

A. Manager's Report.....	Tab 11
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**7. SUPERVISOR REQUESTS AND COMMENTS**

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

**9. ADJOURNMENT**

Sincerely,

Gene Roberts  
District Manager

## CONSTRUCTION SERVICES PROPOSAL

**TO:** Northwood CDD  
c/o Meritus Communities  
2005 Pan Am Circle Drive  
Suite 120  
Tampa, FL 33607

**FROM:** Michelle Rairigh-Meza  
Cornerstone Solutions Group

**DATE:** April 11, 2022

**SUBJECT:** Main Entry Monument Enhancement - Repair Balustrades and Handrails - No Warranty

Cornerstone proposes to furnish all labor, materials, equipment and supervision necessary to provide, as an independent contractor, the following described work:

Item	Description	Unit	Cost
	Furnish material and labor to repair all existing cracks in balustrades and handrails (3 walls). <u>NOTE: If this option is selected, NO warranty will be available due to age, existing condition and undesirable environment for success.</u>	1	\$ 5,750.00
	Touch up paint and stucco patch after construction is complete. Final finish texture will be matched as close as possible to existing texture.	1	INCLUDED
			\$ 5,750.00

### Clarifications:

Price is based on regular working hours (no nights or weekends)

Price is for work listed above. Any other work will be subject to change order.

Price does not include any Hazardous materials testing/removal if any is discovered.

Pricing for Builder's Risk Insurance is excluded.

Pricing for Payment and Performance bond is excluded.

Price excludes directional bores, cutting or patching. Cornerstone assumes all crossings will be provided and marked prior to all work commence.

Price excludes landscape and irrigation allowance can be included if needed upon request.

Price is based on all transformers and handholes to be within 50 feet of electrical services.

## ACCEPTANCE AND AUTHORIZATION TO PROCEED

### 1 Pre-Payment

The Client will make an initial payment of \$0.00 30 days prior to service commencement in order to release materials. This pre-payment shall be held by Cornerstone Solutions Group, Inc. and applied to the final invoice for the project services.

### 2 Payment Schedule

2.1 When professional services relating to the design and permitting process are performed for a fixed fee, fees shall be billed monthly for the project portion completed to the billing date. Full payment of the fixed fee associated with that permit application or deliverable shall be due to Cornerstone Solutions Group, Inc. prior to the submission of each permit application and/or deliverable to the respective governmental agency(s) or Client/Owner.

2.2 Client/Owner shall be billed for any additional reproduction expenses beyond what is described in the scope of work.

2.3 Client/Owner agrees to carefully read all billing invoices/statements and promptly notify Cornerstone Solutions Group, Inc. in writing of any claimed errors or discrepancies within fifteen (15) days from the date of the invoice/statement. If Cornerstone Solutions Group, Inc. does not hear from Client in writing, it is presumed that Client/Owner agrees with correctness, accuracy, and fairness of the billing invoice/statement. Payment is then due within 30 days of receipt of invoices unless draw schedule above indicates other.

2.4 Should the scope of work be increased, Client agrees to an increase in the fee based on the increased responsibility assumed, time to be expended and liability to be incurred.

3 The Proposal/Agreement is open for acceptance by Client within 30 days of dated agreement on page one, after which it will be withdrawn by Cornerstone Solutions Group, Inc. and may be subject to re-negotiation.

4 If Engineering Services are to be provided, Cornerstone Solutions Group will provide, through an agreement with a licensed engineer, structural engineering for the project.

5 The Proposal/Agreement satisfactory sets forth Client's entire understanding of the agreement. Please sign the enclosed copy of this agreement in the scope provided and return it to Cornerstone Solutions Group, Inc. as authorization to proceed with the work.

### 6 CHAPTER 588 NOTICE OF CLAIM

CHAPTER 588, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE REFERRING TO CHAPTER 588, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

7 Owner/Client Authorization

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the attached Cornerstone Solutions Group, Inc. Business Terms and Conditions. I also acknowledge that I have read, understand and agree to the Cornerstone Solutions Group, Inc. Business Terms and Conditions attached hereto and made a part of this Agreement. I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_ 2022

---

*Signature*

---

*Print Name and Title*

---

*Representing (Name of Firm)*



**Construction Division**

14620 Bellamy Brothers Boulevard, Dade City, Florida 33525 Phone (866) 617-2235 Fax (866) 929-6998 www.cornerstonesolutionsgroup.com

**CONSTRUCTION SERVICES PROPOSAL**

**TO:** Northwood CDD  
c/o Meritus Communities  
2005 Pan Am Circle Drive  
Suite 120  
Tampa, FL 33607

**FROM:** Michelle Rairigh-Meza  
**Cornerstone Solutions Group**

**DATE:** April 11, 2022

**SUBJECT:** Main Entry Monument Enhancement - Replace Balustrades and Handrails

Cornerstone proposes to furnish all labor, materials, equipment and supervision necessary to provide, as an independent contractor, the following described work:

Item	Description	Unit	Cost
	Remove and replace all existing damaged balustrades and handrails (center island only since it is the wall in most needed attention at this time)	1	\$ 16,525.00
	Touch up paint and stucco patch after construction is complete	1	\$ 1,750.00
	Roadway safety and clean up	1	\$ 1,450.00
	Packaging and Delivery of new precast and foam material	1	\$ 500.00
			<b>\$ 20,225.00</b>

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Pricing for Builder's Risk Insurance is excluded.

Pricing for Payment and Performance bond is excluded.

Price excludes directional bores, cutting or patching. Cornerstone assumes all crossings will be provided and marked prior to all work commence.

Price excludes landscape and irrigation allowance can be included if needed upon request.

Price is based on all transformers and handholes to be within 50 feet of electrical services.

## ACCEPTANCE AND AUTHORIZATION TO PROCEED

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### 2 Payment Schedule

- 2.1 When professional services relating to the design and permitting process are performed for a fixed fee, fees shall be billed monthly for the project portion completed to the billing date. Full payment of the fixed fee associated with that permit application or deliverable shall be due to Cornerstone Solutions Group, Inc. prior to the submission of each permit application and/or deliverable to the respective governmental agency(s) or Client/Owner.

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Accepted this \_\_\_\_\_ day of \_\_\_\_\_ 2022

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

\_\_\_\_\_  
*Print Name and Title*

\_\_\_\_\_  
*Representing (Name of Firm)*



Construction Division

14620 Bellamy Brothers Boulevard, Dade City, Florida 33525 Phone (866) 617-2235 Fax (866) 929-6998 www.cornerstonesolutionsgroup.com

CONSTRUCTION SERVICES PROPOSAL

**TO:** Northwood CDD  
c/o Meritus Communities  
2005 Pan Am Circle Drive  
Suite 120  
Tampa, FL 33607

**FROM:** Michelle Rairigh-Meza  
Cornerstone Solutions Group

**DATE:** April 11, 2022

**SUBJECT:** Main Entry Monument Enhancement - Monument and Column(s) Repair Estimate

Cornerstone proposes to furnish all labor, materials, equipment and supervision necessary to provide, as an independent contractor, the following described work:

Item	Description	Unit	Cost
	Remove existing damaged column trim and replace with new foam trim (9 columns total center island and side wall columns) Does not include framing repairs if needed can not determine until damaged areas are removed.	1	\$ 6,950.00
	Monument sign trim and banding repair. Remove existing damaged stucco banding and trim (2 sides) replace with new plastic corner bead and stucco. <b>NOTE:</b> This price is based on interior of monument being concrete block. If interior of monument sign is wood framing estimate price could change for framing repairs if needed.	1	\$ 7,275.00
	Monument, walls and columns touch up paint and stucco patch after construction is complete	1	\$ 3,125.00
	Roadway safety and clean up	1	\$ 850.00
	Packaging and Delivery of new foam material	1	\$ 350.00
			<b>\$ 18,550.00</b>

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Pricing for Payment and Performance bond is excluded.

Price excludes directional bores, cutting or patching. Cornerstone assumes all crossings will be provided and marked prior to all work commence.

Price excludes landscape and irrigation allowance can be included if needed upon request.

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Accepted this \_\_\_\_\_ day of \_\_\_\_\_ 2022

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*Signature*

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*Print Name and Title*

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*Representing (Name of Firm)*

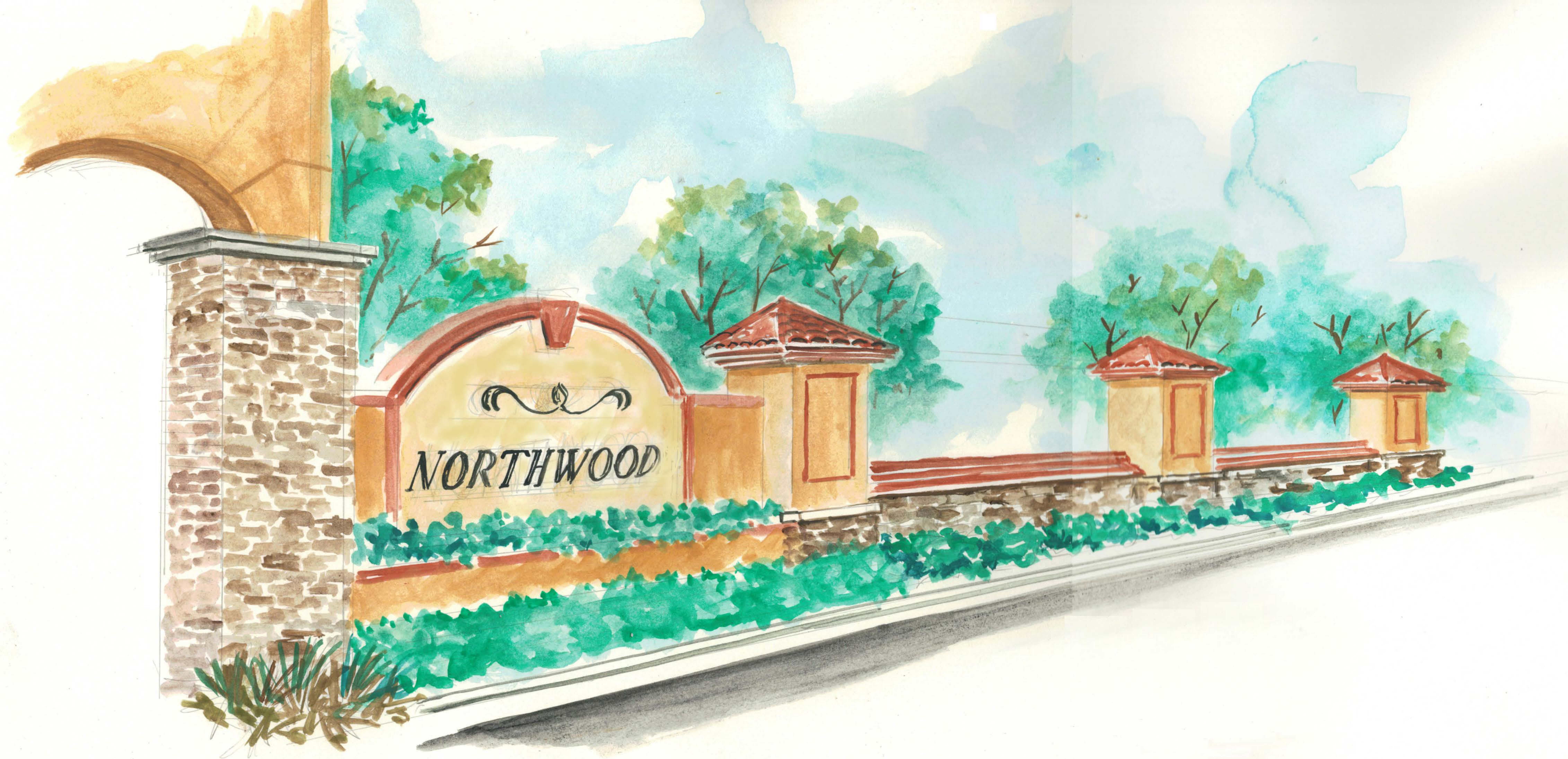
## NORTHWOOD CDD

### Main Entry Monument Sign and Wall(s)



1. BALUSTRADE  
& HANDRAIL
2. COLUMN TRIM
3. STUCCO TRIM
4. WALL CAP  
(PRECAST)





*NORTHWOOD*







**Construction Division**

14620 Bellamy Brothers Boulevard, Dade City, Florida 33525 Phone (866) 617-2235 Fax (866) 929-6998 www.cornerstonesolutionsgroup.com

**CONSTRUCTION SERVICES PROPOSAL**

**TO:** Northwood CDD  
c/o Meritus Communities  
2005 Pan Am Circle Drive  
Suite 120  
Tampa, FL 33607

**FROM:** Michelle Rairigh-Meza  
Cornerstone Solutions Group

**DATE:** April 11, 2022

**SUBJECT:** Main Entry Monument Enhancement - New Wall Cap and Stone Veneer Based on Rendering

Cornerstone proposes to furnish all labor, materials, equipment and supervision necessary to provide, as an independent contractor, the following described work:

Item	Description	Unit	Cost
<b>ESTIMATE BASED ON RENDERING PROVIDED</b>			
	Remove all existing ballustrades and handrails. Includes off site disposal.	1	\$ 3,585.00
	Manufacture and install new wall cap (precast) paint to match existing trim (3 walls)	1	\$ 9,100.00
	Install new stone veneer to match stone through out community includes prep and wire (center island wall only)	1	\$ 8,400.00
	Monument, walls and columns touch up paint and stucco patch after constuction is complete	1	\$ 2,750.00
	Roadway safety and clean up	1	\$ 1,450.00
	Packaging and Delivery of new precast material	1	\$ 500.00
			<b>\$ 25,785.00</b>

**Clarifications:**

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Accepted this \_\_\_\_\_ day of \_\_\_\_\_ 2022

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*Signature*

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*Print Name and Title*

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*Representing (Name of Firm)*



**Reserve Study for**

**Northwood CDD**

**Wesley Chapel, FL**

**April 27, 2022**



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**Tip:** The table of contents is interactive. If viewing electronically, click to jump to each section.

Prepared by Global Solution Partners  
Northwood CDD Reserve Study

April 27, 2022

Mr. Gene Roberts  
Community Association Manager  
Meritus  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Dear Mr. Roberts,

Global Solution Partners is pleased to present to you and the Northwood CDD the requested Reserve Study. We believe that you will find this reserve funding study to be thorough and complete. After you have had an opportunity to review the report, please do not hesitate to contact us. We are always happy to answer any questions you may have.

### **Property Description**

Northwood CDD is a single-family home community located in Wesley Chapel, FL. The community is comprised of 638 homes. Some of the common assets of Northwood CDD include a clubhouse, pool house, pool, two sports courts, and 28 ponds. The community is approximately 25 years old and appeared to be in good condition for its age.

### **Executive Financial Summary**

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2022 is \$79,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended contributions increase by the inflation rate of 2.41% in an effort to have today's homeowners and future homeowners share a fair and equitable portion of the financial obligations to maintain the community.

Most association board members find the [Cash Flow Analysis](#) table and the [Projected Reserve Contributions](#) table to be helpful overviews of the study. The cash flow table shows the recommended annual reserve payments by year for the entire 30-year study period. The Projected Reserve Contributions table breaks down the annual contribution based on the number of unit owners in the community and shows how much they will individually be contributing to the reserves on a monthly and annual basis.

It is important to realize that this study is a snapshot based on current conditions and circumstances which no doubt will change. With this in mind, it is essential to have the study updated periodically to maintain its relevance.

### **COVID-19 Labor and Materials Costs**

Due to the COVID-19 global pandemic, labor and material costs have increased significantly since the beginning of the pandemic; projections made in this report reflect the best information available for

Prepared by Global Solution Partners  
Northwood CDD Reserve Study

today's costs. Labor and material costs will continue to be evaluated by Global Solution Partners and will be reviewed in future updates.

### **Date of Site Visit**

The site visit for Northwood CDD was conducted by Ms. Altagracia Pena of Global Solution Partners on April 11, 2022. Ms. Pena was met on site by Board Chairman, Ms. Mimi Kilpatrick, and Community Association Manager, Mr. Gene Roberts, who provided pertinent information used in this report.

### **Property Observations**

- Per the client, the property has irrigation problems. There is a drainage issue on Northwood Palms Boulevard, and the irrigation system is overwatering. Evaluation of the irrigation system for functionality is outside the scope of the Reserve Study. Global Solution Partners recommends obtaining further evaluations and costs to cure from qualified contractors. Any new findings may be incorporated into a future update to this study.
- Per information provided by the client, the monument signs at the main entrance are in need of repair. An entrance and monuments refurbishment schedule has been included, refurbishing five monuments per cycle. The cycles allow the Association the flexibility to decide which monuments to address in each cycle.
- The stormwater drainage system can reasonably be expected to last 50+ years depending on the geographical location of the property and the routine maintenance practices. Global Solution Partners has provided a stormwater drainage system repair allowance to provide funding for the general maintenance or necessary repairs to the stormwater drainage system throughout the study period.
- There are 28 ponds located on-site. Global Solution Partners has included a pond maintenance allowance in this Reserve Study. The allowance is based on the square footage of the ponds' surface area, as the depth of the ponds cannot be determined by a visual evaluation. Consult a qualified contractor for maintenance recommendations and schedules. Contractor recommendations may be used in future updates to this Reserve Study.

### **Depth of Study**

A site visit was made to verify the existing condition as it relates to the average life expectancies of the various reserve study components and to verify component quantities. In-place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take-offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

### **Summary of Financial Assumptions**

The below table contains a partial summary of information including desired study start date, number of dues-paying members, and beginning reserve fund balance, provided by the client or client's representative for the Northwood CDD reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2023
Reserve Funding Study Length	30 years

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Number of Dues Paying Members	638
Reserve Balance as of January 1, 2022	\$191,400.00
Annual Inflation Rate	2.41%
Interest Rate on Reserve Funds	0.50%
Dues Change Period	1 year

### Recommended Payment Schedule

The below table contains Global Solution Partners' recommended schedule of reserve fund contribution payments for the next five years. See the [Projected Reserve Contributions](#) table later in this report for the full 30 years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds and require the use of Special Assessments in the future. The recommended reserve fund contributions have been set to meet future capital expenses while avoiding special assessments and minimizing dues increases.

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2022	\$10.32	\$6,583	\$79,000	\$181,861
2023	\$10.57	\$6,742	\$80,904	\$263,401
2024	\$10.82	\$6,904	\$82,854	\$347,177
2025	\$11.08	\$7,071	\$84,850	\$396,815
2026	\$11.35	\$7,241	\$86,895	\$420,939

### Reserve Study Assumptions

The below-listed assumptions are implicit in this reserve study:

- Cost estimates and financial information are accurate and current
- No unforeseen circumstances will cause a significant reduction of reserves
- Sufficient comprehensive property insurance exists to protect from insurable risks
- The association plans to continue to maintain the existing common areas and amenities
- Reserve payments occur at the end of every calendar month
- Expenses occur at the end of the expense year

### Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the Association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the Association. Failure to perform such maintenance can

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shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the Association.

### **Inflation Estimate**

An annual inflation multiplier of 2.41% has been applied to all future expenses within the 30-year study period. This annual inflation rate was obtained by averaging the previous 30-years' rates as published by the U.S. Bureau of Labor Statistics.

### **Initial Reserves**

Initial reserves for this Reserve Study were projected by the client to be \$191,400.00 on January 1, 2022. An interest rate of 0.50% per year has been factored into this Reserve Study. The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

### **Financial Condition of Association**

It is recommended that the association adjust its reserve fund contributions to align with the [Cash Flow Analysis](#) and [Projected Reserve Contributions](#) tables contained in this study.

### **Special Assessments**

Special Assessments have not been factored into this Reserve Study.

### **Reserve Funding Goal**

The reserve fund goal is to maintain a reserve account balance that meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.

### **Study Method**

Every reserve item has been given an estimated remaining useful life, an estimated useful life when new, a present cost, and an estimated future cost based on inflation. The present costs of the reserve items in this report have been estimated using a variety of sources including professional cost estimating resources, actual costs provided by the client, our proprietary database, and the knowledge and experience of our Reserve Analysts. Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end-of-period payment method. Interest earned, if applicable, on accumulated reserve funds and taxes on the reserve interest are also calculated. As you review this report, you may find the specifics e.g. quantities, costs, life expectancies, etc. of each reserve item in the [Reserve Study Expense Item Listing](#) table. We hope that you will appreciate the level of detail that is used in developing your customized funding plan.

Global Solution Partners has estimated future projected expenses for Northwood CDD based upon the preservation of existing components within the community that the association is responsible for maintaining. The reserve study is limited in scope to those expense items listed in the [Reserve Study Expense Item Listing](#) table. Expense items that have an expected life of more than 30 years may not be



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included in this reserve study unless payment for these items overlaps the 30-year reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the included reserve funding study, it is our professional opinion that the annual reserve fund contributions recommended in the Annual Reserve Payment column of the [Cash Flow Analysis](#) table and subsequent breakdown of those contributions as member monthly fees shown in the [Projected Reserve Contributions](#) table will realize this goal.

In the process of developing the study, Global Solution Partners gathered specific information about the property by conducting a site visit and performing research through various sources. Additionally, information e.g. current reserve fund balances, number of dues-paying members, desired start date, pertinent maintenance history, etc. were obtained directly from the client and/or the client's representative. Global Solution Partners relies on such information provided by the client and assumes it to be complete and accurate. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, the client or client's representative provided to Global Solution Partners the client's best-estimate age of that item. If the client or client's representative was unable to provide an estimate of a Reserve Item's age, Global Solution Partners made its own estimate of the age of the Reserve Item based on visual observation. The Reserve Study is created for the association's use and is a reflection of information gathered by and provided to Global Solution Partners.

This information is not for the purpose of performing an audit, historical records, quality, or forensic analyses. Any on-site evaluation is not considered to be a project audit, quality inspection, or engineering study.

### **Keeping Your Reserve Study Current**

Global Solution Partners believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years.

This reserve study should be updated when any of the following occur:

- At least once a year
- At changes in interest rates
- At changes in inflation rates
- At changes in the number of dues-paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

### **Items Beyond the Scope of This Report**

- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations

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- Soils conditions, soils contamination or geological stability of site
- Engineering analysis or structural stability of the site
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, or radon
- Water quality or other environmental hazards
- Invasions by termites and any or all other destroying organisms or insects
- Damage or destruction due to birds, bats, or animals to buildings or site
- This study is not a pest inspection
- Adequacy or efficiency of any system or component on site
- Specifically excluded reserve items
- Septic systems and septic tanks
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items
- Items concealed by signs, carpets, or other things
- Missing or omitted information not supplied by the client for purposes of reserve study preparation
- Hidden improvements such as sewer, water, and electrical lines, or other buried or concealed items
- A Property Condition Assessment or other specialty or comprehensive inspection
- A roof inspection

### **Governing Documents**

The CCR's (conditions, covenants, and restrictions) governing documents were not provided and therefore not reviewed as part of this study.

### **Items Considered to be Long-Lived**

Items considered to be long-lived are intentionally not included in this study. Long-lived items are typically those items that have a useful life expectancy beyond the current study period. The following items have been identified as long-lived and therefore are not included in this study:

- Building structures
- Pool structure
- Detention ponds
- Retaining wall and guardrail at entrance ponds

Although the concrete surfaces could be considered to be Long-Lived, a repair and maintenance allowance has been factored into this analysis. Routine maintenance of these items will not only enhance the look of the community but may also extend the design life of these items.

### **Items Considered to be Operational**

Items considered to be typically included in the operational budget are intentionally not included in this study. Operational budget items typically include routine maintenance and lower-cost items. The following items have been identified as operational budget items and therefore are not included in this study:

- General landscaping
- Pool maintenance contract
- General community signage
- Low-voltage landscape lighting
- Shower station at pool

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- Drinking fountains at the pool and playground areas
- Bike racks
- Trash receptacles
- Dog waste stations
- Dumpster pad in clubhouse parking lot
- Wall lighting and ceiling fans at playground
- Television at pool
- Pedestrian gates at clubhouse and pool house
- Exterior pool house lights
- 30-gallon water heater in Clubhouse

#### **Items Maintained by Others**

Items maintained by other entities or individuals i.e. municipalities, individual dwelling unit owners, other associations, utility companies, etc... are intentionally not included in this study. The following items have been identified as being maintained by others and therefore are not included in this study:

- Fire hydrants on-site
- Water supply system
- Sewer system
- Transformers on-site
- Single-family homes and their lots
- Asphalt streets and the associated concrete flatwork
- Mailboxes
- Vending machine at the pool

#### **Statement of Qualifications**

Global Solution Partners is a professional firm in the business of preparing Reserve Studies and other related property services for resorts, hotels, and community associations. We are familiar with construction practices, construction costs, and contracting practices. Our staff members have vast experience in property due diligence and hold many certifications and licenses including but not limited to; contracting, engineering, roofing, code inspection, real estate, project management, home inspection, and pest control.

#### **Conflict of Interest**

As the preparer of this reserve study, Global Solution Partners certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

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Global Solution Partners would like to thank the Northwood CDD for the opportunity to be of service in the preparation of this Reserve Study. If you have any questions, please don't hesitate to contact us.

**Prepared by**

Sarah Eastridge  
Project Manager  
Global Solution Partners

## Community Photos



Clubhouse



Poolhouse



Pool View



Tennis Court



Basketball Court



Common Pond



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Common Monument



Guardshack



Perimeter Fencing



Paving



Community View



Community View

## Reserve Item Categories

### Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt paved parking areas mill and overlay	\$18,511.00	0 Yrs	25 Yrs	2023	\$18,511.00	Y
Asphalt paved parking areas patch and seal and stripe	\$4,325.00	5 Yrs	5 Yrs	2028	\$4,871.90	Y
Concrete parking stops replacement	\$1,701.36	8 Yrs	25 Yrs	2031	\$2,058.43	Y
Concrete walkways repair allowance (10% every 10 years)	\$2,279.81	7 Yrs	10 Yrs	2030	\$2,693.37	Y



## Clubhouse



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement	\$20,648.04	18 Yrs	25 Yrs	2041	\$31,698.70	Y
Clubhouse bathrooms refurbish	\$20,850.00	12 Yrs	15 Yrs	2035	\$27,746.90	Y
Clubhouse interior refurbishment allowance	\$27,800.00	12 Yrs	16 Yrs	2035	\$36,995.87	Y
Dimensional asphalt shingle roofing replacement	\$20,364.27	12 Yrs	20 Yrs	2035	\$27,100.50	Y
Exterior doors replacement	\$10,425.00	10 Yrs	30 Yrs	2033	\$13,228.17	Y
Exterior painting	\$5,779.80	5 Yrs	7 Yrs	2028	\$6,510.65	Y
Windows replacement	\$6,880.50	10 Yrs	30 Yrs	2033	\$8,730.59	Y



## Poolhouse



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Dimensional asphalt shingle roofing replacement	\$10,739.50	12 Yrs	20 Yrs	2035	\$14,291.98	Y
Exterior doors replacement	\$6,255.00	4 Yrs	30 Yrs	2027	\$6,880.13	Y
Exterior painting & waterproofing	\$5,124.60	5 Yrs	7 Yrs	2028	\$5,772.60	Y
Windows replacement	\$4,378.50	4 Yrs	30 Yrs	2027	\$4,816.09	Y

### Pool Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum pool fencing replacement (5' high) - pool area	\$9,048.90	6 Yrs	25 Yrs	2029	\$10,438.79	Y
Pavers pool deck replacement	\$46,247.50	15 Yrs	25 Yrs	2038	\$66,103.39	Y
Pool equipment pumps and filters system replacement	\$12,232.00	4 Yrs	10 Yrs	2027	\$13,454.48	Y
Pool furniture replacement	\$21,267.00	3 Yrs	5 Yrs	2026	\$22,841.96	Y
Pool resurface	\$51,228.50	0 Yrs	12 Yrs	2023	\$51,228.50	Y
Pool tile replacement	\$6,681.73	0 Yrs	12 Yrs	2023	\$6,681.73	Y

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### Site Elements



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Clubhouse and pool house gutters replacement	\$5,990.21	4 Yrs	30 Yrs	2027	\$6,588.87	Y
Common area lights replacement - along Northwood Blvd	\$3,336.00	10 Yrs	28 Yrs	2033	\$4,233.01	Y
Concrete drainage catch basin - at ponds 1, 3, 10, 11, 27	\$8,340.00	14 Yrs	40 Yrs	2037	\$11,640.17	Y
Concrete dumpster pad replacement	\$1,323.98	15 Yrs	20 Yrs	2038	\$1,892.42	Y
Detention pond maintenance and repair allowance (20% every 10 years) - all ponds	\$160,276.16	5 Yrs	20 Yrs	2028	\$180,543.04	Y
Entrance and monuments refurbishment - cycle 1	\$69,500.00	5 Yrs	35 Yrs	2028	\$78,288.26	Y
Entrance and monuments refurbishment - cycle 2	\$69,500.00	10 Yrs	35 Yrs	2033	\$88,187.79	Y
Entrance and monuments refurbishment - cycle 3	\$69,500.00	15 Yrs	35 Yrs	2038	\$99,339.12	Y
Entrance and monuments refurbishment - cycle 4	\$69,500.00	20 Yrs	35 Yrs	2043	\$111,900.53	Y
Guardhouse interior refurbishment	\$6,950.00	7 Yrs	20 Yrs	2030	\$8,210.72	Y
Guardhouse roof replacement and exterior refurbishment	\$11,398.00	7 Yrs	20 Yrs	2030	\$13,465.58	Y

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Irrigation system equipment replacement allowance	\$12,510.00	5 Yrs	7 Yrs	2028	\$14,091.89	Y
Masonry wall painting and general repairs -perimeter wall at Northwood Blvd	\$29,910.00	4 Yrs	8 Yrs	2027	\$32,899.24	Y
Pole lighting replacement - clubhouse landscape	\$3,336.00	5 Yrs	28 Yrs	2028	\$3,757.84	Y
Pond pumps and fountains replacement allowance - at ponds 2 and 11	\$14,456.00	5 Yrs	7 Yrs	2028	\$16,283.96	Y
Stormwater drainage system repair allowance - clubhouse landscape	\$2,780.00	12 Yrs	15 Yrs	2035	\$3,699.59	Y
Trash enclosure gate replacement	\$5,004.00	10 Yrs	12 Yrs	2033	\$6,349.52	Y

## Recreational Facilities



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement - at playground	\$19,015.20	18 Yrs	25 Yrs	2041	\$29,191.98	Y
Basketball court resurface	\$26,526.76	7 Yrs	9 Yrs	2030	\$31,338.69	Y
Basketball goal and pole replacement	\$1,737.00	9 Yrs	12 Yrs	2032	\$2,152.19	Y
Children's Playground Equipment Replacement	\$50,040.00	15 Yrs	20 Yrs	2038	\$71,524.16	Y
Common area lights replacement - at playground	\$1,112.00	2 Yrs	28 Yrs	2025	\$1,166.24	Y
Composite benches replacement - at playground	\$4,448.00	15 Yrs	20 Yrs	2038	\$6,357.70	Y
Composite benches replacement - throughout community	\$6,672.00	15 Yrs	20 Yrs	2038	\$9,536.56	Y
Composite picnic table replacement - at playground	\$3,336.00	15 Yrs	20 Yrs	2038	\$4,768.28	Y
Lighting replacement - basketball court	\$6,672.00	2 Yrs	28 Yrs	2025	\$6,997.47	Y
Pavilion upgrades and repairs allowance - at playground	\$16,680.00	13 Yrs	20 Yrs	2036	\$22,732.48	Y
Playground bathroom refurbish	\$4,865.00	3 Yrs	16 Yrs	2026	\$5,225.28	Y
Tennis court chain-link fencing replacement	\$10,775.28	13 Yrs	20 Yrs	2036	\$14,685.18	Y

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Tennis court lighting replacement - double lights	\$8,896.00	6 Yrs	28 Yrs	2029	\$10,262.40	Y
Tennis court resurface	\$16,188.48	4 Yrs	9 Yrs	2027	\$17,806.38	Y



## Mechanical Equipment



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
HVAC system replacement - clubhouse	\$8,340.00	0 Yrs	14 Yrs	2023	\$8,340.00	Y
HVAC system replacement - clubhouse	\$4,448.00	0 Yrs	14 Yrs	2023	\$4,448.00	Y
Security system upgrade allowance	\$13,900.00	8 Yrs	10 Yrs	2031	\$16,817.20	Y

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Funding Reserve Analysis

# Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Clubhouse	Aluminum fencing replacement	\$39.48 Inft	523 Inft	\$20,648	18 Yrs	25 Yrs	2041 2066 2091	\$31,699 \$57,491 \$104,270	\$1,668 \$2,300 \$4,171
Clubhouse	Clubhouse bathrooms refurbish	\$6950.00 ea	3 ea	\$20,850	12 Yrs	15 Yrs	2035 2050 2065	\$27,747 \$39,660 \$56,687	\$2,134 \$2,644 \$3,779
Clubhouse	Clubhouse interior refurbishment allowance	\$27800.00 lump sum	1 lump sum	\$27,800	12 Yrs	16 Yrs	2035 2051 2067	\$36,996 \$54,154 \$79,270	\$2,846 \$3,385 \$4,954
Clubhouse	Dimensional asphalt shingle roofing replacement	\$5.30 sqft	3,842 sqft	\$20,364	12 Yrs	20 Yrs	2035 2055 2075	\$27,101 \$43,634 \$70,254	\$2,085 \$2,182 \$3,513
Clubhouse	Exterior doors replacement	\$2085.00 ea	5 ea	\$10,425	10 Yrs	30 Yrs	2033 2063 2093	\$13,228 \$27,025 \$55,213	\$1,203 \$901 \$1,840
Clubhouse	Exterior painting	\$2.34 sqft	2,470 sqft	\$5,780	5 Yrs	7 Yrs	2028 2035 2042	\$6,511 \$7,692 \$9,087	\$1,085 \$1,099 \$1,298
Clubhouse	Windows replacement	\$625.50 ea	11 ea	\$6,881	10 Yrs	30 Yrs	2033 2063 2093	\$8,731 \$17,837 \$36,441	\$794 \$595 \$1,215
Mechanical Equipment	HVAC system replacement - clubhouse	\$8340.00 ea	1 ea	\$8,340	0 Yrs	14 Yrs	2023 2037 2051	\$8,340 \$11,640 \$16,246	\$8,340 \$831 \$1,160
Mechanical Equipment	HVAC system replacement - clubhouse	\$4448.00 ea	1 ea	\$4,448	0 Yrs	14 Yrs	2023 2037 2051	\$4,448 \$6,208 \$8,665	\$4,448 \$443 \$619
Mechanical Equipment	Security system upgrade allowance	\$13900.00 ea	1 ea	\$13,900	8 Yrs	10 Yrs	2031 2041 2051	\$16,817 \$21,339 \$27,077	\$1,869 \$2,134 \$2,708
Paving	Asphalt paved parking areas mill and overlay	\$2.14 sqft	8,650 sqft	\$18,511	0 Yrs	25 Yrs	2023 2048 2073	\$18,511 \$33,573 \$60,890	\$18,511 \$1,343 \$2,436
Paving	Asphalt paved parking areas patch and seal and stripe	\$0.50 sqft	8,650 sqft	\$4,325	5 Yrs	5 Yrs	2028 2033 2038	\$4,872 \$5,488 \$6,182	\$812 \$1,098 \$1,236
Paving	Concrete parking stops replacement	\$94.52 ea	18 ea	\$1,701	8 Yrs	25 Yrs	2031 2056 2081	\$2,058 \$3,733 \$6,771	\$229 \$149 \$271
Paving	Concrete walkways repair allowance (10% every 10 years)	\$13.51 sqft	169 sqft	\$2,280	7 Yrs	10 Yrs	2030 2040 2050	\$2,693 \$3,418 \$4,337	\$337 \$342 \$434



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Funding Reserve Analysis

# Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Pool Area	Aluminum pool fencing replacement (5' high) - pool area	\$41.70 Inft	217 Inft	\$9,049	6 Yrs	25 Yrs	2029 2054 2079	\$10,439 \$18,933 \$34,337	\$1,491 \$757 \$1,373
Pool Area	Pavers pool deck replacement	\$14.23 sqft	3,250 sqft	\$46,248	15 Yrs	25 Yrs	2038 2063 2088	\$66,103 \$119,890 \$217,441	\$4,131 \$4,796 \$8,698
Pool Area	Pool equipment pumps and filters system replacement	\$12232.00 ea	1 ea	\$12,232	4 Yrs	10 Yrs	2027 2037 2047	\$13,454 \$17,072 \$21,663	\$2,691 \$1,707 \$2,166
Pool Area	Pool furniture replacement	\$625.50 ea	34 ea	\$21,267	3 Yrs	5 Yrs	2026 2031 2036	\$22,842 \$25,730 \$28,984	\$5,710 \$5,146 \$5,797
Pool Area	Pool resurface	\$14.50 sqft	3,533 sqft	\$51,229	0 Yrs	12 Yrs	2023 2035 2047	\$51,229 \$68,174 \$90,725	\$51,229 \$5,681 \$7,560
Pool Area	Pool tile replacement	\$31.97 Inft	209 Inft	\$6,682	0 Yrs	12 Yrs	2023 2035 2047	\$6,682 \$8,892 \$11,833	\$6,682 \$741 \$986
Poolhouse	Dimensional asphalt shingle roofing replacement	\$5.30 sqft	2,026 sqft	\$10,739	12 Yrs	20 Yrs	2035 2055 2075	\$14,292 \$23,011 \$37,050	\$1,099 \$1,151 \$1,852
Poolhouse	Exterior doors replacement	\$2085.00 ea	3 ea	\$6,255	4 Yrs	30 Yrs	2027 2057 2087	\$6,880 \$14,056 \$28,717	\$1,376 \$469 \$957
Poolhouse	Exterior painting & waterproofing	\$2.34 sqft	2,190 sqft	\$5,125	5 Yrs	7 Yrs	2028 2035 2042	\$5,773 \$6,820 \$8,057	\$962 \$974 \$1,151
Poolhouse	Windows replacement	\$625.50 ea	7 ea	\$4,379	4 Yrs	30 Yrs	2027 2057 2087	\$4,816 \$9,839 \$20,102	\$963 \$328 \$670
Recreational Facilities	Aluminum fencing replacement - at playground	\$41.70 Inft	456 Inft	\$19,015	18 Yrs	25 Yrs	2041 2066 2091	\$29,192 \$52,945 \$96,024	\$1,536 \$2,118 \$3,841
Recreational Facilities	Basketball court resurface	\$5.56 sqft	4,771 sqft	\$26,527	7 Yrs	9 Yrs	2030 2039 2048	\$31,339 \$38,830 \$48,111	\$3,917 \$4,314 \$5,346
Recreational Facilities	Basketball goal and pole replacement	\$1737.00 ea	1 ea	\$1,737	9 Yrs	12 Yrs	2032 2044 2056	\$2,152 \$2,864 \$3,812	\$215 \$239 \$318
Recreational Facilities	Children's Playground Equipment Replacement	\$50040.00 ea	1 ea	\$50,040	15 Yrs	20 Yrs	2038 2058 2078	\$71,524 \$115,160 \$185,416	\$4,470 \$5,758 \$9,271
Recreational Facilities	Common area lights replacement - at playground	\$556.00 ea	2 ea	\$1,112	2 Yrs	28 Yrs	2025 2053 2081	\$1,166 \$2,272 \$4,425	\$389 \$081 \$158

**Reserve Item Listing**

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Recreational Facilities	Composite benches replacement - at playground	\$1112.00 ea	4 ea	\$4,448	15 Yrs	20 Yrs	2038 2058 2078	\$6,358 \$10,236 \$16,481	\$397 \$512 \$824
Recreational Facilities	Composite benches replacement - throughout community	\$1112.00 ea	6 ea	\$6,672	15 Yrs	20 Yrs	2038 2058 2078	\$9,537 \$15,355 \$24,722	\$596 \$768 \$1,236
Recreational Facilities	Composite picnic table replacement - at playground	\$1112.00 ea	3 ea	\$3,336	15 Yrs	20 Yrs	2038 2058 2078	\$4,768 \$7,677 \$12,361	\$298 \$384 \$618
Recreational Facilities	Lighting replacement - basketball court	\$3336.00 ea	2 ea	\$6,672	2 Yrs	28 Yrs	2025 2053 2081	\$6,997 \$13,631 \$26,553	\$2,332 \$487 \$948
Recreational Facilities	Pavilion upgrades and repairs allowance - at playground	\$16680.00 lump sum	1 lump sum	\$16,680	13 Yrs	20 Yrs	2036 2056 2076	\$22,732 \$36,601 \$58,931	\$1,624 \$1,830 \$2,947
Recreational Facilities	Playground bathroom refurbish	\$4865.00 ea	1 ea	\$4,865	3 Yrs	16 Yrs	2026 2042 2058	\$5,225 \$7,649 \$11,196	\$1,306 \$478 \$700
Recreational Facilities	Tennis court chain-link fencing replacement	\$33.36 lnft	323 lnft	\$10,775	13 Yrs	20 Yrs	2036 2056 2076	\$14,685 \$23,644 \$38,069	\$1,049 \$1,182 \$1,903
Recreational Facilities	Tennis court lighting replacement - double lights	\$2224.00 ea	4 ea	\$8,896	6 Yrs	28 Yrs	2029 2057 2085	\$10,262 \$19,991 \$38,942	\$1,466 \$714 \$1,391
Recreational Facilities	Tennis court resurface	\$2.64 sqft	6,132 sqft	\$16,188	4 Yrs	9 Yrs	2027 2036 2045	\$17,806 \$22,063 \$27,336	\$3,561 \$2,451 \$3,037
Site Elements	Clubhouse and pool house gutters replacement	\$8.34 lnft	718 lnft	\$5,990	4 Yrs	30 Yrs	2027 2057 2087	\$6,589 \$13,461 \$27,501	\$1,318 \$449 \$917
Site Elements	Common area lights replacement - along Northwood Blvd	\$556.00 ea	6 ea	\$3,336	10 Yrs	28 Yrs	2033 2061 2089	\$4,233 \$8,246 \$16,063	\$385 \$294 \$574
Site Elements	Concrete drainage catch basin - at ponds 1, 3, 10, 11, 27	\$1668.00 ea	5 ea	\$8,340	14 Yrs	40 Yrs	2037 2077 2117	\$11,640 \$30,175 \$78,226	\$776 \$754 \$1,956
Site Elements	Concrete dumpster pad replacement	\$13.51 sqft	98 sqft	\$1,324	15 Yrs	20 Yrs	2038 2058 2078	\$1,892 \$3,047 \$4,906	\$118 \$152 \$245

**Reserve Item Listing**

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Site Elements	Detention pond maintenance and repair allowance (20% every 10 years) - all ponds	\$0.63 sqft	254,407 sqft	\$160,276	5 Yrs	20 Yrs	2028 2048 2068	\$180,543 \$290,689 \$468,032	\$30,091 \$14,534 \$23,402
Site Elements	Entrance and monuments refurbishment - cycle 1	\$13900.00 lump sum	5 lump sum	\$69,500	5 Yrs	35 Yrs	2028 2063 2098	\$78,288 \$180,169 \$414,631	\$13,048 \$5,148 \$11,847
Site Elements	Entrance and monuments refurbishment - cycle 2	\$13900.00 lump sum	5 lump sum	\$69,500	10 Yrs	35 Yrs	2033 2068 2103	\$88,188 \$202,951 \$467,062	\$8,017 \$5,799 \$13,345
Site Elements	Entrance and monuments refurbishment - cycle 3	\$13900.00 lump sum	5 lump sum	\$69,500	15 Yrs	35 Yrs	2038 2073 2108	\$99,339 \$228,614 \$526,121	\$6,209 \$6,532 \$15,032
Site Elements	Entrance and monuments refurbishment -cycle 4	\$13900.00 lump sum	5 lump sum	\$69,500	20 Yrs	35 Yrs	2043 2078 2113	\$111,901 \$257,522 \$592,649	\$5,329 \$7,358 \$16,933
Site Elements	Guardhouse interior refurbishment	\$6950.00 lump sum	1 lump sum	\$6,950	7 Yrs	20 Yrs	2030 2050 2070	\$8,211 \$13,220 \$21,285	\$1,026 \$661 \$1,064
Site Elements	Guardhouse roof replacement and exterior refurbishment	\$11398.00 lump sum	1 lump sum	\$11,398	7 Yrs	20 Yrs	2030 2050 2070	\$13,466 \$21,681 \$34,908	\$1,683 \$1,084 \$1,745
Site Elements	Irrigation system equipment replacement allowance	\$12510.00 lump sum	1 lump sum	\$12,510	5 Yrs	7 Yrs	2028 2035 2042	\$14,092 \$16,648 \$19,668	\$2,349 \$2,378 \$2,810
Site Elements	Masonry wall painting and general repairs -perimeter wall at Northwood Blvd	\$1.25 sqft	23,928 sqft	\$29,910	4 Yrs	8 Yrs	2027 2035 2043	\$32,899 \$39,804 \$48,157	\$6,580 \$4,975 \$6,020
Site Elements	Pole lighting replacement - clubhouse landscape	\$3336.00 ea	1 ea	\$3,336	5 Yrs	28 Yrs	2028 2056 2084	\$3,758 \$7,320 \$14,260	\$626 \$261 \$509

**Reserve Item Listing**

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Site Elements	Pond pumps and fountains replacement allowance - at ponds 2 and 11	\$7228.00 ea	2 ea	\$14,456	5 Yrs	7 Yrs	2028 2035 2042	\$16,284 \$19,238 \$22,728	\$2,714 \$2,748 \$3,247
Site Elements	Stormwater drainage system repair allowance - clubhouse landscape	\$2780.00 ea	1 ea	\$2,780	12 Yrs	15 Yrs	2035 2050 2065	\$3,700 \$5,288 \$7,558	\$285 \$353 \$504
Site Elements	Trash enclosure gate replacement	\$5004.00 set	1 set	\$5,004	10 Yrs	12 Yrs	2033 2045 2057	\$6,350 \$8,450 \$11,245	\$577 \$704 \$937

Note for communities using straight line funding: Straight Line Annual Payments do not include earned interest, tax adjustments, or payments made with initial reserves.

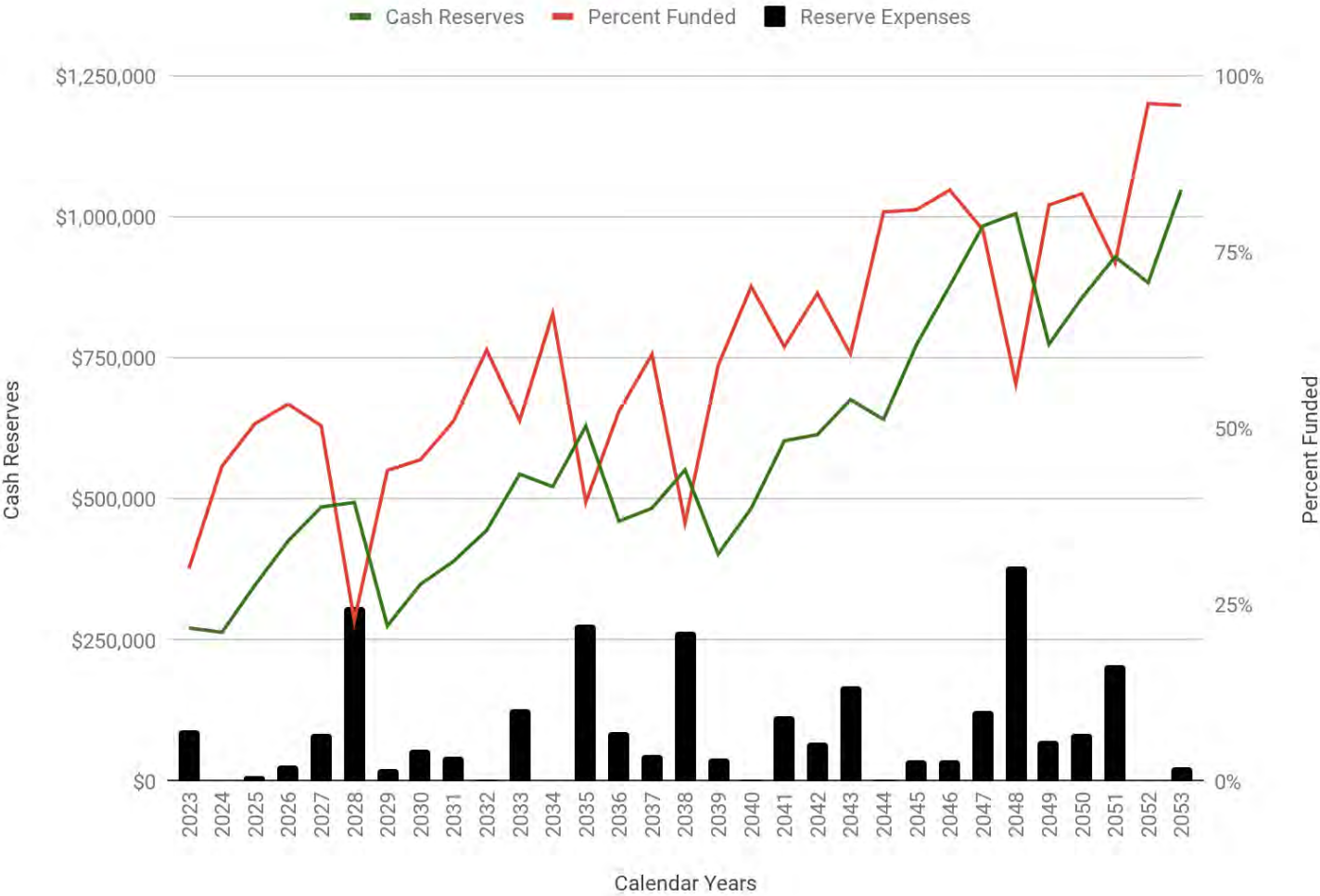
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Funding Reserve Analysis

## Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2023	\$79,000	\$957	\$89,209	\$287	\$181,861
2024	\$80,904	\$909		\$273	\$263,401
2025	\$82,854	\$1,317	\$8,164	\$395	\$339,013
2026	\$84,850	\$1,695	\$28,067	\$509	\$396,983
2027	\$86,895	\$1,985	\$82,445	\$595	\$402,822
2028	\$88,990	\$2,014	\$310,120	\$604	\$183,102
2029	\$91,134	\$916	\$20,701	\$275	\$254,175
2030	\$93,331	\$1,271	\$55,708	\$381	\$292,687
2031	\$95,580	\$1,463	\$44,606	\$439	\$344,685
2032	\$97,883	\$1,723	\$2,152	\$517	\$441,623
2033	\$100,242	\$2,208	\$126,217	\$662	\$417,194
2034	\$102,658	\$2,086		\$626	\$521,312
2035	\$105,132	\$2,607	\$277,102	\$782	\$351,167
2036	\$107,666	\$1,756	\$88,464	\$527	\$371,597
2037	\$110,261	\$1,858	\$46,561	\$557	\$436,598
2038	\$112,918	\$2,183	\$265,704	\$655	\$285,340
2039	\$115,639	\$1,427	\$38,830	\$428	\$363,149
2040	\$118,426	\$1,816	\$3,418	\$545	\$479,428
2041	\$121,280	\$2,397	\$114,879	\$719	\$487,507
2042	\$124,203	\$2,438	\$67,188	\$731	\$546,229
2043	\$127,196	\$2,731	\$167,022	\$819	\$508,315
2044	\$130,262	\$2,542	\$2,864	\$762	\$637,492
2045	\$133,401	\$3,187	\$35,786	\$956	\$737,338
2046	\$136,616	\$3,687	\$36,777	\$1,106	\$839,757
2047	\$139,908	\$4,199	\$124,221	\$1,260	\$858,383
2048	\$143,280	\$4,292	\$380,217	\$1,288	\$624,451
2049	\$146,733	\$3,122	\$70,340	\$937	\$703,030
2050	\$150,270	\$3,515	\$84,185	\$1,055	\$771,576
2051	\$153,891	\$3,858	\$205,834	\$1,157	\$722,333
2052	\$157,600	\$3,612		\$1,083	\$882,461
2053	\$161,398	\$4,412	\$24,739	\$1,324	\$1,022,209
<b>Totals</b>	<b>\$3,580,401</b>	<b>\$74,182</b>	<b>\$2,801,520</b>	<b>\$22,255</b>	

Cash Flow by Calendar Year

The following chart shows that the reserve account balance meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.



## Projected Reserve Contributions

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2023	\$10.32	\$123.82	\$6,583.33	\$79,000.00
2024	\$10.57	\$126.81	\$6,741.99	\$80,903.90
2025	\$10.82	\$129.86	\$6,904.47	\$82,853.68
2026	\$11.08	\$132.99	\$7,070.87	\$84,850.46
2027	\$11.35	\$136.20	\$7,241.28	\$86,895.35
2028	\$11.62	\$139.48	\$7,415.79	\$88,989.53
2029	\$11.90	\$142.84	\$7,594.51	\$91,134.18
2030	\$12.19	\$146.29	\$7,777.54	\$93,330.51
2031	\$12.48	\$149.81	\$7,964.98	\$95,579.78
2032	\$12.79	\$153.42	\$8,156.94	\$97,883.25
2033	\$13.09	\$157.12	\$8,353.52	\$100,242.24
2034	\$13.41	\$160.91	\$8,554.84	\$102,658.08
2035	\$13.73	\$164.78	\$8,761.01	\$105,132.14
2036	\$14.06	\$168.76	\$8,972.15	\$107,665.82
2037	\$14.40	\$172.82	\$9,188.38	\$110,260.57
2038	\$14.75	\$176.99	\$9,409.82	\$112,917.85
2039	\$15.10	\$181.25	\$9,636.60	\$115,639.17
2040	\$15.47	\$185.62	\$9,868.84	\$118,426.07
2041	\$15.84	\$190.09	\$10,106.68	\$121,280.14
2042	\$16.22	\$194.68	\$10,350.25	\$124,202.99
2043	\$16.61	\$199.37	\$10,599.69	\$127,196.28
2044	\$17.01	\$204.17	\$10,855.14	\$130,261.71
2045	\$17.42	\$209.09	\$11,116.75	\$133,401.02
2046	\$17.84	\$214.13	\$11,384.67	\$136,615.98
2047	\$18.27	\$219.29	\$11,659.04	\$139,908.43
2048	\$18.71	\$224.58	\$11,940.02	\$143,280.22
2049	\$19.17	\$229.99	\$12,227.77	\$146,733.28
2050	\$19.63	\$235.53	\$12,522.46	\$150,269.55
2051	\$20.10	\$241.21	\$12,824.25	\$153,891.04
2052	\$20.59	\$247.02	\$13,133.32	\$157,599.82
2053	\$21.08	\$252.97	\$13,449.83	\$161,397.97



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Funding Reserve Analysis

## Annual Expenses

Year	Category	Reserve Item	Cost
2023	Paving	Asphalt paved parking areas mill and overlay	\$18,511
2023	Pool Area	Pool resurface	\$51,229
2023	Pool Area	Pool tile replacement	\$6,682
2023	Mechanical Equipment	HVAC system replacement - clubhouse	\$8,340
2023	Mechanical Equipment	HVAC system replacement - clubhouse	\$4,448
<b>Total for 2023:</b>			<b>\$89,209</b>
2024		No reserve items for this year.	\$0
<b>Total for 2024:</b>			<b>\$0</b>
2025	Recreational Facilities	Common area lights replacement - at playground	\$1,166
2025	Recreational Facilities	Lighting replacement - basketball court	\$6,997
<b>Total for 2025:</b>			<b>\$8,164</b>
2026	Pool Area	Pool furniture replacement	\$22,842
2026	Recreational Facilities	Playground bathroom refurbish	\$5,225
<b>Total for 2026:</b>			<b>\$28,067</b>
2027	Poolhouse	Windows replacement	\$4,816
2027	Poolhouse	Exterior doors replacement	\$6,880
2027	Pool Area	Pool equipment pumps and filters system replacement	\$13,454
2027	Site Elements	Masonry wall painting and general repairs -perimeter wall at Northwood Blvd	\$32,899
2027	Site Elements	Clubhouse and pool house gutters replacement	\$6,589
2027	Recreational Facilities	Tennis court resurface	\$17,806
<b>Total for 2027:</b>			<b>\$82,445</b>
2028	Paving	Asphalt paved parking areas patch and seal and stripe	\$4,872
2028	Clubhouse	Exterior painting	\$6,511
2028	Poolhouse	Exterior painting & waterproofing	\$5,773
2028	Site Elements	Pole lighting replacement - clubhouse landscape	\$3,758
2028	Site Elements	Detention pond maintenance and repair allowance (20% every 10 years) - all ponds	\$180,543
2028	Site Elements	Pond pumps and fountains replacement allowance - at ponds 2 and 11	\$16,284
2028	Site Elements	Irrigation system equipment replacement allowance	\$14,092
2028	Site Elements	Entrance and monuments refurbishment - cycle 1	\$78,288
<b>Total for 2028:</b>			<b>\$310,120</b>
2029	Pool Area	Aluminum pool fencing replacement (5' high) - pool area	\$10,439
2029	Recreational Facilities	Tennis court lighting replacement - double lights	\$10,262

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Funding Reserve Analysis

## Annual Expenses

Year	Category	Reserve Item	Cost
<b>Total for 2029:</b>			<b>\$20,701</b>
2030	Paving	Concrete walkways repair allowance (10% every 10 years)	\$2,693
2030	Site Elements	Guardhouse roof replacement and exterior refurbishment	\$13,466
2030	Site Elements	Guardhouse interior refurbishment	\$8,211
2030	Recreational Facilities	Basketball court resurface	\$31,339
<b>Total for 2030:</b>			<b>\$55,708</b>
2031	Paving	Concrete parking stops replacement	\$2,058
2031	Pool Area	Pool furniture replacement	\$25,730
2031	Mechanical Equipment	Security system upgrade allowance	\$16,817
<b>Total for 2031:</b>			<b>\$44,606</b>
2032	Recreational Facilities	Basketball goal and pole replacement	\$2,152
<b>Total for 2032:</b>			<b>\$2,152</b>
2033	Paving	Asphalt paved parking areas patch and seal and stripe	\$5,488
2033	Clubhouse	Windows replacement	\$8,731
2033	Clubhouse	Exterior doors replacement	\$13,228
2033	Site Elements	Common area lights replacement - along Northwood Blvd	\$4,233
2033	Site Elements	Entrance and monuments refurbishment - cycle 2	\$88,188
2033	Site Elements	Trash enclosure gate replacement	\$6,350
<b>Total for 2033:</b>			<b>\$126,217</b>
2034		No reserve items for this year.	\$0
<b>Total for 2034:</b>			<b>\$0</b>
2035	Clubhouse	Dimensional asphalt shingle roofing replacement	\$27,101
2035	Clubhouse	Exterior painting	\$7,692
2035	Clubhouse	Clubhouse interior refurbishment allowance	\$36,996
2035	Clubhouse	Clubhouse bathrooms refurbish	\$27,747
2035	Poolhouse	Dimensional asphalt shingle roofing replacement	\$14,292
2035	Poolhouse	Exterior painting & waterproofing	\$6,820
2035	Pool Area	Pool resurface	\$68,174
2035	Pool Area	Pool tile replacement	\$8,892
2035	Site Elements	Masonry wall painting and general repairs -perimeter wall at Northwood Blvd	\$39,804
2035	Site Elements	Stormwater drainage system repair allowance - clubhouse landscape	\$3,700
2035	Site Elements	Pond pumps and fountains replacement allowance - at ponds 2 and 11	\$19,238
2035	Site Elements	Irrigation system equipment replacement allowance	\$16,648

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Funding Reserve Analysis

## Annual Expenses

Year	Category	Reserve Item	Cost
<b>Total for 2035:</b>			<b>\$277,102</b>
2036	Pool Area	Pool furniture replacement	\$28,984
2036	Recreational Facilities	Tennis court resurface	\$22,063
2036	Recreational Facilities	Tennis court chain-link fencing replacement	\$14,685
2036	Recreational Facilities	Pavilion upgrades and repairs allowance - at playground	\$22,732
<b>Total for 2036:</b>			<b>\$88,464</b>
2037	Pool Area	Pool equipment pumps and filters system replacement	\$17,072
2037	Site Elements	Concrete drainage catch basin - at ponds 1, 3, 10, 11, 27	\$11,640
2037	Mechanical Equipment	HVAC system replacement - clubhouse	\$11,640
2037	Mechanical Equipment	HVAC system replacement - clubhouse	\$6,208
<b>Total for 2037:</b>			<b>\$46,561</b>
2038	Paving	Asphalt paved parking areas patch and seal and stripe	\$6,182
2038	Pool Area	Pavers pool deck replacement	\$66,103
2038	Site Elements	Entrance and monuments refurbishment - cycle 3	\$99,339
2038	Site Elements	Concrete dumpster pad replacement	\$1,892
2038	Recreational Facilities	Children's Playground Equipment Replacement	\$71,524
2038	Recreational Facilities	Composite picnic table replacement - at playground	\$4,768
2038	Recreational Facilities	Composite benches replacement - at playground	\$6,358
2038	Recreational Facilities	Composite benches replacement - throughout community	\$9,537
<b>Total for 2038:</b>			<b>\$265,704</b>
2039	Recreational Facilities	Basketball court resurface	\$38,830
<b>Total for 2039:</b>			<b>\$38,830</b>
2040	Paving	Concrete walkways repair allowance (10% every 10 years)	\$3,418
<b>Total for 2040:</b>			<b>\$3,418</b>
2041	Clubhouse	Aluminum fencing replacement	\$31,699
2041	Pool Area	Pool furniture replacement	\$32,649
2041	Recreational Facilities	Aluminum fencing replacement - at playground	\$29,192
2041	Mechanical Equipment	Security system upgrade allowance	\$21,339
<b>Total for 2041:</b>			<b>\$114,879</b>
2042	Clubhouse	Exterior painting	\$9,087
2042	Poolhouse	Exterior painting & waterproofing	\$8,057
2042	Site Elements	Pond pumps and fountains replacement allowance - at ponds 2 and 11	\$22,728
2042	Site Elements	Irrigation system equipment replacement allowance	\$19,668
2042	Recreational Facilities	Playground bathroom refurbish	\$7,649

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Funding Reserve Analysis

## Annual Expenses

Year	Category	Reserve Item	Cost
<b>Total for 2042:</b>			<b>\$67,188</b>
2043	Paving	Asphalt paved parking areas patch and seal and stripe	\$6,964
2043	Site Elements	Masonry wall painting and general repairs -perimeter wall at Northwood Blvd	\$48,157
2043	Site Elements	Entrance and monuments refurbishment -cycle 4	\$111,901
<b>Total for 2043:</b>			<b>\$167,022</b>
2044	Recreational Facilities	Basketball goal and pole replacement	\$2,864
<b>Total for 2044:</b>			<b>\$2,864</b>
2045	Site Elements	Trash enclosure gate replacement	\$8,450
2045	Recreational Facilities	Tennis court resurface	\$27,336
<b>Total for 2045:</b>			<b>\$35,786</b>
2046	Pool Area	Pool furniture replacement	\$36,777
<b>Total for 2046:</b>			<b>\$36,777</b>
2047	Pool Area	Pool resurface	\$90,725
2047	Pool Area	Pool tile replacement	\$11,833
2047	Pool Area	Pool equipment pumps and filters system replacement	\$21,663
<b>Total for 2047:</b>			<b>\$124,221</b>
2048	Paving	Asphalt paved parking areas mill and overlay	\$33,573
2048	Paving	Asphalt paved parking areas patch and seal and stripe	\$7,844
2048	Site Elements	Detention pond maintenance and repair allowance (20% every 10 years) - all ponds	\$290,689
2048	Recreational Facilities	Basketball court resurface	\$48,111
<b>Total for 2048:</b>			<b>\$380,217</b>
2049	Clubhouse	Exterior painting	\$10,735
2049	Poolhouse	Exterior painting & waterproofing	\$9,518
2049	Site Elements	Pond pumps and fountains replacement allowance - at ponds 2 and 11	\$26,850
2049	Site Elements	Irrigation system equipment replacement allowance	\$23,236
<b>Total for 2049:</b>			<b>\$70,340</b>
2050	Paving	Concrete walkways repair allowance (10% every 10 years)	\$4,337
2050	Clubhouse	Clubhouse bathrooms refurbish	\$39,660
2050	Site Elements	Stormwater drainage system repair allowance - clubhouse landscape	\$5,288
2050	Site Elements	Guardhouse roof replacement and exterior refurbishment	\$21,681
2050	Site Elements	Guardhouse interior refurbishment	\$13,220
<b>Total for 2050:</b>			<b>\$84,185</b>

## Annual Expenses

Year	Category	Reserve Item	Cost
2051	Clubhouse	Clubhouse interior refurbishment allowance	\$54,154
2051	Pool Area	Pool furniture replacement	\$41,428
2051	Site Elements	Masonry wall painting and general repairs -perimeter wall at Northwood Blvd	\$58,264
2051	Mechanical Equipment	Security system upgrade allowance	\$27,077
2051	Mechanical Equipment	HVAC system replacement - clubhouse	\$16,246
2051	Mechanical Equipment	HVAC system replacement - clubhouse	\$8,665
<b>Total for 2051:</b>			<b>\$205,834</b>
2052		No reserve items for this year.	\$0
<b>Total for 2052:</b>			<b>\$0</b>
2053	Paving	Asphalt paved parking areas patch and seal and stripe	\$8,836
2053	Recreational Facilities	Common area lights replacement - at playground	\$2,272
2053	Recreational Facilities	Lighting replacement - basketball court	\$13,631
<b>Total for 2053:</b>			<b>\$24,739</b>

GPS Pools #3 LLC  
 17032 Palm Pointe Dr  
 FL 33647  
 (813) 632-0050

# Estimate

Date	Estimate #
4/25/2022	Commercial

Name / Address
Northwood (Jen) Subdivision 27248 Big Sur Dr WC 33544 813-724-0140

Project

Description	Qty	Rate	Total
Install 6x6 swimming pool tile (upgrade). This includes labor, setting material, and white grout.	220	25.00	5,500.00T
Install 6x6 swimming pool tile (non upgrade). This includes labor, setting material, and white grout.	220	23.50	5,170.00
3x6 cap tile for top of pool transition to deck * Only available in limited colors. *H/O will be responsible for any deck painting needed after cap tiles are set.	30	25.00	750.00
23 gutter grates 2x3 smaller style	23	19.99	459.77
23 pool floor pop up heads / returns	23	24.95	573.85
waterline smooth tile depth marker tiles	30	22.95	688.50
anti skid tiles upper deck 4ft 6 in. Textured	1	175.00	175.00
Main Drain x2 12x12	2	205.00	410.00
Resurface Pool: Color: Premix Marbletite Corporation, Marquis Series. Warranty is provided by Premix Marbletite Corporation for a 10 year period from the install date for defects in the material. See <a href="http://www.premixmarbletite.com">www.premixmarbletite.com</a> for details on their warranty. (Water by nature is very corrosive and the pool balance needs to be taken care of and tested regularly) A one year labor warranty is provided by GPS Pools on workmanship of projects provided all invoices are paid in full once project is completed. A. Drain pool B. Remove hydrostatic plug in the main drain C. Saw cut line under existing water level tile (only if keeping old tile)		32,500.00	32,500.00
		<b>Total</b>	

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# Estimate

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Name / Address
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Project

Description	Qty	Rate	Total
<p>E. Remove hollow spots in the old marcite finish (up to 15% of surface area)</p> <p>F. Apply bonding agent to pool area to insure proper adhesion of new finish (some areas by jets or tile line may not get covered all the way around)</p> <p>H. Hand trowel to a smooth finish (see Premix Marbletite for more info on dips, bumps and trowel marks on the finish.)</p> <p>I. Install new VGBA main drain(s)</p> <p>J. Install new remodel fittings for pool jet returns</p> <p>K. Refill from owners water supply, hoses need to be present and reach the pool (if on a well please alert us immediately so we can recommend chems for the initial fill up to reduce staining)</p> <p>Brushing the pool two times a day after the remodel is recommended. Chemical balance is very important to a new finish and should be checked regularly. Keep the pH low for the first month and brush the pool and spa if applicable to remove plaster residue/ haze and help with the exposure of the aggregate. Clean the filter weekly for the first month.</p> <p>Variation in this finish is normal as it can take up to 18 months for the finish to completely cure. Plaster/cream spots may also be noticeable as it is normal and common. They will hydrate and catch up and are also part of the normal curing process. Brushing combined with a low pH will help cure the finish and expose the cream spots if are noticeable as all hand troweled cement finishes are hand troweled/applied. Please look at Premix Marbletite website to understand variations in the finish, dips, ripples, etc on the floor and walls.</p> <p>Most remodel jobs can be messy. We will strive to be as clean as possible while we work on your property. The scope of work in pool preparation and remodeling will have a lot of dusting throughout area. Please remove and or cover all objects in and on pool area or work area in general. Tile and Pavers are products that when cut, produce residue that gets on the screens, back of the house, or pool equipment. We do offer an OPTIONAL pressure cleaning service</p>			
		<b>Total</b>	



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# Estimate

Date	Estimate #
4/25/2022	Commercial

Name / Address
Northwood (Jen) Subdivision 27248 Big Sur Dr WC 33544 813-724-0140

Project

Description	Qty	Rate	Total
<p>for an extra \$425.00 to clean the screens and back of home. GPS will not held liable for any sprinkler damage, grass damage, or drainage issues if they come up. We will mix marcite on the street and carry around to the pool. Sometimes grass will get small chunks of plaster/concrete in it as we delaminate areas of the pool or mix, this is also part of the process and cannot be avoided and they will eventually dissipate.</p> <p><b>**In order for us to work inside the pool, the water must be drained out of the pool. GPS or one of our contractors will drain the pool the day we start working on the pool. When the water is drained from the pool, we are not allowed to directly drain on a driveway, pond, street, or in a gutter or culvert. This is a city code requirement. We are required to drain the pool water into the grass so that it filters thru the grass to the street or pond. It is recommended to shut your chlorinator off a week before we start work on your pool. In the even you have chlorine or salt in your pool it only stresses the grass where some yellowing may take place. It is recommended to be at your house the day we drain the pool if this is a major concern for you and direct the person to where you want the water discharged. Again, we will not be held liable for stressed or yellowed grass.</b></p> <p>16*36    55*38</p>			
		<b>Total</b>	

GPS Pools #3 LLC  
17032 Palm Pointe Dr  
FL 33647  
(813) 632-0050

## Estimate

Date	Estimate #
4/25/2022	Commercial

Name / Address
Northwood (Jen) Subdivision 27248 Big Sur Dr WC 33544 813-724-0140

Project

[illegible]

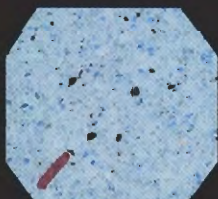
AQUAVATIONS

# HYDRAZZO

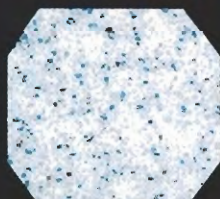
*upgrade*

**Hydrazzo Polished Marble Pool Finish will transform your pool, spa or water-feature into a work of art!**

*Choose from a rainbow of exotic colors*



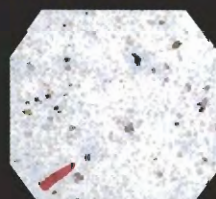
Catalina  
Blue



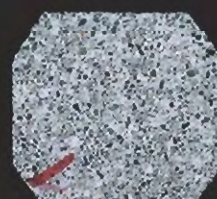
Bimini  
Teal



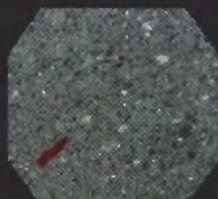
French  
Gray



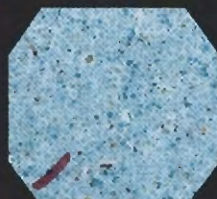
Scandinavian  
Rose



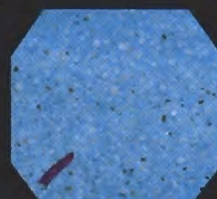
Desert  
Sage



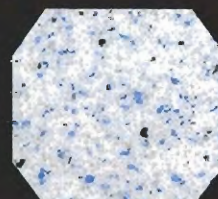
Maui  
Midnight



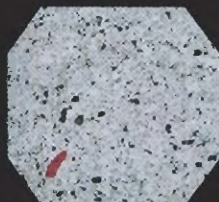
Jamaican  
Mist



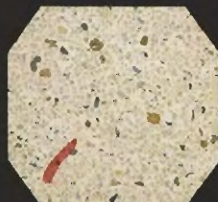
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Blue



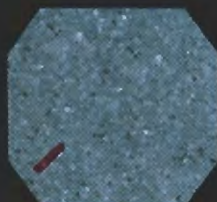
Gulfstream  
Blue



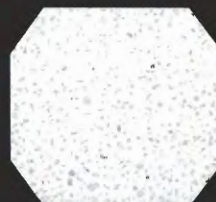
Hatteras  
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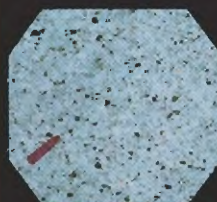
Sahara  
Sand



Mediterranean  
Blue



Grecian  
White



Cayman  
Lagoon

*Call or visit our web site to locate the authorized distributor or applicator near you.*

**Aquavations**

**800-429-4701**

[www.aquavations.com](http://www.aquavations.com)

**CL**  
Industries™  
The Leader in Pool Finishes





*Make your pool a work of art with Hydrazzo's® luxurious marble pool finish!  
The most beautiful pools in the world are surfaced with the hand-polished  
magic of Aquavations' Hydrazzo.*

### **Time-Proven Natural Ingredients**

Hydrazzo® is the smoothest, richest and most luxurious surface available, formulated from time-proven technology and the earth's finest raw materials. Aquavations' Hydrazzo combines naturally beautiful coarse graded crystalline and colored marble, along with white Portland cement and a host of other performance-enhancing ingredients to create the ultimate pool coating.

### **Toughness...Without Roughness!**

The secret to the Aquavations Hydrazzo finish is the final step: polishing the surface to a brilliant luster, and thereby unlocking the marble's natural beauty, and it's extraordinary strength. The color is breathtaking, achieving a soothing, color-intensifying effect. Aquavations Hydrazzo is the "smooth sensation" in exposed aggregate pool finishes, friendly to fingers, toes and swimsuits.

### **Silky Smooth**

A silky smooth texture combined with the proven durability of exposed aggregates are two prime features of the Hydrazzo finish. This equals timeless beauty and easy maintenance.

Hydrazzo features a silky smooth texture along with the proven durability of exposed aggregates to deliver unmatched natural elegance. With unique color selections and natural variegated appearance, Aquavations' Hydrazzo finish can complement all poolscape designs. This polished pool surface creates a finish that is naturally resistant to spot etching, topical stains, permanent scale and algae adhesion.

### **Colors**

Hydrazzo has expended its rainbow of beautiful colors. Now choose from 14 luxurious colors to make a pool, spa or water-feature a work of art!



### **Setting the Standard for Distinguished Pool Surfaces**

*Aquavations is a worldwide leader in advanced, pre blended exposed aggregate coating systems for the modern swimming pool. We develop dependable, pre-blended pool plaster systems using basic and advanced technology. With a combined 40 years of experience and hands-on applications, we have created new and improved products, superior to any other, utilizing the earth's finest raw materials.*

**[www.aquavations.com](http://www.aquavations.com)**

**7751 SW 62 Avenue, Suite 100, South Miami, Florida 33143**

**Phone: 305-668-4847 • Fax: 305-668-4844 • Toll Free: 800-429-4701**

**AQUAVATIONS CORP.**  
**POOL OWNERS**  
**HYDRAZZO LIMITED TEN (10) YEAR WARRANTY**

No. 4622

Pool Owner: \_\_\_\_\_ Authorized Applicator: \_\_\_\_\_  
Address: \_\_\_\_\_ (Subcontractor)  
City State, Zip: \_\_\_\_\_ Address: \_\_\_\_\_  
\_\_\_\_\_ City State, Zip: \_\_\_\_\_  
Telephone: (\_\_\_\_\_) \_\_\_\_\_  
Pool Builder: \_\_\_\_\_ Telephone: (\_\_\_\_\_) \_\_\_\_\_  
\_\_\_\_\_ (Contractor) Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_ Date Pool Completed: \_\_\_\_\_  
Batch #: \_\_\_\_\_ Hydrazzo Finish: \_\_\_\_\_

**LIMITATIONS:**

Aquavations Corp. warrants its product "Hydrazzo" against failure for 10 years in the pool to which it is applied. This warranty is subject to the following terms and conditions each of which are mutually dependent with Aquavations' obligations. This warranty must be accepted by the Pool Owner by signing in the space provided below. The warranty registration must be delivered to Aquavations by certified mail and the return receipt kept by the Pool Owner. Possession of the return receipt is a condition precedent to any claim under this warranty. This limited 10 year warranty is effective only if the application of the product is by an approved factory authorized applicator. The labor warranty is provided by the authorized applicator please refer to their contract.

1. This warranty excludes damages due to workmanship or physical abuse of the pool.
2. Some loss of aggregate is expected, especially in a new application; this is not to be considered a failure.
3. Application techniques and pigment loss can result in variations of color, shade and appearance. Such variations are not product defects. These variations are one of the highlights of the Hydrazzo finish.
4. Aquavations warrants the Hydrazzo material only. Aquavations is not responsible for the cost of repair. If material is defective when shipped from Aquavations, then Aquavations' sole responsibility will be to provide such replacement material for the defective area as is then manufactured by Aquavations, in such color as will most closely match the existing shade. Some cosmetic and color variation may result. (THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED. THERE IS NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.)
5. Aquavations will have ten (10) working days after written request from applicator receipt of a claim for breach of this warranty with in which to inspect the application site. If Aquavations determines the material to be defective, then replacement material for the defective area will be delivered FOB, to the applicator.
6. Incidental and consequential costs, including but not limited to, water replacement, chemicals, and loss of use of the pool are not covered.
7. This warranty shall not cover damages to the Hydrazzo pool finish which have been abused physically, through lack of proper water chemistry balancing or other chemical abuses, or sanitation applications. The pool chemistry conditions set forth on the reverse of this warranty must be recorded by the pool applicator when the initial fill water is placed in the pool. Pool chemistry must be maintained by the Pool Owner, failure to maintain proper pool chemistry voids this warranty. SEE REVERSE SIDE FOR POOL CARE INSTRUCTIONS AND ADDITIONAL WARRANTY CONDITIONS.
8. Minor surface checking, "crazing", and/or cracks are not covered by this warranty. This finish is not structural.
9. Warranty is not valid unless this document is completed in full & signed and returned to Aquavations within thirty (30) days of application of Hydrazzo material. WARRANTY REGISTRATION MUST BE SENT BY CERTIFIED MAIL AND RETURNED RECEIPT MUST BE RETAINED BY POOL OWNER.
10. Disputes under this warranty will be decided by binding arbitration by the National Spa and Pool Institute (NSPI). The only obligation of Aquavations under this warranty is to deliver new material in substitution for that which was found to be defective. No other cost or expense, direct, collateral or incidental may be asserted under this warranty and all such claims are hereby waived by the Pool Owner. This warranty extends only to the Pool Owner as identified above and is not transferable.

Homeowner

Date

Aquavations Corp.  
Attention: Product Warranty  
6619 South Dixie Highway  
Suite 386  
Miami, Florida 33143

White: Aquavations

Pink: Pool Owner

## HYDRAZZO POOL WATER CHEMISTRY

It is necessary for the longevity of the Hydrazzo finish and as a condition of this warranty that the following chemical parameters are maintained:

Chlorine	1 - 3ppm
pH	7.4 - 7.6
Total Alkalinity (TA)	80 - 120ppm
Calcium Hardness (CH)	200 - 400ppm
Cyanuric Acid	less than 50ppm
Sequest	12ppm

The initial fill water is the most important water that the pool will receive. The initial fill water must be tested, recorded and adjusted to the above parameters before it has an opportunity to affect the new Hydrazzo finish.

## WARRANTY CLAIM PROCEDURES

To initiate a warranty claim notify Aquavations Corp. at 300 Granello Avenue, Coral Gables, Florida 33146. Prior to an inspection Aquavations must receive by certified mail a brief note describing the complaint and photocopies (do NOT send the originals) of the following:

- ✓ Warranty as completed at time of application
- ✓ Original "return receipt" as completed at time of application
- ✓ Copies of monthly (or more frequent) results of water chemistry analysis done by a commercial water chemical retailer

Upon receipt of the above, Aquavations will schedule an inspection. Any replacement material will be shipped as described in paragraph 5 of this warranty.



# FOR A JOB WELL DONE, **HIRE AN NPC MEMBER.**

The National Plasterers Council consists of swimming pool surface applicators (also known as plasterers) from around the world that are plugged into the organization's research and expertise. The Council publishes the only available technical manual on swimming pool surface application, hosts an annual conference, and provides members with educational seminars along with materials promoting the benefits of various pool finishes. Plus, they provide information necessary to help customers make educated decisions about work to be done on the surface of their swimming pools.







### Why hire a National Plasterers Council member?

All NPC members adhere to a code of ethics. They are licensed and insured. Part of our pledge is to never mislead customers and to always comply with all local, state and national laws and ordinances. An NPC member should do their best to satisfy you with quality work at a fair price.

### Should an NPC member be trustworthy and ethical?

Every NPC member has access to ongoing research and education that makes their work and your pool the very best it can be. With that knowledge, they have the ability to stand by their work and go to great lengths to give you the highest quality work.

### Is there research being done on pool surfaces?

The National Pool Industry Research Center is located on the campus of the California Polytechnic State University in San Luis Obispo, California and was constructed with overwhelming support from the NPC and pool and spa industry members, with over \$1.2 million in donations of materials and cash. It includes 12 test pools, two overflow spas and two stand-alone spas. The research conducted at the Center is under the direction of the University's research team and is funded by the National Plasterers Council Research Foundation. Every NPC member taps into this research to improve and update their techniques and materials.

### How can I find an NPC Member?

Go to [www.npconline.org](http://www.npconline.org) for more information and a full list of NPC members in your state. You can contact our national office at 866-483-4672 or email us at [npconline@comcast.net](mailto:npconline@comcast.net) for more information on members in your area.

### Anything else?

Before you hire anyone, ask your pool builder or remodeler if they are a member of the National Plasterers Council.



#### National Plasterers Council

2811 Tamiami Trail, Suite P  
Port Charlotte, Florida 33952

Web Site: [npconline.org](http://npconline.org)

Toll Free Phone: (866) 483-4672    Toll Free Fax: (800) 279-1729

Local Phone: (941) 766-0634    Local Fax: (941) 764-6050

This brochure was designed and produced for you by  
3M Colorquartz™ Crystals, proud supporter of the NPC.

**3M**  
**Colorquartz™**  
Crystals



# Marquis Series

**20  
Designer  
Colors**

## EXPOSED AGGREGATE POOL FINISHES



### Non-Pigmented



Bluestone



Marina



Miami Blue



Natural



Oyster



Pool Quartz



Sapphire

**↑  
INCLUDED**

### Pigmented



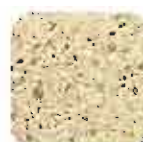
Antigua



Azure



Charcoal



Dune



Emerald Isle



Maui



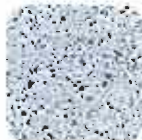
Midnight Blue



Panama



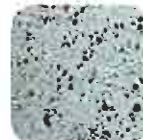
Pewter



St. Thomas



Tahiti



Tahoe



Tropical Blue

### UPGRADES

Custom colors also available

Marquis is a factory blended mixture of polymer modified cement, quartz aggregates and various admixes specifically designed for the interior of swimming pools

- Durability for long term performance
- Slip resistant for safety
- Ease of maintenance



**PMM**  
PREMIX-MARBLETITE™

# Premix Marblite™

## ARCHITECTURAL FINISHES

### MARQUIS SERIES EXPOSED AGGREGATE POOL FINISHES 10 Year Warranty

Homeowner: \_\_\_\_\_ Applicator: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
Pool Builder: \_\_\_\_\_ Telephone: (     ) \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: (     ) \_\_\_\_\_ Date Pool Completed: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_ Dealer: \_\_\_\_\_  
Batch #: \_\_\_\_\_ Color: \_\_\_\_\_

Premix-Marblite Manufacturing Co. (hereinafter referred to as Premix), warrants its product only — Marquis — against failure for ten (10) years from the date of installation. In the event of failure, Premix shall, upon verification, provide Marquis materials to repair the area of failure only.

#### LIMITATIONS:

**NOTE: THERE IS NO OTHER WARRANTY OR REPRESENTATION OF ANY KIND, EXPRESS OR IMPLIED (INCLUDING NO WARRANTY OF MERCHANTABILITY OR OF FITNESS) FOR A PARTICULAR PURPOSE.**

1. This Warranty excludes damage due to defects in workmanship or physical abuse of the pool.
2. Some loss of aggregate is expected, especially in a new installation; this is not to be considered a failure.
3. It is understood that quartz aggregate stone and application techniques will result in variations in tone and appearance. This variation in pool shades is not to be considered a failure. Marquis is not guaranteed with regard to color.
4. The contractor shall have the right to repair the area of failure only. Marquis material replacement is limited to this repair. It is understood that some cosmetic variation will result.
5. Premix warrants the Marquis material only and is not responsible for labor to repair said material.
6. Subsequent costs such as to water replacement, chemicals, land and loss of use of the pool are not covered.
7. This Warranty shall not include pools that have been abused physically or through lack of proper chemical balancing, chlorine applications or other chemical abuses. SEE REVERSE SIDE POOL CARE INSTRUCTIONS AND ADDITIONAL WARRANTY CONDITIONS.
8. Minor surfacing checking, cracks and minor cracks are not covered by this warranty.
9. This Warranty is non-transferable.
10. Pool must be checked monthly by a pool retail outlet having water testing capabilities. Computerized records must be present at time of inspection.
11. On previously plastered pools SuperBond must be used as a bondcoat to uphold the Marquis warranty.

The Premix warranty is not valid unless this document is completed in full and returned to Premix within thirty (30) days of installation of the Marquis material. WARRANTY MUST BE SENT BY CERTIFIED MAIL! Purchaser must retain returned receipt.

Attn: Warranty Department  
Premix-Marblite Manufacturing Co. • 1259 N.W. 21st. Street • Pompano Beach, FL 33069  
954.917.7665

WHITE: PREMIX    YELLOW: CONTRACTOR    PINK: HOMEOWNER

## POOL WATER CHEMISTRY

It is necessary for the longevity of your pool finish and as a condition of this warranty, that the following chemical guidelines and Sequestering Agent\* levels must be followed and maintained: Sanitizer levels must be maintained in accordance with the manufacture's specifications of the sanitizer you are using. (Example: Free Chlorine = 1 - 3ppm)

pH	7.2 - 7.6
Total Alkalinity (TA)	80 - 120 ppm
Calcium Hardness (CH)	200 - 400 ppm
Cyanuric Acid	40 - 60 ppm
Sequestering Agent	10 - 12 ppm (6oz. Per 10,000 gal of water)
Salt Water pools	Lower pH to 7.2 weekly (Very Important) Use Sequestering Agent for salt water pools

Pool fill water containing high levels of metals may need to be pre-treated and filtered before being added to your pool. DO NOT stop the water while the pool is filling. If adding additional fill hoses, add to the deep end of the pool only. The initial process, including start up chemicals, should be done by a pool professional. This may take several days. Afterwards balance the pool water to the above noted water parameters. Check the pH several times per week for the first few weeks and add pool acid pre-diluted to the deep end of the pool to lower the pH to 7.0-7.2 range or lower if needed. Never allow the pH to rise above 7.6 during the first 30 days. Brush the pool daily for the first 30 days, then as needed. To help prevent metal stains and scaling of the finish and to up-hold your product warranty, you must add the proper amount of Sequa-Sol® or any leading brand of Sequestering Agent weekly. (Noted above) After the first 30 days, check the pool water routinely at least once a week or more often and keep the water balanced to the above noted water chemistry parameters. For Salt water pools: do not add salt to the pool for the first 30 days. Be sure to add pool acid weekly and lower the pH to 7.2 ppm. No pool cleaners without brushes or vacuums with wheels for the first 30 days. Do not add Calcium for the first 60 days; then only if it is below 200 ppm.

## WARRANTY CLAIM PROCEDURES

To initiate a warranty claim, notify Premix-Marbletite Mfg. Co., 3790 Park Central Boulevard North, Pompano Beach, FL 33064. Prior to an inspection, Premix-Marbletite Mfg. Co. must receive by certified mail a brief not describing the complaint and photocopies (do not send the originals) of the following:

- (1) Warranty as completed at time of application
- (2) Original "return receipt" as completed at time of application.
- (3) Historical copies of weekly (or more frequent) results of pool water chemistry test results.

# THE POOL DOCTOR

6995 90th Ave. North, Unit B  
Pinellas Park, FL 33782  
(727) 546-2400  
Lic. # CPC1458389  
WWW.POOLDOCTORFLA.COM



1

## PROPOSAL

NORTHWOOD CDD  
ATTN: JEN LAVELLE  
27248 BIG SUR DRIVE  
WESLEY CHAPEL, FL 33544  
(813) 724-0140

### **INSTALL NEW 6"X 6" SINGLE BULLNOSE WATER LINE TILE (LOWER LEVEL OF TILE) (CODE)**

REASON: WHEN YOU REMARCITE THE GUTTERS YOU ELIMINATE THE SLOPE THAT THE GUTTERS HAVE. BY REPLACING THE TILE, YOU ARE ABLE TO LIFT THE TILE AND KEEP THE SLOPE OF THE GUTTERS, SO YOU HAVE BETTER SKIMMING ACTION. CODE REQUIRES A 2" SLOPE FROM FRONT TO BACK OF GUTTER.

- A. WATER LEVEL POOL
  - B. THOROUGHLY CLEAN TILE
  - C. SET HOMESOTE BOARDS
  - D. APPLY THINSET AND SET TILE
  - E. GROUT TILE
  - D. MARCITE TOP AND BOTTOM OF THE TILE
- TOTAL RUNNING FEET 214

**TOTAL \$ 5,350.00 (CODE)**

### **INSTALL NEW 6"X 6" SINGLE BULLNOSE TILE (UPPER ROW OF TILE) (CODE)**

- A. ACID WASH AND APPLY TRISODIUM PHOSPHATE ON OLD TILE
  - B. REMOVE ALL LOOSE OR BROKEN TILE AND BLOCK IN
  - C. CUT OFF OLD BULL-NOSE OF TILE
  - D. APPLY THINSET AND APPLY TILE
  - E. GROUT TILE
- TOTAL RUNNING FEET 214

**TOTAL \$ 7,490.00 (OPTIONAL)**

# THE POOL DOCTOR

6995 90th Ave. North, Unit B  
Pinellas Park, FL 33782  
(727) 546-2400  
Lic. # CPC1458389  
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2

## **FIX DEPTH MARKER ON DECK PER CODE (CODE)**

- A. REMOVE TILE ON INSIDE OF POOL WHERE DEPTH MARKERS WILL BE SET
- B. CUT OUT, AND CHISEL OLD DECKING WHERE OUTSIDE DEPTH MARKERS ARE TO BE INSTALLED
- C. SET TILE
- D. GROUT TILE

**TOTAL \$ 175.00 (CODE)**

## **REPLACE (5) EXISTING LIGHT FIXTURE WITH PENTAIR LED FIXTURE (WHITE LED SYSTEM) WITH MUDRINGS**

- A. REMOVE OLD LIGHT FIXTURE
- B. INSTALL NEW LIGHT FIXTURE
- C. CONNECT TO JUNCTION BOX
- D. ALL LABOR AND PARTS INCLUDED

**TOTAL \$ 6,250.00**



# THE POOL DOCTOR

6995 90th Ave. North, Unit B  
Pinellas Park, FL 33782  
(727) 546-2400  
Lic. # CPC1458389  
WWW.POOLDOCTORFLA.COM



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## **POOL SURFACE OPTION # 1**

### **REMARCITE POOL AND GUTTER**

- A. PULL HYDROSTATIC PLUG IN MAIN DRAIN
- B. DRAIN POOL
- C. SAW CUT LINE UNDER EXISTING TILE LINE
- D. CHISEL AROUND RETURNS
- E. KNOCK OUT ALL HOLLOW SPOTS IN OLD MARCITE (UP TO 5% OF POOL SURFACE AREA)
- F. CHLORINE WASH POOL
- G. ACID WASH POOL
- H. APPLY BONDING AGENT TO ENTIRE POOL SURFACE (TO INSURE ADHESION)**
- I. INSTALL NEW VGBA MAIN DRAIN FRAME AND GRATE, INSTALL NEW GUTTER GRATES
- J. APPLY MARCITE 3/8" MINIMUM THICKNESS TO ENTIRE POOL AND GUTTER AREA
- K. HAND TROWEL TO A SMOOTH FINISH
- L. REFILL AND ADJUST CHEMICALS (**7 DAYS FREE POOL SERVICE**)
- M. GO OVER PROPER CHEMICAL LEVELS WITH OWNER
- N. GIVE OWNER A SWIMMING POOL MANUAL
- O. GIVE OWNER FREE LIFETIME CONSULTATION

TOTAL SQUARE FEET 4026 PLUS 214 OF GUTTER

**INSTALL 2"X 6" SINGLE BULL-NOSE NON-SLIP TILE ON STEP EDGES (CODE)**

**ALL NEW WHITE PLASTIC ITEMS IN THE POOL**

**TOTAL \$ 32,143.00**

# THE POOL DOCTOR

6995 90th Ave. North, Unit B  
Pinellas Park, FL 33782  
(727) 546-2400  
Lic. # CPC1458389  
WWW.POOLDOCTORFLA.COM



4

## **POOL SURFACE OPTION # 2**

### **MARQUIS, KRYSTAL KRETE OR DIAMOND BRITE POOL AND GUTTER**

- A. PULL HYDROSTATIC PLUG IN MAIN DRAIN
- B. DRAIN POOL
- C. SAW CUT LINE UNDER EXISTING TILE LINE
- D. CHISEL AROUND RETURNS
- E. KNOCK OUT ALL HOLLOW SPOTS IN OLD MARCITE (UP TO 5% OF POOL SURFACE AREA)
- F. CHLORINE WASH POOL
- G. ACID WASH POOL
- H. APPLY BONDING AGENT TO ENTIRE POOL SURFACE (TO INSURE ADHESION)**
- I. INSTALL NEW VGBA MAIN DRAIN FRAME AND GRATE, INSTALL NEW GUTTER GRATES
- J. APPLY NEW SURFACE 3/8" MINIMUM THICKNESS TO ENTIRE POOL AND GUTTER AREA
- K. HAND TROWEL TO A SMOOTH FINISH
- L. RINSE OFF EXCESS CEMENT AND EXPOSE AGGREGATE
- M. REFILL AND ADJUST CHEMICALS IN POOL (**7 DAY FREE POOL SERVICE**)
- N. GO OVER PROPER CHEMICAL LEVELS WITH OWNER
- O. GIVE OWNER A SWIMMING POOL MANUAL
- P. GIVE OWNER FREE LIFETIME CONSULTATION

TOTAL SQUARE FEET 4026 PLUS 214 OF GUTTER

**INSTALL 2"X 6" SINGLE BULL-NOSE NON-SLIP TILE ON STEP EDGES (CODE)**

**ALL NEW WHITE PLASTIC ITEMS IN THE POOL**

**TOTAL \$ 36,569.00**

*Specializing in Pool & Spa Service, Repair, Remodeling*



# THE POOL DOCTOR

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Pinellas Park, FL 33782  
(727) 546-2400  
Lic. # CPC1458389  
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## **POOL SURFACE OPTION # 3**

### **INSTALL HYDRAZZO BY CLI TO POOL AND GUTTER**

- A. PULL HYDROSTATIC PLUG IN MAIN DRAIN
  - B. DRAIN POOL
  - C. SAW CUT LINE UNDER EXISTING TILE LINE
  - D. CHISEL AROUND RETURNS
  - E. KNOCK OUT ALL HOLLOW SPOTS IN OLD MARCITE (UP TO 5% OF POOL SURFACE AREA)
  - F. CHLORINE WASH POOL
  - G. ACID WASH POOL
  - H. APPLY BONDING AGENT TO ENTIRE POOL SURFACE (TO INSURE ADHESION)**
  - I. INSTALL NEW VGBA MAIN DRAIN FRAME AND GRATE, INSTALL NEW GUTTER GRATES
  - J. APPLY HYDRAZZO 3/8" MINIMUM THICKNESS TO ENTIRE POOL AREA AND GUTTER AREA
  - K. HAND TROWEL TO A SMOOTH FINISH
  - L. REFILL AND ADJUST CHEMICALS IN POOL (**7 DAYS FREE POOL SERVICE**)
  - M. GO OVER PROPER CHEMICAL LEVELS WITH OWNER
  - N. GIVE OWNER A SWIMMING POOL MANUAL
  - O. GIVE OWNER FREE LIFETIME CONSULTATION
- TOTAL SQUARE FEET 4026 PLUS 214 OF GUTTER

**INSTALL 2"X 6" SINGLE BULL-NOSE NON-SLIP TILE ON STEPS EDGE (CODE)**

**ALL NEW WHITE PLASTIC ITEMS IN THE POOL**

**TOTAL \$ 41,095.00**

*Specializing in Pool & Spa Service, Repair, Remodeling*

# THE POOL DOCTOR

6995 90th Ave. North, Unit B  
Pinellas Park, FL 33782  
(727) 546-2400  
Lic. # CPC1458389  
WWW.POOLDOCTORFLA.COM



*All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices; That if any substantial defect occurs in workmanship, it will be remedied without cost to the owner if written notice is given the Contractor within 2 years after the performance of such work, provided pool and equipment have been maintained in accordance with the recommendations of the service contractor. Warrantee does not cover leaking, discoloration, etching, expansions or settling cracks in tile, patio decks, coping or retaining walls. **Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above the estimate.** Warranty is non-transferrable. This proposal subject to acceptance within 15 days and is void thereafter at the option of the owner of THE POOL DOCTOR.*

*In any dispute arising out of this contract including breach enforcement or interpretation, the prevailing party of such dispute shall be entitled to recover from the non-prevailing party, reasonable attorney's fees, cost, and expenses whether or not suit is filed. If suit is filed, it is agreed that Pinellas County shall be the venue for such proceedings. Accounts past due will be subject to a 12% per month interest charge (18% A.P.R.).*

*THE POOL DOCTOR OF CENTRAL FLORIDA INC. hereby proposes to furnish labor and materials - complete in accordance with the above specifications, with payment to be made as follows. **One-third down with acceptance of proposal. Two-thirds paid as pool is filling.***

## ACCEPTANCE OF PROPOSAL

*The above prices, specifications and conditions are hereby accepted. The Pool Doctor of Central Florida Inc. are authorized to do the work as specified. Payment will be made as outlined above.*

Authorization: D. LONG

Date: 3/2/2022

Client

Signature : \_\_\_\_\_  
NORTHWOOD CDD

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

Client

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

# THE POOL DOCTOR

6995 90th Ave. North, Unit B  
Pinellas Park, FL 33782  
(727) 546-2400  
Lic. # CPC1458389  
WWW.POOLDOCTORFLA.COM



## REFERENCES LIC #CPC01458389

**Better Business Bureau**  
**5830 142nd Ave North**  
**Clearwater**  
**727-535-5522**

Bay Isle Condo (9/18)  
7500 Sun Island Drive  
South Pasadena

Chateau Tower (11/17)  
7050 Sunset Drive South  
South Pasadena

Lakeshore Ranch (5/18)  
19730 Sundance Lake Blvd  
Land O Lakes

One Laurel Place (7/19)  
201 West Laurel Street  
Tampa

Seaview Townhomes (9/17)  
2661 St. Joseph Drive East  
Dunedin

Tarpon Landings HOA (3/19)  
2124 Tarpon Landings Drive  
Tarpon Springs

**Pinellas County**  
**Construction**  
**Licensing Board**  
**727-536-4720**

Bell Channelside Apartment (10/17)  
1120 E. Twiggs Street  
Tampa

Harbour Isles (1/19)  
121 Spindle Shell Way  
Apollo Beach

Lexington Oaks CDD (10/16)  
26304 Lexington Oaks Blvd  
Wesley Chapel

Park Crest (3/19)  
700 S. Harbour Island Blvd  
Tampa

Seven Oaks Clubhouse (12/19)  
2910 Sports Core Circle  
Wesley Chapel

Ultimar 1 HOA (3/19)  
1520 Gulf Blvd  
Clearwater

**Consumer Affairs**  
**Consumer Protection**  
**727-464-6200**

Belleair Towers (7/16)  
1100 Ponce De Leon Blvd  
Clearwater

Innisbrook (11/17)  
36750 US Hwy 19 N  
Palm Harbor

Madeira Beach (11/17)  
210 Medallion Blvd  
Madeira Beach

Sandbar Townhomes (2/20)  
751 Pinellas Bayway South  
Tierra Verde

South Beach #4 (1/19)  
1480 Gulf Blvd  
Clearwater

White Hall Apartment (10/19)  
3301 58th Ave S  
St. Petersburg

**RESOLUTION 2014-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING  
UNIFORM RULES OF PROCEDURE, IN KEEPING WITH CHAPTER  
120.54(5), F.S.**

**WHEREAS**, the Northwood Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, F.S., being situated entirely within Pasco County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (hereinafter the "Board") is authorized by Section 190.011(5) to adopt rules and orders pursuant to Chapter 120, F.S.; and

**WHEREAS**, in accordance with Section 120.54(5), the District must comply with the adoption of Uniform Rules of Procedure as established by the Florida Administration Commission; and

**WHEREAS**, the District shall adhere to the rule making process as outlined in Section 120.54, F.S.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT:**

Section 1: The Board of Supervisors hereby adopts the Rules of Procedure as attached hereto as Exhibit "A".

Section 2: This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS** 11 **DAY OF** August, 2014.

**NORTHWOOD COMMUNITY  
DEVELOPMENT DISTRICT**



Name: Chair

Title: William Bryson

**ATTESTED BY:**



**SECRETARY**

# Exhibit A

**RULES OF PROCEDURE**  
**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT**

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## **RULES OF PROCEDURE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT**

### **1.0 Organization**

- (1) Northwood Community Development District (the “District”) was created pursuant to the provisions of Chapter 190, Florida Statutes and was established to provide for ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of the Rules shall be applicable within all other sections, unless specifically stated to the contrary.

**Specific Authority:** s.s. 190.011(5), 120.53(1)(a), Fla. Stat.

**Law Implemented:** s.s. 190.011(5), 120.53(1)(a), Fla. Stat.

### **1.1 Board of Supervisors: Officers and Voting.**

- (1) Board of Supervisors. The Board of Supervisors of the District (the “Board”) shall consist of five (5) members. Members of the Board must be residents of the State of Florida and citizens of the United States of America. The Board shall exercise the powers granted to the District.
  - (a) Board members shall hold office for the term specified by Section 190.006, Florida Statutes. If, during the term of office, any Board Member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s).
  - (b) Three (3) members of the Board physically present at the meeting location shall constitute a quorum for the purposes of conducting business and exercising its powers and for all other purposes. However, if three (3) or more vacancies occur at the same time, a quorum is not necessary to fill the vacancies. Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law.
- (2) Officers. At the first Board meeting held after each election or appointment where the newly elected members take office, the Board shall select a Chairman, Vice-Chairman, Secretary, Assistant Secretary, and Treasurer.
  - (a) The Chairman must be a member of the Board. If the Chairman resigns from that office or ceases to be a member of the Board, the Board shall select a Chairman, after filling the vacancy. The Chairman serves at the



pleasure of the Board. The Chairman or Vice-Chairman shall be authorized to sign checks and warrants for the District, countersigned by the Treasurer. The Chairman shall convene and conduct all meetings of the Board. In the event the Chairman is unable to attend a meeting, the Vice-Chairman shall convene and conduct the meeting. The Chairman or Vice-Chairman may request the District Manager or other district staff to convene and conduct any meeting of the Board.

- (b) The Vice-Chairman shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. If the Vice-Chairman resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairman, after filling the Board vacancy. The Vice-Chairman serves at the pleasure of the Board.
  - (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. The District Manager may serve as Secretary.
  - (d) The Treasurer need not be a member of the Board but must be a resident of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3), Florida statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, contract negotiations, personnel matters, and budget preparation.
  - (4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings", in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates and corporate acts. The Records of Proceedings shall be located at the District Office and shall be available for inspection by the public.
  - (5) Meetings. The Board shall establish each fiscal year, an annual schedule of regular meetings, which shall be submitted to the county and the state of Florida. All meetings of the Board shall be open to the public in accord with the provisions of Chapter 286, Florida Statutes.
  - (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143, Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section,

“voting conflict of interest” shall be governed by Chapters 112 and 190, Florida Statutes, as amended from time to time.

- (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes. The Board’s Secretary shall prepare a memorandum of voting conflict (Form 8B) which shall then be signed by the Board member, filed with the Board’s Secretary, and attached to the minutes of the meeting within fifteen (15) days of the meeting.
- (b) If a Board member inadvertently votes on a matter and later learns they have a conflict on the matter, the member shall immediately notify the Board’s Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate memorandum of voting conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The memorandum shall immediately be provided to other Board members and shall read publicly at the next meeting held subsequent to the filing of the written memorandum.

**Specific Authority:** s.s. 190.001, 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.006, 190.007, 112.3143, Fla. Stat.

## 1.2 Public Information and Inspection of Records.

- (1) Public Records. All District public records within the meaning of Chapter 119, Florida Statutes, and not otherwise restricted by law, including the “Records of Proceedings”, may be copied or inspected at the District Office during regular business hours.
- (2) Copies. Copies of public records shall be made available to the requesting person at the current rate authorized under Section 119.07(4), Florida Statutes. The requesting person may be required to pay for any charges in advance.

**Specific Authority:** s.s. 190.011(5), 120.53, Fla.Stat.

**Law Implemented:** s.s. 190.006, 119.07, 120.53, Fla. Stat.

### 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise required by Statute or these Rules, at least seven (7) days public notice shall be given of any public meeting, hearing, or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and shall state:
  - (a) The date, time and place of the meeting or workshop;
  - (b) A brief description of the nature, subjects and purposes of the meeting, hearing or workshop;
  - (c) The District Office address for the submission of requests for copies of the agenda;
  - (d) Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager. If you are hearing or speech impaired, please contact Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.
  - (e) A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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.
- (2) Agenda. The District Manager, under the guidance of the Chairman or those members of the Board calling for the meeting/hearing/workshop, shall prepare a notice and an agenda of the meeting/hearing/workshop. The notice and agenda shall be available to the public at least seven (7) days before the meeting/hearing/workshop except in an emergency. The agenda may be changed before or at the meeting/hearing/workshop by a vote of the Board.
  - (a) The District may, but is not required, to use the following format in preparing its agenda for its regular meetings:
    - Call to order
    - Roll call
    - Audience Questions and Comments on Agenda Items
    - Review of minutes
    - Specific items of old business
    - Specific items of new business

Staff reports

- (a) District Counsel
- (b) District Engineer
- (c) District Manager

Supervisor's requests and comments

Audience Questions and Comments

Adjournment

- (3) Minutes. The Secretary shall be responsible for keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting.
- (4) Receipt of Notice. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (5) Emergency Meetings. The Chairman, or Vice-Chairman if the Chairman is unavailable, may convene an emergency meeting of the Board without first having complied with subsections (1), (2), (4), and (6) to act on emergency matters that may affect the public health, safety or welfare. Whenever possible, the Chairman shall make reasonable efforts to notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date, and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one major newspaper of general circulation in the District. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (6) Public Comment. The public shall be provided the opportunity to be heard on any proposition that will come before the Board at a meeting. The Board shall set aside a reasonable amount of time for public comment on agenda items, and the time for public comment shall be identified in the agenda. Persons wishing to address the Board should notify the Secretary of the Board prior to the "Audience Comment" section of the agenda. Each person wishing to address the Board will be given a reasonable amount of time for their comments, in the interest of time and fairness to other speakers.
- (7) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008, Florida statutes. Once adopted in accord with Section 190.008, Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the

funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (8) Continuances. Any meeting of the Board or any item or matter included on the agenda for a meeting may be continued without re-notice or re-advertising provided that the continuance is to a specified date, time and location publicly announced at the meeting where the item or matter was included on the agenda.
- (9) Resident Committee Meetings. The Board may establish resident committees as needed. Such committee meetings shall be noticed to the public at least seven (7) days in advance. Notice shall be posted at the clubhouse and if available the District website.

**Specific Authority:** s.s. 190.005, 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.007, 190.008, 120.53, 286.0105, 286.0114, 120.54, Fla. Stat.

## 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to the applicable provisions of Chapter 120, Florida Statutes, and these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District.
- (2) Notice of Rule Development.
  - (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of proposed rules by publication of a notice of rule development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by paragraph (3). The notice of rule development shall indicate the subject area to be addressed by rule development, provide short, plain explanation of the purpose and effect of the proposed rule, cite specific legal authority for the proposed rule, and a statement of how a person may promptly obtain a copy of any preliminary draft, if available.
  - (b) All rules shall be drafted in accord with Chapter 120, Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
  - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action; a reference to the specific rulemaking authority pursuant to which the rule is adopted; and a reference to the section or subsection of the Florida Statutes or the Laws of Florida being implemented, interpreted, or

made specific. The notice shall include a summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2), Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice; and a statement as to whether, based on the statement of the estimated regulatory costs or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3). The notice must state the procedure for requesting a public hearing on the proposed rule unless one is otherwise scheduled or required under Florida Statutes. Except when the intended action is the repeal of a rule, the notice must include a reference both to the date on which and to the place where the notice of rule development that is required by subsection (2) appeared.

- (b) The notice shall be published in a newspaper of general circulation in the county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
  - (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing. Notice will then be mailed to all persons whom, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its proceedings.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the District Chairman must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All petitions for the initiation of rulemaking proceedings pursuant to Section 120.54(7), Florida Statutes, must contain the name, address and telephone number of the Petitioner, specific action requested, specific reason for adoption, amendment, or repeal, the date submitted, and shall specify the text of the proposed rule and the facts showing that the Petitioner is regulated by the District, or has substantial interest in the rulemaking, shall be filed with the District. The Board shall then act on the petition in accordance with

Section 120.54(7), Florida Statutes, except that copies of the petition shall not be sent to the Administrative Procedure Committee, and notice may be given in a newspaper of general circulation in the county in which the District is located.

- (6) Rulemaking Materials. After the publication of the notice to initiate rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:

  - (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
  - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
  - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541, Florida Statutes; and
  - (d) The published notice.
- (7) Rulemaking Proceedings – No Hearing. When no hearing is requested or required under Florida Statutes and the Board chooses not to initiate a hearing on its own, or if the rule relates exclusively to organization, practice or procedure, the Board may direct the proposed rule be filed with the District Office no less than twenty-eight (28) days following notice. Such direction may be given by the Board either before initiating the rule adoption process or after the expiration of the twenty-one (21) days during which affected persons may request a hearing.
- (8) Rulemaking Proceedings – Hearing. If the proposed rule does not relate exclusively to organization, practice or procedure, the District shall provide, upon request, a public hearing for the presentation of evidence, argument and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay or disruption of the proceedings. Any affected person may request a hearing within twenty-one (21) days after the date of publication of the notice of intent to adopt, amend or repeal a rule. When a public hearing is held, the District must ensure that the Board members are available to explain the District's proposal and to respond to questions or comments regarding the rule. If one or more requested public hearings is scheduled, the Board shall conduct at least one of the public hearings itself and may not delegate this responsibility without the consent of those persons requesting the public hearing.
- (9) Request for Public Hearing.

  - (a) A request for a public hearing shall be in writing and shall specify how the person requesting the public hearing would be affected by the proposed rule. The request shall be submitted to the District within twenty-one (21)



days after notice of intent to adopt, amend, or repeal the rule is published as required by law, in accordance with the procedure for submitting requests for public hearing stated in the notice of intent to adopt, amend or repeal the rule.

- (b) If the notice of intent to adopt, amend, or repeal a rule did not notice a public hearing and the District determines to hold a public hearing, the District shall publish notice of a public hearing in a newspaper of general circulation within the District at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing.
  - (c) Written statements may be submitted by any person within a specified period of time prior to or following the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (10) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of emergency rules shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.
- (11) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54, Florida Statutes.
- (12) Variances and Waivers. Variances and waivers from District rules may be granted to the provisions and limitations contained in Section 120.542, Florida Statutes.

**Specific Authority:** s.s. 190.011(5), 190.011(15), 120.54, 190.035, Fla. Stat.

**Law Implemented:** s.s. 120.54, 190.035(2), Fla. Stat.

### 3.0 Decisions Determining Substantial Interests.

- (1) Conduct of Proceedings. Proceedings may be held by the District in response to a written request submitted by a substantially affected person within fourteen (14) days after written notice or published notice of District action or notice of District intent to render a decision. Notice of both action taken by the District and the

District's intent to render a decision shall state the time limit for requesting a hearing and shall reference the District's procedural rules. If a hearing is held, the Chairman shall designate any member of the Board (including the Chairman), District Manager, District General Counsel, or other person to conduct the hearing.

The person conducting the hearing may:

1. Administer oaths and affirmations;
  2. Rule upon offers of proof and receive relevant evidence;
  3. Regulate the course of the hearing, including any prehearing matters;
  4. Enter orders;
  5. Make or receive offers of settlement, stipulation, and adjustment.
- (a) The person conducting the hearing shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action.
- (b) The District shall issue a final order within forty-five (45) days:
1. After the hearing is concluded, if conducted by the Board;
  2. After a recommended order is submitted to the Board and mailed to all parties, if the hearing is conducted by persons other than the Board; or
  3. After the Board has received the written and oral material it has authorized to be submitted, if there has been no hearing.
- (2) Eminent Domain. After determining the need to exercise the power of eminent domain pursuant to Subsection 190.11(11), Florida Statutes, the District shall follow those procedures prescribed in Chapters 73 and 74, Florida statutes. Prior to exercising the power of eminent domain, the District shall:
- (a) Adopt a resolution identifying the property to be taken;
  - (b) If the property is beyond the boundaries of the District, obtain approval by resolution of the governing body of the county if the taking will occur in

an unincorporated area, or of the municipality if the taking will occur within the municipality.

**Specific Authority:** s.s. 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** s.s. 190.011(11), Fla. Stat.

#### 4.0 Purchasing, Contracts, Construction and Maintenance.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017, Florida Statutes, the following procedures, definitions and rules are outlined for the purchase of professional, construction, maintenance, and contract services, and goods, supplies, materials, and insurance.
- (2) Definitions.
  - (a) “Continuing contract” is a contract for professional services (of a type described above), entered into in accordance with this Rule, between the District and a firm whereby the firm provides professional services for the District for work of a specified nature with no time limitation, except that the contract shall provide a termination clause.
  - (b) “Contractual services” means rendering time and effort rather than furnishing specific goods or commodities. Contractual services do not include legal (including attorneys, paralegals, court reporters and expert witnesses, including appraisers), artistic, auditing, health, or academic program services, or professional services (as defined in Section 287.055(2)(a), Florida Statutes and these Rules) and shall generally be considered the services referenced by Section 287.012(8), Florida Statutes. Contractual services do not include the extension of an existing contract for services if such extension is provided for in the contract terms.
  - (c) “Emergency purchases” means a purchase necessitated by a sudden unexpected turn of events (e.g. acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive solicitation would be detrimental to the interests of the District.
  - (d) “Goods, supplies and materials” do not include printing, insurance, advertising, or legal notices.
  - (e) “Invitation to Bid” is a written solicitation for sealed bids with the title, date and hour of the public bid opening designated specifically and defining the commodity involved. It includes printed instructions

prescribing conditions for bidding, evaluation criteria, and provides for a manual signature of an authorized representative.

- (f) “Lowest Responsible bid/proposal” means, in the sole discretion of the Board, the bid or proposal (i) is submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements and with the integrity and reliability to assure good faith performance, (ii) is responsive to the invitation to bid or request for proposal as determined by the Board, and (iii) is the lowest cost to the District. Minor variations in the bid may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids may not be modified after opening.
- (g) “Most Advantageous bid/proposal” means, in the sole discretion of the Board, the bid or proposal (i) is submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements and with the integrity and reliability to assure good faith performance, (ii) is responsive to the invitation to bid or request for proposal as determined by the Board, and (iii) is the most advantageous bid or proposal to the District. Minor variations in the bid may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids may not be modified after opening.
- (h) “Professional services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture or registered surveying and mapping, as defined by the laws of Florida, or those performed by an architect, professional engineer, landscape architect or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (i) “Project” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for professional services is estimated by the District to exceed the threshold amount provided in Section 287.017, for CATEGORY TWO, as such categories may be amended from time to time by the State of Florida Department of Management Services to reflect inflation or other measures.
- (j) “Purchase” means acquisition by sale, rent lease, lease/purchase or installment sale. It does not include transfer, sale or exchange of goods, supplies or materials between the District and any federal, state, regional or local government entity or political subdivision of the state.
- (k) “Request for Proposal” is a written solicitation for sealed proposals with the title, date and hour of the public opening designated and requiring the

manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, proposal instructions, work detail analysis and evaluation criteria as necessary.

- (l) “Responsive bid/proposal” means a bid or proposal which conforms in all material respects to the specifications and conditions in the invitation to bid or request for proposal and these Rules, and the cost components of which are appropriately balanced. A bid/proposal is not responsive if the person or firm submitting the bid fails to meet any requirement relating to the qualifications, financial stability, or licensing of the bidder.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, Fla. Stat.

#### 4.1 Purchase of Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, as such category may be amended from time to time, shall be purchased under the terms of these Rules. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising or legal notices.
- (2) Procedure. When a purchase of goods, supplies or materials is within the scope of this Rule, the following is appropriate:
  - (a) The Board shall cause to prepare an Invitation to Bid or Request for Proposal, as appropriate.
  - (b) The Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
  - (c) The District may maintain lists of persons interested in receiving notices of invitations to bid or requests for proposals. Persons who provide their name and address to the District Manager for inclusion on the list shall receive notices by mail.
  - (d) Bids or proposals shall be opened at the time and place noted on the Invitation to Bid or Request for Proposal. Bids and proposals shall be evaluated in accordance with the invitation or request and these Rules.
  - (e) The Most Advantageous Bid or Proposal shall be accepted; however, the Board shall have the right to reject all bids, either because they are too

high or because the Board determines that it is in the best interests of the District. In the event the bids exceed the amount of funds available to be allocated by the District for this purchase, the bids may be rejected. The board may require bidders to furnish performance and/or other bonds with a responsible surety to be approved by the Board.

- (f) Notice of award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service, and by posting same in the District Office for seven (7) days.
- (g) If only one response to an Invitation to Bid or Request for Proposal is received, the District may proceed with the procurement of goods, supplies or materials. If no response to an Invitation to Bid or Request for Proposal is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of goods, supplies, and materials.
- (h) If the District does not receive a response to its competitive solicitation, the District may proceed to purchase such goods, supplies, materials, or construction services in the manner it deems in the best interests of the District.
- (i) The District may make an emergency purchase without complying with these rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, Fla. Stat.

#### 4.2 Contracts for Construction of Authorized Project.

- (1) Scope. All contracts for the construction or improvement of any building, structure or other public construction works authorized by Chapter 190, Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20, Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and comply with the bidding procedures of Section 255.20, Florida Statutes, as the same may be amended from time to time. In the event of conflict between these Rules and Section 255.20, Florida statutes, the latter shall control. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure.

- (a) Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than \$500,000 must be noticed at least thirty (30) days prior to the date of submittal for bids.
- (b) The District may maintain lists of persons interested in receiving notices of Invitation to Bid or Requests for Proposals. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
- (c) To be eligible to submit a bid or proposal, a firm or individual must, at the time of receipt of its bid proposal:
  - 1. Hold all required applicable state professional licenses in good standing.
  - 2. Hold all required applicable federal licenses in good standing, if applicable.
  - 3. If the bidder is a corporation, hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes.
  - 4. Meet any special pre-qualification requirement set forth in the bid/proposal specifications.

Evidence of compliance with these Rules may be submitted with the bid or proposal, if required by the District.

- (d) Bids or proposals shall be opened at the time, date and place noted on the Invitation to Bid or Request for Proposals. Bids or proposals shall be evaluated in accordance with the Invitation to Bid or Request for Proposal and these Rules.
- (e) To assist in the determination of the most advantageous bidder, the District Representative may invite public presentation by firms regarding their qualifications, approach to the project, and ability to perform the contract in all respects.
- (f) In determining the most advantageous bidder, the District Representative may consider, in addition to the factors described in the invitation or request, the following:



1. The ability and adequacy of the professional personnel employed by each bidder or proposer.
  2. The past performance of each bidder or proposer for the District and in other professional employment settings.
  3. The willingness of each bidder or proposer to meet time and budget requirements.
  4. The geographic location of each bidder or proposer's headquarters or office in relation to the project.
  5. The recent, current, and project workloads of the bidder or proposer.
  6. The volume of work previously awarded to each bidder or proposer.
  7. Whether the cost components of each bid or proposal are appropriately balanced.
  8. Whether the bidder or proposer is a certified minority business enterprise.
- (g) The Most Advantageous Bid/Proposal shall be accepted; however, the Board shall have the right to reject all bids, either because they are too high or because the Board determines it is in the best interests of the District. The Board may require bidders or proposers to furnish performance bonds and/or other bonds with a responsive surety to be approved by the Board. If the Board receives fewer than three (3) responses to an Invitation to Proposal, the Board, may, in its discretion, re-advertise for additional bids without rejecting any submitted bid or proposal. In the event the bids exceed the amount of funds available to or allocated by the District for this purchase, the bids may be rejected. Bidders or proposers not receiving a contract award shall not be entitled to recover costs of bid or proposal preparation or submittal from the District.
- (h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders or proposers by United States Mail, or by hand deliver, or by overnight delivery service, and by posting the same in the District Office for seven (7) days.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, 255.0525, Fla. Stat.

#### 4.3 Contracts for Maintenance Service.

- (1) Scope. All contracts for maintenance of any District facility or project shall be let under the terms of these Rules if the cost exceeds the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, as such category may be amended from time to time by the State of Florida Department of Management Services. The maintenance of these facilities or projects may involve the purchase of contract services and /or goods, supplies or materials as defined herein. Where a contract for maintenance of such facility or project includes goods, supplies or materials and/or contract services, the District may in its sole discretion, award the contract according to the Rules in this subsection in lieu of separately bidding for maintenance, goods, supplies and materials, and contract services. However, a project shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure.
  - (a) Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
  - (b) The District may maintain lists of persons interested in receiving notices of Invitations to Bid or Requests for Proposals. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
  - (c) In order to be eligible to submit a bid or proposal, a firm or individual must, at the time of receipt of the bids or proposals:
    1. Hold the required applicable state and professional licenses in good standing.
    2. Hold all required applicable federal licenses in good standing, if any.
    3. Hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the bidder is a corporation.
    4. Meet any special pre-qualification requirements set forth in the bid proposal specifications.

Evidence of compliance with these Rules may be submitted with the bid, if required by the District.

- (d) Bids or Proposals shall be opened at the time, date and place noted on the Invitation to Bid or Request for Proposal. Bids and Proposals shall be evaluated in accordance with the Invitation or Request and these Rules.
- (e) To assist in the determination of the Most Advantageous Bid or Proposal, the District Representative may invite public presentation by firms regarding their qualifications, approach to the project, and ability to perform the contract in all respects.
- (f) In determining the Most Advantageous Bid or Proposal, the District Representative may consider, in addition to the factors described in the Invitation or request, the following:
  - 1. The ability and adequacy of the professional personnel employed by each bidder or proposer.
  - 2. The past performance of each bidder or proposer for the District and in other professional employment settings.
  - 3. The willingness of each bidder or proposer to meet time and budget requirements.
  - 4. The geographic location of each bidder or proposer's headquarters or office in relation to the project.
  - 5. The recent, current, and project workloads of the bidder or proposer.
  - 6. The volume of work previously awarded to each bidder or proposer.
  - 7. Whether the cost components of each bid or proposal are appropriately balanced.
  - 8. Whether the bidder or proposer is a certified minority business enterprise.
- (g) The Most Advantageous Bid or Proposal may be accepted; however, the Board shall have the right to reject all bids or proposals, either because they are too high or because the Board determines it is in the best interests of the District. The Board may require bidders to furnish performance bonds and/or other bonds with a responsive surety to be approved by the Board. If the Board receives fewer than three (3) responses to an Invitation to Proposal, the Board, may, in its discretion, re-advertise for additional bids without rejecting any submitted bid or proposal. In the

event the bids or proposals exceed the amount of funds available to or allocated by the District for this purchase, the bids or proposals may be rejected. Bidders or proposers not receiving a contract award shall not be entitled to recover costs of bid or proposal preparation or submittal from the District.

- (h) Notice of the award or intent to award, including rejection of some or all bids or proposals, shall be provided in writing to all bidders or proposers by United States Mail, or by hand deliver, or by overnight delivery service, and by posting the same in the District Office for seven (7) days.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, Fla. Stat.

#### 4.4 Purchase of Insurance.

- (1) Scope. The purchase of life, health, accident, hospitalization, legal expense, or annuity insurance, or all or any kind of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by these Rules. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
  - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
  - (b) Notice of Invitation to Bid may be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
  - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
  - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
  - (e) If only one (1) response to an Invitation to Bid is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
  - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

- (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies which have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, if any, to the District Officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall need of the District, its officers, employees and/or dependents.
- (h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery service, and by posting the same in the District Office for seven (7) days.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 112.08, Fla. Stat.

#### 4.5 Procedure for Purchasing Contractual Services.

- (1) Scope. All purchases for contractual services (except for maintenance services) may, but are not required to, be made by competitive Invitation to Bid. If state or federal law prescribes with whom the District must contract, or established the rate of payment, then these Rules shall not apply. A contract involving both goods, supplies, and materials plus contractual services may, at the discretion of the Board, be treated as a contract for goods, supplies, and materials.
- (2) Procedure. When a purchase of contractual services is within the scope of this Rule (and the District has elected to follow this procedure), the following procedure shall be followed:
  - (a) The Board shall cause to be prepared a notice of Invitation to Bid or Request for Proposal, as appropriate.
  - (b) Notice of Invitation to Bid shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.

- (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid or Requests for Proposals. The District shall make a good faith effort to provide written notice, by United States Mail, to persons who provide their names and addresses to the District Office for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with these Rules and shall not be the basis for a protest of any contract award.
  - (d) Bids or proposals shall be opened at the time and place noted on the Invitation to Bid and Request for Proposal. Bids and proposals shall be evaluated in accordance with Invitation to Bid or Request for Proposal and these Rules.
  - (e) If only one (1) response to an Invitation to Bid or Request for Proposal is received, the District may proceed with the procurement for contractual services from such bidder or proposer. If no response to an Invitation to Bid or Request for Proposal is received, the District may take whatever steps are reasonably necessary in order to proceed with the procurement of the needed contractual services.
  - (f) The Board has the right to reject any and all bids or proposals. The reservation regarding the right to reject shall be included in all solicitations and advertisements. If the bids or proposals exceed the amount of funds available to or allocated by the District for this purchase, the bids or proposals may be rejected. Bidders and proposers not receiving a contract award shall not be entitled to recover any costs of bid or proposal preparation or submittal from the District.
  - (g) The Most Advantageous Bid or Proposal may be accepted by the District. The Board may require bidders to furnish bid, performance and/or other bonds with a reasonable surety to be approved by the Board.
- (3) Notice. Notice of contract award, including the rejection of some or all bids or proposals, shall be provided in writing to all bidders or proposers by United States Mail, overnight delivery, or by hand delivery, and by posting same in the District Office for seven (7) days.
  - (4) Contract Renewal. Renewal of a contract for contractual services shall be in writing and shall be subject to the same terms and conditions set forth in the initial contract, unless otherwise provided in the initial contract. Renewal shall be contingent upon satisfactory performance evaluations by the District.
  - (5) Contract Manager and Contract Administrator. The Board may designate a representative to function as contract manager, who shall be responsible for enforcing performance of the contract terms and conditions and serve as the liaison with the contractor. The Board may also designate a representative to

function as contract administrator, who shall be responsible for maintaining all contract files and financial information. One person may serve as both contract manager and administrator.

- (6) Emergency Purchase. The District may make an emergency purchase of contractual services without complying with these Rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a continuing contract between a firm or an individual and the District.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033(3), Fla. Stat.

#### 4.6 Procedure Under Consultant's Competitive Negotiations Act.

In order to comply with the requirements of Section 287.055, Florida Statutes (regarding certain types of professional services), the following procedures are outlined for selection of firms or individuals to provide professional services exceeding the thresholds herein described and in the negotiation of such contracts.

- (1) Qualifying Procedures. In order to be eligible to submit a bid or proposal, a firm must, at the time of receipt of the bid or proposal:
  - (a) Hold all required applicable state professional licenses in good standing.
  - (b) Hold all required applicable federal licenses in good standing, if any.
  - (c) If the bidder is a corporation, hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes.
  - (d) Meet any pre-qualification requirements set forth in the project or bid specifications. Qualification standards may include, but are not limited to, capability and adequacy of personnel, past record, and experience of the bidding entity.

Evidence of compliance with this Rule may be submitted with the bid, if requested by the District.

- (2) Public Announcement. Prior to a public announcement that professional services are required for a project, the Board shall identify the project as meeting the threshold requirement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when professional services



are required for a project by publishing a notice providing a general description of the project and method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The District may maintain lists of persons interested in receiving such notices. These persons are encouraged to submit annually statements of qualifications and performance data. Persons who provide their name and address to the District Manager for inclusion on the list shall receive notices by mail. The Board has the right to reject any and all bids, and such reservation shall be included in the public announcement. Bidders not receiving a contract award shall not be entitled to recover any costs of bid preparation or submittal from the District.

(3) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described above regarding qualifications and performance ability, as well as any statements of qualification of file. The Board shall conduct discussions with, and may require public presentation by firms regarding their qualifications, and/or public presentation, select and list the firms, in order of preference, deemed to be the most highly capable and qualified to perform the required professional services, after considering these and other appropriate criteria:

1. The ability and adequacy of the professional personnel employed by each firm.
2. Each firm's past performance for the District in other professional employment settings.
3. The willingness of each firm to meet time and budget requirements.
4. The geographic location of each firm's headquarters or office in relation to the project.
5. The recent, current, and projected workloads of each firm.
6. The volume of work previously awarded to each firm.
7. Whether a firm is a certified minority business enterprise.

Nothing in these Rules shall prevent the District from evaluating and eventually selecting a firm if less than three (3) responses, including responses indicating a desire not to submit a formal bid on a given project, are received.

- (b) If the selection process is administered by a person other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(4) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as the most qualified to perform the required professional services.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”
- (c) Should the District within twenty-one (21) days be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable then unless modified by the Board, negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached within twenty-one (21) days (unless modified by the Board to the contrary) those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with any of the selected firms within twenty-one (21) days (unless modified by the Board to the contrary) additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (e) Once an agreement with a firm or individual is reached, notice of the award or intent to award, including the rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service, and by posting same in the District Office for seven (7) days.

- (5) Continuing Contract. Nothing in this Rule shall prohibit a continuing contract between a firm or an individual and the District.
- (6) Emergency Purchase. The District may make an emergency purchase without complying with these Rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.011(3), 287.055, 190.033, Fla. Stat.

## 5.0 Bid Protests Under Consultants' Competitive Negotiations Act.

Notwithstanding any other provision in these Rules, the resolution of any protests regarding the decision to solicit or award a contract for a bid or proposal shall be in accordance with this section.

- (1) Notice. The District shall give all bidders written notice of its decision to award or intent to award a contract, including rejection of some or all bids, by United States Mail (which shall be deemed delivered two (2) days after delivery to the U.S. Postal Service), by certified/registered mail return receipt requested, by hand delivery, or by overnight delivery service (which shall be deemed delivered by the next business day), and by posting same in the District Office for seven (7) days. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Section 5.2 of the Rules of Northwood Community Development District shall constitute a waiver of proceedings under those Rules."
- (2) Filing. Any person who is affected adversely by the District's decision or intended decision shall file with the District a notice of protest within seventy-two (72) hours after the posting of the final bid tabulation or after receipt of the notice of the District decision or intended decision, and shall file a formal written protest within seven (7) days after the date of filing of the notice of protest. The notice of protest shall identify the procurement by title and number or any other language that will enable the District to identify it, shall state that the person intends to protest the decision, and shall state with particularity the law and facts upon which the protest is based. With respect to a protest of the specifications contained in an Invitation to Bid or in a Request for Proposals, the notice of protest shall be filed in writing within seventy-two (72) hours after the receipt of the notice of the project plans and specifications (or intended project plans and specifications) in an Invitation to Bid or Request for Proposals, and the formal written protest shall be filed within seven (7) days after the date when notice of protest is filed. Failure to file a notice of protest, or failure to file a formal written protest, shall constitute a waiver of all further proceedings.

- (3) Award Process. Upon a receipt of a notice of protest which has been timely filed, the District shall stop the bid solicitation process (or the contract and award process) until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances which require the continuance of the process without delay in order to avoid immediate and serious danger to the public health, safety, or welfare, the award process may continue.
- (4) Mutual Agreement. The District, on its own initiative or upon the request of a protester, shall provide an opportunity to resolve the protest by mutual agreement between the parties within seven (7) days, excluding Saturdays, Sundays and legal holidays, upon receipt of a formal written request.
- (5) Proceedings. If the subject of a protest is not resolved by mutual agreement, a proceeding shall be conducted in accordance with the procedural guidelines set forth in Section 3.0.

**Specific Authority:** s.s. 120.57(3), 190.011(5) Fla. Stat.

**Law Implemented:** s.s. 120.57(3), 190.033, Fla. Stat.

#### 5.1 Protests With Respect To Contracts Awarded Or Bid Documents.

The resolution of any protests regarding Bid Documents or the decision to award a contract for a bid or proposal shall be in accordance with section 5.1.

- (1) Notice. The District shall give all bidders or proposers written notice of a decision to award or to reject all bids by posting the notice in the District Office for seven (7) days, with a copy being provided to all submitting firms by United States Mail (which shall be deemed delivered two (2) days after delivery to the U.S. Postal Service), by certified/registered mail return receipt requested, or by hand delivery. The notice shall include the following statement: "Failure to file a written protest with the District within seventy-two (72) hours following the receipt of notice of the District's decision to award a contract shall constitute a waiver of any objection to the award of such contract."
- (2) Filing.
  - (a) Any firm or person who is affected adversely by a District decision to award a contract shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the notice of the District's decision, and shall file a formal written protest with the District within seven (7) calendar days after timely filing the initial notice of protest. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt of the District. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the District's

decision or contract award. The formal written protest shall state with particularity the facts and law upon which the protest is based.

- (b) With respect to a protest regarding the Bid Documents, including specifications or other requirements contained in an Invitation to Bid or in a Request for Proposals, the notice of protest shall be filed in writing within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest with respect to the aforesaid plans, specifications or contract documents.
- (3) Award Process. Upon receipt of a timely filed notice of protest, the District shall abate the contract award process until the protest is resolved by final Board action. However, if the District determines particular facts and circumstances require the continuance of the contract award process without delay in order to avoid immediate and serious danger to the public health, safety, or welfare, the contract award process may continue. In such circumstances, the contract awarded shall be conditioned on the outcome of the protest.
- (4) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be posted in the office of the District not less than three (3) calendar days prior to such informal proceeding, with copy being mailed to the protestant and any substantially affected person or parties. Within fifteen (15) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (5) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided above, the District shall schedule a formal hearing to resolve the protest in accordance with the procedural guidelines set forth in Section 3.0.

**Specific Authority:** s.s. 120.57, 190 011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, Fla. Stat.

## 5.2 Bid Protests Relating to Any Other Award.

Notwithstanding any other provision in these Rules, the resolution of any protests regarding the decision to solicit or award a contract for a bid proposal under Sections 4.1, 4.2, or 4.5 shall be in accordance with Section 5.2.

- (1) Notice. The District shall give all bidders written notice of its decision to award or intent to award a contract, including rejection of some or all bids, by United States Mail (which shall be deemed delivered two (2) days after delivery to the U.S. Postal Service), by certified/registered mail return receipt requested, by hand delivery, or by overnight delivery service (which shall be deemed delivered on the next business day), and by posting same in the District Office for seven (7) calendar days.
- (2) Filing. Any person who is adversely affected by the District's decision or intended decision shall file with the District a notice of protest in writing within seventy-two (72) hours after the posting of the final bid tabulation or after receipt of the notice of the District decision or intended decision, and shall file a formal written protest within seven (7) days after the date of filing of the notice of protest. The formal written protest shall state with particularity facts and law upon which the protest is based. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of all further proceedings.
- (3) Award Process. Upon receipt of a notice of protest which has been timely filed, the District shall stop the bid solicitation process or the contract and award process until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances which require the continuance of the process without delay in order to avoid an immediate and serious danger to the public health, safety, or welfare, the award process may continue.
- (4) Mutual Agreement. The District, on its own initiative or upon the request of a protester, shall provide an opportunity to resolve the protest by mutual agreement between the parties within five (5) days, excluding Saturdays, Sundays and legal holidays, of receipt of a formal written protest.
- (5) Hearing. If the subject of a protest is not resolved by mutual agreement, the District shall hold a proceeding in accordance with the procedural guidelines set forth in Section 3.0.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, Fla. Stat.

## 6.0 Design-Build Contract Competitive Proposal Selection Process.

- (1) Scope. The District may utilize design-build contracts for any public construction project for which the Board determines that use of such contracts in the best interest of the District. When letting a design/build contract, the District shall use the following procedure:
  - (a) The District shall utilize a design criteria professional meeting the requirements of Section 287.055(2)(k) when developing a design criteria package, evaluating the responses or bids submitted by design-build firms, and determining compliance of the project construction with the design criteria package. The design criteria professional may be an employee of the District or may be retained using Section 4.6, Procedure Under Consultant's Competitive Negotiations Act.
  - (b) A design criteria package for the construction project shall be developed and sealed by the design criteria professional. The package shall include concise, performance –oriented drawings or specifications of the project, and shall include sufficient information to put interested firms on notice of substantially all of the requirements of the project. If the project utilizes existing plans, the design criteria professional shall create a design criteria package by supplementing the plans with project specific requirements, if any. All design criteria packages shall require firms to submit information regarding the qualifications, availability and past work of the firms, including the partners and members thereof.
  - (c) The Board, in consultation with the design criteria professional, shall establish the standards and procedures for the evaluation of design-build proposals based on price, technical, and design aspects of the project, weighted for the project.
  - (d) After the design criteria package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited, pursuant to the design criteria by the following procedure:
    1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least seven (7) days for submittal of proposals, unless the Board, for good cause, determines a shorter period of time is appropriate.
    2. The District may maintain qualifications information, including: capabilities, adequacy of personnel, past record, experience, whether the firm is a certified minority business enterprise as defined by the Florida Small Business and Minority Assistance Act



of 1985, and other factors, on design-build firms. Such firms shall receive a copy of the request for proposals by mail.

3. In order to be eligible to submit a proposal a firm must, at the time of receipt of the proposals:
  - (a) Hold the required applicable state professional license in good standing, as defined by Section 287.055(2)(h), Florida Statutes;
  - (b) Hold all required applicable federal licenses in good standing, if any;
  - (c) Hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the bidder is a corporation;
  - (d) Meet any special prequalification requirements set forth in the design criteria package.

Evidence of compliance with these Rules may be submitted with the bid, if required by the District.

- (e) The Board shall select no fewer than three (3) design-build firms as the most qualified, based on the information submitted in the response to the request for proposals, and in consultation with the design criteria professional, shall evaluate their proposals based on the evaluation standards and procedures established prior to the solicitation of requests for proposal.
- (f) The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards, and shall establish a price which the Board determines to be fair, competitive, and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Failing accord with the second most qualified firm, the Board must terminate negotiations. The Board shall then undertake negotiations with the third firm. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached.

- (g) After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
  - (h) The design criteria professional shall evaluate the compliance of the project construction with the design criteria package, and shall provide the Board with a report of the same.
- (2) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified design-build firm available at the time. The fact that an emergency purchase has occurred shall be noted in the minutes of the next Board meeting.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, 255.20, Fla. Stat.

#### 7.0 District Auditor Selection Procedures.

Prior to selecting an auditor to conduct the annual financial audit as required in section 218.39, Florida Statutes, the District shall use the auditor selection procedures as required under section 218.391, Florida Statutes.

**Specific Authority:** s. 190.011(5), Fla. Stat.

**Law Implemented:** s. 218.391, Fla. Stat.

#### 8.0 Effective Date.

These Rules shall be effective August 11, 2014.



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300

**1-800-851-8754**  
**[www.pascovotes.com](http://www.pascovotes.com)**

April 19, 2022

Gene Roberts, District Manager  
Meritus Corp  
2005 Pan Am Circle Suite 300  
Tampa FL 33607

Dear Gene Roberts:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2022.

- |   |       |
|---|-------|
| • Northwood Community Development District    | 1,368 |
| • WaterGrass I Community Development District | 932   |

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302  
Central Pasco - Land O' Lakes (813) 929-2788  
West Pasco - New Port Richey (727) 847-8162

**NORTHWOOD  
COMMUNITY DEVELOPMENT DISTRICT**

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District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR NORTHWOOD  
COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS**

In accordance with section 190.006(3)(b), Florida Statutes, Northwood Community Development District (the “District”) hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of the Northwood Community Development District begins at Noon, June 13, 2022 – Noon, June 17, 2022 (The supervisor of elections office will begin accepting qualifying documents on May 30, 2022, as per F.S. 99.061(8)).

The District has two seats up for election, Seats 2 and 4. Elections are non-partisan and will be held at the same time as the general election on November 8, 2022 and shall be conducted in the manner prescribed by law for holding general elections. Each seat carries a four-year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections. Qualifying forms may be mailed to Honorable Brian E. Corley Supervisor of Elections P. O. Box 300, Dade City, FL 33526-0300. Qualifying checks may not be emailed and should be mailed to this address. All candidates shall qualify for individual seats in accordance with section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

For additional information please contact the Pasco County Supervisor of Elections.

Rick Reidt  
District Manager

## RESOLUTION 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS** the Northwood Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT:**

**1. GENERAL ELECTION SEATS.** Seat 2, currently held by Karen Uhlig. Seat 4, currently held by Angel Medina, are scheduled for the General Election beginning in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**3. COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 2<sup>nd</sup> day of May 2022.

**NORTHWOOD COMMUNITY  
DEVELOPMENT DISTRICT**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS**

In accordance with section 190.006(3)(b), Florida Statutes, Northwood Community Development District (the “District”) hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of the Northwood Community Development District begins at Noon, June 13, 2022 – Noon, June 17, 2022 (The supervisor of elections office will begin accepting qualifying documents on May 30, 2022, as per F.S. 99.061(8)).

The District has two seats up for election, Seats 2 and 4. Elections are non-partisan and will be held at the same time as the general election on November 8, 2022 and shall be conducted in the manner prescribed by law for holding general elections. Each seat carries a four-year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections. Qualifying forms may be mailed to Honorable Brian E. Corley Supervisor of Elections P. O. Box 300, Dade City, FL 33526-0300. Qualifying checks may not be emailed and should be mailed to this address. All candidates shall qualify for individual seats in accordance with section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

For additional information please contact the Pasco County Supervisor of Elections.

Rick Reidt  
District Manager



## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Northwood Community Development District was held on **Monday, April 11, 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, April 11, 2022, at 6:30 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	
Jennifer Inman	Supervisor	<i>via zoom call</i>

#### Staff Members Present:

Gene Roberts	District Manager, Meritus
Jen Lavelle	Facilities Manager
Erwing Martinez	LMP representative

There were approximately (10) resident audience members present.

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

There were no audience questions or comments on agenda items.

Erwing Martinez with LMP introduced Jose, who will be transitioning into the account manager for Northwood. EM and Barbara Cruz updated the board on the recent landscape committee meeting.

Erwing stated that LMP has partially completed the cutbacks to the plants damaged by the freeze. He said the landscape enhancement at the new Northwood sign should be completed by 4/15/22. LMP is three weeks out on scheduling for new approved projects. There are 7 additional pine trees that are declining and will need to be removed. LMP will provide a proposal for the removal.

**4. BUSINESS ITEMS**

**A. Discussion on LMP Wax Myrtle Proposal.**

The proposal of one thousand two hundred and twenty-three (\$1,223.75) dollars with seventy-five cents to replace the declining wax myrtles in 30-foot increments was discussed.

MOTION TO:	Approve the proposal to replace the declining wax myrtles in 30-foot increments.
MADE BY:	Supervisor Cruz
SECONDED BY:	Supervisor Uhlig
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed Unanimously

**B. Discussion on LMP Bench Landscape Proposal**

The proposal to add a palm tree and shrubs to one of the benches along Northwood Palms Blvd instead of the shade structure was discussed.

MOTION TO:	Approve to add a palm tree and shrubs to one of the benches along Northwood Palms Blvd.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/1 – Motion passed. Supervisor Kilpatrick opposed.

Supervisor Kilpatrick asked LMP if the brush along the white PVC fence on the north end of NPB can be cut back. LMP will monitor it as the warmer temperatures greens the vegetation back up.

**C. General Matters of District**

**i. Discussion on Bounce Houses.**

The board discussed allowing the use of bounce houses during clubhouse rentals. Northwood currently has a waiver agreement that is required to be signed by renters that will be using a bounce house. The board asked if district counsel can update the agreement to include No water slides. Maximum height of 15-feet. Renters will be charged an additional \$50 for 4 hours if a bounce house will be used. Each party participant's legal guardian will also be required to sign the waiver, monitored by the individual renting the facility.

MOTION TO:	Approve to allow bounce houses with the required waivers signed.
MADE BY:	Supervisor Kilptrick
SECONDED BY:	Supervisor Uhlig
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed. Supervisor Cruz abstained.

**ii. Counties Negative Impact Due to Construction.**

Supervisor Kilptrick stated that the street construction at the entrance is having a negative impact on the community. KU asked to have district counsel send a letter to the county asking that landscape and irrigation be restored when the street construction is complete.

**iii. Meet the Board April 15th at 6:30 pm.**

Supervisor Kilptrick discussed the planned meet the boards planned for Friday 4/15. She explained it will be a good way the residents can get to know the board members better. The Easter event planned for Saturday the 16th was also discussed. MK asked if each board member can participate in helping during the event.

**5. CONSENT AGENDA**

**A. Consideration of Minutes of the Regular Meeting March 14, 2022**

Karen Uhlig had some notes on errors in the minutes.

- Line 100 Supervisors Uhlig name is misspelled
- The page numbers were cut off.
- Line 135, she asked about the status of the sidewalk repair along Northwood Palms Blvd.
- Line 184, she asked Supervisor Medina on the status of the license plate cameras. He stated he has one proposal and is working on additional ones.
- Line 185, she asked about the status of pool enclosure proposals.

Supervisor Kilptrick asked for clarification on line 75 regarding Supervisor Inman discussing the sidewalk assessments.

MOTION TO:	Approve the March 14, 2022, meeting minutes.
MADE BY:	Supervisor Uhlig
SECONDED BY:	Supervisor Kilptrick
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

**B. Consideration of Operations and Maintenance Expenditures February 2022**

Supervisor Cruz asked if the O&M's can be posted in a timelier manner. She also had questions on the TECO invoices. Jen Lavelle will contact TECO and ask for an energy audit.

MOTION TO:	Approve the February 2022 O&Ms.
MADE BY:	Supervisor Kilptrick
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

**C. Review of Financial Statements through February 28, 2022**

Manager Roberts told the board that through February they are about 7% over budget and some of the planned capital improvements may have to wait until the next fiscal year.

**6. VENDOR AND STAFF REPORTS**

**A. District Counsel**

There was nothing to report on behalf of the District Counsel at this time.

**B. District Engineer**

There was nothing to report on behalf of the District Engineer at this time.

**7. MANGAGEMENT REPORTS**

**A. Manager's Report**

Jen Lavelle went over her managers' report and updated the board on the status of outstanding projects.

BC stated that the off-duty patrols should be allowed to use the clubhouse facilities while working.

Jen Lavelle stated a tennis instructor has asked if he can use the facilities to give tennis lessons.

Jen Lavelle stated that a non-profit group, guitars for vets, asked if they could use the clubhouse one hour a week to give guitar lessons to veterans. The board approved.

Supervisor Uhlig went over the status of her task list.

**8. SUPERVISOR REQUESTS**

Supervisor Cruz asked that the board move forward with the playground upgrades. Also, stated that the pool needs improvements made to it.

Supervisor Kilpatrick asked about the status of the 4 squares being added next to the basketball court. A deposit has been made.

Jen Lavelle was instructed to try and recover the deposit and find a new vendor.

Supervisor Kilpatrick asked to have the aquatics vendor, Solitude, attend the next meeting.

Supervisor Uhlig said the bathrooms at the park need to be upgraded and asked about staff getting proposals for additional up-lighting.

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

Resident asked if the district pays for the streetlights along Northwood Palms Blvd. (Yes)

Mrs. McGee stated she had concerns with veterans loitering around the clubhouse if allowed to utilize it for lessons. The board stated they will approve for now and if it becomes an issue, they will remove their privileges. She stated that the dog station in Barrington is going through a lot of the bags. She asked if the district could add bag stations to the garbage cans along NWPB. The board said they will consider it. She also commented on the palm tree that the board approved for the bench area and stated they are prone to freeze.

Mrs. Maldonado had a question about the off-duty patrol, and do they have to work for Pasco County, also had a question on who is monitoring the districts expenditures.

Resident commented that some off the storm drains need to be cleaned before the rainy season. Also stated she has observed a lot of dead squirrels around the community lately.

**10. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Kilpatrick
SECONDED BY:	Supervisor Inman
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimous



NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Minutes of the Regular Meeting

April 11, 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	166201	\$ 5,634.38			Landscape Maintenance - 3.1.2022
Meritus Districts	75280	5,007.64		\$ 4,791.67	District Management Services - 3.23.2022.
Solitude Lake Management	PI A00769151	1,465.79			Lake Management 3.31.22
Suncoast Pool Service	8092	850.00			Pool Service - 3.8.2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 12,957.81</b>			

<b>Variable Contract</b>					
Supervisor: Ange	AM 031422	\$ 200.00			Supervisor Fee - 3.14.2022
Supervisor: Barbara Cruz	BC 031422	200.00			Supervisor Fee - 3.14.2022
Supervisor: Jennifer Inman	JI 031422	200.00			Supervisor Fee - 3.14.2022
Supervisor: Mimieaux Kilpatrick	MK 031422	200.00			Supervisor Fee - 3.14.2022
<b>Variable Contract Sub-Total</b>		<b>\$ 800.00</b>			

<b>Utilities</b>					
Pasco County Utilities	16363719	\$ 16.10			Water And Sewer Service thru 3.11.2022
Pasco County Utilities	16366230	38.20			Water And Sewer Service thru 3.11.2022
Pasco County Utilities	16366327	218.96	<b>\$ 273.26</b>		Water And Sewer Service thru 3.11.2022
Tampa Electric	211014561545 032222	30.42			Electric Service Thru 3.16.2022.
Tampa Electric	311000000001 030722	8,367.79	<b>\$ 8,398.21</b>		Electric Service Thru 2.15.2022.
<b>Utilities Sub-Total</b>		<b>\$ 8,671.47</b>			

<b>Regular Services</b>					
All In One Locks Smith	7SA6C	\$ 550.00			Lock Repair Services - 2.28.2022
Frontier	8139911155 031322	255.29			Communication Services - 3.13.2022
Grau & Associates	22126	2,000.00			Audit Service - 3.01.2022
Himes Electrical Service, Inc.	22650	925.00			Electric Service 3.22.2022
Johnsons Control Security	36998419	99.50			ADT Security Systems - 2.22.2022

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Kaesar & Blair Inc.	20225218	136.63			Office Supplies - 3.25.2022
KDC Outfitters	2383	677.90			Office Supplies - 2.6.2022
LMP	166057	2,335.00			Landscape Maintenance - 2.25.2022
LMP	166533	1,900.00	<b>\$ 4,235.00</b>		Landscape Maintenance 3.18.2022
OLM, Inc.	39167	390.00			Landscape Inspection - 3.02.2022
Pasco Sheriff's Office	I 2 12 2022 06945	1,080.00			Off Duty Patrol - 2.12.2022
Straley Robin Vericker	21144	2,023.50			Professional Service Thru 02.15.2022.
Straley Robin Vericker	21282	475.50			Professional Service Thru 03.15.2022.
Straley Robin Vericker	20848	798.00	<b>\$ 3,297.00</b>		Professional Service Thru 12.15.2021
Truly Nolen	590205230	58.00			Pest Control - 3.23.2022
Truly Nolen	590505020	100.00	<b>\$ 158.00</b>		Pest Control - 3.23.2022
Turf Pro Synthetics	2839	4,124.93			Landscape Management - 3.15.2022
Waste Connections of Florida	1143414W426.	57.20			Waste Connections - 3.20.2022
Waste Connections of Florida	5984456W425.	9,889.00	<b>\$ 9,946.20</b>		Waste Connections 3.20.2022
<b>Regular Services Sub-Total</b>		<b>\$ 27,875.45</b>			
<b>Additional Services</b>					
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>			
<b>TOTAL:</b>		<b>\$ 50,304.73</b>			

Approved (with any necessary revisions noted):

# Northwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
--------	---------------------------	--------	-----------------	-------------------	----------------------

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 #
3/1/2022	166201

## Bill To:

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

## Property Information

## Services for the month March 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>53960-4604</p> <p>QR</p>			

			Total	\$5,634.38
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	\$0.00
	Net 30	3/31/2022	Balance Due	\$5,634.38



**Meritus Districts**  
A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**  
#75280

**DATE**  
3/23/2022

**CUSTOMER ID**  
C2286

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
4/22/2022

**BILL TO**

Northwood CDD  
2005 Pan Am Cir Ste 700  
Tampa FL 33607-2380  
United States

Services provided for the Month of: March 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- January	213	Ea	0.15	31.95
Copies - Copies Color	124	Ea	0.50	62.00
District Management Services - District Management	1	Ea	4,791.67	4,791.67
Postage - Postage- January	1	Ea	22.02	22.02
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00	100.00
<b>Subtotal</b>				5,007.64

<b>Subtotal</b>	\$5,007.64
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,007.64

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment.  
Phone: 813-397-5122 | Fax: 813-873-7070

**INVOICE**

Invoice Number: PI-A00769151

Invoice Date: 03/01/22

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
Mychal Manolatos			03/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR47321 03/01/22 - 03/31/22 Lake & Pond Management Services		1,465.79	1,465.79

53900 - 4606  
CRL

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

Subtotal	1,465.79
Sales Tax	0.00
Total Invoice	1,465.79
Payment Received	0.00
<b>TOTAL</b>	<b>1,465.79</b>

P.O. Box 224  
Elfers, FL 34680

Date	Invoice #
3/8/2022	8092

Bill To	
Northwood CDD 27248 Big Sur Dr Wesley Chapel, FL. 33544	

P.O. No.	Terms	Project
March 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
<p style="text-align: center;">57206 - 4617 402</p>			
Thank you for your business. <div style="border: 1px solid black; width: 100px; height: 30px; margin-top: 5px;"></div> Phone #		<b>Total</b>	\$850.00

Thank you for your business.

Phone #

(727) 271-1395

**Total**

\$850.00

Northwood CDD

MEETING DATE: March 14, 2022

DMS Staff Signature \_\_\_\_\_



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mimieaux Kilpatrick	/	Salary Accepted	\$200
Jennifer Inman	/	Salary Accepted	\$200
Karen Uhlig	/	Salary Accepted	\$200
Barbara Cruz	/	Salary Accepted	\$200
Angel Medina	/	Salary Accepted	\$200

Am031422

Northwood CDD

MEETING DATE: March 14, 2022

DMS Staff Signature \_\_\_\_\_



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mimieaux Kilpatrick	/	Salary Accepted	\$200
Jennifer Inman	/	Salary Accepted	\$200
Karen Uhlig	/	Salary Accepted	\$200
Barbara Cruz	/	Salary Accepted	\$200
Angel Medina	/	Salary Accepted	\$200

BC 031422

Northwood CDD

MEETING DATE: March 14, 2022

DMS Staff Signature \_\_\_\_\_



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mimieaux Kilpatrick	/	Salary Accepted	\$200
Jennifer Inman	/	Salary Accepted	\$200
Karen Uhlig	/	Salary Accepted	\$200
Barbara Cruz	/	Salary Accepted	\$200
Angel Medina	/	Salary Accepted	\$200

JI 031422



Northwood CDD

MEETING DATE: March 14, 2022

DMS Staff Signature \_\_\_\_\_



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mimieaux Kilpatrick	/	Salary Accepted	\$200
Jennifer Inman	/	Salary Accepted	\$200
Karen Uhlig	/	Salary Accepted	\$200
Barbara Cruz	/	Salary Accepted	\$200
Angel Medina	/	Salary Accepted	\$200

MK031422



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



4036 1 1  
37-97213

# NORTHWOOD COMMUNITY DEV DISTRICT

Service Address: **0 BIG SUR DR**

Bill Number: 16363719

Billing Date: 3/21/2022

Billing Period: 2/10/2022 to 3/11/2022

**New Water, Sewer, Reclaim rates, fees and charges took 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	2/10/2022	2552	3/11/2022	2575	29	23

## Usage History Water

March 2022	23
February 2022	17
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

## Transactions

Previous Bill	11.90
Payment 03/03/22	-11.90 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	23 Thousand Gals X \$0.70 16.10
<b>Total Current Transactions</b>	16.10
<b>TOTAL BALANCE DUE</b>	<b>\$16.10</b>

PCU encourages new and existing customers to learn more about services provided by visiting [PascoCountyUtilities.com](http://PascoCountyUtilities.com).

Received  
MAR 23 2022

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

Account # 0011045  
Customer # 01272114  
Balance Forward 0.00  
Current Transactions 16.10

**Total Balance Due \$16.10**  
**Due Date 4/7/2022**

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.

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

012721140001104531636371900000016104



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



4034 1 1  
37-97213

**NORTHWOOD CDD**

Service Address: **1406 CALADESI DR**

Bill Number: 16366230

Billing Date: 3/21/2022

Billing Period: 2/10/2022 to 3/11/2022

**New Water, Sewer, Reclaim rates, fees and charges took 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		
Water	210913537	2/10/2022	0	3/11/2022	0	29	0
Reclaim	200552990	2/10/2022	270	3/11/2022	281	29	11

**Usage History**

Water Reclaimed

March 2022	0	11
February 2022	0	30
January 2022	0	4
December 2021	0	0
November 2021	0	0
October 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

**Transactions**

Previous Bill	51.50
Payment 03/03/22	-51.50 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	10.14
Sewer	
Sewer Base Charge	20.36
Reclaimed	
Reclaimed	11 Thousand Gals X \$0.70
	7.70
<b>Total Current Transactions</b>	38.20
<b>TOTAL BALANCE DUE</b>	<b>\$38.20</b>

PCU encourages new and existing customers to learn more about services provided by visiting [PascoCountyUtilities.com](http://PascoCountyUtilities.com).

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

Account # 0518910  
Customer # 01307961

Balance Forward 0.00  
Current Transactions 38.20

**Total Balance Due \$38.20**  
**Due Date 4/7/2022**

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.

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

013079619051891001636623090000038205



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



4033 1 1  
37-97213

**NORTHWOOD COMMUNITY DEV DISTRICT**

Service Address: **27248 BIG SUR DR**

Bill Number: 16366327

Billing Date: 3/21/2022

Billing Period: 2/10/2022 to 3/11/2022

**New Water, Sewer, Reclaim rates, fees and charges took 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	2/10/2022	3646	3/11/2022	3657	29	11

**Usage History**

March 2022	11
February 2022	11
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

**Transactions**

Previous Bill	218.96
Payment 03/03/22	-218.96 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	38.06
Water Tier 1	11.0 Thousand Gals X \$2.01 22.11
Sewer	
Sewer Base Charge	89.93
Sewer Charges	11.0 Thousand Gals X \$6.26 68.86
<b>Total Current Transactions</b>	218.96
<b>TOTAL BALANCE DUE</b>	<b>\$218.96</b>

Received  
MAR 23 2022

PCU encourages new and existing customers to learn more about services provided by visiting [PascoCountyUtilities.com](http://PascoCountyUtilities.com).

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 218.96

**Total Balance Due \$218.96**  
**Due Date 4/7/2022**

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

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

010585814051941081636632740000218964

Statement Date: 03/22/2022

Account: 211014561545

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

Current month's charges:	\$30.42
Total amount due:	\$30.42
Payment Due By:	04/12/2022

## Your Account Summary

Previous Amount Due	\$36.57
Payment(s) Received Since Last Statement	-\$36.57
<b>Current Month's Charges</b>	<b>\$30.42</b>
<b>Total Amount Due</b>	<b>\$30.42</b>

Received  
MAR 25 2022

# One Less Worry :)

Paperless Billing -  
Contact free;  
worry free!

**Sign up for free today!**



[tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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



## SCAM AWARE TIP:

Remember, we will never call to ask for  
your credit or debit card info.

[tampaelectricblog.com/scamalert](http://tampaelectricblog.com/scamalert)

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: 211014561545

Current month's charges:	\$30.42
Total amount due:	\$30.42
Payment Due By:	04/12/2022
<b>Amount Enclosed</b>	<b>\$</b>

625457825419

00002578 01 AV 0.42 33607 FTECO103222223470010 00000 02 01000000 003 02 7318 003



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

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



**Account:** 211014561545  
**Statement Date:** 03/22/2022  
**Current month's charges due** 04/12/2022

## Details of Charges – Service from 02/16/2022 to 03/16/2022

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	03/16/2022	3,279		3,203		76 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	76 kWh @ \$0.07014/kWh	\$5.33
Fuel Charge	76 kWh @ \$0.03057/kWh	\$2.32
Storm Protection Charge	76 kWh @ \$0.00315/kWh	\$0.24
Clean Energy Transition Mechanism	76 kWh @ \$0.00402/kWh	\$0.31
Florida Gross Receipt Tax		\$0.76

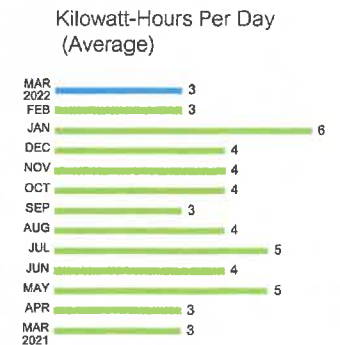
### Electric Service Cost

**\$30.42**

### Total Current Month's Charges

**\$30.42**

### Tampa Electric Usage History



00002578-0009741- Page 3 of 6





Statement Date: 03/07/22

Account: 311000000001

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

Received  
MAR 14 2022

Current month's charges:	\$8,367.79
Total amount due:	\$8,367.79
Payment Due By:	03/21/22

## Your Account Summary

Previous Amount Due	\$8,605.90
Payment(s) Received Since Last Statement	-\$8,605.90
Credit balance after payments and credits	\$0.00
<b>Current Month's Charges</b>	<b>\$8,367.79</b>

**Total Amount Due** **\$8,367.79**

**DO NOT PAY. Your account will be drafted on 03/21/22**

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.

53100/4301

charges:	\$8,367.79
e:	\$8,367.79
	03/21/22

\$

PAY, YOUR ACCOUNT WILL BE DRAFTED

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



00000030-0000317-Page 5 of 26

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
NORTHWOOD CDD	211014509577	NORTHWOOD PALMS BLVD PH2 WESLEY CHAPEL, FL 33543-0000	\$282.26
NORTHWOOD CDD	211014509841	1 NORTHWOOD PALMS DR WESLEY CHAPEL, FL 33543-0000	\$429.04
NORTHWOOD CDD	211014560109	1438 NORTHWOOD PALMS BL, #2 WESLEY CHAPEL, FL 33543-0000	\$24.62
NORTHWOOD CDD	211014560349	27248 BIG SUR DR WESLEY CHAPEL, FL 33544-6656	\$528.98
NORTHWOOD CDD	211014560596	27500 BREAKERS DR WESLEY CHAPEL, FL 33544-6667	\$265.56
NORTHWOOD CDD	211014560844	1438 NORTHWOOD PALMS BL WESLEY CHAPEL, FL 33543-0000	\$26.58
NORTHWOOD CDD	211014561040	1438 NORTHWOOD PALMS BL WESLEY CHAPEL, FL 33543-0000	\$1171.77
NORTHWOOD CDD	211014561297	27248 BIG SUR DR WESLEY CHAPEL, FL 33544-6656	\$176.25
NORTHWOOD CDD	211014561784	100 NORTHWOOD PALMS BL WESLEY CHAPEL, FL 33543-0000	\$417.00
NORTHWOOD CDD	211014562022	NORTHWOOD, UNIT 6A WESLEY CHAPEL, FL 33543-0000	\$252.59
NORTHWOOD CDD	211014562246	NORTHWOOD, UNIT 2A WESLEY CHAPEL, FL 33544-0000	\$252.59
NORTHWOOD CDD	211014562451	NORTHWOOD, UNIT 2B TAMPA, FL 33602-0000	\$338.35
NORTHWOOD CDD	211014562758	NORTHWOOD, UNIT 3A WESLEY CHAPEL, FL 33544-0000	\$378.87
NORTHWOOD CDD	211014563079	NORTHWOODS, UNIT 4A-2 WESLEY CHAPEL, FL 33544-0000	\$252.59
NORTHWOOD CDD	211014563327	NORTHWOOD 3B WESLEY CHAPEL, FL 33544-6649	\$490.40
NORTHWOOD CDD	211014563533	NORTHWOOD, UNIT 7 WESLEY CHAPEL, FL 33544-0000	\$547.27
NORTHWOOD CDD	211014563772	NORTHWOOD, UNIT 8& WESLEY CHAPEL, FL 33543-0000	\$631.46
NORTHWOOD CDD	211014563988	NORTHWOOD, UNIT 4B TAMPA, FL 33602-0000	\$422.92
NORTHWOOD CDD	211014564267	NORTHWOOD, UNIT 5 WESLEY CHAPEL, FL 33544-0000	\$336.78
NORTHWOOD CDD	211014564473	NORTHWOOD SUBDIVISION WESLEY CHAPEL, FL 33543-0000	\$1141.91



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014509577

**Statement Date:** 03/02/22

### Details of Charges – Service from 01/15/22 to 02/15/22

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 @ \$0.03076/kWh	\$4.68
Fixture & Maintenance Charge	8 Fixtures	\$120.64
Lighting Pole / Wire	8 Poles	\$150.48
Lighting Fuel Charge	152 kWh @ \$0.03008/kWh	\$4.57
Storm Protection Charge	152 kWh @ \$0.01028/kWh	\$1.56
Clean Energy Transition Mechanism	152 kWh @ \$0.00033/kWh	\$0.05
Florida Gross Receipt Tax		\$0.28

**Lighting Charges** **\$282.26**

**Current Month's Electric Charges** **\$282.26**

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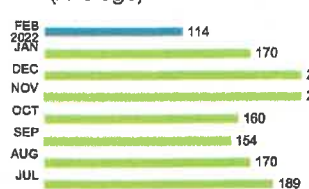
**Account:** 211014509841  
**Statement Date:** 03/02/22

## Details of Charges – Service from 01/15/22 to 02/15/22

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	02/15/22	30,627		26,969		3,658 kWh	1	32 Days																
Daily Basic Service Charge		32 days @ \$0.74000				\$23.68	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div>  <table><tr><td>FEB 2022</td><td>114</td></tr><tr><td>JAN</td><td>170</td></tr><tr><td>DEC</td><td>212</td></tr><tr><td>NOV</td><td>212</td></tr><tr><td>OCT</td><td>180</td></tr><tr><td>SEP</td><td>154</td></tr><tr><td>AUG</td><td>170</td></tr><tr><td>JUL</td><td>189</td></tr></table>		FEB 2022	114	JAN	170	DEC	212	NOV	212	OCT	180	SEP	154	AUG	170	JUL	189
FEB 2022	114																							
JAN	170																							
DEC	212																							
NOV	212																							
OCT	180																							
SEP	154																							
AUG	170																							
JUL	189																							
Energy Charge		3,658 kWh @ \$0.07014/kWh				\$256.57																		
Fuel Charge		3,658 kWh @ \$0.03057/kWh				\$111.83																		
Storm Protection Charge		3,658 kWh @ \$0.00315/kWh				\$11.52																		
Clean Energy Transition Mechanism		3,658 kWh @ \$0.00402/kWh				\$14.71																		
Florida Gross Receipt Tax						\$10.73																		
Electric Service Cost						\$429.04																		
Current Month's Electric Charges						\$429.04																		



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014560109  
**Statement Date:** 03/02/22

## Details of Charges – Service from 01/15/22 to 02/15/22

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	02/15/22	127		124		3 kWh	1	32 Days
Daily Basic Service Charge			32 days @ \$0.74000			\$23.68	Tampa Electric Usage History	
Energy Charge			3 kWh @ \$0.07014/kWh			\$0.21	Kilowatt-Hours Per Day (Average)	
Fuel Charge			3 kWh @ \$0.03057/kWh			\$0.09		
Storm Protection Charge			3 kWh @ \$0.00315/kWh			\$0.01		
Clean Energy Transition Mechanism			3 kWh @ \$0.00402/kWh			\$0.01		
Florida Gross Receipt Tax						\$0.62		
Electric Service Cost						\$24.62		
Current Month's Electric Charges						\$24.62		

FEB 2022

JAN

DEC

NOV

OCT

SEP

AUG

JUL

0.1

0.1

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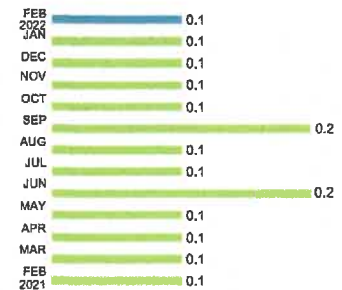
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### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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**Account:** 211014560349  
**Statement Date:** 03/02/22

**Details of Charges – Service from 01/15/22 to 02/15/22**

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

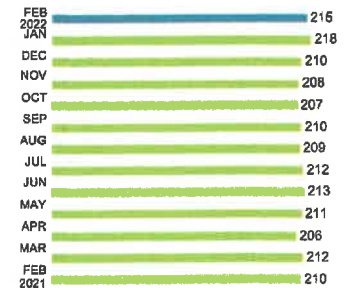
**Rate Schedule: General Service Demand - Standard**

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000351309	02/15/22	78,668		71,798		6,870 kWh	1	32 Days
1000351309	02/15/22	13.03		0		13.03 kW	1	32 Days
Daily Basic Service Charge		32 days @ \$1.07000				\$34.24		
Billing Demand Charge		13 kW @ \$13.75000/kW				\$178.75		
Energy Charge		6,870 kWh @ \$0.00730/kWh				\$50.15		
Fuel Charge		6,870 kWh @ \$0.03057/kWh				\$210.02		
Capacity Charge		13 kW @ \$0.09000/kW				\$1.17		
Storm Protection Charge		13 kW @ \$0.59000/kW				\$7.67		
Energy Conservation Charge		13 kW @ \$0.81000/kW				\$10.53		
Environmental Cost Recovery		6,870 kWh @ \$0.00130/kWh				\$8.93		
Clean Energy Transition Mechanism		13 kW @ \$1.10000/kW				\$14.30		
Florida Gross Receipt Tax						\$13.22		
<b>Electric Service Cost</b>						<b>\$528.98</b>		
<b>Current Month's Electric Charges</b>						<b>\$528.98</b>		

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)



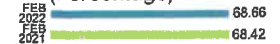
**Billing Demand**

(Kilowatts)



**Load Factor**

(Percentage)





## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014560596

**Statement Date:** 03/02/22

### Details of Charges – Service from 01/19/22 to 02/16/22

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	96 kWh @ \$0.03076/kWh	\$2.95
Fixture & Maintenance Charge	6 Fixtures	\$51.60
Lighting Pole / Wire	7 Poles	\$206.92
Lighting Fuel Charge	96 kWh @ \$0.03008/kWh	\$2.89
Storm Protection Charge	96 kWh @ \$0.01028/kWh	\$0.99
Clean Energy Transition Mechanism	96 kWh @ \$0.00033/kWh	\$0.03
Florida Gross Receipt Tax		\$0.18

#### Lighting Charges

**\$265.56**

#### Current Month's Electric Charges

**\$265.56**

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# ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014560844  
**Statement Date:** 03/02/22

## Details of Charges – Service from 01/15/22 to 02/15/22

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	02/15/22	56		53		3 kWh	1	32 Days
Daily Basic Service Charge			32 days @ \$0.74000			\$23.68	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <div><div>FEB 2022</div><div>JAN</div><div>DEC</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>	
Energy Charge			3 kWh @ \$0.07014/kWh			\$0.21		
Fuel Charge			3 kWh @ \$0.03057/kWh			\$0.09		
Storm Protection Charge			3 kWh @ \$0.00315/kWh			\$0.01		
Clean Energy Transition Mechanism			3 kWh @ \$0.00402/kWh			\$0.01		
Florida Gross Receipt Tax						\$0.62		
Electric Service Cost						\$24.62		
State Tax						\$1.96		
Total Electric Cost, Local Fees and Taxes						\$26.58		
Current Month's Electric Charges						\$26.58		

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211014561040

Statement Date: 03/02/22

### Details of Charges – Service from 01/15/22 to 02/15/22

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 @ \$0.03076/kWh	\$18.12
Fixture & Maintenance Charge	31 Fixtures	\$467.48
Lighting Pole / Wire	31 Poles	\$584.09
Lighting Fuel Charge	589 kWh @ \$0.03008/kWh	\$17.72
Storm Protection Charge	589 kWh @ \$0.01028/kWh	\$6.05
Clean Energy Transition Mechanism	589 kWh @ \$0.00033/kWh	\$0.19
Florida Gross Receipt Tax		\$1.08
State Tax		\$77.04

#### Lighting Charges

**\$1,171.77**

#### Current Month's Electric Charges

**\$1,171.77**

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**Account:** 211014561297  
**Statement Date:** 03/02/22

## Details of Charges – Service from 01/15/22 to 02/15/22

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

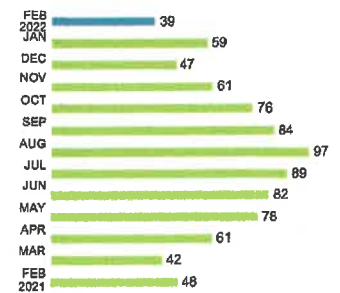
**Rate Schedule: General Service - Non Demand**

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000146682	02/15/22	71,318		70,062		1,256 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.74000				\$23.68		
Energy Charge		1,256 kWh @ \$0.07014/kWh				\$88.10		
Fuel Charge		1,256 kWh @ \$0.03057/kWh				\$38.40		
Storm Protection Charge		1,256 kWh @ \$0.00315/kWh				\$3.96		
Clean Energy Transition Mechanism		1,256 kWh @ \$0.00402/kWh				\$5.05		
Florida Gross Receipt Tax						\$4.08		
<b>Electric Service Cost</b>						<b>\$163.27</b>		
State Tax						\$12.98		
<b>Total Electric Cost, Local Fees and Taxes</b>						<b>\$176.25</b>		
<b>Current Month's Electric Charges</b>						<b>\$176.25</b>		

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014561784  
**Statement Date:** 03/02/22

### Details of Charges – Service from 01/19/22 to 02/16/22

Service for: 100 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	209 kWh @ \$0.03076/kWh	\$6.43
Fixture & Maintenance Charge	11 Fixtures	\$165.88
Lighting Pole / Wire	11 Poles	\$208.38
Lighting Fuel Charge	209 kWh @ \$0.03008/kWh	\$6.29
Storm Protection Charge	209 kWh @ \$0.01028/kWh	\$2.15
Clean Energy Transition Mechanism	209 kWh @ \$0.00033/kWh	\$0.07
Florida Gross Receipt Tax		\$0.38
State Tax		\$27.42
<b>Lighting Charges</b>		<b>\$417.00</b>
<b>Current Month's Electric Charges</b>		<b>\$417.00</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014562022  
**Statement Date:** 03/02/22

### Details of Charges – Service from 01/22/22 to 02/21/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	96 kWh @ \$0.03076/kWh	\$2.95
Fixture & Maintenance Charge	6 Fixtures	\$51.60
Lighting Pole / Wire	6 Poles	\$177.36
Lighting Fuel Charge	96 kWh @ \$0.03008/kWh	\$2.89
Storm Protection Charge	96 kWh @ \$0.01028/kWh	\$0.99
Clean Energy Transition Mechanism	96 kWh @ \$0.00033/kWh	\$0.03
Florida Gross Receipt Tax		\$0.18
State Tax		\$16.59

#### Lighting Charges

**\$252.59**

#### Current Month's Electric Charges

**\$252.59**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014562246

**Statement Date:** 03/02/22

### Details of Charges – Service from 01/22/22 to 02/21/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	96 kWh @ \$0.03076/kWh	\$2.95
Fixture & Maintenance Charge	6 Fixtures	\$51.60
Lighting Pole / Wire	6 Poles	\$177.36
Lighting Fuel Charge	96 kWh @ \$0.03008/kWh	\$2.89
Storm Protection Charge	96 kWh @ \$0.01028/kWh	\$0.99
Clean Energy Transition Mechanism	96 kWh @ \$0.00033/kWh	\$0.03
Florida Gross Receipt Tax		\$0.18
State Tax		\$16.59

**Lighting Charges** \$252.59

**Current Month's Electric Charges** **\$252.59**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014562451  
**Statement Date:** 03/02/22

### Details of Charges – Service from 01/22/22 to 02/21/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	128 kWh @ \$0.03076/kWh	\$3.94
Fixture & Maintenance Charge	8 Fixtures	\$68.80
Lighting Pole / Wire	8 Poles	\$236.48
Lighting Fuel Charge	128 kWh @ \$0.03008/kWh	\$3.85
Storm Protection Charge	128 kWh @ \$0.01028/kWh	\$1.32
Clean Energy Transition Mechanism	128 kWh @ \$0.00033/kWh	\$0.04
Florida Gross Receipt Tax		\$0.23
State Tax		\$23.69

#### Lighting Charges

**\$338.35**

#### Current Month's Electric Charges

**\$338.35**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014562758

**Statement Date:** 03/02/22

### Details of Charges – Service from 01/22/22 to 02/21/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	144 kWh @ \$0.03076/kWh	\$4.43
Fixture & Maintenance Charge	9 Fixtures	\$77.40
Lighting Pole / Wire	9 Poles	\$266.04
Lighting Fuel Charge	144 kWh @ \$0.03008/kWh	\$4.33
Storm Protection Charge	144 kWh @ \$0.01028/kWh	\$1.48
Clean Energy Transition Mechanism	144 kWh @ \$0.00033/kWh	\$0.05
Florida Gross Receipt Tax		\$0.26
State Tax		\$24.88

#### Lighting Charges

**\$378.87**

#### Current Month's Electric Charges

**\$378.87**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014563079  
**Statement Date:** 03/02/22

### Details of Charges – Service from 01/22/22 to 02/21/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	96 kWh @ \$0.03076/kWh	\$2.95
Fixture & Maintenance Charge	6 Fixtures	\$51.60
Lighting Pole / Wire	6 Poles	\$177.36
Lighting Fuel Charge	96 kWh @ \$0.03008/kWh	\$2.89
Storm Protection Charge	96 kWh @ \$0.01028/kWh	\$0.99
Clean Energy Transition Mechanism	96 kWh @ \$0.00033/kWh	\$0.03
Florida Gross Receipt Tax		\$0.18
State Tax		\$16.59

#### Lighting Charges

**\$252.59**

#### Current Month's Electric Charges

**\$252.59**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014563327  
**Statement Date:** 03/02/22

### Details of Charges – Service from 01/22/22 to 02/21/22

Service for: NORTHWOOD 3B, WESLEY CHAPEL, FL 33544-6649

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	220 kWh @ \$0.03076/kWh	\$6.77
Fixture & Maintenance Charge	12 Fixtures	\$101.62
Lighting Pole / Wire	12 Poles	\$340.44
Lighting Fuel Charge	220 kWh @ \$0.03008/kWh	\$6.62
Storm Protection Charge	220 kWh @ \$0.01028/kWh	\$2.26
Clean Energy Transition Mechanism	220 kWh @ \$0.00033/kWh	\$0.07
Florida Gross Receipt Tax		\$0.40
State Tax		\$32.22

#### Lighting Charges

**\$490.40**

#### Current Month's Electric Charges

**\$490.40**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014563533  
**Statement Date:** 03/02/22

### Details of Charges – Service from 01/22/22 to 02/21/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	208 kWh @ \$0.03076/kWh	\$6.40
Fixture & Maintenance Charge	13 Fixtures	\$111.80
Lighting Pole / Wire	13 Poles	\$384.28
Lighting Fuel Charge	208 kWh @ \$0.03008/kWh	\$6.26
Storm Protection Charge	208 kWh @ \$0.01028/kWh	\$2.14
Clean Energy Transition Mechanism	208 kWh @ \$0.00033/kWh	\$0.07
Florida Gross Receipt Tax		\$0.38
State Tax		\$35.94

#### Lighting Charges

**\$547.27**

#### Current Month's Electric Charges

**\$547.27**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014563772  
**Statement Date:** 03/02/22

### Details of Charges – Service from 01/22/22 to 02/21/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	240 kWh @ \$0.03076/kWh	\$7.38
Fixture & Maintenance Charge	15 Fixtures	\$129.00
Lighting Pole / Wire	15 Poles	\$443.40
Lighting Fuel Charge	240 kWh @ \$0.03008/kWh	\$7.22
Storm Protection Charge	240 kWh @ \$0.01028/kWh	\$2.47
Clean Energy Transition Mechanism	240 kWh @ \$0.00033/kWh	\$0.08
Florida Gross Receipt Tax		\$0.44
State Tax		\$41.47
<b>Lighting Charges</b>		<b>\$631.46</b>
<b>Current Month's Electric Charges</b>		<b>\$631.46</b>

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014563988  
**Statement Date:** 03/02/22

### Details of Charges – Service from 01/22/22 to 02/21/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	160 kWh @ \$0.03076/kWh	\$4.92
Fixture & Maintenance Charge	10 Fixtures	\$86.00
Lighting Pole / Wire	10 Poles	\$295.60
Lighting Fuel Charge	160 kWh @ \$0.03008/kWh	\$4.81
Storm Protection Charge	160 kWh @ \$0.01028/kWh	\$1.64
Clean Energy Transition Mechanism	160 kWh @ \$0.00033/kWh	\$0.05
Florida Gross Receipt Tax		\$0.29
State Tax		\$29.61

#### Lighting Charges

**\$422.92**

#### Current Month's Electric Charges

**\$422.92**

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## ACCOUNT INVOICE

tampaelectric.com



Account: 211014564267  
Statement Date: 03/02/22

### Details of Charges – Service from 01/22/22 to 02/21/22

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

#### Rate Schedule: Lighting Service

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

Lighting Energy Charge	128 kWh @ \$0.03076/kWh	\$3.94
Fixture & Maintenance Charge	8 Fixtures	\$68.80
Lighting Pole / Wire	8 Poles	\$236.48
Lighting Fuel Charge	128 kWh @ \$0.03008/kWh	\$3.85
Storm Protection Charge	128 kWh @ \$0.01028/kWh	\$1.32
Clean Energy Transition Mechanism	128 kWh @ \$0.00033/kWh	\$0.04
Florida Gross Receipt Tax		\$0.23
State Tax		\$22.12

**Lighting Charges** **\$336.78**

**Current Month's Electric Charges** **\$336.78**

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## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211014564473  
**Statement Date:** 03/02/22

### Details of Charges – Service from 01/22/22 to 02/21/22

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	432 kWh @ \$0.03076/kWh	\$13.29
Fixture & Maintenance Charge	27 Fixtures	\$232.20
Lighting Pole / Wire	27 Poles	\$798.12
Lighting Fuel Charge	432 kWh @ \$0.03008/kWh	\$12.99
Storm Protection Charge	432 kWh @ \$0.01028/kWh	\$4.44
Clean Energy Transition Mechanism	432 kWh @ \$0.00033/kWh	\$0.14
Florida Gross Receipt Tax		\$0.79
State Tax		\$79.94
<b>Lighting Charges</b>		<b>\$1,141.91</b>
<b>Current Month's Electric Charges</b>		<b>\$1,141.91</b>
<b>Total Current Month's Charges</b>		<b>\$8,367.79</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.

00000030-0000327-Page 25 of 25







7031 Benjamin Rd,  
Suite J, Tampa FL  
33634

813-290-9092

## INVOICE

**ALL IN ONE LOCKSMITH LLC**  
**LICENSE # HCLOC18009**  
**813-290-9092**  
**info@aiolocksmith.com**  
**www.aiolocksmith.com**

**DATE** 2/28/22  
**INVOICE #** 7SA6C  
**CUSTOMER ID**

**INVOICE TO:** [northwood.manager@outlook.com](mailto:northwood.manager@outlook.com)  
27248 Big Sur Drive Wesley Chapel Florida 33544

*Northwood*

ITEM DISCRPTION	UNIT PRICE	QUANTITY	TOTAL
L100	\$275.00	2	\$550.00
SERVICE FEE	exempt	1	\$0.00

### TERMS AND CONDITIONS

1. Payment must be paid in full upon completion of work order.
2. Upon payment of 50% Upfront, you accept the terms and conditions of this order
3. Please make all checks payable to: All In One Locksmith, LLC.

SUB TOTAL \$550.00

TAX (7.5%)

DISCOUNT (0%) \$0.00

**GRAND TOTAL \$550.00**

*57200 - 1624*  
*48*

## Account Summary

<b>New Charges Due Date</b>	<b>4/06/22</b>
Billing Date	3/13/22
Account Number	813-991-1155-072408-5
PIN	7607
Previous Balance	253.03
Payments Received Thru 3/04/22	-253.03
Thank you for your payment!	
Balance Forward	.00
New Charges	255.29
<b>Total Amount Due</b>	<b>\$255.29</b>

Received

MAR 21 2022

## Reap the Rewards

With our Business Referral Program

Know a business that could use Frontier Internet service? Earn up to \$5,000 for each referral that signs up.

[business.frontier.com/referral-program](https://business.frontier.com/referral-program)

## Ways to pay your bill



[frontier.com/pay](https://frontier.com/pay)



800.801.6652



**Auto Pay**

[Frontier.com/SignUpForAutopay](https://frontier.com/SignUpForAutopay)

2, 6

# Frontier

P.O. Box 709, South Windsor, CT 06074-9998

AV 01 014344 00715B 58 C\*\*5DGT



NORTHWOOD CDD  
2005 PAN AM CIR  
ST 300  
TAMPA, FL 33607-2359

## PAYMENT STUB

**Total Amount Due**

**\$255.29**

New Charges Due Date

4/06/22

Account Number

813-991-1155-072408-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

**Amount Enclosed**

\$

To change your billing address, call 1-800-921-8102

FRONTIER  
PO BOX 740407  
CINCINNATI OH 45274-0407



88700981399111550724080000000000000000255295

# Say goodbye to stamps, envelopes and checks

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

[frontier.com/GoPaperless](https://frontier.com/GoPaperless)

Let us help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter) or Chat at [frontier.com](https://frontier.com).  
Visually impaired/TTY customers, call 1.877.462.6606. For languages other than English or Spanish, call 1.833.557.1929.

## 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](https://frontier.com/internetdisclosures).

## SERVICE TERMS

Visit [Frontier.com/terms](https://frontier.com/terms), [Frontier.com/tariffs](https://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](https://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](https://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 03/13/22 to 04/12/22

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		.76
Federal USF Recovery Charge		2.27
FCA Long Distance - Federal USF Surcharge		1.51
<b>Total Basic Charges</b>		<b>21.28</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		5.99
<b>Total Non Basic Charges</b>		<b>157.47</b>
<b>Video</b>		
FiberOptic TV Custom HD - Publi		74.99
HD Set Top Box		14.99
Broadcast TV Fee		8.99
Partial Month Charges-Detailed Below		-25.00
FCC Regulatory Recovery Fee		.08
<b>Total Video</b>		<b>74.05</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 255.29**

## MEASURED CALL DETAIL for 813/991-1155

Extended Calling Service				
Type of Call	Number of Calls	Additional Minutes	Charge	
Dial Day	7	1	.76	
Dial Evening			.00	
Dial Night			.00	
	Less Allowance for 28 Days		.00	
			Subtotal	.76

## ACCOUNT ACTIVITY

Qty Description	Order Number	Effective Dates	Charge
1 Business High Speed Internet Fee	AUTOCH	3/13	5.99
813/991-1155		<b>Subtotal</b>	<b>5.99</b>
<b>Partial Month Charges</b>			
FiberOptic Video Discount 99 MO			-25.00
813/991-1155		<b>Subtotal</b>	<b>-25.00</b>
<b>Subtotal</b>			<b>-19.01</b>

## CIRCUIT ID DETAIL

10/KQXA/470055/ /VZFL

## Detail of Frontier Com of America Charges

Toll charged to 813/991-1155

## 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 \$53.76 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.

Starting this month, Set Top Box and DVR fees will increase \$2.00 per device per month.

Effective with your next bill, the Carrier Cost Recovery Surcharge will increase to \$8.99 per account. This is a Frontier-imposed surcharge. 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 or 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 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



Legend Call Types:

DD - Day

## Caller Summary Report

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

## Caller Summary Report

	Calls	Minutes	Amount
Intrastate	1	1	.00
***Customer Summary	1	1	.00

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Northwood Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607*

Invoice No. 22126  
Date 03/01/2022

---

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>2,000.00</u>
Current Amount Due	\$ <u>2,000.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.



P. O. Box 516  
Lutz, Florida 33548

Date	Invoice
3/22/2022	22650

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
11438		Net 30	4/21/2022	JKH

Quantity	Description	Rate	Amount
1	<p>Per Proposal 3/16</p> <p>1. Replace the meter can behind the Northwood sign on County Line Rd. due to rust.</p> <p>2. Install new photocell.</p> <p>3. Pull electrical permit.</p> <p>All work is complete.</p>	925.00	925.00

Thank you for your business.

<b>Total</b>	\$925.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$925.00

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

Purchase  
Order Number

Invoice  
Date

Invoice  
Number

Invoice  
Amount

Payment  
Due Date

Johnson  
Controls

02/22/22

36998419

\$99.50

Upon Receipt

## Nature Of Service: Progress Bill Jci System

System: ADT Select Managed Access Control Service Provided

### Current Charges:

02/22/22

Job Number: 1746510302

Installation Charge

Amount: \$99.50

Tax: \$0.00

\$99.50

Based on 50 % Completion of Job - Total Cost 199.00 Less  
0.00 Billed Previously

### 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

**Total Balance Due:**

**\$99.50**

Please note that cash / check payments given to your Johnson Controls Security Solutions Representative and / or credit card payments authorized by you for your service or installation may not be reflected here due to timing of this statement creation.

**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**

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.

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.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL

Page 1 of 2

Johnson Controls Security Solutions  
10405 Crosspoint Blvd.  
Indianapolis, IN 46256

7502 6000 N0 30 23 02232022 NNNNNNNN 0000045 Non-0 1 02.

#BWNKFYG  
#301564711003107#  
NORTHWOOD COMMUNITY  
2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008



**Invoice Number:** 36998419  
**Invoice Date:** 02/22/22  
**Customer Number:** 01300 117465103  
**Due Date:** Upon Receipt

Please Pay  
This Amount

**\$99.50**

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



001174651030003699841900324220000099500000099506



4236 Grissom Drive  
Batavia, Ohio 45103  
(800) 607-8824  
FAX (800) 322-6000  
credit@kaeser-blair.com

# INVOICE

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

INVOICE NO. 20225218

DATE: 3/25/22

CUSTOMER NUMBER 003044327

DEALER NUMBER

88178

**BILL TO:**

NORTHWOOD CDD  
ATTN:TERESA FARLOW  
2005 PAN AM CIRCLE, SUITE 300  
TERESA FARLOW  
TAMPA, FL 33607

**SHIP TO:**

NORTHWOOD CDD  
ATTN:TERESA FARLOW  
2005 PAN AM CIRCLE, SUITE 300  
TERESA FARLOW  
TAMPA, FL 33607

**YOUR PO NUMBER**

NORTHWOOD CHECKS

**DATE SHIPPED**

3/03/22

**SHIP VIA**

OTHER

**TERMS**

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	500 - LASER CHECKS, MARBLE BLUE	119.0000	119.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS  
MG Promotional Products  
TO REORDER CALL 813-949-9000  
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at  
paykaeser.com

SUBTOTAL	119.00
** SALES TAX	.00
LESS: PAYMENT/DEPOSIT	.00
SHIPPING & HANDLING	17.63
TOTAL DUE	136.63

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



3771 Solutions Center  
Chicago, IL 60677-3007

003044327

88178

## REMITTANCE

INVOICE NO. 20225218

DATE: 3/25/22

TOTAL DUE: 136.63  
Amount Paid

☐ IF PAYING BY CREDIT CARD,  
CHECK THIS BOX AND SEE THE  
BACK OF THIS FORM.

NORTHWOOD CDD  
ATTN:TERESA FARLOW  
2005 PAN AM CIRCLE, SUITE 300  
TERESA FARLOW  
TAMPA, FL 33607

Please add the credit card CVV  
if submitting with remittance

# KDC OUTFITTERS

3821 Lake Padgett Drive  
Land O' Lakes, FL 34639

## Invoice

E-mail: KDCoutfitters@gmail.com

Date	Invoice #
2/6/2022	2383

Bill To
Northwood of Pasco CDD Jen L

Ship To

P.O. Number	Terms	Rep	Order Date	Note
	Due upon invoice app...	CABA	2/12/2022	

Quantity	Item Code	Description	Color	Size	Price Each	Amount
1	Print Product	500 White Economy Smooth 24# Full Color Letterhead	green		158.20	158.20
1	Print Product	250 White 24# Full Color #10 Envelopes			127.50	127.50
1	Print Product	100 Thank You Notes, front print			81.20	81.20
500	Pen	Koruna Pen			0.55	275.00
1	shipping	Shipping & Delivery Charges			36.00	36.00

57200 - 4623  
cr

KDC Outfitters is not responsible for replacement of customer supplied items.		Rush orders do not qualify for product perfect guarantee.	Subtotal		\$677.90
Thank you for the opportunity to earn your business.		3% Loss of Cash Discount added to credit card payments.	Sales Tax (7.0%)		\$0.00
Phone #			Total		\$677.90
813-205-2833		www.kdcoutfitters.com	Balance Due		168 \$677.90



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
2/25/2022	166057

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

Property Information

Estimate #
75435

Work Order #

PO / PA #
93437

Description	Qty	Rate	Amount
Monument Bed Fill ins - add to exsiting Minima sides to fill in empty areas.  All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Minima Jasmine - Green 1 GAL	325	7.00	2,275.00
Mulch - Pine Bark/ Mini	6	10.00	60.00
5396 - 4607 CR			
Total			\$2,335.00
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	3/27/2022	Balance Due
			\$0.00
			\$2,335.00



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
3/18/2022	166533

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

Property Information

Estimate #
76135

Work Order #

PO / PA #
93503

Description	Qty	Rate	Amount
Mulch - To finish			
Mulch - Pine Bark/ Large (3cu) 50 CY	50	38.00	1,900.00
53900.4605 ce			
Total			\$1,900.00
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	4/17/2022	Balance Due
			\$0.00
			\$1,900.00





**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 39167**

**DATE** 03/07/2022 **TERMS** Net 30

**DUE DATE** 04/06/2022

DATE	ACTIVITY	DESCRIPTION	AMOUNT
03/02/2022	Inspection	monthly landscape inspection conducted at Northwood CDD by Paul Woods	390.00

Please include invoice number on your check.

**TOTAL DUE \$390.00**

\$390.00  
GR 4630

MAR 14 2022

Final Invoice for Northwood CDD

INCLUDE WITH PAYMENT INV#  
I-2/12/2022-06945  
INVOICE CREATED#  
2/12/2022 7:42:00 AM  
PRINTED DATE#  
Tuesday, March 1, 2022

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:	\$2,160.00
Invoice Equipment Total:	\$0.00
Invoice Total:	\$2,160.00

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:	\$1,080.00
Equipment Total:	\$0.00
Invoice Total:	\$1,080.00

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
2/9/2022	ROBERTS, LARRY - 5830	Northwood CDD	02:00	4	\$45.00	\$180.00
2/15/2022	ROBERTS, LARRY - 5830	Northwood CDD	03:00	4	\$45.00	\$180.00
2/18/2022	PAREJA-RODRIGUEZ, KEVIN - 6104	Northwood CDD	22:00	4	\$45.00	\$180.00
2/23/2022	PAREJA-RODRIGUEZ, KEVIN - 6104	Northwood CDD	21:00	4	\$45.00	\$180.00
2/26/2022	ROBERTS, LARRY - 5830	Northwood CDD	03:00	4	\$45.00	\$180.00
2/28/2022	ROBERTS, LARRY - 5830	Northwood CDD	01:00	4	\$45.00	\$180.00
Invoice Employee Total:						\$1,080.00
Equipment Total:						\$0.00
Invoice Total:						\$1,080.00

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-2/12/2022-06945  
(Please include Inv.# in check comment)  
Tuesday, March 1, 2022  
Invoice Total: \$1,080.00  
Invoice For: Northwood CDD  
Payment Terms: Due on Receipt

# Straley Robin Vericker

1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

Northwood Community Development District  
c/o MERITUS DISTRICTS  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

March 04, 2022  
Client: 001026  
Matter: 000001  
Invoice #: 21144

Page: 1

RE: General Matters

For Professional Services Rendered Through February 15, 2022

## SERVICES

Date	Person	Description of Services	Hours
1/18/2022	VKB	TELECONFERENCE WITH G. ROBERTS RE: STATUS OF ADDITIONAL PROPOSALS FOR MUNARI FENCE RELOCATION AND REPLACEMENT OF LANDSCAPING; REVIEW EMAILS RE: SAME.	0.2
1/19/2022	VKB	FOLLOW UP WITH E. BLAIR RE: REQUEST FOR ROW USE PERMIT TO REPAIR SIDEWALK IN COUNTY ROW; REVIEW EMAIL FROM B. BELOHLAVEK RE: SCOPE OF WORK FOR ADDITIONAL PROPOSALS FOR MUNARI ENCROACHMENT REMOVAL AND REPLACEMENT.	0.4
1/20/2022	VKB	REVIEW AND REPLY TO EMAIL FROM B. BELOHLAVEK RE: COORDINATION FOR PLAINTIFF'S INTENT TO FILE MOTION FOR REHEARING, NEW TRIAL, OR APPEAL.	0.3
1/21/2022	VKB	PREPARE FOR AND ATTEND CONFERENCE CALL WITH DEFENSE COUNSEL, G. ROBERTS, AND M. KILPATRICK RE MUNARI FENCE AND LANDSCAPING PROPOSAL; REVIEW DRAFT CORRESPONDENCE TO PLAINTIFF'S COUNSEL; DRAFT EMAIL TO BOARD RE: SAME.	2.7
1/24/2022	VKB	REVIEW EMAILS RE: MUNARI ARB APPLICATION FOR FENCE AND LANDSCAPING REPLACEMENTS.	0.2
1/25/2022	VKB	REVIEW EMAILS RE: CORRESPONDENCE FROM SWFWMD RE: MUNARI APPLICATION FOR EXEMPTION FROM SWFWMD REQUIREMENT ON EASEMENTS; REVIEW AND REPLY TO EMAIL FROM K. UHLIG RE: COMMENTS ON UPDATE OF MUNARI FENCE LITIGATION AND COMPLIANCE WITH JUDGE'S FINAL ORDER.	0.7

51400.3107  
462

## SERVICES

Date	Person	Description of Services	Hours	
2/2/2022	VKB	REVIEW EMAILS AND CORRESPONDENCE FROM B. BELOHLAVEK AND INSURANCE CARRIER RE: MUNARI FENCE CASE.	0.5	
2/8/2022	VKB	REVIEW AND REPLY TO EMAIL FROM G. ROBERTS RE: STATUS OF COUNTY'S REVIEW OF POTENTIAL ROW USE PERMIT FOR SIDEWALK REPAIRS.	0.2	
2/9/2022	VKB	REVIEW AND REPLY TO COMMENTS FROM COUNTY RE: ADDITIONAL LANGUAGE FOR ROW USE PERMIT FOR SIDEWALK REPAIRS.	0.3	
2/10/2022	VKB	REVIEW AND REPLY TO COMMENTS FROM COUNTY RE: DECLINING TO PERMIT ADDITIONAL LANGUAGE FOR ROW USE PERMIT FOR SIDEWALK REPAIRS.	0.2	
2/11/2022	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH G. ROBERTS RE: UPCOMING BOARD MEETING.	0.4	
2/14/2022	VKB	REVIEW EMAIL FROM T. STEWART RE: STORMWATER NEEDS ANALYSIS REPORT; PREPARE FOR AND ATTEND BOARD MEETING VIA ZOOM.	0.6	
2/15/2022	VKB	DRAFT EMAILS TO BOARD RE: FOLLOW UP ITEMS FROM BOARD MEETING.	0.4	
Total Professional Services			7.1	\$2,023.50

## PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	7.1	\$2,023.50

March 04, 2022  
Client: 001026  
Matter: 000001  
Invoice #: 21144

Page: 3

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Total Services	\$2,023.50	
Total Disbursements	\$0.00	
Total Current Charges		\$2,023.50

<b>PAY THIS AMOUNT</b>	<b>\$2,023.50</b>
------------------------	-------------------

*Please Include Invoice Number on all Correspondence*

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Northwood Community Development District  
c/o MERITUS DISTRICTS  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

March 23, 2022

Client: 001026

Matter: 000001

Invoice #: 21282

Page: 1

RE: General Matters

For Professional Services Rendered Through March 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
2/25/2022	VKB	REVIEW AND REPLY TO EMAIL FROM T. STEWART RE: STORMWATER NEEDS ANALYSIS REPORT; REVIEW AND REVISE REPORT.	0.9	\$256.50
3/2/2022	VKB	REVIEW AND REPLY TO EMAIL FROM B. RADCLIFF RE: QUESTION FROM AUDITOR RE: WASTE MANAGEMENT SETTLEMENT.	0.2	\$57.00
3/8/2022	MS	PREPARE PUBLICATION AD FOR 2022 GENERAL ELECTION.	0.3	\$48.00
3/11/2022	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH G. ROBERTS RE: UPCOMING BOARD MEETING.	0.4	\$114.00
Total Professional Services			1.8	\$475.50

51460 - 3107  
GR



March 23, 2022

Client: 001026

Matter: 000001

Invoice #: 21282

Page: 2

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Total Services	\$475.50
Total Disbursements	\$0.00
Total Current Charges	\$475.50
Previous Balance	\$2,821.50
Less Payments	(\$2,023.50)
<b>PAY THIS AMOUNT</b>	<b>\$1,273.50</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
20848	December 29, 2021	\$798.00	\$0.00	\$0.00	\$0.00	\$1,273.50
<b>Total Remaining Balance Due</b>						<b>\$1,273.50</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$475.50	\$0.00	\$798.00	\$0.00

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Northwood Community Development District  
c/o MERITUS DISTRICTS  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

December 29, 2021

Client: 001026

Matter: 000001

Invoice #: 20848

Page: 1

RE: General Matters

For Professional Services Rendered Through December 15, 2021

## SERVICES

Date	Person	Description of Services	Hours	
11/16/2021	VKB	FOLLOW UP WITH WASTE CONNECTIONS RE: STATUS OF SETTLEMENT PAYMENT AND EXECUTION OF SETTLEMENT AGREEMENT.	0.2	
12/2/2021	VKB	REVIEW CORRESPONDENCE FROM DEFENSE COUNSEL RE: MOTION TO COMPEL DEPOSITION AND UPDATE ON UPCOMING TRIAL.	0.2	
12/6/2021	VKB	REVIEW AND REVISE DECISION HR NEW HIRE PACKET AND DOCUMENTS; REVIEW AND REVISE RENTAL FORM AND AGREEMENT; FOLLOW UP WITH WASTE CONNECTIONS RE: STATUS OF CHECK; FOLLOW UP WITH G. ROBERTS RE: LOCATION OF SIDEWALK ISSUES AND UPDATE RE: COMMUNICATIONS WITH PASCO COUNTY.	2.0	
12/10/2021	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH G. ROBERTS RE: UPCOMING BOARD MEETING.	0.4	
Total Professional Services			2.8	\$798.00

## PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	2.8	\$798.00

51400.3107  
602

December 29, 2021  
Client: 001026  
Matter: 000001  
Invoice #: 20848

Page: 2

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Total Services	\$798.00	
Total Disbursements	\$0.00	
Total Current Charges		\$798.00

**PAY THIS AMOUNT**

**\$798.00**

*Please Include Invoice Number on all Correspondence*



Truly Nolen Branch 059  
4842 N Florida Ave, 2nd Floor  
Tampa, FL 33603  
813-232-3237

## Service Inspection Report/Invoice

**ORDER #: 590205230**

WORK DATE: 03/23/2022

**BILL-TO 59019323**

Northwood CDD  
Teresa  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607-2529

Phone: 813-397-5120 x340

**LOCATION 59019323**

Northwood CDD  
Jose Marquez  
27248 Big Sur Dr  
Wesley Chapel, FL 33544-6656

Phone: 813-991-1155

**Time In:** 3/23/2022 10:30:32 AM

**Time Out:** 3/23/2022 10:52:52 AM

**Customer Signature**

*Ten*

verbal authorization.

**Technician Signature**

*Dan Miller*

Daniel Miller

License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 15	Pest Bi Monthly Commercial	1.00	58.00
<b>Subtotal</b>				58.00
<b>Tax</b>				0.00
<b>Total Due:</b>				<b>58.00</b>

### TECHNICIANS

Daniel Miller

### GENERAL COMMENTS / INSTRUCTIONS

pc service for playground and attached bathrooms  
Treated exterior perimeter for insect pests including playground areas.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
---------------------------	----------	----------	----------------	----------

None Noted.

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
CY-Kick CS (Conc).		499-304	6.0000%	0.0469	Cyfluthrin	1.0000 Gallon	1.0000 Fluid Ounce
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
MicroCare Pressurized Insecticide.		499-539	3.0000%	n/a	Pyrethrins; Piperonyl Butoxide	1.0000 Fluid Ounce	1.2000 Milliliters
Target Pests: Spider							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
---------------	---------	-----------	-------------

None Noted.

### DEVICE INSPECTION SUMMARY

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.  
Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.

57200.4624  
CR



Truly Nolen Branch 059  
4842 N Florida Ave, 2nd Floor  
Tampa, FL 33603  
813-232-3237

## Service Inspection Report/Invoice

**ORDER #: 590205020**

WORK DATE: 03/23/2022

**BILL-TO 59019323**

Northwood CDD  
Teresa  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607-2529

Phone: 813-397-5120 x340

**LOCATION 59019323**

Northwood CDD  
Jose Marquez  
27248 Big Sur Dr  
Wesley Chapel, FL 33544-6656

Phone: 813-991-1155

**Time In:** 3/23/2022 9:56:36 AM

**Time Out:** 3/23/2022 10:28:42 AM

**Customer Signature**

*Ten*

verbal authorization.

**Technician Signature**

*Dan Miller*

Daniel Miller

**License #:**

Purchase Order	Terms	Service Description	Quantity	Amount
None	COD	Pest Bi Monthly Commercial	1.00	100.00
<b>Subtotal</b>				100.00
<b>Tax</b>				0.00
<b>Total Due:</b>				<b>100.00</b>

**TECHNICIANS**

Daniel Miller

**GENERAL COMMENTS / INSTRUCTIONS**

Treated interior and exterior perimeter for insect pests including windows and doors. Pool house with bathrooms.

**CONDITIONS / OBSERVATIONS**

None Noted.

**PRODUCTS APPLICATION SUMMARY**

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
CY-Kick CS (Conc).		499-304	6.0000%	0.0469	Cyfluthrin	1.0000 Gallon	1.0000 Fluid Ounce
<b>Target Pests:</b> Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
MicroCare Pressurized Insecticide.		499-539	3.0000%	n/a	Pyrethrins; Piperonyl Butoxide	1.0000 Fluid Ounce	1.2000 Milliliters
<b>Target Pests:</b> Spider							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
NiBor-D.		64405-8	98.0000%	98.0000	Disodium Octaborate Tetrahydrate	4.0000 Ounce	0.2500 Pounds
<b>Target Pests:</b> Cockroaches							

**PEST ACTIVITY**

None Noted.

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.  
Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.

57200.4624  
QR



Truly Nolen Branch 059  
4842 N Florida Ave, 2nd Floor  
Tampa, FL 33603  
813-232-3237

## Service Inspection Report/Invoice

**ORDER #: 590205020**

WORK DATE: 03/23/2022

### PEST RED ZONE

1. Cabinets & Closets
2. Kitchen
3. Bathrooms
4. Utility Closet
5. Break Areas
6. Offices
7. Storage
8. Lobby
9. Drains

### PEST YELLOW ZONE

1. Establish Perimeter Barrier
2. Windows
3. Doors
4. Wasp Nests

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.

Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.



**Turf Pro Synthetics**

4522 West Village Drive, Unit 512

Tampa, FL 33624 US

(813) 546-4627

chris.sheeran@turfprosynthetics.com

<https://turfprosynthetics.com/>**INVOICE**

BILL TO  
Jen Lavelle  
Northwood CDD  
27248 Big Sur Drive  
Wesley Chapel, FL 33544

SHIP TO  
Jen Lavelle  
Northwood CDD  
27248 Big Sur Drive  
Wesley Chapel, FL 33544

INVOICE 2839  
DATE 03/15/2022  
TERMS Due on receipt  
DUE DATE 03/15/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Prep			
	Site Preparation: Standard Installation includes removal and disposal of existing grass, cap sprinklers, if needed, and light grading of the surface of dirt.	0.50	0.00	0.00
	Weed Barrier			
	Installation of Weed Barrier. Price is based upon square foot installed.	0.50	0.25	0.13
	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.	4	50.00	200.00
	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.	216	12.00	2,592.00
	Envy Pet/Play			
	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.	104	9.95	1,034.80
	Putting Cup and Flag			
	Regulation Putting Cup - 4.25" and total depth between 4"-6"; ~35" miniature flag	2.50	100.00	250.00
	Silica Sand			
	Infill turf with silica sand. Price is based upon total square footage.	320	0.15	48.00

57900 - 6407  
64

Deposit	A 50% deposit is due in advance for materials, the other 50% is due upon completion of the install. When the deposit is received, the materials are ordered/manufactured and you will be put on the calendar for installation.	0.50	0.00	0.00
---------	--	------	------	------

50% down payment required to order turf and secure calendar start date. 50% due upon job completion. We appreciate the opportunity to serve your synthetic turf needs.

SUBTOTAL	4,124.93
TAX	0.00
TOTAL	4,124.93
BALANCE DUE	<b>\$4,124.93</b>



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  
1143414W426  
03/20/22  
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>	
03/20/22	BASIC SERVICE CHARGE	
	1.00 4.00YD	\$ 57.20
	4/1/2022-4/30/2022	
	<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.

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

AB 01 001076 09405 H 7 A



NORTHWOOD CDD  
C/O DISTRICT MANAGEMENT SERVICES  
2005 PAN AM CIRCLE SUITE 120  
TAMPA FL 33607-2529

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE  
PAY THIS AMOUNT

6426-029638  
1143414W426  
03/20/22  
Upon Receipt  
\$57.20

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





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  
5984456W425  
03/20/22  
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>	
03/20/22	BASIC SERVICE CHARGE 1.00 0.45YD	\$ 9,889.00
	4/1/2022-4/30/2022	
	<b>Invoice Total</b>	<b>\$ 9,889.00</b>
	<b>Account Balance</b>	<b>\$ 9,889.00</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.

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  
6800 OSTEEN ROAD  
NEW PORT RICHEY FL 34653-3667

AB 01 001079 09405 H 7 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  
5984456W425  
03/20/22  
Upon Receipt  
\$9,889.00

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



001079 1/1



Received  
MAR 28 2022

6425 00000000000000000000X0311585 0000098890000000000000005984456 3<sup>187</sup>

# Northwood Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 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 3/31/2022  
(In Whole Numbers)

	General Fund	General Fixed Assets Account Group	Total
<b>Assets</b>			
10101 Cash-Operating Account	407,257	0	407,257
10104 Cash-Reserve Account	191,400	0	191,400
10105 Cash - Bond Surplus Funds	165,848	0	165,848
10300 Cash-SBA	262,834	0	262,834
12101 Accounts Receivable-Other	0	0	0
15500 Prepaid Misc. Items	0	0	0
15501 Prepaid Employment Insurance Policy	0	0	0
15502 Prepaid Directors & Officers	0	0	0
15503 Prepaid General Liability	0	0	0
15504 Prepaid Crime Policy	0	0	0
15506 Prepaid Property Insurance	0	0	0
15602 Deposits - Electric	1,900	0	1,900
16290 Buildings	0	341,662	341,662
16490 Improvements Other Than Buildings	0	7,679,714	7,679,714
16690 Furniture, Fixtures & Equipment	0	59,796	59,796
16890 Cost of Issuance	0	204,770	204,770
16990 Construction Work In Progress	0	97,851	97,851
Other	0	0	0
<b>Total Assets</b>	<b>1,029,239</b>	<b>8,383,792</b>	<b>9,413,030</b>
<b>Liabilities</b>			
20200 Accounts Payable	1,620	0	1,620
20201 Accounts Payable - Other	0	0	0
20205 Suntrust Credit Card Payable	0	0	0
20206 Home Depot Credit Card Payable	47	0	47
20702 Due To Debt Service Fund	0	0	0
21800 Accrued Expenses Payable	0	0	0
21890 Sales Tax Payable	0	0	0
21891 Federal Income Tax Payable	0	0	0
22000 Refundable Deposits	50	0	50
Other	0	0	0
<b>Total Liabilities</b>	<b>1,717</b>	<b>0</b>	<b>1,717</b>
<b>Fund Equity &amp; Other Credits Contributed Capital</b>			
24700 Fund Balance-All Other Reserves	0	0	0
27100 Fund Balance-Unreserved	808,926	0	808,926
28000 Investment In General Fixed Assets	0	8,383,792	8,383,792
Other	218,596	0	218,596

# Northwood Community Development District

## Balance Sheet

As of 3/31/2022  
(In Whole Numbers)

	General Fund	General Fixed Assets Account Group	Total
Total Fund Equity & Other Credits Contributed Capital	<u>1,027,522</u>	<u>8,383,792</u>	<u>9,411,314</u>
Total Liabilities & Fund Equity	<u><u>1,029,239</u></u>	<u><u>8,383,792</u></u>	<u><u>9,413,030</u></u>



# Northwood Community Development District

## Statement of Revenues and Expenditures

General Fund - 001  
From 10/1/2021 Through 3/31/2022  
(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	603,379	(26,621)	(4)%
Interest Earnings				
Interest Earnings	750	242	(508)	(68)%
Other Miscellaneous Revenues				
Miscellaneous	0	(463)	(463)	0 %
Clubhouse Rentals	3,000	5,877	2,877	96 %
Total Revenues	633,750	609,035	(24,715)	(4)%
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	5,800	7,200	55 %
Financial & Administrative				
District Manager	57,500	28,750	28,750	50 %
District Engineer	2,500	3,892	(1,392)	(56)%
Auditing Services	7,200	2,500	4,700	65 %
Postage, Phone, Faxes, Copies	2,500	1,504	996	40 %
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	600	600	50 %
ADA Website Compliance	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	5,000	7,119	(2,119)	(42)%
Electric Utility Services				
Electric Utility Services	68,000	35,821	32,179	47 %
Garbage/Solid Waste Control Services				
Garbage Collection	90,000	65,026	24,974	28 %
Water-Sewer Combination Services				
Water Utility Services	3,500	1,436	2,064	59 %
Other Physical Environment				
Field Staff	75,000	32,100	42,900	57 %
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	36,718	48,282	57 %
Landscape Maintenance - Other	15,000	14,860	140	1 %
Lake Repairs & Maintenance	16,500	5,125	11,375	69 %
Plant Replacement Program	10,000	9,404	596	6 %
Irrigation Maintenance	2,500	2,422	78	3 %
Asset Repairs & Maintenance	2,000	0	2,000	100 %
Landscape Maintenance-Consultants	4,680	2,340	2,340	50 %
Road & Street Facilities				
Decorative Light Maintenance	10,000	13,092	(3,092)	(31)%
Pavement/Signage/Wall Repairs	15,000	1,045	13,955	93 %
Parks & Recreation				
Security Patrol	15,000	5,996	9,004	60 %
Pool Repairs & Maintenance	15,000	6,555	8,445	56 %
Clubhouse Supplies	1,000	18,089	(17,089)	(1,709)%
Clubhouse Maintenance	3,500	6,207	(2,707)	(77)%

# Northwood Community Development District

## Statement of Revenues and Expenditures

General Fund - 001  
From 10/1/2021 Through 3/31/2022  
(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	6,500	(3,500)	(117)%
Facility Telephone and Internet Service	2,500	1,628	872	35 %
Pool Furniture	5,000	0	5,000	100 %
Other Expenses				
Community Enhancement Projects	17,970	31,806	(13,836)	(77)%
Reserves				
Undesignated Reserves	63,800	28,377	35,423	56 %
Total Expenditures	633,750	390,439	243,311	38 %
Subtotal: Rev Over / (Under) Exp	0	218,596	218,596	0 %
Subtotal (OFS): Rev Over / (Under) Exp	0	0	0	0 %
Total: Revenues Over / Under Expenditures	0	218,596	218,596	0 %
Fund Balance, Beginning of Period	0	808,926	808,926	0 %
Fund Balance, End of Period	0	1,027,522	1,027,522	0 %

# Northwood Community Development District

## Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900

From 10/1/2021 Through 3/31/2022

(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: 3.31.2022  
Reconciliation Date: 3/31/2022  
Status: Open

Bank Balance	441,075.09
Less Outstanding Checks/Vouchers	33,818.27
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	407,256.82
Balance Per Books	<u>407,256.82</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: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Open

**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
5981	3/17/2022	System Generated Check/Voucher	200.00	Barbara Cruz
5984	3/17/2022	System Generated Check/Voucher	200.00	Mimieaux Kilpatrick
CD336	3/20/2022	NOW CC Activity	271.53	Home Depot Credit Services
5993	3/31/2022	System Generated Check/Voucher	925.00	Himes Electrical Service, Inc.
5994	3/31/2022	System Generated Check/Voucher	136.63	Kaeser & Blair Inc.
5995	3/31/2022	System Generated Check/Voucher	9,869.38	Landscape Maintenance Professionals, Inc.
5996	3/31/2022	System Generated Check/Voucher	5,007.64	Meritus Districts
5997	3/31/2022	System Generated Check/Voucher	2,071.50	Straley Robin Vericker
5997	3/31/2022	System Generated Check/Voucher	(2,071.50)	Straley Robin Vericker
5998	3/31/2022	System Generated Check/Voucher	30.42	Tampa Electric Company
5999	3/31/2022	System Generated Check/Voucher	158.00	Truly Nolen of America, Inc.
6000	3/31/2022	System Generated Check/Voucher	4,124.93	Turf Pro Synthetics
6001	3/31/2022	System Generated Check/Voucher	9,946.20	Waste Connections of Florida
6002	3/31/2022	System Generated Check/Voucher	1,273.50	Straley Robin Vericker

Northwood Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 3.31.2022  
Reconciliation Date: 3/31/2022  
Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
Outstanding Checks/Vouchers			33,818.27	

**Northwood Community Development District  
Reconcile Cash Accounts**

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Open

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
CD320-2	11/30/2021	December CC Activity	424.42	Home Depot Credit Services
CD320-1	1/21/2022	January Home Depot CC Activity	(424.42)	Home Depot Credit Services
5958	2/17/2022	System Generated Check/Voucher	175.00	CMS
CD327	2/22/2022	February Home Depot CC Activity	(327.73)	Home Depot Credit Services
CD327-1	2/22/2022	February Home Depot CC Activity	327.73	Home Depot Credit Services
CD327-2	2/22/2022	February Home Depot CC Activity	(327.73)	Home Depot Credit Services
CD327-3	2/22/2022	February Home Depot CC Activity	327.73	Home Depot Credit Services
5959	2/24/2022	System Generated Check/Voucher	200.00	Angel Medina
5960	2/24/2022	System Generated Check/Voucher	450.00	Brooks Plumbing LLC
5961	2/24/2022	System Generated Check/Voucher	200.00	Barbara Cruz
5962	2/24/2022	System Generated Check/Voucher	253.03	Frontier Communications
5963	2/24/2022	System Generated Check/Voucher	300.00	Home Theater Installation
5964	2/24/2022	System Generated Check/Voucher	371.54	KDC Outfitters
5965	2/24/2022	System Generated Check/Voucher	7,125.48	Landscape Maintenance Professionals, Inc.
5966	2/24/2022	System Generated Check/Voucher	5,824.93	Meritus Districts
5967	2/24/2022	System Generated Check/Voucher	200.00	Mimieux Kilpatrick
5968	2/24/2022	System Generated Check/Voucher	390.00	OLM, Inc.
5969	2/24/2022	System Generated Check/Voucher	282.36	Pasco County Utilities Services



**Northwood Community Development District  
Reconcile Cash Accounts**

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Open

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
5970	2/24/2022	System Generated Check/Voucher	199.00	Solitude Lake Management, LLC
5971	2/24/2022	System Generated Check/Voucher	1,404.00	Stantec Consulting Services Inc (SCSI)
5972	2/24/2022	System Generated Check/Voucher	200.00	Karen E. Uhlig
5973	3/3/2022	System Generated Check/Voucher	550.00	All In One Locksmith LLC
5974	3/3/2022	System Generated Check/Voucher	659.58	Himes Electrical Service, Inc.
5975	3/3/2022	System Generated Check/Voucher	99.50	Johnson Controls Security Solutions
5976	3/3/2022	System Generated Check/Voucher	1,080.00	Pasco Sheriff's Office
5977	3/3/2022	System Generated Check/Voucher	594.50	Piper Fire Protection
5978	3/3/2022	System Generated Check/Voucher	36.57	Tampa Electric Company
5979	3/3/2022	System Generated Check/Voucher	9,946.20	Waste Connections of Florida
5990	3/3/2022	System Generated Check/Voucher	2,000.00	Grau & Associates
CD326	3/11/2022	NOW PR PE2.20.22_3.05.22	2,910.26	DecisionHR IX
CD334	3/16/2022	Sales Tax Payment - Feb	78.40	Florida Dept. of Revenue
5980	3/17/2022	System Generated Check/Voucher	200.00	Angel Medina
5982	3/17/2022	System Generated Check/Voucher	200.00	Jennifer Inman
5983	3/17/2022	System Generated Check/Voucher	677.90	KDC Outfitters
5985	3/17/2022	System Generated Check/Voucher	390.00	OLM, Inc.
5986	3/17/2022	System Generated Check/Voucher	1,465.79	Solitude Lake Management, LLC
5987	3/17/2022	System Generated Check/Voucher	2,023.50	Straley Robin Vericker

Northwood Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Open

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5988	3/17/2022	System Generated Check/Voucher	850.00	Suncoast Pool Service
5989	3/17/2022	System Generated Check/Voucher	200.00	Karen E. Uhlig
CD331	3/20/2022	Now CC Activity 3.20.2022	453.37	Home Depot Credit Services
311000000001 030722	3/24/2022	paid by ACH service 01/15/22 - 02/15/22	8,367.79	Tampa Electric Company
5991	3/24/2022	System Generated Check/Voucher	255.29	Frontier Communications
5992	3/24/2022	System Generated Check/Voucher	273.26	Pasco County Utilities Services
CD335	3/25/2022	NOW PR PE3.6.22_3.19.22	<u>2,993.47</u>	DecisionHR IX
Cleared Checks/Vouchers			<u>53,880.72</u>	

Northwood Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Open

Cleared Deposits


<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR44	2/15/2022	Tax Distribution 02012022_02282022	7,135.84	
CR445	3/1/2022	Withdrawals and Service Charges	0.00	
CR445-1	3/1/2022	Withdrawals and Service Charges	(589.74)	
CR445-1	3/2/2022	Deposits, Credits and Interrest	<u>2,048.07</u>	
Cleared Deposits			8,594.17	
			<u><u>          </u></u>	

## Northwood CDD

# Manager Report


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- The HOA's Food Truck Friday, Meet the Board and Easter Events were a success
- Turf Pro. installed the putting green. Residents of all ages are enjoying it.
- I have sent out the June schedule for extra duty deputies.
- ADT is up and running at the playground
- Frontier installed a modem and router in the pool storage closet & playground utility closet for the updated access control system.
- The locksmith changed our clubhouse door handles. They are now up to code.

- 
- Johnson's controls (JCI) added access card readers to the playground doors, pool storage unit and pool Exit door. They also upgraded the system. The data from our old system was transferred to the new system with ease.

## Vendor Updates:

- Erwing from LMP is going to give me a copy of their mowing schedule so residents can see when to expect ponds mowed etc.
- Estimate still pending to repair the wall in various areas, our caps, fill in cracks, and repair the stucco on our Northwood sign (County Line entrance)
- I spoke with the vendor who was supposed to paint hopscotch and four square on the court- an employee



named Mary confirmed they have the deposit to do the work and will have us on the schedule within the next few weeks. I plan to follow up if I don't hear from them by the end of this week.

- There are two estimates to resurface the pool so far. One from Pool Doctor and another from GPS pools. Cornerstone is still working on their rendering.