

**NORTHWOOD
COMMUNITY DEVELOPMENT
DISTRICT REGULAR MEETING
August 14, 2023**



Northwood Community Development District

Board of Supervisors

Mimieaux Kilpatrick, Chairman
Brian Quigly, Vice Chairperson
Barbara Cruz, Assistant Secretary
Brian Munari, Assistant Secretary

Gene Roberts, District Manager
Vivek Babbar, District Counsel
Tonja Stewart, District Engineer
Jen Lavelle, On-site Manager

Public Hearing & Regular Meeting Agenda

Monday, August 14, 2023, at 6:30 p.m.

The Public Hearing & Regular Meeting of the **Northwood Community Development District** will be held on **August 14, 2023, at 6:30 p.m. at the Northwood Clubhouse located at 27248 Big Sur Drive Wesley Chapel, FL 33544**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the agenda for the meeting.

Call In Number: 1 305 224 1968 Meeting ID: 942 3709 6324 Passcode: 587901

Zoom: <https://us06web.zoom.us/j/94237096324?pwd=NXpGMWw3cHQ2Sm5BRXZkeUNRVEN5UT09>

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS ON AGENDA ITEMS
3. RECESS TO PUBLIC HEARINGS
4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET
 - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2023-05; Adopting Final Fiscal Year 2024 Budget..... Tab 01
 - E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2023-06; Levying O&M Assessments..... Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
6. RETURN TO REGULAR MEETING
7. BUSINESS ITEMS
 - A. Consideration of Resolution 2023-07; Setting Fiscal Year 2024 Meeting Schedule..... Tab 03
 - B. Discussion on Holiday Lighting Proposals Tab 04
 - C. Discussion on Night Glow Lighting Proposal Tab 05
 - D. General Matters of the District
8. CONSENT AGENDA
 - A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
July 10, 2023,..... Tab 06
 - B. Consideration of Operation and Maintenance Expenditures June 2023,..... Tab 07
 - C. Review of Financial Statements Month Ending June 30, 2023, Tab 08
9. STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 09
 - i. Community Inspection Reports
 - ii. OLM Reports
10. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300

Sincerely,

Mimi Kilpatrick District Chairman

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Northwood Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Northwood Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024”.

- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of **\$756,272.00** (not inclusive of any collection costs or early payment discounts), which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 14, 2023.

Attested By:

**Northwood Community
Development District**

Name: _____
Secretary/Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Adopted Budget

2024

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET



August 14, 2023

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET

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August 14, 2023

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Northwood Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	690,272.00	650,761.00	31,504.00	682,265.00	(8,007.00)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$690,272.00	\$650,761.00	\$31,504.00	\$682,265.00	(\$8,007.00)
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	5,082.00	0.00	5,082.00	5,082.00
Clubhouse Rentals	6,000.00	5,283.00	0.00	5,283.00	(717.00)
TOTAL OTHER MISCELLANEOUS REVENUES	\$6,000.00	\$10,365.00	\$0.00	\$10,365.00	\$4,365.00
TOTAL REVENUES	\$696,272.00	\$661,126.00	\$31,504.00	\$692,630.00	(\$3,642.00)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	13,000.00	4,800.00	7,200.00	12,000.00	(1,000.00)
TOTAL LEGISLATIVE	\$13,000.00	\$4,800.00	\$7,200.00	\$12,000.00	(\$1,000.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	57,500.00	23,958.00	33,542.00	57,500.00	0.00
District Engineer	3,000.00	1,040.00	1,456.00	2,496.00	(504.00)
Auditing Services	7,400.00	0.00	7,200.00	7,200.00	(200.00)
Postage, Phone, Faxes, Copies	3,000.00	899.00	1,258.00	2,457.00	(843.00)
Insurance - Public Officials	2,982.00	4,678.00	0.00	4,678.00	1,696.00
Misc-Taxes	0.00	1,312.00	0.00	1,312.00	1,312.00
Legal Advertising	1,000.00	316.00	684.00	1,000.00	0.00
Bank Fees	100.00	0.00	100.00	100.00	0.00
Dues, Licenses & Fees	350.00	175.00	175.00	350.00	0.00
Office Supplies	100.00	0.00	100.00	100.00	0.00
Website Administration	1,200.00	500.00	700.00	1,200.00	0.00
ADA Website Compliance	1,500.00	1,100.00	400.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$78,132.00	\$33,978.00	\$45,615.00	\$79,593.00	\$1,461.00
LEGAL COUNSEL					
District Counsel	5,000.00	964.00	1,349.00	2,313.00	(2,687.00)
TOTAL LEGAL COUNSEL	\$5,000.00	\$964.00	\$1,349.00	\$2,313.00	(\$2,687.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	60,000.00	36,518.00	51,125.00	87,643.00	27,643.00
TOTAL ELECTRIC UTILITY SERVICES	\$60,000.00	\$36,518.00	\$51,125.00	\$87,643.00	\$27,643.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	120,000.00	53,592.00	64,028.00	117,620.00	(2,380.00)
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$120,000.00	\$53,592.00	\$64,028.00	\$117,620.00	(\$2,380.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	3,500.00	1,357.00	1,899.00	3,256.00	(244.00)
TOTAL WATER-SEWER COMBINATION SERVICES	\$3,500.00	\$1,357.00	\$1,899.00	\$3,256.00	(\$244.00)
OTHER PHYSICAL ENVIRONMENT					
Field Services	75,000.00	12,553.00	0.00	12,553.00	(62,447.00)
Contracts-Landscape Consultant	4,680.00	780.00	3,900.00	4,680.00	0.00
Contracts - Landscape	75,000.00	41,162.00	30,538.00	71,700.00	(3,300.00)
Onsite Staff	0.00	20,992.00	29,388.00	50,380.00	50,380.00
Insurance - General Liability	3,552.00	3,843.00	0.00	3,843.00	291.00
Public Officials Insurance	0.00	0.00	0.00	0.00	0.00
Insurance - Property & Casualty	7,921.00	8,391.00	0.00	8,391.00	470.00
Insurance - Crime	272.00	292.00	0.00	292.00	20.00
R&M-Other Landscape	15,000.00	10,550.00	4,450.00	15,000.00	0.00
R&M-Lake	16,000.00	7,574.00	10,863.00	18,437.00	2,437.00
Landscape Maintenance	0.00	0.00	0.00	0.00	0.00
Recreation / Park Facility Maintenance	0.00	0.00	0.00	0.00	0.00
Plant Replacement Program	10,000.00	2,939.00	7,061.00	10,000.00	0.00
Maintenance & Repairs	2,000.00	0.00	2,000.00	2,000.00	0.00
Miscellaneous Maintenance	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	2,500.00	2,568.00	3,595.00	6,163.00	3,663.00
Holiday Decoration	0.00	0.00	13,000.00	13,000.00	13,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$211,925.00	\$111,644.00	\$104,795.00	\$216,439.00	\$4,514.00
ROAD & STREET FACILITIES					
Decorative Light Maintenance / Holiday Lights	10,000.00	11,005.00	1,000.00	12,005.00	2,005.00
Pavement/Signage/Wall Repairs	15,000.00	3,481.00	2,000.00	5,481.00	(9,519.00)
TOTAL ROAD & STREET FACILITIES	\$25,000.00	\$14,486.00	\$3,000.00	\$17,486.00	(\$7,514.00)
PARKS & RECREATION					
Security Patrol Services	15,000.00	5,420.00	7,588.00	13,008.00	(1,992.00)
Telephone/Fax/Internet Services	2,500.00	1,820.00	2,548.00	4,368.00	1,868.00
R&M-Clubhouse	3,500.00	5,685.00	16,000.00	21,685.00	18,185.00
R&M-Pools	15,000.00	2,550.00	12,450.00	15,000.00	0.00
Pool Furniture repair & replacement	4,000.00	0.00	4,000.00	4,000.00	0.00
Recreation / Park Facility Maintenance	1,000.00	7,444.00	1,000.00	8,444.00	7,444.00
Security System Monitoring & Maint.	5,000.00	4,315.00	2,818.00	7,133.00	2,133.00
Special Events	2,000.00	1,432.00	568.00	2,000.00	0.00
Op Supplies - Clubhouse	1,000.00	0.00	1,000.00	1,000.00	0.00
TOTAL PARKS & RECREATION	\$49,000.00	\$28,666.00	\$47,972.00	\$76,638.00	\$27,638.00
OTHER EXPENSES					
Community Enhancement Projects	17,970.00	1,963.00	2,748.00	4,711.00	(13,259.00)
Miscellaneous Expenses	22,745.00	5,408.00	7,571.00	12,979.00	(9,766.00)
TOTAL OTHER EXPENSES	\$40,715.00	\$7,371.00	\$10,319.00	\$17,690.00	(\$23,025.00)
RESERVES					
Undesignated Reserves	90,000.00	51,952.00	10,000.00	61,952.00	(28,048.00)
TOTAL RESERVES	\$90,000.00	\$51,952.00	\$10,000.00	\$61,952.00	(\$28,048.00)
TOTAL EXPENDITURES	\$696,272.00	\$345,328.00	\$347,302.00	\$692,630.00	(\$3,642.00)
REVENUES OVER / (UNDER) EXPENDITURES	\$0.00	\$315,798.00	(\$315,798.00)	\$0.00	\$0.00

FISCAL YEAR 2023
BUDGET ANALYSIS

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Proposed Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
REVENUES							
SPECIAL ASSESSMENTS - SERVICE CHARGES							
Operations & Maintenance Assmts-Tax Roll	690,272.00	650,761.00	31,504.00	682,265.00	(8,007.00)	750,272.00	60,000.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$690,272.00	\$650,761.00	\$31,504.00	\$682,265.00	(\$8,007.00)	\$750,272.00	\$60,000.00
INTEREST EARNINGS							
Interest Earnings	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES							
Miscellaneous	0.00	5,082.00	0.00	5,082.00	5,082.00	0.00	0.00
Clubhouse Rentals	6,000.00	5,283.00	0.00	5,283.00	(717.00)	6,000.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$6,000.00	\$10,365.00	\$0.00	\$10,365.00	\$4,365.00	\$6,000.00	\$0.00
TOTAL REVENUES	\$696,272.00	\$661,126.00	\$31,504.00	\$692,630.00	(\$3,642.00)	\$756,272.00	\$60,000.00
EXPENDITURES							
LEGISLATIVE							
Supervisor Fees	13,000.00	4,800.00	7,200.00	12,000.00	(1,000.00)	12,000.00	(1,000.00)
TOTAL LEGISLATIVE	\$13,000.00	\$4,800.00	\$7,200.00	\$12,000.00	(\$1,000.00)	\$12,000.00	(\$1,000.00)
FINANCIAL & ADMINISTRATIVE							
District Manager	57,500.00	23,958.00	33,542.00	57,500.00	0.00	57,500.00	0.00
District Engineer	3,000.00	1,040.00	1,456.00	2,496.00	(504.00)	3,000.00	0.00
Auditing Services	7,400.00	0.00	7,200.00	7,200.00	(200.00)	7,400.00	0.00
Postage, Phone, Faxes, Copies	3,000.00	899.00	1,258.00	2,157.00	(843.00)	3,000.00	0.00
Insurance - Public Officials	2,982.00	4,678.00	0.00	4,678.00	1,696.00	4,678.00	1,696.00
Misc-Taxes	0.00	1,312.00	0.00	1,312.00	1,312.00	0.00	0.00
Legal Advertising	1,000.00	316.00	684.00	1,000.00	0.00	1,000.00	0.00
Bank Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
Dues, Licenses & Fees	350.00	175.00	175.00	350.00	0.00	350.00	0.00
Office Supplies	100.00	0.00	100.00	100.00	0.00	0.00	(100.00)
Website Administration	1,200.00	500.00	700.00	1,200.00	0.00	1,200.00	0.00
ADA Website Compliance	1,500.00	1,100.00	400.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$78,132.00	\$33,978.00	\$45,615.00	\$79,593.00	\$1,461.00	\$79,728.00	\$1,596.00
LEGAL COUNSEL							
District Counsel	5,000.00	964.00	1,349.00	2,313.00	(2,687.00)	5,000.00	0.00
TOTAL LEGAL COUNSEL	\$5,000.00	\$964.00	\$1,349.00	\$2,313.00	(\$2,687.00)	\$5,000.00	\$0.00
ELECTRIC UTILITY SERVICES							
Electric Utility Services	60,000.00	36,518.00	51,125.00	87,643.00	27,643.00	88,000.00	28,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$60,000.00	\$36,518.00	\$51,125.00	\$87,643.00	\$27,643.00	\$88,000.00	\$28,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES							
Garbage Collection	120,000.00	53,592.00	64,028.00	117,620.00	(2,380.00)	120,000.00	0.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICE	\$120,000.00	\$53,592.00	\$64,028.00	\$117,620.00	(2,380.00)	\$120,000.00	\$0.00
WATER-SEWER COMBINATION SERVICES							
Water Utility Services	3,500.00	1,357.00	1,899.00	3,256.00	(244.00)	3,500.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$3,500.00	\$1,357.00	\$1,899.00	\$3,256.00	(244.00)	\$3,500.00	\$0.00

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Proposed Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
OTHER PHYSICAL ENVIRONMENT							
Field Services	75,000.00	12,553.00	0.00	12,553.00	(62,447.00)	0.00	(75,000.00)
Contracts-Landscape Consultant	4,680.00	780.00	3,900.00	4,680.00	0.00	4,680.00	0.00
Contracts - Landscape	75,000.00	41,162.00	30,538.00	71,700.00	(3,300.00)	75,000.00	0.00
Onsite Staff	0.00	20,992.00	29,388.00	50,380.00	50,380.00	80,000.00	80,000.00
Insurance - General Liability	3,552.00	3,843.00	0.00	3,843.00	291.00	4,084.00	532.00
Public Officials Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance - Property & Casualty	7,921.00	8,391.00	0.00	8,391.00	470.00	9,649.00	1,728.00
Insurance - Crime	272.00	292.00	0.00	292.00	20.00	300.00	28.00
R&M-Other Landscape	15,000.00	10,550.00	4,450.00	15,000.00	0.00	15,000.00	0.00
R&M-Lake	16,000.00	7,574.00	10,863.00	18,437.00	2,437.00	19,008.00	3,008.00
Landscape Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Recreation / Park Facility Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Plant Replacement Program	10,000.00	2,939.00	7,061.00	10,000.00	0.00	10,000.00	0.00
Maintenance & Repairs	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00
Miscellaneous Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	2,500.00	2,568.00	3,595.00	6,163.00	3,663.00	5,000.00	2,500.00
Holiday Decoration	0.00	0.00	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$211,925.00	\$111,644.00	\$104,795.00	\$216,439.00	4,514.00	\$237,721.00	\$25,796.00
ROAD & STREET FACILITIES							
Decorative Light Maintenance / Holiday Lights	10,000.00	11,005.00	1,000.00	12,005.00	2,005.00	2,000.00	(8,000.00)
Pavement/Signage/Wall Repairs	15,000.00	3,481.00	2,000.00	5,481.00	(9,519.00)	5,000.00	(10,000.00)
TOTAL ROAD & STREET FACILITIES	\$25,000.00	\$14,486.00	\$3,000.00	\$17,486.00	(7,514.00)	\$7,000.00	(\$18,000.00)
PARKS & RECREATION							
Security Patrol Services	15,000.00	5,420.00	7,588.00	13,008.00	(1,992.00)	15,000.00	0.00
Telephone/Fax/Internet Services	2,500.00	1,820.00	2,548.00	4,368.00	1,868.00	4,400.00	1,900.00
R&M-Clubhouse	3,500.00	5,685.00	16,000.00	21,685.00	18,185.00	7,000.00	3,500.00
R&M-Pools	15,000.00	2,550.00	12,450.00	15,000.00	0.00	15,000.00	0.00
Pool Furniture repair & replacement	4,000.00	0.00	4,000.00	4,000.00	0.00	4,000.00	0.00
Recreation / Park Facility Maintenance	1,000.00	7,444.00	1,000.00	8,444.00	7,444.00	2,000.00	1,000.00
Security System Monitoring & Maint.	5,000.00	4,315.00	2,818.00	7,133.00	2,133.00	8,000.00	3,000.00
Special Events	2,000.00	1,432.00	568.00	2,000.00	0.00	4,000.00	2,000.00
Op Supplies - Clubhouse	1,000.00	0.00	1,000.00	1,000.00	0.00	3,000.00	2,000.00
TOTAL PARKS & RECREATION	\$49,000.00	\$28,666.00	\$47,972.00	\$76,638.00	27,638.00	\$62,400.00	\$13,400.00
OTHER EXPENSES							
Community Enhancement Projects	17,970.00	1,963.00	2,748.00	4,711.00	(13,259.00)	8,000.00	(9,970.00)
Miscellaneous Expenses	22,745.00	5,408.00	7,571.00	12,979.00	(9,766.00)	15,000.00	(7,745.00)
TOTAL OTHER EXPENSES	\$40,715.00	\$7,371.00	\$10,319.00	\$17,690.00	(\$23,025.00)	\$23,000.00	(\$17,715.00)
RESERVES							
Undesignated Reserves	90,000.00	51,952.00	10,000.00	61,952.00	(28,048.00)	117,923.00	27,923.00
TOTAL RESERVES	90,000.00	51,952.00	10,000.00	61,952.00	(28,048.00)	117,923.00	27,923.00
TOTAL EXPENDITURES	\$696,272.00	\$345,328.00	\$347,302.00	\$692,630.00	(\$3,642.00)	\$756,272.00	\$60,000.00
REVENUES OVER / (UNDER) EXPENDITURES	\$0.00	\$315,798.00	(\$315,798.00)	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS

Legislative

Supervisor Fees & Related Payroll Taxes

monthly meetings. The amount permitted is \$200.00 per meeting for each member of the Board

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District' business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc. This is required of the District as part of the bond indentures.

Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Travel Per Diem

This relates to mileage and gas reimbursement to District staff and management employees.

Technology Services

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a mainframe computer system.

Postage, Phone, Faxes, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conducts the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

To provide for unbudgeted administrative expenses.

FISCAL YEAR 2024
PROPOSED ANNUAL OPERATING BUDGET

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Capital Outlay

This is to purchase new equipment as required.

Legal Council

District Counsel

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Fees are based on prior year legal expenses.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This relates to water services provided to District facilities.

Other Physical Environment

Landscape Maintenance - Contract

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Landscape Maintenance - Other

This category represents costs related to tree removals, additional plants, mulch, and other landscape maintenance items not covered within the scope of the contract.

Field Manager

The District utilizes a field manager to provide services relative to landscaping, maintenance, and other functions within the community.

Field Staff

The District employees staff that is responsible for the general maintenance and upkeep of the community.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS

Plant Replacement

This item is for landscape items that may need to be replaced during the year.

Lake Maintenance

The District has contracts to maintain the ponds and its acres of lakes that include funds for grass carp and algae/weed removal.

Miscellaneous Repairs & Maintenance

The District has a contract to maintain the common areas and facilities.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Road & Street Facilities

Decorative Light Maintenance

This item is intended to fund maintenance needs specific to the decorative lights within the comm

Pavement/Signage/Wall Repairs

This item is intended to address pavement, signage, and wall repair needs as required within the c

Parks & Recreation

Cabana Maintenance

This item is necessary to contract with a vendor to maintain the cabana within State Guidelines for

Cabana Supplies

This item is necessary to ensure the cabana has sufficient stock supplies as needed for use.

Clubhouse Maintenance

This item is necessary to contract with a vendor to maintain the clubhouse within State Guidelines for public use.

Clubhouse Supplies

This item is necessary to ensure the clubhouse has sufficient stock supplies as needed for use.

Pool Repairs & Maintenance

The District has maintenance contracts for the pool area.

Park Maintenance

This item is necessary to contract with a vendor to maintain the park facilities within State Guidelines for public use.

Special Events

This item is intended to fund Holiday entertainment and costuming for the District's special even

Security Patrol

This item is for the contractual service of the Sheriffs office or a private vendor to provide random patrols of the District assets and the community as a whole.

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS

Other Expenses

Community Enhancement Projects

This item relates to the restoration or installation of certain infrastructure that the community m

Contingency

Represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

Lot Size	Parcel Size	O&M Unit Count	Fiscal Year 2023			Fiscal Year 2024			Total Inc/(Dec) in Annual Assmt ⁽²⁾
			Debt Service Per Unit	O&M Per Unit	Fiscal Year 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2024 Total Assessment	
PARCEL 1A	Large	49	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
PARCEL 1B	Small	49	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
PARCEL 2	Small	80	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
PARCEL 3A	Large	25	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
PARCEL 3B	Large	41	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
PARCEL 4	Small	115	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
PARCEL 5	Large	33	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
PARCEL 6	Small	56	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
PARCEL 7	Small	79	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
PARCEL 8	Small	53	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
PARCEL 9	Small	52	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
Parcel 2- Partial Prepay	Small	2	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
Parcel 3A- Partial Prepay	Large	1	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
Parcel 4- Partial Prepay	Small	1	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
Total Pay Down (Large)		1	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
Total Pay Down (Small)		1	\$0	\$1,151	\$1,151	\$0	\$1,251	\$1,251	\$100
Total		638							

Notations:

⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 6%.

⁽²⁾ A positive figure denotes an increase in assessments; conversely, a negative figure denotes a decrease in assessments.

FISCAL YEAR 2024
PROPOSED ANNUAL OPERATING BUDGET

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Northwood Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“Assessment Roll”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all O&M Assessments.** The collection of all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. 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.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 14, 2023.

Attested By:

**Northwood Community
Development District**

Name: _____
Secretary/Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME,
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2024 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14TH DAY OF AUGUST 2023

ATTEST:

**NORTHWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN/VICE-CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024**

FISCAL YEAR 2023/2024

October 09, 2023	___ p.m.
November 13, 2023	___ p.m.
December 11, 2023	___ p.m.
January 08, 2024	___ p.m.
February 12, 2024	___ p.m.
March 11, 2024	___ p.m.
April 08, 2024	___ p.m.
May 13, 2024	___ p.m.
June 10, 2024	___ p.m.
July 08, 2024	___ p.m.
August 12, 2024	___ p.m.
September 09, 2024	___ p.m.

**All meetings will convene at the Northwood Clubhouse located at 27248 Big Sur Drive Wesley
Chapel, FL 33544.**

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:
Northwood of Pasco CDD
2910 County Line Rd
Wesley Chapel, FL 33544

(813) 504-2765

JOB DESCRIPTION
Christmas Lighting Proposal for Northwood CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Entrance / Exit		
Install WW C9s on top of wall - Entrance / Exit		\$1,750.00
Install R,G,WW starburst in 2 Palms (corner of entrance / exit)		\$1,750.00
Entrance	Install WW LED minis in limbs to 2 ligustrums front of entrance wall	
	Install WW LED minis in 1 Oak front center of entrance wall	\$500.00
Exit	Install WW LED minis in 2 Oak trees front center of entrance wall	\$1,000.00
	Install WW LED mins in 3 crape myrtles along exit side	\$1,350.00
Entr/ Exit	Install WW LED minis in 2 ligustrum (total 4) limbs by end of entrance wall (entrance /exit)	\$1,600.00
	Install WW LED mini lights in 1 oak tree (total 2) by end of entrance wall (entrance /exit)	\$1,000.00
Lamp Poles	Install Snowburst over top of lamp poles	2 Poles \$2,500.00
	Install Garland with lights and red lit glitter bows (top) down lamp poles	\$1250 / Pole
Center Median		
Install WW C9s outlining entry tower (roof edge and lower ledge)		\$1,650.00
Install 2 x 48" lighted wreath with bows on tower - East / West facing		
Install WW C9s across top Northwood sign		\$1,375.00
Install 2 x 36" lighted wreaths with bows on center of Northwood sign - one each side		
Install WW C9s across top wall from Sign to end by Ligustrums		\$1,250.00
Install 6 x 36" lighted wreaths with bows on entrance columns in center median wall		\$1,750.00
Install WW LED mini lights in three ligustrum at the end of center median		\$1,500.00
Install R, G, WW starburst in top of 3 ligustrums - back end of center median		\$2,475.00
Guardhouse		
Install WW C9s outlining outer roof edge of guard house		\$950.00
Oak Trees		
Install WW LED mini lights in 4 oak trees in center median		\$2,000.00
OPTION	Install WW C9s swagging lights in 4 Oak Trees center median to oak trees on both entrance and exit side	\$4,250.00
OPTION	Install R,G, WW starburst under canopy of 12 oak trees in center NOTE: Meteors will be draped across Entrance / Center / Exit median 8 starburst per tree - 12 trees total	\$6,950.00
OPTION	Install WW meteors with cascading effects draped under canopy of oak trees in center median NOTE: Meteors will be draped across Entrance / Center / Exit median 10 Meteors per tree - 12 trees total	\$9,950.00
Rec Center		
Install WW C9s outlining roof edge of Rec Center		\$1,850.00
Install WW mini lights in Palm trees in front of Rec Center		
Requires 50% Deposit		
TOTAL ESTIMATED JOB COST		TBD

- * Price includes rental of materials, lift, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available. If additional power needed client is responsible for providing.
- * Remaining balance of project due upon receipt of invoice after installation.
- * Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay
PREPARED BY

AUTHORIZED SIGNATURE FOR NORTHWOOD OF PASCO HOA

7/28/2023
DATE

DATE

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Northwood of Pasco CDD
2910 County Line Rd
Wesley Chapel, FL 33544

(813) 504-2765

JOB DESCRIPTION
Permanent Track Lighting Proposal for Northwood CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Entrance / Exit Install permanent track lighting on wall both Entrance / Exit	\$12,500.00
Center Median Install permanent track lighting on Entrance tower	\$4,650.00
Guardhouse Install permanent track lighting on Guardhouse	\$1,850.00
Rec Center Install permanent track lighting on roof edge of Rec Center	\$8,500.00
Note: Lights will be spaced at 9" Track will be powder coated to match as closely as possible Lights: Includes every color in the color palette. Includes amazing, easy to use preset color patterns and animations. Preset colors, patterns and animations for all of the holidays. Easily customizable Can set to beautiful, architectural downlighting effects Install control box and power supply with effects controller Warranties: 5 year warranty on LED lights Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	TBD

* Price includes rental of materials, lift, labor, installation, service and removal.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.

* Assumes adequate power available. If additional power needed client is responsible for providing.

* Remaining balance of project due upon receipt of invoice after installation.

* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay
PREPARED BY

7/28/2023
DATE

AUTHORIZED SIGNATURE FOR NORTHWOOD OF PASCO HOA

DATE



This agreement dated _____, is made
between **Charles Aquatics, Inc.**, a Florida Corporation, and

Name Northwood c/o Gene Roberts – District Management Services LLC

Address _____

City Wesley Chapel State FL Zip _____

Phone (813) 440-7096 Fax _____

E-mail Gene.Roberts @Inframark.com

Hereinafter called “CLIENT”.

1. **Charles Aquatics, Inc.**, agrees to provide fountain repair services in accordance with the terms and conditions of this Agreement at the following location(s): **Northwood**
2. CLIENT agrees to pay **Charles Aquatics, Inc.**, the following sum(s) for the listed fountain services:

AquaMaster 40 watt RGBW LED Night Glow Lighting (Color Changing)

40 Watt RGBW LED – 4 Light Set 200 feet 14/5 cable & Control Panel

\$ 7,716.00 Per Fountain

East Fountain – 40w RGBW LED 4 Light Set \$ 7,029.00

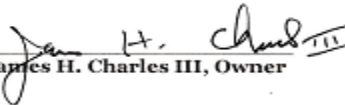
West Fountain - 40w RGBW LED4 Light Set \$ 7,029.00

TOTAL - \$ 14,058.00

All lighting systems are UL and cUL Listed and have a 3 year warranty. LED lamps have 3 year warranty

3. Client agrees to pay 25% deposit and then the balance in full within 10 days of installation. Client agrees to pay 1.5% of unpaid sum(s) after 30 days of installation. This quote is valid for 60 days.

Charles Aquatics, Inc.


James H. Charles III, Owner

8-1-23

Representative of Charles Aquatics, Inc.

Date

Customer Signature

Date

Charles Aquatics, Inc.
6869 Phillips Parkway Drive South Jacksonville, FL 32256
(904) 997-0044 Fax: (904) 807-9158

**MINUTES OF MEETING
NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meetings of the Board of Supervisors for Northwood Community Development District was held on Monday, July 10, 2023, at 6:30 P.M. at the Northwood Clubhouse located at 27248 Big Sur Drive Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Mimi Kilpatrick
Brian Quigley
Barbara Cruz
Brian Munari
Dale Eber

Chair
Vice-Chair
Assistant Secretary
Assistant Secretary
Supervisor

Also present were:

Gene Roberts
Jen Lavelle
Vivek Babbar
Bill Conrad
Lani Randell
Residents

District Manager, Inframark
Facility Manager
District Counsel, Straley & Robin
LMP (vendor)

The following is a summary of the discussions and actions taken at the meeting.

FIRST ORDER OF BUSINESS

The Pledge of Allegiance was recited.

Pledge of Allegiance

SECOND ORDER OF BUSINESS

Mr. Roberts called the meeting to order, and a quorum was established.

Call to Order/Roll Call

THIRD ORDER OF BUSINESS

Vendor and Staff Reports

A. District Counsel

B. District Engineer

There being no reports on behalf of the District Counsel and Engineer, the next item followed.

C. District Manager

Ms. Cruz requested if the Board could discuss the election process from June's meeting regarding the open Supervisor's position. She felt that since Mr. Eber did not have his resume submitted in time due to a clerical error on his part he should not have been considered for the position and his selection should be rescinded or that he should resign. Mr. Eber voluntarily resigned from the board. Mr. Roberts asked him if he could submit a letter of resignation.

D. Onsite Manager Report**i. OLM Reports****ii. Pasco County Sheriff Report****iii. Clubhouse Calendar****iv. Employee Task Sheet**

Bill Conrad with LMP provided an update on the community landscape. The proposal for street tree analysis was discussed.

On MOTION by Ms. Cruz seconded by Mr. Quigley with all in favor the street tree analysis proposal was approved. 5-0

Staff was directed to request from District Counsel the sidewalk maintenance policy. A proposal was discussed regarding the removal of a pine tree and dead branch at the entrance.

On MOTION by Ms. Cruz seconded by Mr. Eber with Ms. Cruz, Mr. Eber, Ms. Kilpatrick, and Mr. Munari voting aye and Mr. Quigley voting nay, the proposal to remove a pine tree and dead branch at the entrance was approved. 4-1

The Board reviewed the OLM inspection report, Sheriff's report, and Employee task sheets.

FOURTH ORDER OF BUSINESS**Business Items****A. Discussion on Trees w/ Stump Removal Estimate**

There being no further discussion regarding tree removal as it was discussed during vendor and staff reports, the next item followed.

B. Discussion on Pool Monitor and Events Coordinator.

The decision was made not to hire a pool monitor since the summer is half over.

On MOTION by Ms. Cruz seconded by Mr. Quigley with all in favor to not hiring a pool monitor, was approved. 4-0

C. Discussion on Additional Clubhouse Staff

The facility manager's job description was discussed in detail. Mr. Quigley read a letter he had composed to the Board outlining working hours of the manager. The Board reviewed the resume of Lani Randell and questioned her about her interest in working part time to assist in event coordination for the clubhouse.

On MOTION by Ms. Cruz seconded by Mr. Quigley with all in favor hiring Lani Randell part-time to assist at the clubhouse, was approved. 4-0

D. Discussion LMP on Front Entrance Tree Branch

There being no further discussion regarding tree branch as it was discussed during the vendor and staff reports, the next item followed.

E. Discussion on Lake Lights.

Mr. Roberts is waiting on an updated proposal.

F. Discussion on TECO Follow Up: (Business Audit)

Ms. Lavelle summarized the recent energy saving audit performed by Tampa Electric.

G. Discussion on Access Cameras for all Current Board Members.

- i. Playground
- ii. Clubhouse
- iii. Pool

Ms. Kilpatrick stated if any Board member would like access to the security cameras, they should contact ADT to assist in setting it up.

H. Discussion on Kiddy Park

- i. Painting Touch Up
- ii. Equipment Replace Repair
- iii. Power Wash Fencing
- iv. Power wash Benches and Playground Equipment
- v. LMP: trim and shape front foliage. Relocate garbage can around the corner.

The Park condition was discussed. Ms. Lavelle will get proposals to pressure wash and add a water fountain. Ms. Cruz will direct LMP to trim the shrubs in front.

I. Follow Up on Clubhouse Task Redirected

- i. Poop bins
- ii. Slides
- iii. Cleaning Services
- iv. Bathrooms/Clubhouse

There being no clubhouse task discussion, the next item followed.

J. General Matters of the District

There being no additional general matters of the District, the next item followed.

FIFTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of Meeting Minutes of the Regular Meeting June 12, 2023**

On MOTION by Mr. Quigley seconded by Mr. Kilpatrick with all in favor the June 12, 2023 Regular Meeting Minutes were approved.
4-0

B. Consideration of Operations and Maintenance Expenditures May 2023

A question was asked regarding the fuel surcharge by LMP if Waste Connections has credited the District the full amount for over payment.

C. Review of Financial Statements Month Ending May 31, 2023

The Board questioned the interest rate on the money transferred to Wells Fargo. The Board discussed investing money in a money market fund.

On MOTION by Mr. Quigley seconded by Ms. Cruz with all in favor to invest \$150,000 with Bank United at 5.15%, was approved.
4-0

SIXTH ORDER OF BUSINESS

Board of Supervisors Requests and Comments

There were no Supervisor requests or comments. The floor was opened to public comments.

Residents commented on Supervisors micromanaging staff and questioned the ownership and responsibility of sidewalk repairs.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Quigley seconded by Ms. Cruz with all in favor the meeting was adjourned.

Gene Roberts
Assistant Secretary

Mimi Kilpatrick
Chairperson

NORTHWOOD CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
ADT SECURITY SERVICES	17463626 062223	\$530.64		SERVICE PERIOD 07/01/23-10/09/23
FRONTIER COMMUNICATIONS	1155 061323 ACH	\$320.27		PHONE SERVICE - 06/13/23-07/12/23
FRONTIER COMMUNICATIONS	6341 060423 ACH	\$89.99		PHONE SERVICE - 06/04/23-07/03/23
FRONTIER COMMUNICATIONS	8131970644 052623	\$521.83		PHONE SERVICE - 05/26/23-06/25/23
FRONTIER COMMUNICATIONS	8139945443 062223	\$129.99	\$1,062.08	PHONE SERVICE - 06/22/23-07/21/23
GPS POOLS	TB APRIL	\$950.00		POOL SERVICE APRIL
GPS POOLS	TB MAY	\$950.00	\$1,900.00	POOL SERVICE MAY
INFRAMARK LLC	96846	\$4,934.92		DISTRICT INVOICE JUNE 2023
WASTE CONNECTIONS	W425 062023 ACH	\$11,005.50		WASTE SERVICE - JULY 2023
WASTE CONNECTIONS	W426 052023 ACH	\$99.88		BASIC SERVICE 06/01/23-06/30/23
WASTE CONNECTIONS	W426 062023 ACH	\$113.30	\$11,218.68	BASIC SERVICE 07/01/23-07/31/23
Monthly Contract Subtotal		\$19,646.32		
Variable Contract				
BARBARA CRUZ	BC 061223	\$200.00		SUPERVISOR FEE 06/12/23
BRIAN QUIGLEY	BQ 061223	\$200.00		SUPERVISOR FEE 06/12/23
DECISIONHR IX	230056230012	\$2,307.84		PAYROLL 06/02/23
DECISIONHR IX	230056230013	\$2,204.10	\$4,511.94	PAYROLL 06/16/23
MIMIEAUX KILPATRICK	MK 061223	\$200.00		SUPERVISOR FEE 06/12/23
Variable Contract Subtotal		\$5,111.94		
Utilities				
PASCO COUNTY UTILITIES SERVICE	18630587	\$31.50		WATER SERVICE - 05/09/23-06/08/23
PASCO COUNTY UTILITIES SERVICE	18633445	\$61.36		WATER SERVICE - 05/09/23-06/08/23
PASCO COUNTY UTILITIES SERVICE	18633543	\$208.39	\$301.25	WATER SERVICE - 05/09/23-06/08/23
TAMPA ELECTRIC COM	1545 062123 ACH	\$44.01		ELECTRICITY SERVICES 05/17/23-06/15/23
TAMPA ELECTRIC COM	4130 062123 ACH	\$23.08	\$67.09	ELECTRICITY SERVICES 05/17/23-06/15/23
Utilities Subtotal		\$368.34		

NORTHWOOD CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
GPS POOLS	BN JULY	\$950.00		FULL CLEAN
GPS POOLS	GRIDS	\$2,464.45	\$3,414.45	INSTALLATION/LABOR
LANDSCAPE MAINTENANCE	173374	\$1,312.50		IRRIGATION MODIFICATIONS - MAIN LINES
LANDSCAPE MAINTENANCE	174968	\$210.00	\$1,522.50	REPLACED FAULTY CONTROLLER
OLM, INC.	41381	\$390.00		INSPECTION - LANDSCAPE
PIPER FIRE PROTECTION	130420	\$125.00		EXTINGUISH INSPECTION
Regular Services Subtotal		\$5,451.95		
Additional Services				
GPS POOLS	DELAM	\$1,500.00		DELAMINATION OF BOTTOM FLOOR
GPS POOLS	ORING BN	\$238.67	\$1,738.67	SEPERATION RANK LID
LANDSCAPE MAINTENANCE	175269	\$612.50		DEBRIS / CLEANUP FROM PALM REMOVAL
LANDSCAPE MAINTENANCE	175271	\$1,301.06		DRAINAGE INSTALLED 01/09/23 - MATERIAL/LABOR
LANDSCAPE MAINTENANCE	175273	\$1,837.50	\$3,751.06	PALM REMOVAL
Additional Services Subtotal		\$5,489.73		
TOTAL		\$36,068.28		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

▶ 17463626

Northwood

27248 Big Sur Dr
Wesley Chapel FL 33544-6656

Received

JUN 27 2023



Invoice date:

Service period:

Jun 22, 2023

Jul 1 - Oct 9, 2023

Your total due is:

Due by:

\$530.64

Jul 12, 2023

 Your Bill at-a-glance

Previous Balance	\$184.08
Payments and Adjustments	\$0.00
Current Charges	\$346.56
Taxes and Fees	\$0.00

Total Due	\$530.64
------------------	-----------------

Would you like more detail? See the back of the bill for your account activity and charges.

 Message from ADT

Stay safe from a common scam – remember to Identify, Verify and Notify.

Watch out for unexpected telephone calls, text messages, or door-to-door agents offering to "check" or "upgrade" your security system. They could be competitors misleading you into believing they are performing a service for ADT rather than a sale by another company. Identify who is contacting you and verify who they work for. A false sense of urgency is often employed with deceptive sales to confuse or distract you.

If you think you may be a victim of this scam and your ADT system has been replaced, conduct a test at the keypad to confirm it is connected to our monitoring center. You can also call 800-ADT-ASAP

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452 Sable Blvd Unit G
Aurora, CO 80011

6230 0020 NO RP 22 06222023 NNNNNNNY 01 003162 0008

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



Please detach and submit this slip with your payment. Do not send cash.
Please write your customer Account Number on your check or money
order and make payable to: ADT.

Account Number	17463626
Due Date	Jul 12, 2023
Amount Due	\$530.64

Amount Enclosed

Please send payment to:

ADT SECURITY SERVICES
PO BOX 371878
PITTSBURGH, PA 15250-7878



000174636260000000000000621230000000000000530643³¹

Your account number: **17463626** Security provided for: Northwood Your ADT system is located at: 27248 Big Sur Dr Wesley Chapel FL 33544-6656

Page 2/2

Is your billing information incorrect? You can change it on [MyADT.com](https://myadtdotcom.com).

Your Account Activity

Previous Balance **\$184.08**

Any balance left from previous billing periods

Payments and Adjustments **\$0.00**

All payments and adjustments received from you during billing period

Current Charges

RECURRING CHARGES

Services

Invoice Number 997535356 Jul 1 - Jul 31, 2023 \$50.35

Services

Invoice Number 999365599 Jul 9 - Aug 8, 2023 \$80.74

Services

Invoice Number 999513507 Jul 10 - Aug 9, 2023 \$52.99

Services

Invoice Number 999513508 Jul 10 - Oct 9, 2023 \$162.48

Total Non-taxable Charges **\$346.56**

About your Services: Quality Service Plan

About your Services: Quality Service Plan

About your Services: System Automation, ADT Control Remote Access, Cellguard Monitoring, Burglar Alarm Monitoring, Quality Service Plan

About your Services: Quality Service Plan

Total Due to be paid by Jul 12, 2023 **\$530.64**

Have questions? Chat with us at [MyADT.com](https://myadtdotcom.com).

Pay your bill online at [MyADT.com](https://myadtdotcom.com).

* Taxable charges



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- 2 If their ID is not visible, be cautious and ask to see it. If they're with us, they'll gladly show you.
- 3 When in doubt, verify their credentials. Visit ADT.com/verify for ADT representatives, or ADT.com/dealer for ADT Authorized Dealers.
- 4 If they refuse to give you their ID, or you are still unsure, call ADT at **800.ADT.ASAP (800.238.2727)**.

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Received

JUN 22 2023

NORTHWOOD CDD

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date

7/07/23

Billing Date

6/13/23

Account Number

813-991-1155-072408-5

PIN

7607

Previous Balance

320.37

Payments Received Thru 6/06/23

-320.37

Thank you for your payment!

Balance Forward

.00

New Charges

320.27

Total Amount Due

\$320.27



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NORTHWOOD CDD
2005 PAN AM CIR
ST 300
TAMPA FL 33607-2380





Date of Bill
Account Number

6/13/23
813-991-1155-072408-5

CURRENT BILLING SUMMARY

Local Service from 06/13/23 to 07/12/23

Qty Description	813/991-1155.0	Charge
Basic Charges		
Carrier Cost Recovery Surcharge		13.99
Federal Subscriber Line Charge - Bus		6.50
Frontier Roadwork Recovery Surcharge		2.75
Access Recovery Charge-Business		2.50
FCA Long Distance - Federal USF Surcharge		4.06
Federal USF Recovery Charge		2.62
Total Basic Charges		32.42
Non Basic Charges		
FiberOptic Internet 500 Static IP w/ OneVoice		190.97
OneVoice Access Line		
Business FiberOptic 500/500M Static IP		
Foreign Exchg Listing Bus		6.50
Total Non Basic Charges		197.47
Video		
FiberOptic TV Custom HD - Publi		74.99
Broadcast TV Fee		14.99
HD Set Top Box		14.99
Partial Month Charges-Detailed Below		-25.00
FCC Regulatory Recovery Fee		.10
Total Video		80.07
Toll/Other		
Federal Primary Carrier Single Line Charge		7.99
FCA Long Distance - Federal USF Surcharge		2.32
Total Toll/Other		10.31
TOTAL	320.27	

**** ACCOUNT ACTIVITY ****

Qty Description	Order Number	Effective Dates	
Partial Month Charges			
FiberOptic Video Discount 99 MO			-25.00
813/991-1155		Subtotal	-25.00
Subtotal			-25.00

CIRCUIT ID DETAIL

10/KQXA/470055/ /VZFL

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 \$72.72 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.

Effective June 25, 2023, Frontier will charge a \$50.00 Equipment Restocking Fee per account to recover some of the expense of arranging and returning to inventory Frontier provided CommScope and Sagemcom routers when Internet is disconnected, including logistics, shipping, and refurbishing costs. Charges for non-returned equipment will continue to apply. We are also removing the \$9.99 per account disconnect fee.

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





NORTHWOOD CDD

Received Page 1 of 4

Your Monthly Invoice

JUN 14 2023

Account Summary

New Charges Due Date	6/28/23
Billing Date	6/04/23
Account Number	813-994-6341-040422-5
PIN	1025
Previous Balance	89.99
Payments Received Thru 5/30/23	-89.99
Thank you for your payment!	
Balance Forward	.00
New Charges	89.99
Total Amount Due	\$89.99

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6790 0007 NO RP 04 06042023 NNNNNNNN 01 000731 0004

NORTHWOOD CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529





Date of Bill
Account Number

6/04/23
813-994-6341-040422-5

CURRENT BILLING SUMMARY

Local Service from 06/04/23 to 07/03/23

Qty Description 813/994-6341.0

Non Basic Charges

Business Fiber Internet 700/700M

Price Guarantee through 04/03/24

Total Non Basic Charges**TOTAL 89.99****Charge**

89.99

89.99**CUSTOMER TALK**

Effective June 25, 2023, Frontier will charge a \$50.00 Equipment Restocking Fee per account to recover some of the expense of arranging and returning to inventory Frontier provided CommScope and Sagemcom routers when Internet is disconnected, including logistics, shipping, and refurbishing costs. Charges for non-returned equipment will continue to apply. We are also removing the \$9.99 per account disconnect fee.



NORTHWOOD CDD

Page 1 of 4

Received
JUN 5 2023

Your Monthly Invoice**Account Summary****New Charges Due Date****6/20/23**

Billing Date

5/26/23

Account Number

813-197-0644-052523-5

PIN

1531

Previous Balance

.00

Payments Received Thru 5/26/23

.00

Balance Forward

.00

New Charges

521.83

Total Amount Due**\$521.83**

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6790 0007 NO RP 26 05262023 NNNNNNNY 01 000627 0002

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

**PAYMENT STUB****Total Amount Due****\$521.83**

New Charges Due Date

6/20/23

Account Number

813-197-0644-052523-5

Amount Enclosed**\$****Mail Payment To:**

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



51900181319706440525230000000000000000521835



Date of Bill
Account Number

5/26/23
813-197-0644-052523-5

CURRENT BILLING SUMMARY

Local Service from 05/26/23 to 06/25/23

Qty Description	813/197-0644.0	Charge
Non Basic Charges		
Dedicated Internet Access (DIA) 200 Mbps		
5 year term 5/25/23-5/24/28		505.00
Partial Month Charges-Detailed Below		16.83
Total Non Basic Charges		521.83
TOTAL	521.83	

**** ACCOUNT ACTIVITY ****

Qty Description	Order Number	Effective Dates	
Partial Month Charges			
1 Dedicated Internet Access (DIA) 200 Mbps			
	083107859	5/25 5/25	16.83
813/197-0644		Subtotal	16.83
Subtotal	16.83		

CIRCUIT ID DETAIL

65/CUXP/981715/ /FTNC/	
200 Mbps DIA SVC	505.00
27248 Big Sur Dr We	
CUSTOMER NID	
27248 Big Sur Dr Wesley Chapel	
CUSTOMER PREMISE	
65/LIXN/981716/ /FTNC/	
27248 Big Sur Dr We	
CUSTOMER NID	
27248 Big Sur Dr Wesley Chapel	
CUSTOMER PREMISE	





FRONTIER

Important Information

Avoid account suspension by paying your past-due balance immediately. Log in to frontier.com or use the MyFrontier app for latest balances and due dates.

Received

JUN 26 2023

NORTHWOOD CDD

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date

7/17/23

Billing Date

6/22/23

Account Number

813-994-5443-040723-5

PIN

7987

Previous Balance

334.35

Payment not received by 6/22/23

.00

Balance Forward, due immediately

334.35

New Charges

129.99

Total Amount Due

\$464.34



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PAYMENT STUB

Total Amount Due

\$464.34

New Charges Due Date

7/17/23

Account Number

813-994-5443-040723-5

Amount Enclosed

\$

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



FRONTIER

P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 22 06232023 NNNNNNYN 01 000146 0001

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



182097813994544304072300000334350000464345



Date of Bill
Account Number

6/22/23
813-994-5443-040723-5

CURRENT BILLING SUMMARY

Local Service from 06/22/23 to 07/21/23

Qty Description	813/994-5443.0	Charge
Basic Charges		
Other Charges-Detailed Below		9.00
Total Basic Charges		9.00
Non Basic Charges		
Business Fiber Internet 700/700M		95.99
\$10.00 Discount through 04/06/25		
5 Usable Static IP Addresses		25.00
Total Non Basic Charges		120.99
TOTAL	129.99	

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 \$464.34 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.

Effective June 25, 2023, Frontier will charge a \$50.00 Equipment Restocking Fee per account to recover some of the expense of arranging and returning to inventory Frontier provided CommScope and Sagemcom routers when Internet is disconnected, including logistics, shipping, and refurbishing costs. Charges for non-returned equipment will continue to apply. We are also removing the \$9.99 per account disconnect fee.

**** ACCOUNT ACTIVITY ****

Qty Description	Order Number	Effective Dates	
1 Late Payment Fee		6/22	9.00
813/994-5443		Subtotal	9.00
Subtotal			9.00

Land 'O' Lakes, FL 34638

TB APRIL

Bill To
Northwood CDD 27248 Big Sur Dr. Wesley Chapel, Fl 33544 813-724-0140

41

17032 Palm Pointe Dr
FL 33647

Date	Invoice #
4/30/2023	TB- MAY

Bill To
Northwood CDD 27248 Big Sur Dr. Wesley Chapel, Fl 33544 813-724-0140

42



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#96846

CUSTOMER ID

C2286

PO#

INVOICE

DATE

6/23/2023

NET TERMS

Net 30

DUE DATE

7/23/2023

BILL TO

Northwood CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,791.67		4,791.67
Website Maintenance / Admin	1	Ea	100.00		100.00
B/W Copies	4	Ea	0.15		0.60
Color Copies	5	Ea	0.39		1.95
Postage	22	Ea	1.85		40.70
Subtotal					4,934.92

Subtotal	\$4,934.92
Tax	\$0.00
Total Due	\$4,934.92

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

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



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
6863626W425
06/20/23
Upon Receipt

Received
JUN 26 2023

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
(800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 00265443	
	Service Location	
	Acct #031158-0001	
	NORTHWOOD CDD	
	27248 BIG SPUR DR WESLEY CHAPEL,	
06/20/23	638 @17.25	\$ 11,005.50
	7/1/2023-7/31/2023	
	Invoice Total	\$ 11,005.50
	Account Balance	\$ 11,005.50

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

****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.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

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 001632 63543 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
6863626W425
06/20/23
Upon Receipt
\$11,005.50

WRITE IN
AMOUNT
PAID

\$



TO CHANGE ADDRESS

Check here and complete the information on the reverse side.

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH PA 15253-5233



6425 00000000000000000000X0311585 0000110055000000000000006863626 7⁴⁴



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY FL 33523-6665
DISTRICT NO. 6426

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

Received
JUN 5 2023

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

PAGE 1
6426-029638
1409828W426
05/20/23
Upon Receipt

FOR ASSISTANCE
Customer Service
One Time Payments

(352) 583-4204
(800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 29638 Service Location Acct #029638-0001	
	NORTHWOOD CLUBHOUSE 27248 BIG SUR DR WESLEY CHAPEL	
05/20/23	FUEL SURCHARGE	1.00 SC70284639 \$ 18.20
05/20/23	ENVIRONMENTAL SURCHARGE	1.00 SC70284638 \$ 7.43
05/20/23	BASIC SERVICE CHARGE	1.00 4.00YD \$ 74.25
	6/1/2023-6/30/2023	
	Invoice Total	\$ 99.88
	Account Balance	\$ 99.88

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wclcustomer.com.

****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.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

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 000529 25286 H 2 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
1409828W426
05/20/23
Upon Receipt
\$99.88

WRITE IN
AMOUNT
PAID

\$



TO CHANGE ADDRESS

Check here and complete the information on the reverse side.

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH PA 15253-5233



6426 00000000000000000000X0296389 0000000978800000000000001409828 0⁴⁵



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY FL 33523-6665
DISTRICT NO. 6426

Received

JUN 26 2023

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6426-029638
1429381W426
06/20/23
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
(800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 29638	
	Service Location	
	Acct #029638-0001	
	NORTHWOOD CLUBHOUSE	
	27248 BIG SUR DR WESLEY CHAPEL	
06/20/23	FUEL SURCHARGE 1.00 SC70287268	\$ 19.37
06/20/23	ENVIRONMENTAL SURCHARGE 1.00 SC70287267	\$ 8.54
06/20/23	BASIC SERVICE CHARGE 1.00 4.00YD	\$ 85.39
	7/1/2023-7/31/2023	
	Invoice Total	\$ 113.30
	Account Balance	\$ 113.30

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

****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.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

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 001629 63543 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
1429381W426
06/20/23
Upon Receipt
\$113.30

WRITE IN
AMOUNT
PAID

\$



TO CHANGE ADDRESS

Check here and complete the information on the reverse side.

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH PA 15253-5233



6426 00000000000000000000X0296389 0000001133000000000000001429381 846

001629 1/1



Northwood CDD

MEETING DATE: June 12, 2023

DMS Staff Signature 




SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mimi Kilpatrick	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Brian Quigley	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Barbara Cruz	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Brian Munari	<input type="checkbox"/>	Salary Accepted	\$200
Vacant	<input type="checkbox"/>	Salary Accepted	\$200

BC 06/22/23

Northwood CDD

MEETING DATE: June 12, 2023

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mimi Kilpatrick		Salary Accepted	\$200
Brian Quigley		Salary Accepted	\$200
Barbara Cruz		Salary Accepted	\$200
Brian Munari		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

BQ 06/22/23



INVOICE

Issued to:

Reginald Cummings
Northwood Community Development District
2005 Pam Am Circle
2nd Floor, Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
230056230012	6/2/2023	ACH	6/2/2023

DESCRIPTION	AMOUNT
Gross Wages	1,876.67
Social Security Tax	114.81
Medicare Tax	26.86
Federal Unemployment Tax	0.38
State Unemployment Tax	2.78
Risk Management	134.20
Administration Fees	134.64
GROSS PAYROLL AMOUNT	\$2,290.34
Delivery Charge Split	17.50
TOTAL INVOICE	\$2,307.84

PAYROLL ID 230056230012	PERIOD START 5/14/2023	STATEMENTS PROCESSED/PRINTED 2/2
CLIENT ID 5623	PERIOD END 5/27/2023	DELIVERY METHOD Metro NC

Ships with 8512 Carlton Lakes Metro NC / Wednesday

Client gets Inv on the Web.

JOB COSTING REPORT

Name	Employee Id	Hours Worked			Gross Wages	Taxes	Workers Comp	Admin Fees & Charges	ER Benefits	Return Deductions	Less Non Cash Pay	Total Cost
		Regular	Overtime	Other								
Lavelle, Jennifer L	29	91.00	0.00	0.00	1,813.47	136.83	105.47	171.13	.00	.00	.00	2,226.90
Magee, Lindsay E	31	3.95	0.00	0.00	63.20	8.00	3.73	6.01	.00	.00	.00	80.94
Report Totals:		94.95	0.00	0.00	1,876.67	144.83	109.20	177.14	.00	.00	.00	2,307.84



INVOICE

Issued to:

Reginald Cummings
Northwood Community Development District
2005 Pam Am Circle
2nd Floor, Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
230056230013	6/16/2023	ACH	6/16/2023

DESCRIPTION	AMOUNT
Gross Wages	1,813.47
Social Security Tax	110.88
Medicare Tax	25.93
Risk Management	105.47
Administration Fees	130.85
GROSS PAYROLL AMOUNT	\$2,186.60
Delivery Charge Split	17.50
TOTAL INVOICE	\$2,204.10

PAYROLL ID 230056230013	PERIOD START 5/28/2023	STATEMENTS PROCESSED/PRINTED 1/1
CLIENT ID 5623	PERIOD END 6/10/2023	DELIVERY METHOD Metro NC

Ships with 8512 Carlton Lakes Metro NC / Wednesday

Client gets Inv on the Web.

Client: 5623 - Northwood Community Development District (132)

Payroll ID: 230056230013

Pay Period: 5/28/2023 - 6/10/2023

Pay Date: 6/16/2023

PAYROLL REGISTER

Page 1/1

Anna Gross

6/12/2023

12:06 PM EDT

Lavelle, Jennifer L

Emp: 29

Div: 0

Dep: -

Pay Date: 6/16/2023

Pay Period: 5/28/2023 - 6/10/2023

Payroll ID: 230056230013

NetPay: 1,534.43

Check: 0.00

DirDep: 1,534.43

PayStmt: 3939007335

Earning	Curr H/U	Rate	Curr Amt	YTD H/U	YTD Amt	Deduction	Curr EE	YTD EE	Curr ER	YTD ER	Tax	Curr Tax	YTD Tax
Salary	101.50	16.3331	1,657.81	578.00	20,505.94						Federal Income Tax	142.23	1,696.16
Holiday	8.00	16.3331	130.66	8.00	130.66	Total Deduction	0.00				EE Social Security	110.88	1,325.13
PTO	0.00	0.0000	0.00	24.00	536.54						Medicare	25.93	309.91
Flat Amount P	0.00	0.0000	0.00	0.00	200.00						Total Tax	279.04	3,331.20
Expense Reim	0.00	0.0000	25.00	0.00	200.00								
Total Earnings	109.50		1,813.47	610.00	21,573.14								

REPORT GRAND TOTALS

NetPay: 1,534.43

DirDep: 1,534.43

Check: 0.00




FRID: All

Earning	Curr H/U	Curr Amt	Deduction	Curr EE	Curr ER	Tax	Curr Tax
Salary	101.50	1,657.81				Federal Income Tax	142.23
Holiday	8.00	130.66	Total Deduction	0.00	0.00	EE Social Security	110.88
PTO	0.00	0.00				Medicare	25.93
Flat Amount Pay	0.00	0.00				Total Tax	279.04
Expense Reimburse	0.00	25.00					
Total Earnings	109.50	1,813.47					

Northwood CDD

MEETING DATE: June 12, 2023

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mimi Kilpatrick		Salary Accepted	\$200
Brian Quigley		Salary Accepted	\$200
Barbara Cruz		Salary Accepted	\$200
Brian Munari		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

MK 061223



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

Received

JUN 22 2023



2612 1 1
46-97213

NORTHWOOD COMMUNITY DEV DISTRICT

Service Address: 0 BIG SUR DR

Bill Number: 18630587

Billing Date: 6/20/2023

Billing Period: 5/9/2023 to 6/8/2023

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.
Please visit 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	5/9/2023	2962	6/8/2023	3004	30	42

Usage History

Water

June 2023	42
May 2023	37
April 2023	20
March 2023	11
February 2023	10
January 2023	19
December 2022	28
November 2022	33
October 2022	40
September 2022	35
August 2022	32
July 2022	29

Transactions

Previous Bill	27.75
Payment 06/06/23	-27.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	42 Thousand Gals X \$0.75 31.50
Total Current Transactions	31.50
TOTAL BALANCE DUE	\$31.50

Annual Water Quality Report: The 2022 Consumer Confidence
Report is available online at bit.ly/PascoRegionalCCR. To request a
paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0011045
Customer # 01272114

Balance Forward 0.00
Current Transactions 31.50

Total Balance Due \$31.50
Due Date 7/7/2023

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

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

012721140001104531863058700000031505



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

Received

JUN 22 2023



2611 1 1
46-97213

NORTHWOOD CDD

Service Address: **1406 CALADESI DR**

Bill Number: 18633445

Billing Date: 6/20/2023

Billing Period: 5/9/2023 to 6/8/2023

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.
Please visit 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	5/9/2023	4	6/8/2023	4	30	0
Reclaim	200552990	5/9/2023	717	6/8/2023	757	30	40

Usage History

	Water	Reclaimed
June 2023	0	40
May 2023	0	35
April 2023	0	37
March 2023	0	24
February 2023	0	6
January 2023	2	9
December 2022	1	6
November 2022	0	18
October 2022	0	42
September 2022	1	42
August 2022	0	42
July 2022	0	40

Transactions

Previous Bill	57.61
Payment 06/06/23	-57.61 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Sewer	
Sewer Base Charge	21.07
Reclaimed	
Reclaimed	40 Thousand Gals X \$0.75
	30.00
Total Current Transactions	61.36
TOTAL BALANCE DUE	\$61.36

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0518910
Customer # 01307961
Balance Forward 0.00
Current Transactions 61.36

Total Balance Due \$61.36
Due Date 7/7/2023

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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

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

013079619051891001863344560000061362



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

Received

JUN 26 2023



2610 1 1
46-97213

NORTHWOOD COMMUNITY DEV DISTRICT

Service Address: **27248 BIG SUR DR**

Bill Number: 18633543

Billing Date: 6/20/2023

Billing Period: 5/9/2023 to 6/8/2023

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.
Please visit 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	5/9/2023	3931	6/8/2023	3940	30	9

Usage History

Water	
June 2023	9
May 2023	14
April 2023	25
March 2023	105
February 2023	5
January 2023	6
December 2022	7
November 2022	6
October 2022	18
September 2022	27
August 2022	11
July 2022	15

Transactions

Previous Bill	250.99
Payment 06/06/23	-250.99 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	9.0 Thousand Gals X \$2.04 18.36
Sewer	
Sewer Base Charge	93.08
Sewer Charges	9.0 Thousand Gals X \$6.48 58.32
Total Current Transactions	208.39
TOTAL BALANCE DUE	\$208.39

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Account # 0519410
Customer # 01058581
Balance Forward 0.00
Current Transactions 208.39

Total Balance Due \$208.39
Due Date 7/7/2023

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

Round-Up Donations 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
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

010585814051941081863354310000208390⁵⁶



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

Received

JUN 26 2023

Statement Date: June 21, 2023

Amount Due: \$44.01

Due Date: July 12, 2023

Account #: 211014561545

DO NOT PAY. Your account will be drafted on July 12, 2023

Account Summary

Current Service Period: May 17, 2023 - June 15, 2023

Previous Amount Due	\$40.45
Payment(s) Received Since Last Statement	-\$40.45
Current Month's Charges	\$44.01

Amount Due by July 12, 2023 **\$44.01**

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



Your average daily kWh used was **25% higher** than the same period last year.

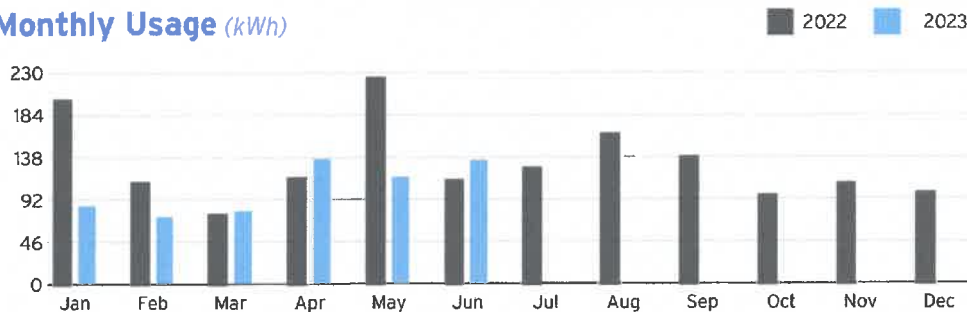


Your average daily kWh used was **25% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number, register at TECOaccount.com.

** 12-digit account number and zip code required.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211014561545

Due Date: July 12, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

00002098 01 AV 0.47 33607 FTECO106212323230910 00000 02 01000000 005 02 7882 002



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

Amount Due: \$44.01

Payment Amount: \$ _____

687186244014

Your account will be drafted on July 12, 2023

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211014561545
Statement Date: June 21, 2023
Charges Due: July 12, 2023

Meter Read

Service Period: May 17, 2023 - Jun 15, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000156649	06/15/2023	5,091	4,956		135 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	135 kWh @ \$0.07990/kWh	\$10.79
Fuel Charge	135 kWh @ \$0.05239/kWh	\$7.07
Storm Protection Charge	135 kWh @ \$0.00400/kWh	\$0.54
Clean Energy Transition Mechanism	135 kWh @ \$0.00427/kWh	\$0.58
Storm Surcharge	135 kWh @ \$0.01061/kWh	\$1.43
Florida Gross Receipt Tax		\$1.10
Electric Service Cost		\$44.01

Total Current Month's Charges

\$44.01

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

<p>Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.</p>	<p>In-Person Find list of Payment Agents at TampaElectric.com</p>	<p>Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111</p>
<p>Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.</p>	<p>Phone Toll Free: 866-689-6469</p>	

Contact Us

Online:
[TampaElectric.com](https://www.tampaelectric.com)

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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 at Tampa Electric. You bear the risk that this unauthorized party will 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.



NORTHWOOD CDD
27415 COUNTY LINE RD, SIGN
WESLEY CHAPEL, FL 33543

Statement Date: June 21, 2023

Amount Due: \$23.08

Due Date: July 12, 2023

Account #: 221008584130

DO NOT PAY. Your account will be drafted on July 12, 2023

Account Summary

Current Service Period: May 17, 2023 - June 15, 2023

Previous Amount Due	\$22.31
Payment(s) Received Since Last Statement	-\$22.31

Current Month's Charges **\$23.08**

Amount Due by July 12, 2023 **\$23.08**

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

Received

JUN 26 2023



Scan here to view
your account online.

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number,
register at TECOaccount.com.

** 12-digit account number and
zip code required.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

00002093 01 AV 0.47 33607 FTECO106212323230810 00000 02 01000000 005 02 7877 002



NORTHWOOD CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008584130

Due Date: July 12, 2023

Amount Due: \$23.08

Payment Amount: \$ _____

664964095459

Your account will be
drafted on July 12, 2023

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
27415 COUNTY LINE RD
SIGN, WESLEY CHAPEL, FL 33543

Account #: 221008584130
Statement Date: June 21, 2023
Charges Due: July 12, 2023

Meter Read

Meter Location: BEHIND SIGN

Service Period: May 17, 2023 - Jun 15, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000870639	06/15/2023	0		0		0 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.08

Total Current Month's Charges

\$23.08

Important Messages

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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 at Tampa Electric. You bear the risk that this unauthorized party will 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.

17032 Palm Pointe Dr
FL 33647

Date	Invoice #
6/30/2023	BN JULY

Bill To
Northwood CDD 27248 Big Sur Dr. Wesley Chapel, Fl 33544 813-724-0140

61

GPS Pools #3 LLC

17032 Palm Pointe Dr
FL 33647

Invoice

Date	Invoice #
3/15/2023	GRIDS

Bill To
Northwood CDD 2005 Pan Am Circle suite# 120 Tampa, 33607 813-724-0140

Ship To
27248 Big Sur Dr WC 33544

S.O. No.	P.O. No.	Terms	Project
		Due on receipt	

Item	Description	Ordered	Prev. Inv...	Backor...	Invoiced	Rate	Amount
FC-9750	17.5 x 24 Commercial DE Filter Grids FC-9750 JD ordered grids on 3-15-23, will be delivered to G1 on 3-22-23 per Jamie @ SCP (xfer from Largo)			0	54	29.99	1,619.46
Install/Labor	Install/Labor: The 1st hour of labor on site is \$165.00, every half hour after that is \$82.50. The minimum service call rate is 1 hour of time and does not include supplies.			0	3	165.00	495.00
Float Assem...	Commercial pool float valve assembly THIS HAS ALREADY BEEN COMPLETE DO NOT ORDER. JD			0	1	349.99	349.99

					Subtotal	\$2,464.45
					Sales Tax (7.5%)	\$0.00
					Total	\$2,464.45
					Payments/Credits	\$0.00
					Balance Due	\$2,464.45



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
1/31/2023	173374

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

Property Information

Estimate #
80569

Work Order #

PO / PA #
97318

Description	Qty	Rate	Amount
Remove wax myrtle around main lines and install Podocarpus hedge All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Podocarpus - Maki 24"- 30" 3 GAL	25	16.50	412.50
Irrigation Modifications/ Adjustments	1	300.00	300.00
Irrigation Modifications/ Adjustments	1	600.00	600.00
		Total	\$1,312.50
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	3/2/2023	Balance Due
			\$0.00
			\$1,312.50



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
4/4/2023	174968

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

Property Information

Estimate #
82173

Work Order #

PO / PA #

Description	Qty	Rate	Amount
ICM600 Hunter I-Core Expansion Module 6 Station	1	180.00	180.00
Labor: 1 man @ \$ 60.00 per hour	0.5	60.00	30.00
Replace faulty 6 station expansion module in controller.			
Controller 3 - zones 19 through 24		Total	\$210.00
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	5/4/2023	Balance Due
			\$0.00
			\$210.00



OLM, Inc.
PO Box 440725
Kennesaw, GA 30160
770 420-0900
mlimbaugh@olminc.com
www.olminc.com

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

INVOICE 41381

DATE 06/14/2023 **TERMS** Net 30

DUE DATE 07/14/2023

DATE	ACTIVITY	DESCRIPTION	AMOUNT
06/07/2023	Inspection	monthly landscape inspection conducted at Northwood CDD by Paul Woods	390.00

Please include invoice number on all payments.

TOTAL DUE **\$390.00**



13075 US Highway 19 N
Clearwater, FL 33764
Phone: 727-581-9339

Invoice

Date: 4/10/2023
Invoice No.: 130420

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

Service at: Northwood Clubhouse
27248 Big Sur Dr.
Weley Chapel, FL 33544

Customer ID: 22849

Location ID: I-16207 NORTHWOODCLU

Description: Work Order 166128 CLW Extinguisher Inspe

Reference: Work Order 166128

Terms: NET30

PO Number:

Item	Description	Quantity	Unit Price	Amount
Agreement				
	CLW Extinguish Inspect Annual	1.00	0.00	0.00
		Agreement Subtotal		0.00
Labor				
	Inspection	0.75	0.00	0.00
		Labor Subtotal		0.00
Parts				
	3-ITAG1LFR AE1 Annual Exting Inspect Loc Flat F	1.00	125.00	125.00
		Parts Subtotal		125.00

Pay online at www.piperfire.com

Subtotal:	125.00
Sales Tax:	0.00
TOTAL DUE:	125.00



Lic.# EF0001219 • Lic.# [451523 0001-1999](#) •
Lic.# [336071-0001-2003](#) • Lic.# [85377000012007](#)

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: [727-581-9339](#)

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: [941-377-2100](#)

Toll Free - [800-327-7604](#)
<http://www.piperfire.com>

SERVICE REPORT

WORK ORDER:

166128

DATE: 04/10/2023

THIS IS NOT AN INVOICE

CUSTOMER: Northwood Clubhouse (AR#:22849)
SITE ALIAS: I-16207 NORTHWOODCLU
STREET: 27248 Big Sur Dr.
CITY: Weley Chapel, FL 33544
CONTACT: Jennifer Lavelle

SERIAL 2
#:

CALL TYPE: Extinguisher Inspection
TROUBLE REPORTED: CLW Extinguisher Inspection
WORK PERFORMED: Y895417 5lb 27
C531865 5lb 27 (Slydell; Kwan on Apr 10, 2023)

PARTS			
QUANTITY	DESCRIPTION	UNIT	TOTAL
1	CLW Extinguish Inspect Annual	--	N/A
1	AE1 Annual Exting Inspect Loc Flat Rate	\$125.00	\$125.00

SALE AMOUNT \$125.00
SALES TAX \$0.00
BALANCE \$125.00

IS JOB COMPLETE? **Yes**

Customer

Name: Jennifer
Date: 04/10/2023 11:48 AM
Comments:

Employee

Name: Kwan Slydell
Date: 04/10/2023 11:48 AM
Comments:

Email

Jen.lavelle01@gmail.com,

Customer Signature

Authorized
by Jennifer



Lic.# EF0001219 • Lic.# [451523 0001-1999](#) •
Lic.# [336071-0001-2003](#) • Lic.# [85377000012007](#)

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: [727-581-9339](#)

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: [941-377-2100](#)

Toll Free - [800-327-7604](#)
<http://www.piperfire.com>

SERVICE REPORT

WORK ORDER:

166128

DATE: 04/10/2023

THIS IS NOT AN INVOICE

TERMS AND CONDITIONS

1. Scope of Work: The Proposal, provided to the Customer by Piper Fire Protection, Inc. ("Piper"), along with these Standard Terms and Conditions is for the specific repairs as outlined in the attached Scope of Work and unless specifically included, does not include any additional labor, material, or work. Customer shall provide free and safe access to all locations as required by Piper.

2. Existing System: Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are the responsibility of Customer and are not covered by any warranties that may be applicable to the Scope of Work. Customer releases Piper from any and all claims regarding the existing system and any damage or injury caused by or to the existing system. Further, Piper makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed fire system.

Warranty - Piper Fire warrants that its workmanship and materials shall be free from defects for a period of one year after completion of the Work or substantial completion of the Project,

3. . Reconditioned or Refurbished parts are warrantied for 90 days parts and labor. This Warranty does not apply to the following CONDITIONS: 1) Damage or extra service time resulting from accidents, acts of God, lightning strikes, riots, floods, terrorism, acts of war, presence of corrosion inducing matter in the water supply at any time, alteration, misuse, tampering or abuse, adjustments, repairs or maintenance not done by Piper Fire, or from parts, accessories, attachments or other devices not furnished by Piper Fire; 2) Customer's improper operation per instructions; 3) Trouble due to interruption of commercial power to any type of phone service; 4) battery failure; 5) Devices designed to fail in protecting the System such as, but not limited to , fuse and circuit breakers; 6) System changes requested by Customer. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER'S EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING PIPER FIRE'S NEGLIGENCE, SHALL BE REPAIR OR REPLACEMENT AS SPECIFIED ABOVE. PIPER FIRE SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION, DAMAGES FOR PERSONAL INJURY OR DAMAGES TO PROPERTY, AND HOWEVER OCCASIONED, WHETHER ALLEGED AS RESULTING FROM BREACH OF WARRANTY OR CONTRACT BY PIPER FIRE OR NEGLIGENCE OF PIPER FIRE OR OTHERWISE. which ever shall first occur, and that it will at its expense, repair or replace any defective materials or workmanship supplied or performed by Piper Fire during the one-year warranty period

4. Proposal: This Proposal is firm for 30 days. Proposals older than 30 days will require price verification. Faxed or emailed copies will be fully binding and enforceable without the need for delivery of the original manually executed Proposal. Upon acceptance of the Proposal, Piper reserves the right to adjust pricing and terms accordingly as Scope of Work changes due to unforeseen circumstances. Unless otherwise agreed, work hours shall be from 8:00 a.m. to 4:30 p.m., Monday through Friday.

5. Pricing: The price excludes any applicable taxes, licenses or fees. Please provide tax exempt certificate when applicable. In the event an electric lift or any additional equipment is needed to properly access work area, there will be additional costs incurred. PAYMENT TERMS ARE NOTED ON PROPOSAL. An online payment option is available at www.piperfire.com. Visa / MasterCard / American Express accepted. Piper reserves the right to revoke or modify customer's credit at its sole discretion. Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses incurred by Piper for collection of any past due amounts owed by Customer, including attorney's fees. If Customer fails to make payments when they are due to Piper, Piper may stop work, and remain idle until payments are made. If Customer delays or interrupts progress of the Work, then Customer shall compensate Piper for any additional expense.

6. Hazardous Material(s): In all cases except when the project involves new construction, Customer represents and warrants that to the best of Customer's knowledge the work site is free of any hazardous materials. The term "hazardous materials" shall include but not be limited to asbestos, asbestos-containing material, polychlorinated biphenyl ("PCB"), formaldehyde or other potentially toxic or otherwise hazardous material. If any such substance is discovered on the work site, Piper Fire will not be required to install or service the at such site unless and until Customer certifies the removal or safe containment of such hazardous materials. Customer shall indemnify, defend, and hold Piper Fire, its officers, directors and agents harmless from any damages, claims, injuries, liabilities resulting from the exposure of Piper Fire's employees, contractors, or subcontractors to hazardous materials at the work site; provided, however, that the foregoing provision will not apply when it has been determined that such hazardous materials were brought to the work site by Piper Fire.

7. CUSTOMER ACKNOWLEDGMENTS & RESPONSIBILITIES: CUSTOMER ACKNOWLEDGES AND UNDERSTANDS THAT PIPER FIRE IS NOT AN INSURER. THE AMOUNTS PIPER FIRE CHARGES CUSTOMER ARE NOT INSURANCE PREMIUMS. SUCH CHARGES ARE BASED UPON THE VALUE OF THE SERVICES, SYSTEM AND EQUIPMENT PIPER FIRE PROVIDES AND ARE UNRELATED TO THE VALUE OF CUSTOMER'S PROPERTY, ANY PROPERTY OF OTHERS LOCATED IN CUSTOMER'S PREMISES, OR ANY RISK OF LOSS ON CUSTOMER'S PREMISES. PIPER FIRE'S SERVICES, SYSTEMS AND EQUIPMENT DO NOT CAUSE AND CANNOT ELIMINATE OCCURENCES OF THE EVENTS THEY ARE INTENDED TO DETECT OR AVERT. PIPER FIRE MAKES NO GUARANTY OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THAT THE SERVICES, SYSTEM OR EQUIPMENT SUPPLIED WILL DETECT OR AVERT SUCH EVENTS OR THE CONSEQUENCES THEREFROM. ACCORDINGLY, PIPER FIRE DOES NOT UNDERTAKE ANY RISK THAT CUSTOMER'S PERSON OR PROPERTY, OR THE PERSON OR PROPERTY OF OTHERS, MAY BE SUBJECT TO INJURY OR LOSS IF SUCH AN EVENT OCCURS. THE ALLOCATION OF SUCH RISK REMAINS WITH CUSTOMER, NOT PIPER FIRE. INSURANCE, IF ANY, CONVERING SUCH RISK SHALL BE OBTAINED BY CUSTOMER. PIPER FIRE SHALL HAVE NO LIABILITY FOR LOSS, DAMAGE OR INJURY DUE DIRECTLY OR INDIRECTLY TO EVENTS, OR THE CONSEQUENCES THEREFORM, WHICH THE SYSTEM OR SERVICES ARE INTENDED TO DETECT OR AVERT. CUSTOMER SHALL LOOK EXCLUSIVELY TO ITS INSURER AND NOT TO PIPER FIRE TO PAY CUSTOMER IN THE EVENT OF ANY SUCH LOSS, DAMAGE OR INJURY. CUSTOMER RELEASES AND WAIVES FOR ITSELF AND ITS INSURER ALL SUBROGATION AND OTHER RIGHTS TO RECOVER FROM PIPER FIRE ARISING AS A RESULT OF PAYING ANY CLAIM FOR LOSS, DAMAGE OR INJURY OF CUSTOMER OR ANOTHER PERSON. IF NOTWITHSTANDING THE PROVISIONS OF THESE SECTIONS PROVIDED, PIPER FIRE IS FOUND LIABLE FOR LOSS, DAMAGE OR INJURY UNDER ANY LEGAL THEORY DUE TO A FAILURE OF THE SERVICES, SYSTEM OR EQUIPMENT IN ANY RESPECT, ITS LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO 10% OF THE ANNUAL SERVICE CHARGE OR \$1,000, WHICHEVER IS GREATER, AS AGREED UPON DAMAGES AND NOT AS A PENALTY, AS CUSTOMER'S SOLE REMEDY. THIS WILL BE THE SOLE REMEDY BECAUSE IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO DETERMINE THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM PIPER FIRE'S FAILURE TO PERFORM ANY OF ITS OBLIGATIONS UNDER THIS AGREEMENT. IF CUSTOMER REQUESTS, PIPER FIRE MAY ASSUME GREATER LIABILITY BY ATTACHING A RIDER TO THIS AGREEMENT STATING THE EXTENT OF PIPER FIRE'S ADDITIONAL LIABILITY AND THE ADDITIONAL CHARGES CUSTOMER WILL PAY FOR PIPER FIRE'S ASSUMPTION OF SUCH GREATER LIABILITY. HOWEVER, SUCH ADDITIONAL CHARGES ARE NOT INSURANCE PREMIUMS AND PIPER FIRE IS NOT AN INSURER EVEN IF IT ENTERS INTO SUCH A RIDER.

THE PROVISIONS OF THESE SECTIONS SHALL APPLY NO MATTER HOW THE LOSS, DAMAGE OR INJURY OR OTHER CONSEQUENCE OCCURS, EVEN IF DUE TO PIPER FIRE'S PERFORMANCE OR NONPERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, STRICT LIABILITY, VIOLATION OF ANY APPLICABLE CONSUMER PROTECTION LAW OR ANY OTHER ALLEGED FAULT ON THE PART OF PIPER FIRE, ITS AGENTS OR EMPLOYEES. IF ANY OTHER PERSON, INCLUDING CUSTOMER'S SUBROGATION INSURER, MAKES ANY CLAIM OR FILES ANY LAWSUIT AGAINST PIPER FIRE IN ANY WAY RELATING TO THE SERVICES, SYSTEM OR EQUIPMENT THAT ARE THE SUBJECTS OF THIS AGREEMENT, THEN CUSTOMER SHALL INDEMNIFY AND HOLD PIPER FIRE HARMLESS FROM ANY AND ALL SUCH CLAIMS AND LAWSUITS INCLUDING THE PAYMENT OF ALL DAMAGES, EXPENSES, COSTS AND ATTORNEYS' FEES. THE PROVISIONS OF THESE SECTIONS SHALL APPLY TO AND BENEFIT PIPER FIRE AND ITS AGENTS, EMPLOYEES, CONTRACTORS, SUBSIDIARIES, AFFILIATES, PARENTS (BOTH DIRECT AND INDIRECT). IF THIS AGREEMENT PROVIDES FOR A DIRECT CONNECTION TO A FIRE DEPARTMENT OR OTHER ORGANIZATION, THEN THAT DEPARTMENT OR OTHER ORGANIZATION MAY ALSO INVOKE THE PROVISIONS OF THESE SECTIONS AGAINST ANY CLAIMS DUE TO ANY FAILURE OF SUCH DEPARTMENT OR ORGANIZATION. PIPER FIRE ASSUMES NO LIABILITY FOR DELAYS IN INSTALLATION OF THE EQUIPMENT OR FOR THE CONSEQUENCES THEREFROM, HOWEVER CAUSED, OR FOR INTERRUPTIONS OF SERVICE OR FOR THE CONSEQUENCES THEREFROM DUE TO STRIKES, RIOTS, FLOODS, ACTS OF GOD OR ANY CAUSES BEYOND THE CONTROL OF PIPER FIRE, AND WILL NOT BE REQUIRED TO SUPPLY SERVICE TO THE CUSTOMER WHILE INTERRUPTION OF SERVICE DUE TO ANY SUCH CAUSE SHALL CONTINUE.

8. Dispute Resolution: In any action arising from this agreement, the prevailing party shall be entitled to recover from the non-prevailing party, all of its attorney's fees and costs incurred in such action, including any appeal. This agreement shall be governed by and construed under the laws of the State of Florida. Venue shall lie in Pinellas County, Florida.

GPS Pools #3 LLC

17032 Palm Pointe Dr
FL 33647

Invoice

Date	Invoice #
2/22/2023	Delam

Bill To
Northwood CDD 2005 Pan Am Circle suite# 120 Tampa, 33607 813-724-0140

Ship To
27248 Big Sur Dr WC 33544

S.O. No.	P.O. No.	Terms	Project
		Due on receipt	

Item	Description	Ordered	Prev. Inv...	Backor...	Invoiced	Rate	Amount
Pool delamin...	Bottom of pool was coming off. It was deemed necessary to delam this pool bootom. Delamination of the bottom of the pool is needed to ensure proper bond. We will hydro blast the pool with high pressure and or chipping the surface out to ensure a proper bond GPS was on site hydro blasting Saturday Feb 11th, and Feb 13-16th removing the surface of the pool to be prepared for plaster.					1,500.00	1,500.00

					Subtotal	\$1,500.00
					Sales Tax (7.5%)	\$0.00
					Total	\$1,500.00
					Payments/Credits	\$0.00
					Balance Due	\$1,500.00

17032 Palm Pointe Dr
FL 33647

Date	Invoice #
5/15/2023	oring bn

Bill To
Northwood CDD 27248 Big Sur Dr. Wesley Chapel, FL 33544 813-724-0140

[illegible]



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
4/21/2023	175269

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

Property Information

Estimate #
80879

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Remove dead Washingtonian Palm on the east side of Northwood Palms Blvd between Breakers and New Smyrna All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Palm Removal w/ stump grind	1	612.50	612.50
		Total	\$612.50
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	5/21/2023	Balance Due
			\$0.00
			\$612.50



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
4/21/2023	175271

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

Property Information

Estimate #
81060

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Drainage installed on 1-9-2023			
12 x 12 inch catch basin	2	95.03	190.06
4 inch solid drainage pipe	100	1.51	151.00
Labor: 1 man @ \$ 60.00 per hour	16	60.00	960.00
Install drainage.			
Northwoods Palms Blvd. and LaJolla Way in front of lake.		Total	\$1,301.06
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	5/21/2023	Balance Due
			\$0.00
			\$1,301.06



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
4/21/2023	175273

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

Property Information

Estimate #
81221

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Remove 1 dead Washingtonian Palm on the west side of Northwood Palms Blvd south of Breakers and 2 declining Washingtonian Palms between Coral Springs and Breakers. One on the east side and one on the west side. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Palm Removal w/ stump grind	3	612.50	1,837.50
		Total	\$1,837.50
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	5/21/2023	Balance Due
			\$0.00
			\$1,837.50

Northwood Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FIXED ASSETS FUND	TOTAL
<u>ASSETS</u>			
Cash - Operating Account	\$ 406,711	\$ -	\$ 406,711
Cash - Reserve Account	191,400	-	191,400
Investments:			
SBA Account	272,865	-	272,865
Deposits - Electric	1,900	-	1,900
Fixed Assets			
Buildings	-	341,662	341,662
Improvements Other Than Buildings (IOTB)	-	7,679,714	7,679,714
Equipment and Furniture	-	59,796	59,796
Construction Work In Process	-	100,984	100,984
Bond Issuance Cost	-	204,770	204,770
TOTAL ASSETS	\$ 872,876	\$ 8,386,926	\$ 9,259,802
<u>LIABILITIES</u>			
Accounts Payable	\$ 29,570	\$ -	\$ 29,570
Refundable Deposits	50	-	50
TOTAL LIABILITIES	29,620	-	29,620
<u>FUND BALANCES</u>			
Unassigned:	843,256	8,386,926	9,230,182
TOTAL FUND BALANCES	843,256	8,386,926	9,230,182
TOTAL LIABILITIES & FUND BALANCES	\$ 872,876	\$ 8,386,926	\$ 9,259,802

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,999	\$ 7,999	0.00%
Room Rentals	6,000	5,283	(717)	88.05%
Special Assmnts- Tax Collector	690,272	699,362	9,090	101.32%
Other Miscellaneous Revenues	-	9,257	9,257	0.00%
TOTAL REVENUES	696,272	721,901	25,629	103.68%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	13,000	6,800	6,200	52.31%
District Counsel	5,000	1,107	3,893	22.14%
District Engineer	3,000	1,807	1,193	60.23%
District Manager	57,500	43,125	14,375	75.00%
Auditing Services	7,400	500	6,900	6.76%
Website Compliance	1,500	1,100	400	73.33%
Postage, Phone, Faxes, Copies	3,000	1,137	1,863	37.90%
Public Officials Insurance	2,982	4,678	(1,696)	156.87%
Legal Advertising	1,000	316	684	31.60%
Misc-Taxes	-	1,782	(1,782)	0.00%
Bank Fees	100	35	65	35.00%
Website Administration	1,200	972	228	81.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	350	325	25	92.86%
Total Administration	96,132	63,684	32,448	66.25%
<u>Electric Utility Services</u>				
Utility - Electric	60,000	58,272	1,728	97.12%
Total Electric Utility Services	60,000	58,272	1,728	97.12%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	120,000	109,268	10,732	91.06%
Total Garbage/Solid Waste Services	120,000	109,268	10,732	91.06%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	3,904	(404)	111.54%
Total Water-Sewer Comb Services	3,500	3,904	(404)	111.54%

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Field Services	75,000	24,729	50,271	32.97%
Contracts-Landscape Consultant	4,680	780	3,900	16.67%
Contracts - Landscape	75,000	67,206	7,794	89.61%
Onsite Staff	-	40,778	(40,778)	0.00%
Insurance - General Liability	3,552	3,843	(291)	108.19%
Insurance -Property & Casualty	7,921	8,391	(470)	105.93%
Insurance - Crime	272	292	(20)	107.35%
R&M-Other Landscape	15,000	17,901	(2,901)	119.34%
R&M-Lake	16,000	13,826	2,174	86.41%
Plant Replacement Program	10,000	6,214	3,786	62.14%
Maintenance & Repairs	2,000	2,417	(417)	120.85%
Irrigation Maintenance	2,500	4,241	(1,741)	169.64%
Total Other Physical Environment	211,925	190,618	21,307	89.95%
<u>Road and Street Facilities</u>				
Pavement/Signage/Wall Repairs	15,000	3,863	11,137	25.75%
Holiday Decoration	10,000	10,713	(713)	107.13%
Total Road and Street Facilities	25,000	14,576	10,424	58.30%
<u>Parks and Recreation</u>				
Security Patrol Services	15,000	8,120	6,880	54.13%
Telephone/Fax/Internet Services	2,500	4,983	(2,483)	199.32%
R&M-Clubhouse	3,500	6,254	(2,754)	178.69%
R&M-Pools	15,000	10,841	4,159	72.27%
Pool Furniture repair & replacement	4,000	-	4,000	0.00%
Recreation / Park Facility Maintenance	1,000	8,384	(7,384)	838.40%
Security System Monitoring & Maint.	5,000	7,268	(2,268)	145.36%
Special Events	2,000	2,066	(66)	103.30%
Op Supplies - Clubhouse	1,000	-	1,000	0.00%
Total Parks and Recreation	49,000	47,916	1,084	97.79%

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Fees and Charges</u>				
Community Enhancement Projects	17,970	17,130	840	95.33%
Total Other Fees and Charges	17,970	17,130	840	95.33%
<u>Contingency</u>				
Miscellaneous Expenses	22,745	9,101	13,644	40.01%
Total Contingency	22,745	9,101	13,644	40.01%
<u>Reserves</u>				
Reserve - Undesignated	90,000	51,952	38,048	57.72%
Total Reserves	90,000	51,952	38,048	57.72%
TOTAL EXPENDITURES & RESERVES	696,272	566,421	129,851	81.35%
Excess (deficiency) of revenues				
Over (under) expenditures	-	155,480	155,480	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		687,776		
FUND BALANCE, ENDING		\$ 843,256		

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		8,386,926		
FUND BALANCE, ENDING		<u>\$ 8,386,926</u>		

NORTHWOOD CDD

Bank Reconciliation

Bank Account No. 8325 TRUIST-GF OPERATING
Statement No. 06-23A
Statement Date 6/30/2023

G/L Balance (LCY)	406,710.83	Statement Balance	415,366.41
G/L Balance	406,710.83	Outstanding Deposits	200.00
Positive Adjustments	0.00		
		Subtotal	415,566.41
Subtotal	406,710.83	Outstanding Checks	8,855.58
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	406,710.83	Ending Balance	406,710.83
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/27/2022	Payment	DD102	Payment of Invoice 000161	5,338.71	5,338.71	0.00
4/24/2023	Payment	DD107	Payment of Invoice 000353	8,560.29	8,560.29	0.00
5/31/2023	Payment	DD108	Payment of Invoice 000397	89.99	89.99	0.00
5/31/2023	Payment	DD109	Payment of Invoice 000420	279.37	279.37	0.00
5/31/2023	Payment	DD110	Payment of Invoice 000483	89.99	89.99	0.00
5/31/2023	Payment	DD111	Payment of Invoice 000372	28.00	28.00	0.00
5/31/2023	Payment	DD112	Payment of Invoice 000373	16.12	16.12	0.00
5/31/2023	Payment	DD113	Payment of Invoice 000401	8,698.56	8,698.56	0.00
5/31/2023	Payment	DD114	Payment of Invoice 000436	24.62	24.62	0.00
5/31/2023	Payment	DD115	Payment of Invoice 000437	45.86	45.86	0.00
5/31/2023	Payment	DD116	Payment of Invoice 000471	9,140.39	9,140.39	0.00
5/31/2023	Payment	DD117	Payment of Invoice 000329	103.00	103.00	0.00
5/31/2023	Payment	DD118	Payment of Invoice 000438	97.83	97.83	0.00
5/31/2023	Payment	DD119	Payment of Invoice 000439	11,005.50	11,005.50	0.00
5/31/2023	Payment	DD120	Payment of Invoice 000493	11,005.50	11,005.50	0.00
5/31/2023	Payment	DD121	Payment of Invoice 000522	99.88	99.88	0.00
5/31/2023	Payment	DD122	Payment of Invoice 000449	3,295.13	3,295.13	0.00
5/31/2023	Payment	DD123	Payment of Invoice 000450	3,324.04	3,324.04	0.00
5/31/2023	Payment	DD124	Payment of Invoice 000452	3,276.50	3,276.50	0.00
5/31/2023	Payment	DD125	Payment of Invoice 000475	3,713.02	3,713.02	0.00
6/2/2023		JE000178	Decision HR Payment 6/2	2,307.84	2,307.84	0.00
6/7/2023		JE000183	Internet expense Frontier 17469187741	320.37	320.37	0.00
6/13/2023		JE000188	Teco - 1545	40.45	40.45	0.00
6/16/2023		JE000179	Decision HR Payment 6/16	2,204.10	2,204.10	0.00
6/29/2023		JE000184	Internet expense Frontier 17534582771	89.99	89.99	0.00
Total Checks				73,195.05	73,195.05	0.00
Deposits						
6/2/2023		JE000192	Reverse Decision HR Payment 6/2	G/L Ac 2,307.84	2,307.84	0.00
6/7/2023		JE000195	Reverse Internet expense Frontier 174691877	G/L Ac 320.37	320.37	0.00
6/13/2023		JE000194	Reverse Teco - 1545	G/L Ac 40.45	40.45	0.00
6/16/2023		JE000196	Reverse Decision HR Payment 6/16	G/L Ac 2,204.10	2,204.10	0.00
6/29/2023		JE000193	Reverse Internet expense Frontier 175345827	G/L Ac 89.99	89.99	0.00

NORTHWOOD CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
6/30/2023		JE000197	Reverse Waste connection - 7136754205242	G/L Ac	11,005.50	11,005.50	0.00
6/30/2023		JE000198	Reverse Waste connection - 7136754205242	G/L Ac	11,005.50	11,005.50	0.00
6/30/2023		JE000199	Reverse Internet expense Frontier 175345827	G/L Ac	89.99	89.99	0.00
6/30/2023		JE000200	Reverse Internet expense Frontier 174691877	G/L Ac	279.37	279.37	0.00
6/30/2023		JE000201	Reverse Teco - 0001 double entered	G/L Ac	8,560.29	8,560.29	0.00
6/30/2023		JE000202	Reverse Teco - 0001 double entered	G/L Ac	8,698.56	8,698.56	0.00
6/30/2023		JE000203	Reverse Teco - 0001 double entered	G/L Ac	9,140.39	9,140.39	0.00
6/30/2023		JE000204	Reverse Decision HR Payment Double entere	G/L Ac	3,295.13	3,295.13	0.00
6/30/2023		JE000205	Reverse Decision HR Payment Double entere	G/L Ac	3,324.04	3,324.04	0.00
6/30/2023		JE000206	Reverse Decision HR Payment Double entere	G/L Ac	3,276.50	3,276.50	0.00
6/30/2023		JE000207	Reverse Decision HR Payment Double entere	G/L Ac	3,713.02	3,713.02	0.00
6/30/2023		JE000208	Reverse Internet expense Frontier 175345827	G/L Ac	89.99	89.99	0.00
6/30/2023		JE000209	Reverse Waste Connection - 7137366005242	G/L Ac	99.88	99.88	0.00
6/30/2023		JE000210	Reverse Teco - 4130 double entered	G/L Ac	28.00	28.00	0.00
6/30/2023		JE000211	Reverse Teco - 1545 double entered	G/L Ac	16.12	16.12	0.00
6/30/2023		JE000212	Reverse Teco - 4130 double entered	G/L Ac	24.62	24.62	0.00
6/30/2023		JE000213	Reverse Teco - 1545 double entered	G/L Ac	45.86	45.86	0.00
6/30/2023		JE000214	Reverse Waste Connection - 7137366005242	G/L Ac	103.00	103.00	0.00
6/30/2023		JE000215	Reverse Waste Connection - 7136844505242	G/L Ac	97.83	97.83	0.00
6/30/2023		JE000216	Reverse Teco - 0001 double entered	G/L Ac	5,338.71	5,338.71	0.00

Total Deposits					73,195.05	73,195.05	0.00
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Outstanding Checks

9/30/2022		JE000004	chk#5697### Sport Surfaces		1,200.00	0.00	1,200.00
9/30/2022		JE000005	chk#5709### Mimieaux Kilpatrick		200.00	0.00	200.00
9/30/2022		JE000006	chk#5837### Mimieaux Kilpatrick		200.00	0.00	200.00
9/30/2022		JE000007	CD357 Sales Tax Payment - June		35.98	0.00	35.98
9/30/2022		JE000009	chk#6121### OLM, Inc.		390.00	0.00	390.00
3/1/2023	Payment	DD106	Payment of Invoice 000347		89.99	0.00	89.99
3/16/2023	Payment	6279	MIMIEAUX KILPATRICK		200.00	0.00	200.00
5/18/2023	Payment	6314	BARBARA CRUZ		200.00	0.00	200.00
6/22/2023	Payment	6333	BARBARA CRUZ		200.00	0.00	200.00
6/22/2023	Payment	6335	FRONTIER COMMUNICATIONS		521.83	0.00	521.83
6/22/2023	Payment	6337	MIMIEAUX KILPATRICK		200.00	0.00	200.00
6/22/2023	Payment	6338	OLM, INC.		390.00	0.00	390.00
6/29/2023	Payment	6339	INFRAMARK LLC		4,934.92	0.00	4,934.92
6/29/2023	Payment	6340	PASCO COUNTY UTILITIES SERVICE		92.86	0.00	92.86

Total Outstanding Checks.....					8,855.58		8,855.58
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Outstanding Deposits

12/15/2022		JE000025	Deposit ck#138369#####	G/L Ac	200.00	0.00	200.00
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Total Outstanding Deposits.....					200.00		200.00
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Northwood CDD

Manager Report

- See event calendar at anytime for latest events and rentals:
<https://northwoodofpasco.com/calendar.html>

Upcoming Community Events:

Carnival Style Shoot: August 13th 3PM - 5PM

Food Truck Friday: "The Nacho Wagon" August 25th 5PM-8PM

Upcoming Classes:

Core Martial Arts Classes (kids, teens, & adults)
Mondays & Thursdays starting August 17th
(see calendar for times)

Upbeat Music: Wednesdays 4:30PM - 5:15PM

Drama Kids FL: Wednesdays starting August 16th
5:30PM -7:30PM

Cookie Decorating Class: August 25th 6PM-8PM

- Discussion: Drinking Fountains
- Discussion: Fiberglass pole near basketball court (see photos)
- Discussion: Add additional round table to event inventory
- Review: Pressure washing proposals
- Please see:

Job Description: Assistant to Onsite Manager
TECO Energy Audit
PCSO Extra Duty Reports
Email from Ms. DiMarco

Inspection Report

Job Duties: Assistant to the Onsite Manager

- Ability to work 15-20 hrs per week, as well as holidays and weekends.
- Available to work additional hours for special community events or covering a shift
- Ability to lift 50lbs
- Ability to plan and organize
- Assisting with everyday operational tasks
- Assisting the onsite manager in organizing, planning and implementing strategy
- Assisting the onsite manager in soliciting vendors and food trucks for special community events
- Assisting with procurement of inventory & supplies
- Data entry & administrative skills
- Experience in managing budgets
- Understanding of customer service principles and practices
- Excellent multitasking skills
- Proficiency in the following: data entry, spreadsheets, scheduling appointments with Google Calendar
- Strong problem-solving skills
- Great interpersonal skills
- Ability to work well in a team environment
- Strong oral and written communication skills
- Good time-management skills

- Ability to work well under pressure

From: Angelica DiMarco <angelica.f.dimarco@gmail.com>

Sent: Tuesday, July 11, 2023 2:51:34 PM

To: Jen Lavelle <northwood.manager@outlook.com>

Subject: Re: CDD Seat 3

Hello! Thank you for reaching out. Unfortunately, due to personal circumstances, I am unable to run for the position at this time.

Angelica

On Tue, Jul 11, 2023 at 2:41 PM Jen Lavelle <northwood.manager@outlook.com> wrote:

Hi Angelica,

I hope you are well. I wanted to let you know that the new Northwood CDD Seat 3, Dale Eber, resigned at last night's meeting. This means Seat 3 is open again.

Before I forward the candidate resumes, I wanted to touch base with you and see if you were interested in running for the position again. Please let me know.

Thanks,

Jen Lavelle, On-Site Manager

813-699-0719





Commercial Energy Audit Report

Prepared for:

NORTHWOOD CDD
27248 Big Sur Dr
Wesley Chapel, FL 33544-6656

Date Audit Performed:

7/7/2023

Energy Analyst:

Curtis Simmons
clsimmons@tecoenergy.com
(813) 228-4165

Account Number:

211014560349, 211014561297,
211014561454

Energy Audit Number:

10071467 & 10071905

Executive Summary:

Thank you for contacting Tampa Electric to perform an energy analysis of your facility. Based upon your current energy usage, it shows a downward trend at your facility with an estimated projection at the end of the year to spend \$9,441.48 on electric energy. Keeping this current projection and trending we are estimating that with no action from you, rate changes or operational changes at your facility, your electric energy costs next year would be about the same. In the energy analysis performed, we identified 15 potential energy saving opportunities with a projected savings of \$424.76 of your electric usage on an annual basis.

Table of Contents:

1. Introduction
2. Additional Customer Facility Information
3. Specific Energy Saving Opportunity Recommendations
4. Energy Benchmark
5. Greenhouse Gas (GHG) Emissions Data
6. Historical Utility Data

1. Introduction

The following energy audit report contains a list of specific recommended energy-saving opportunities to further enhance your efficient use of energy. The actual payback and return will vary depending upon the cost to implement it, how it is utilized, how it is incorporated into the facility, and how it interacts with the operations of the facility. Other independent variables that could also potentially influence the payback and return of the opportunity are weather conditions, operating hours, labor costs, energy rates, material costs, among others.

Our certified energy analysts want to help you use energy in a cost-efficient and responsible manner. Not only will this help your bottom line, but it has a positive impact on our environment and helps Tampa Electric defer the need to construct electric generating units. We also suggest you consider taking advantage of these TECO Tools for Business, which can assist you in your business:

Register your account online – It's never been easier to manage your TECO account online from any device – PC, laptop, tablet or phone. If you're not already registered, visit tecoaccount.com and get started today.

Have other business with us? Here are a few things you can do through your online account:

- View and pay bills online
- Search your payment history by the check number, date the payment was received or by the payment amount on the selected account
- Select a specific account at the login screen for businesses and other users with multiple accounts
- Automatically sign up for Power Updates and other programs and services

Online Outage Map – Providing reliable power is a priority for us. However, sometimes there are circumstances beyond our control when you will lose power. Visit <https://www.tampaelectric.com/residential/outages/outagemap> to monitor and track outages. Here are other advantages you can take advantage of:

- Access to the latest outage information 24/7
- The ability to search for an address to get an estimated restoration time when available
- Map updates that occur every 5 minutes
- Map or Hybrid format views
- Information about the cause of outage when available

Billing & Payment options – Our free Paperless Billing program sends you a monthly email notification when your bill is ready to view through your online account. It's fast, secure and a good way to help the environment. We also offer convenient ways to pay online through your checking/savings account or credit card* at tecoaccount.com.

* A convenience fee applies

Get Power UpdatesSM – Our Power Updates program will help keep you informed about your electric service. When you sign up, you can let us know how you would like us to contact you. You can receive texts, emails, and/ or phone calls regarding your service and other important information. Visit tecoaccount.com/communication to enroll today.

Join us on the Power Blog! – We know the success of your business depends on comprehensive knowledge from experts on your side and solutions tailored to your unique needs. Check out our Power Blog at tampaelectricblog.com for articles about energy efficiency, payment options, events around the community and more.

Get free e-News Updates – Get updates right to your inbox. Topics include ways to save on energy costs, programs and services that can help you operate more efficiently, weather updates, community events and more. Sign up at tampaelectric.com/emailsignup today. It's free.

2. Additional customer facility Information

Facility Contact: Jen Lavelle

Address: 27248 Big Sur Dr Wesley Chapel, FL 33544-6656

Facility Type = Community Clubhouse

Meter number(s) = 1000351309, 100046682, 1000156649

Square footage approx. = 4,367

Employees = 1

Fuels used at site = Electric

Hours: 2,080 hrs. Per year

3. Specific Energy Saving Opportunity Recommendations

Lighting

1. Consider installing occupancy sensors in areas of intermittent use; such as conference rooms, restrooms, break rooms, etc. Your facility is eligible for Tampa Electric Company's Commercial Occupancy Sensor Rebate Program, which is \$40.00 per sensor. You must submit an application and obtain a pre-approval certificate before any work begins.

Visit

<https://www.tampaelectric.com/business/saveenergy/lightingoccupancysensor>

Heating, Ventilation & Air Conditioning (HVAC)

2. Consider repairing/replacing damaged insulation on air conditioning exterior refrigerant lines.
3. Consider installing smart thermostats with scheduling capabilities that can be set up to have different temperature setpoints based on your hours of operation. Set thermostats to lowest comfortable setting for heating (68 degrees F) and the highest for cooling (76 degrees F). For every degree the thermostat is raised, you will save approximately 5-7% per degree on cooling costs. The annual savings is estimated at \$128.00. Earn a rebate of up to 50% of your total project cost when you install new smart thermostat(s).

Visit www.tampaelectric.com/business/saveenergy/smartthermostats/ learn more about the program and apply online

4. When replacing air conditioning systems, consider installing high-efficiency units that qualify for a Tampa Electric rebate. The estimated savings for 5 tons of air conditioning with a .3 kW/ton improved efficiency would be \$697.50 assuming 3,100 annual operating hours.
Visit <https://www.tampaelectric.com/business/saveenergy/cooling/> learn more about the program and apply online.

5. Consider a scheduled preventative maintenance program to service air conditioning and change air filters monthly. This will help the air conditioning system run more efficiently and help prolong their useful life.

6. Consider recommissioning the air conditioning systems in your facility every six years.

This will help with the efficiency of the air conditioning.

- Clean and/or replace air filter(s)
- Check for proper airflow and make adjustments if needed
- Adjust refrigerant charge, if needed
- Clean evaporator coil
- Clean condenser coil

Estimated annual savings \$72.74 (based on a 5-ton system)

\$21.82 (based on a 1.5-ton system)

7. Consider the installation of Variable Frequency Drives (VFD's) on compressor-based equipment where loads can be reduced. Earn a rebate of \$50 per HP when you install a VFD that controls a compressor.

Visit

www.tampaelectric.com/business/saveenergy/variablefrequencydrivecontrol/

to learn more about the program and apply online.

Building Envelope

8. Consider maintenance to seal exterior doors in an effort to tighten the conditioned space. By sealing your exterior doors, you can enhance energy efficiency, reduce heating and cooling costs, and create a more comfortable living environment. Regularly inspect and maintain the door seals to ensure their effectiveness over time.

Refrigeration

9. Consider installing a vending machine control for your cold drink machine. This is an innovative energy-saving device designed to reduce energy consumption in vending machines. The technology utilizes occupancy sensors and intelligent algorithms to detect human activity around the vending machine. During periods of inactivity, the control device will automatically activate an energy-saving mode, minimizing power usage by adjusting refrigeration and display lighting while maintaining product quality. This efficient approach significantly reduces energy waste and operating costs. The estimated annual savings for this measure would be \$150.00 assuming a 30% reduction in operation.
10. Consider repairing or replacing gaskets, seals and door closures on all refrigeration equipment that are not sealing/working properly.

Exterior Ceiling Fans

11. Consider installing a timer for the pool canopy ceiling fans at the pool. Currently the fans are on all the time. The annual savings would be \$146.76.

Best Practices

12. Consider establishing an appropriate energy benchmark for your facility to document the baseline energy usage. Establishing an appropriate energy benchmark for a building or facility offers numerous advantages. A benchmark serves as a yardstick for evaluating energy performance, allowing for an objective assessment of efficiency and identifying areas for improvement. By setting clear goals based on the benchmark, organizations can target specific energy reduction initiatives and track progress over time. This data-driven approach supports informed decision-making, guiding investments in energy-efficient technologies and operational changes that yield the greatest impact. Additionally, achieving or exceeding energy benchmarks provides recognition for sustainable practices and can enhance a building's reputation. Moreover, the financial benefits of energy benchmarking are significant, with cost savings stemming from reduced energy consumption and optimized operations. Overall, establishing an energy benchmark promotes continuous improvement, empowers organizations to make informed decisions, and drives tangible benefits in terms of energy efficiency and financial savings. .
Example: Btu/sq. ft./yr.; kWh per customer; Btu/meals served; etc.
13. Consider developing a written energy management policy which can be implemented across your organization. The policy should be designed to encourage the staff to develop continuous improvements that generate opportunities for energy savings. Review startup and shutdown procedures with employees to ensure equipment is not started before needed or left on longer than necessary.
14. Consider following the Plan, Do, Check, Act methodology for energy management in accordance with ISO 50001. This is an international standard to help you facilitate a successful energy management program in your facility.
15. Consider starting a monthly energy walkthrough. The purpose of this is twofold. To ensure the equipment in your facility is operating at its peak efficiency and to review employee habits that may be contributing to significant energy losses.

4. Energy Benchmark

Energy Usage Index = 66,295 Btu/Sq. Ft./Yr.

Energy Cost Index = 2.18 \$/Sq. Ft./Yr

Blended Electric Cost = 0.112 \$/kWh

5. Greenhouse Gas (GHG) Emissions Data

Based upon the current and projected energy consumption, your current annual GHG emissions from the following facility(s) are:

Reduction Potential

1.68 Tons of CO₂

0.79 lbs. of NO_x

0.42 lbs. of SO_x

Actual Annual Emissions

37.67 Tons of CO₂

17.73 lbs. of NO_x

9.33 lbs. of SO_x

Annual Environmental Impact

Reducing energy use is the quickest and most cost-effective way to reduce greenhouse gas emissions. Based on the audit recommendations, by reducing 3,793 kWh per year, the corresponding impact is as follows:

0



Passenger vehicles
driven for one year

2



Acres of U.S.
forests in one year

44



Tree seedlings
grown for 10 years

Cited using <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

Tampa Electric does not warrant or guarantee the audit findings or recommendations, nor is the utility liable as a result of the audit for the acts or omissions of any person who implements or attempts to implement those measures recommended by the auditor.

Billing History

NORTHWOOD CDD
27248 BIG SUR DR
Tampa FL

33544-6656

Acct. No:

211014560349

Other

Square Feet: 4,367

Rate Code: TE-C-GSD

Date	kW	kWh	Billing Days	% Load Factor	Current Bill	Total Bill Due	Est. Cost per sq ft
6/29/2023	10	4,822	29	66.22	\$515.84	\$515.84	\$0.12
5/29/2023	11	4,958	28	67.31	\$540.63	\$540.63	\$0.12
4/29/2023	11	5,364	31	64.01	\$570.18	\$570.18	\$0.13
3/29/2023	10	3,210	28	47.46	\$389.39	\$389.39	\$0.09
2/28/2023	11	1,438	28	19.59	\$303.77	\$303.77	\$0.07
1/29/2023	11	6,265	33	70.24	\$589.13	\$589.13	\$0.13
12/29/2022	11	5,710	29	70.19	\$512.07	\$476.07	\$0.12
11/29/2022	12	6,241	30	67.83	\$557.31	\$557.31	\$0.13
10/29/2022	13	6,017	28	68.94	\$560.59	\$560.59	\$0.13
9/29/2022	13	6,612	30	68.65	\$593.27	\$593.27	\$0.14
8/29/2022	13	6,376	30	66.58	\$579.01	\$579.01	\$0.13
7/29/2022	13	6,415	29	69.38	\$579.91	\$579.91	\$0.13
6/29/2022	13	6,345	29	68.16	\$576.33	\$576.33	\$0.13
5/29/2022	13	7,066	31	69.87	\$615.39	\$615.39	\$0.14
4/29/2022	13	6,208	28	68.23	\$568.23	\$568.23	\$0.13
3/29/2022	13	6,325	28	69.43	\$503.79	\$503.79	\$0.12
2/28/2022	13	6,870	31	68.66	\$528.98	\$528.98	\$0.12
1/29/2022	13	6,772	30	69.54	\$523.95	\$523.95	\$0.12
12/29/2021	13	6,722	31	66.95	\$622.17	\$586.17	\$0.14
11/29/2021	13	6,029	28	67.73	\$578.76	\$578.76	\$0.13
10/29/2021	13	6,002	28	67.16	\$577.08	\$577.08	\$0.13
9/29/2021	13	6,928	32	67.08	\$635.10	\$635.10	\$0.15
8/29/2021	13	6,074	28	67.12	\$507.01	\$507.01	\$0.12
7/29/2021	13	6,346	29	68.34	\$521.02	\$521.02	\$0.12
6/29/2021	13	6,821	31	67.65	\$545.48	\$545.48	\$0.12
5/29/2021	13	6,108	28	68.21	\$508.76	\$508.76	\$0.12
4/29/2021	13	6,167	29	67.05	\$511.78	\$511.78	\$0.12
3/29/2021	13	6,162	28	68.50	\$511.53	\$511.53	\$0.12
2/28/2021	13	6,714	31	68.42	\$539.96	\$539.96	\$0.12
1/29/2021	13	6,642	30	67.57	\$536.25	\$536.25	\$0.12
12/29/2020	14	6,894	31	66.28	\$516.80	\$516.80	\$0.12
11/29/2020	13	6,231	28	67.36	\$474.27	\$474.27	\$0.11
10/29/2020	14	6,379	28	67.04	\$493.19	\$493.19	\$0.11
9/29/2020	10	6,760	31	87.86	\$462.13	\$462.13	\$0.11
8/29/2020	10	6,703	29	92.65	\$360.52	\$360.52	\$0.08
7/29/2020	13	6,289	28	68.89	\$384.04	\$384.04	\$0.09
Last 12 month							
Average:	12	5,286		62.20	\$524.26		\$0.12

NORTHWOOD CDD

27248 BIG SUR DR

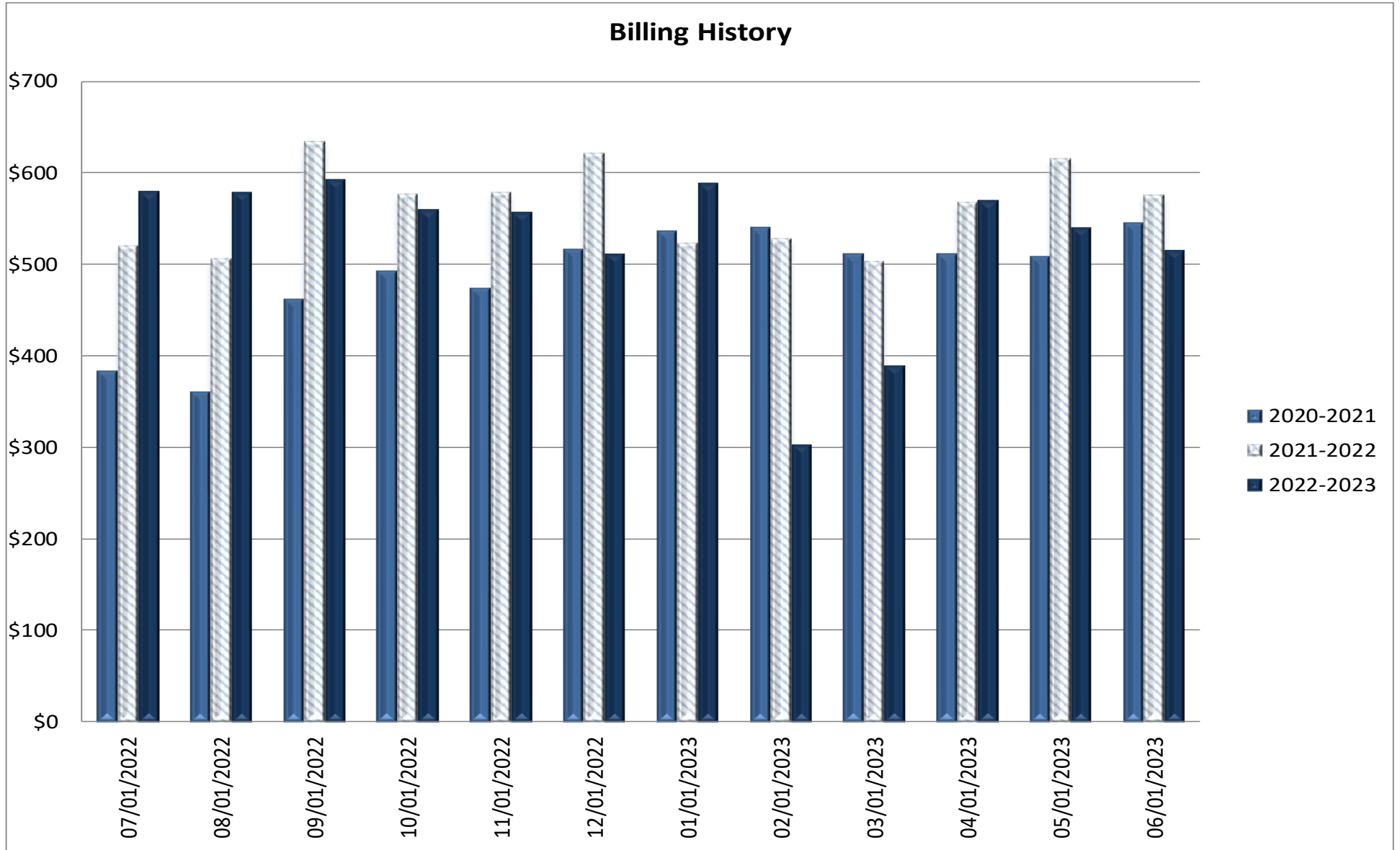
Tampa

FL

33544-6656

Other

Acct. No: 211014560349

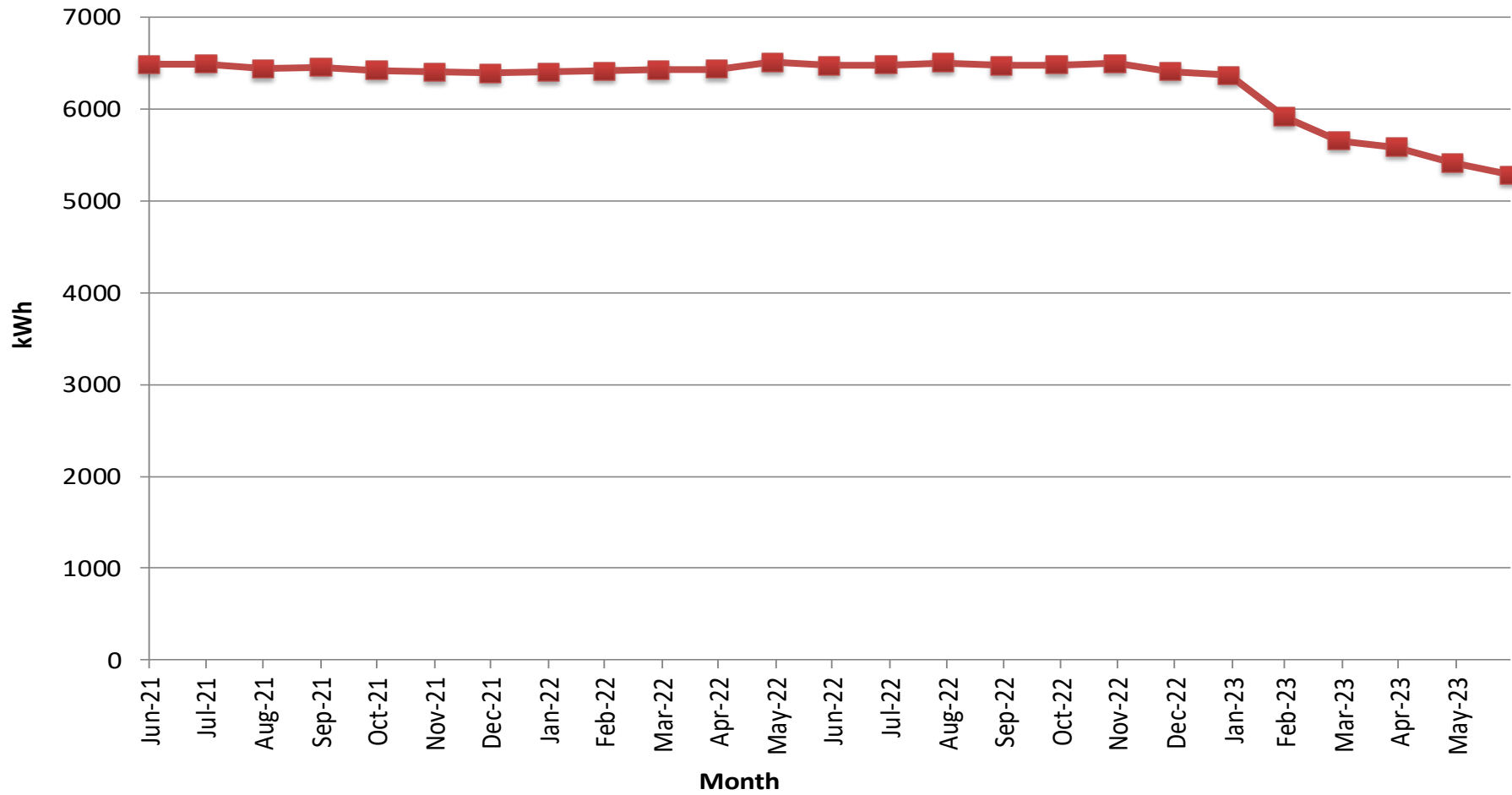


NORTHWOOD CDD
27248 BIG SUR DR
Tampa FL 33544-6656

Other

Acct. No: 211014560349

Rolling 12 Month Average kWh



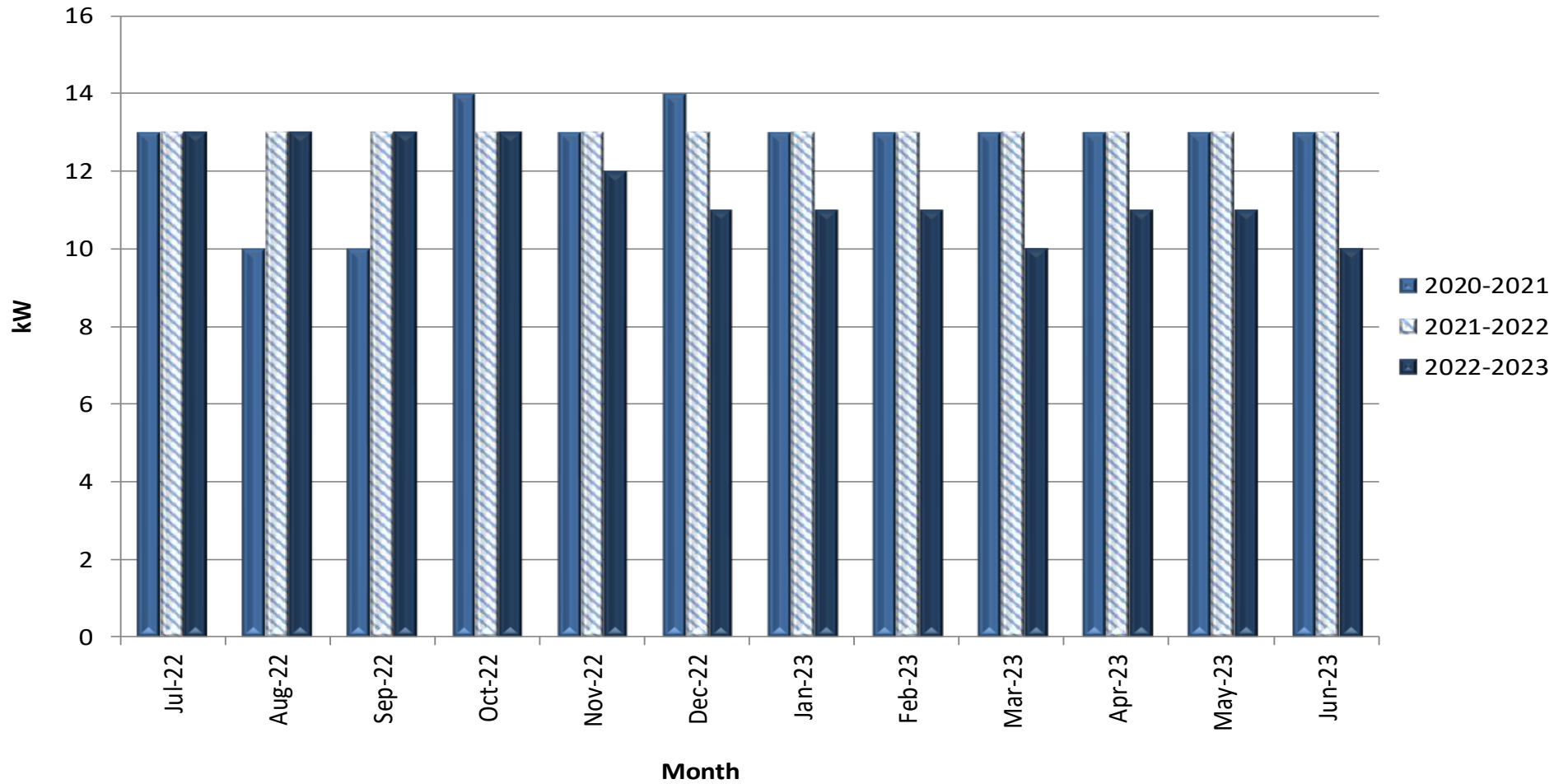
NORTHWOOD CDD
27248 BIG SUR DR
Tampa FL

33544-6656

Other

Acct. No: 211014560349

kW History

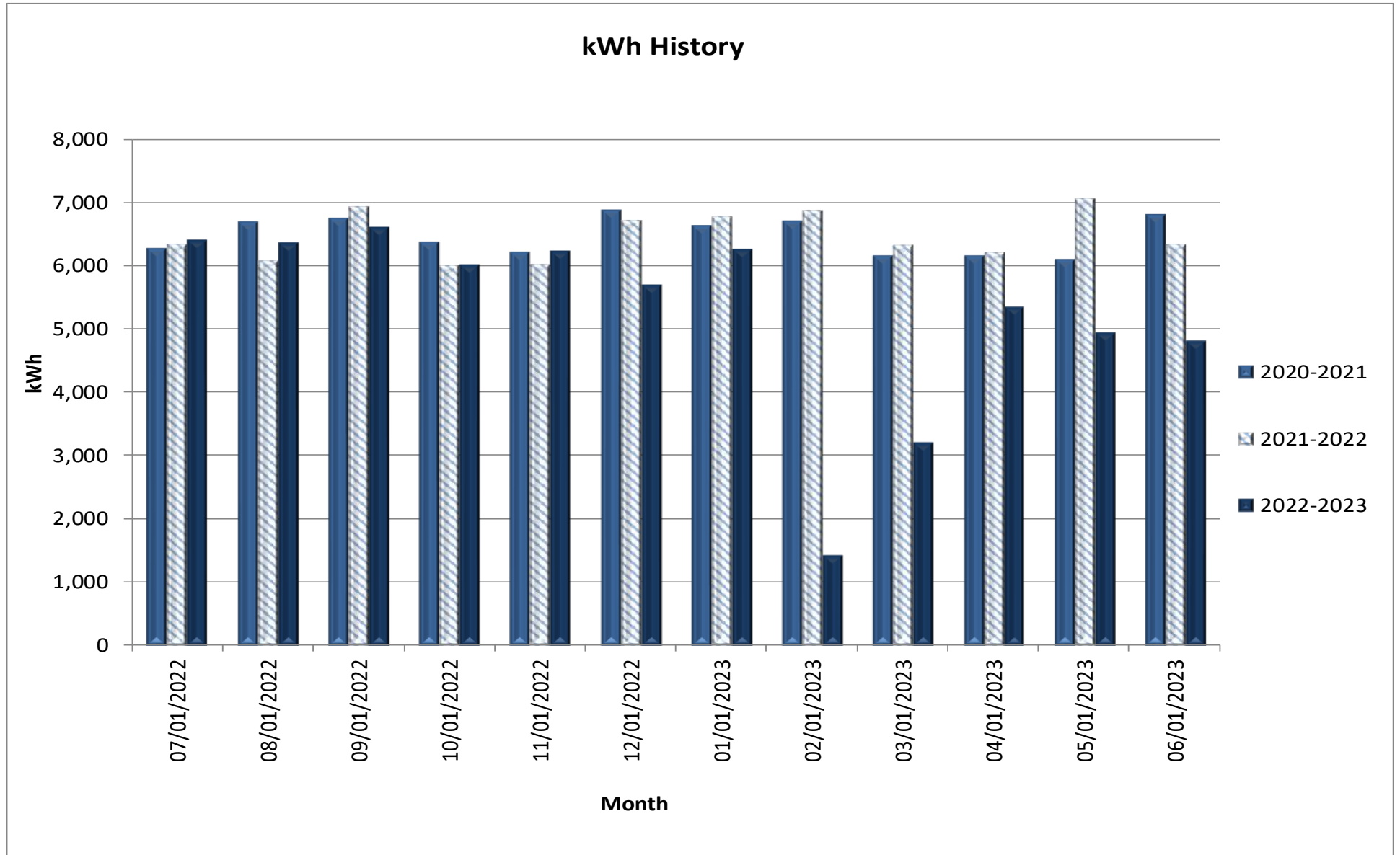


NORTHWOOD CDD
27248 BIG SUR DR
Tampa FL

33544-6656

Other

Acct. No: 211014560349



Billing History

NORTHWOOD CDD
27248 BIG SUR DR
Wesley Chapel FL

33544-6656

Acct. No:

211014561297

Other

Square Feet: 4,367

Rate Code:

TE-C-GS

Date	kW	kWh	Billing Days	% Load Factor	Current Bill	Total Bill Due	Est. Cost per sq ft
6/29/2023		1,603	29		\$271.61	\$271.61	\$0.06
5/29/2023		1,605	28		\$271.16	\$271.16	\$0.06
4/29/2023		1,644	31		\$279.52	\$279.52	\$0.06
3/29/2023		1,206	28		\$191.13	\$191.13	\$0.04
2/28/2023		801	28		\$134.43	\$134.43	\$0.03
1/29/2023		898	33		\$151.86	\$151.86	\$0.03
12/29/2022		1,162	29		\$165.27	\$153.27	\$0.04
11/29/2022		1,501	30		\$207.54	\$207.54	\$0.05
10/29/2022		2,092	28		\$300.46	\$300.46	\$0.07
9/29/2022		3,037	30		\$426.96	\$426.96	\$0.10
8/29/2022		2,943	30		\$412.43	\$412.43	\$0.09
7/29/2022		2,930	29		\$409.91	\$409.91	\$0.09
6/29/2022		2,479	29		\$350.60	\$350.60	\$0.08
5/29/2022		2,136	31		\$307.13	\$307.13	\$0.07
4/29/2022		1,454	28		\$214.98	\$214.98	\$0.05
3/29/2022		1,345	28		\$184.42	\$184.42	\$0.04
2/28/2022		1,256	31		\$176.25	\$176.25	\$0.04
1/29/2022		1,831	30		\$244.10	\$244.10	\$0.06
12/29/2021		1,496	31		\$195.26	\$183.26	\$0.04
11/29/2021		1,768	28		\$227.14	\$227.14	\$0.05
10/29/2021		2,193	28		\$276.92	\$276.92	\$0.06
9/29/2021		2,762	32		\$343.59	\$343.59	\$0.08
8/29/2021		2,817	28		\$311.48	\$311.48	\$0.07
7/29/2021		2,669	29		\$296.18	\$296.18	\$0.07
6/29/2021		2,618	31		\$290.91	\$290.91	\$0.07
5/29/2021		2,273	28		\$255.21	\$255.21	\$0.06
4/29/2021		1,835	29		\$209.88	\$209.88	\$0.05
3/29/2021		1,223	28		\$146.55	\$146.55	\$0.03
2/28/2021		1,551	31		\$180.49	\$180.49	\$0.04
1/29/2021		1,448	30		\$169.83	\$169.83	\$0.04
12/29/2020		1,843	31		\$196.08	\$196.08	\$0.04
11/29/2020		2,117	28		\$222.27	\$222.27	\$0.05
10/29/2020		2,315	28		\$241.18	\$241.18	\$0.06
9/29/2020		2,609	31		\$269.28	\$269.28	\$0.06
8/29/2020		2,553	29		\$206.77	\$206.77	\$0.05
7/29/2020		2,613	29		\$211.18	\$211.18	\$0.05
Last 12 month Average:		1,785			\$268.52		\$0.06

NORTHWOOD CDD

27248 BIG SUR DR

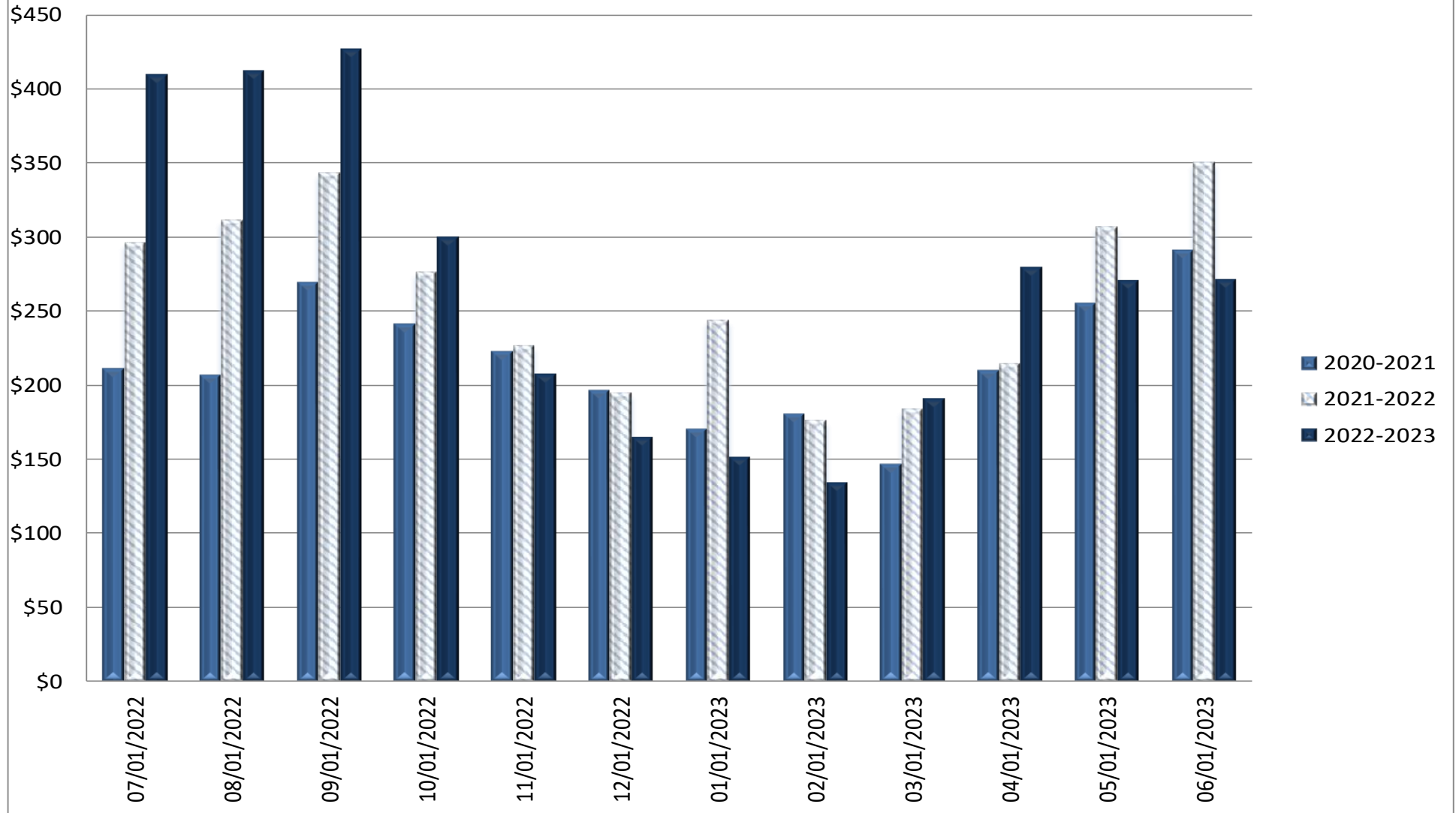
Wesley Chapel FL

33544-6656

Other

Acct. No: 211014561297

Billing History



NORTHWOOD CDD

27248 BIG SUR DR

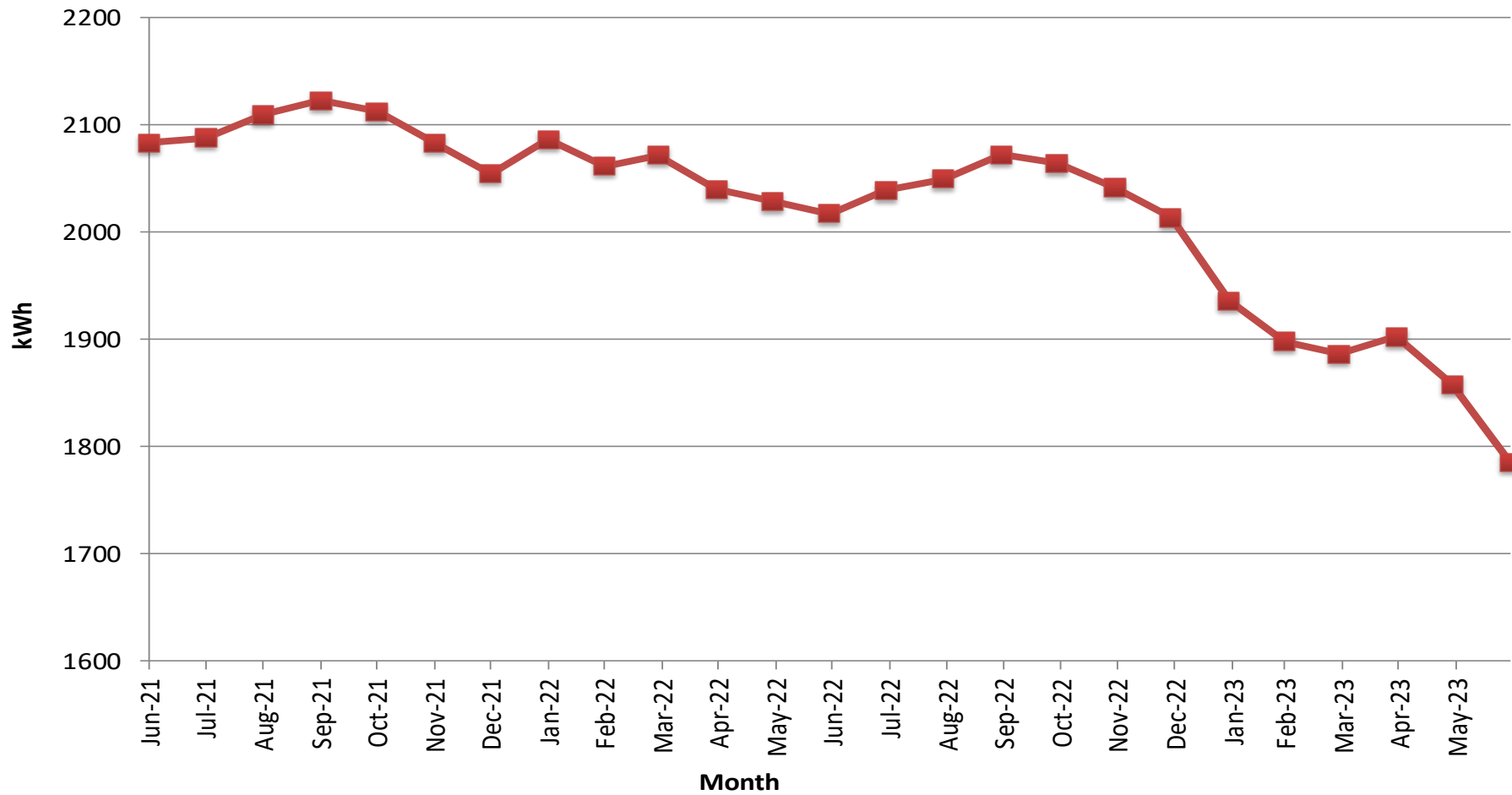
Wesley Chapel FL

33544-6656

Other

Acct. No: 211014561297

Rolling 12 Month Average kWh



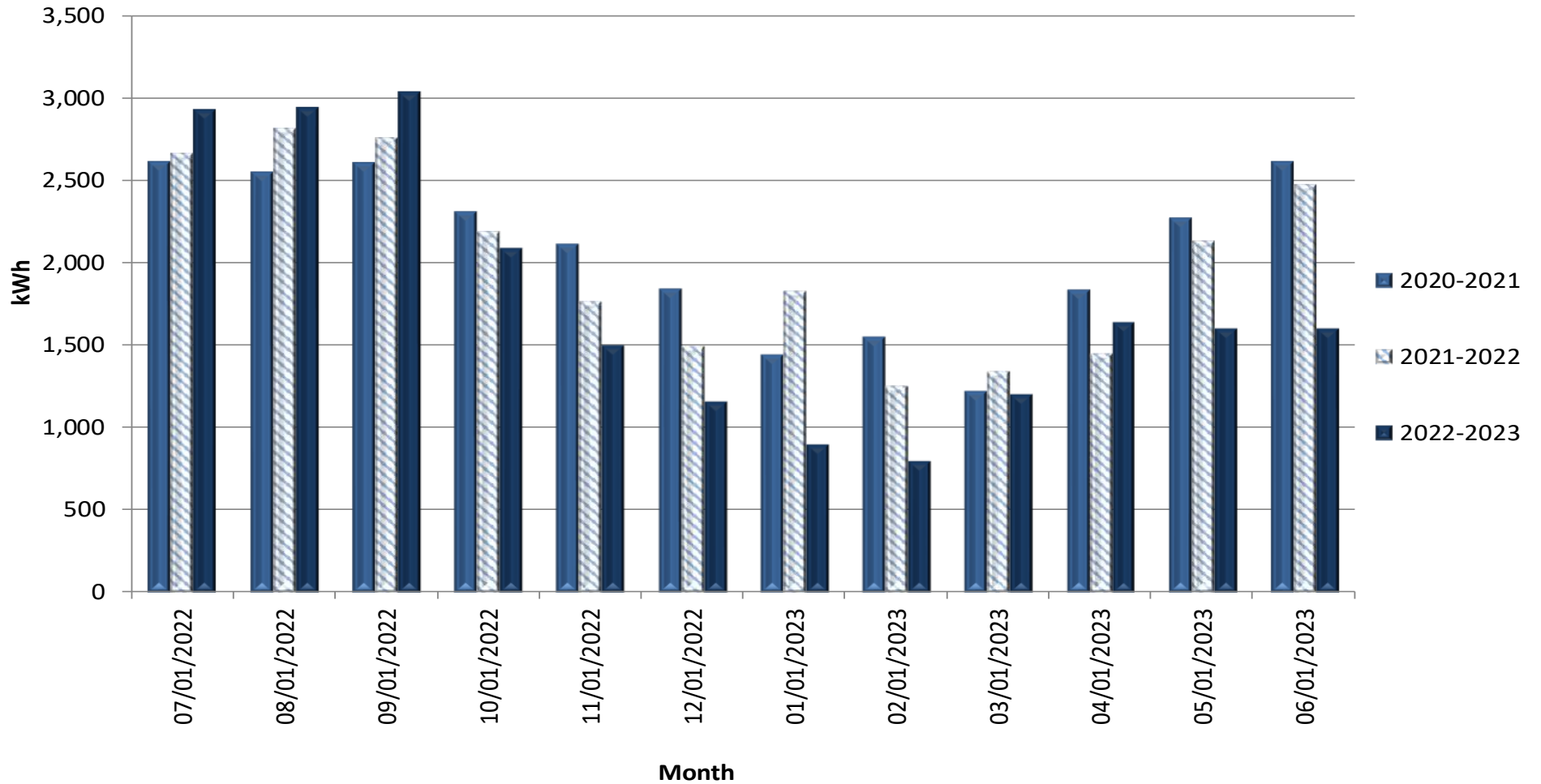
NORTHWOOD CDD
27248 BIG SUR DR
Wesley Chapel FL

33544-6656

Other

Acct. No: 211014561297

kWh History



Billing History

NORTHWOOD CDD
1406 CALADESI DR
Wesley Chapel FL

33544-6647

Acct. No:

211014561545

Other

Square Feet: 1,000

Rate Code:

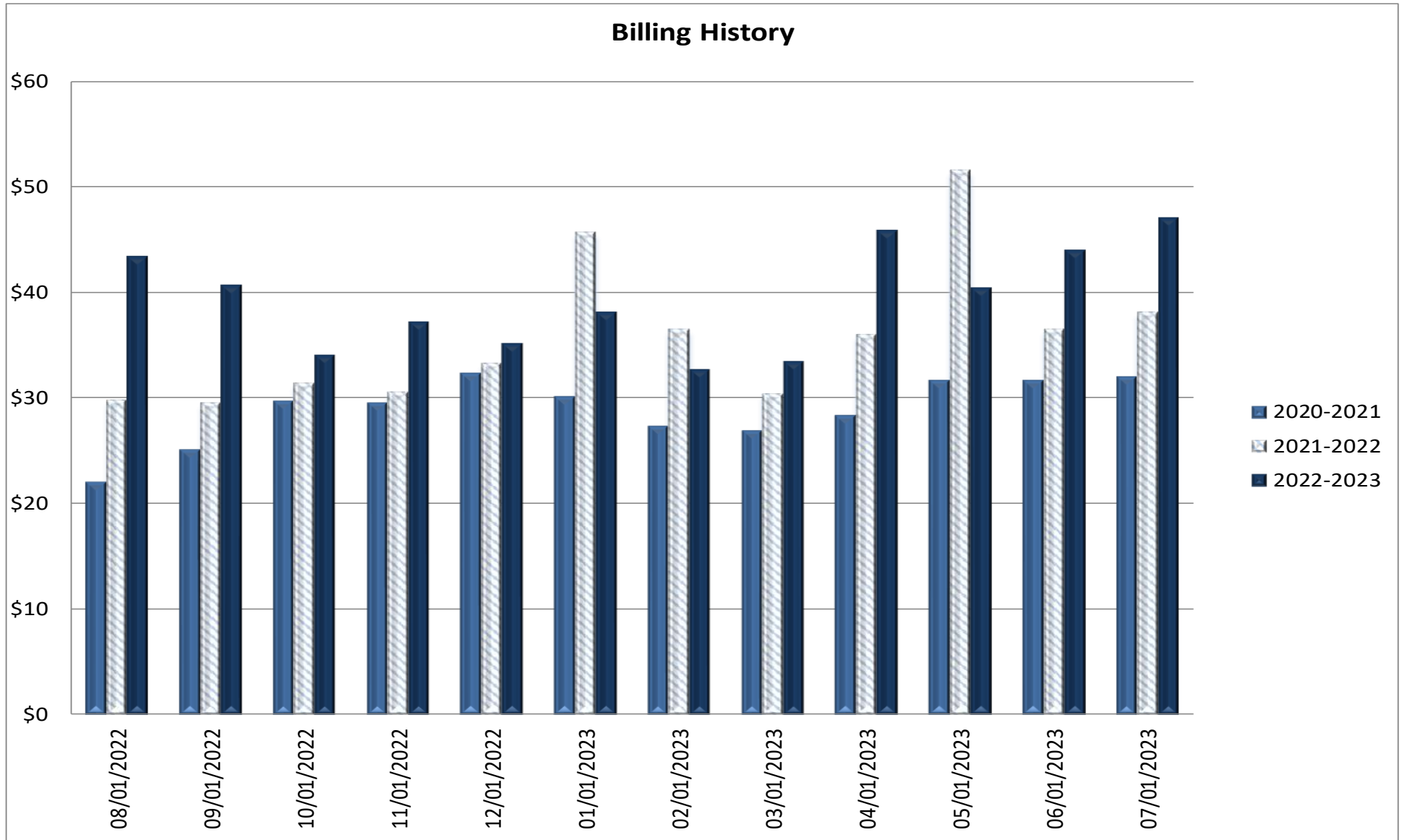
TE-C-GS

Date	kW	kWh	Billing Days	% Load Factor	Current Bill	Total Bill Due	Est. Cost per sq ft
7/20/2023		145	31		\$47.11	\$47.11	\$0.05
6/20/2023		135	29		\$44.01	\$44.01	\$0.04
5/20/2023		117	28		\$40.45	\$40.45	\$0.04
4/20/2023		137	31		\$45.86	\$45.86	\$0.05
3/20/2023		80	28		\$33.51	\$28.00	\$0.03
2/20/2023		74	28		\$32.68	\$32.68	\$0.03
1/20/2023		86	33		\$38.19	\$38.19	\$0.04
12/20/2022		99	29		\$35.19	\$35.19	\$0.04
11/18/2022		109	30		\$37.19	\$37.19	\$0.04
10/20/2022		96	28		\$34.06	\$74.78	\$0.03
9/20/2022		138	30		\$40.72	\$40.72	\$0.04
8/19/2022		163	30		\$43.39	\$43.39	\$0.04
7/20/2022		126	29		\$38.12	\$38.12	\$0.04
6/20/2022		113	29		\$36.53	\$36.53	\$0.04
5/20/2022		224	31		\$51.58	\$51.58	\$0.05
4/20/2022		115	28		\$36.01	\$36.01	\$0.04
3/20/2022		76	28		\$30.42	\$30.42	\$0.03
2/20/2022		111	31		\$36.57	\$36.57	\$0.04
1/20/2022		201	30		\$45.76	\$45.76	\$0.05
12/20/2021		136	31		\$33.28	\$33.28	\$0.03
11/18/2021		111	28		\$30.56	\$30.56	\$0.03
10/20/2021		119	28		\$31.44	\$31.44	\$0.03
9/20/2021		102	32		\$29.60	\$29.60	\$0.03
8/19/2021		118	28		\$29.85	\$29.85	\$0.03
7/20/2021		140	29		\$31.94	\$31.94	\$0.03
6/20/2021		137	31		\$31.65	\$31.65	\$0.03
5/20/2021		137	28		\$31.65	\$31.65	\$0.03
4/20/2021		102	29		\$28.31	\$28.31	\$0.03
3/20/2021		87	28		\$26.87	\$26.87	\$0.03
2/19/2021		91	31		\$27.24	\$27.24	\$0.03
1/20/2021		121	30		\$30.11	\$30.11	\$0.03
12/18/2020		155	31		\$32.25	\$32.25	\$0.03
11/18/2020		124	28		\$29.50	\$29.50	\$0.03
10/20/2020		126	28		\$29.67	\$29.67	\$0.03
9/20/2020		53	31		\$25.07	\$25.07	\$0.03
8/20/2020		47	29		\$21.99	\$21.99	\$0.02
Last 12 month Average:		115			\$39.36		\$0.04

NORTHWOOD CDD
1406 CALADESI DR
Wesley Chapel FL 33544-6647

Other

Acct. No: 211014561545



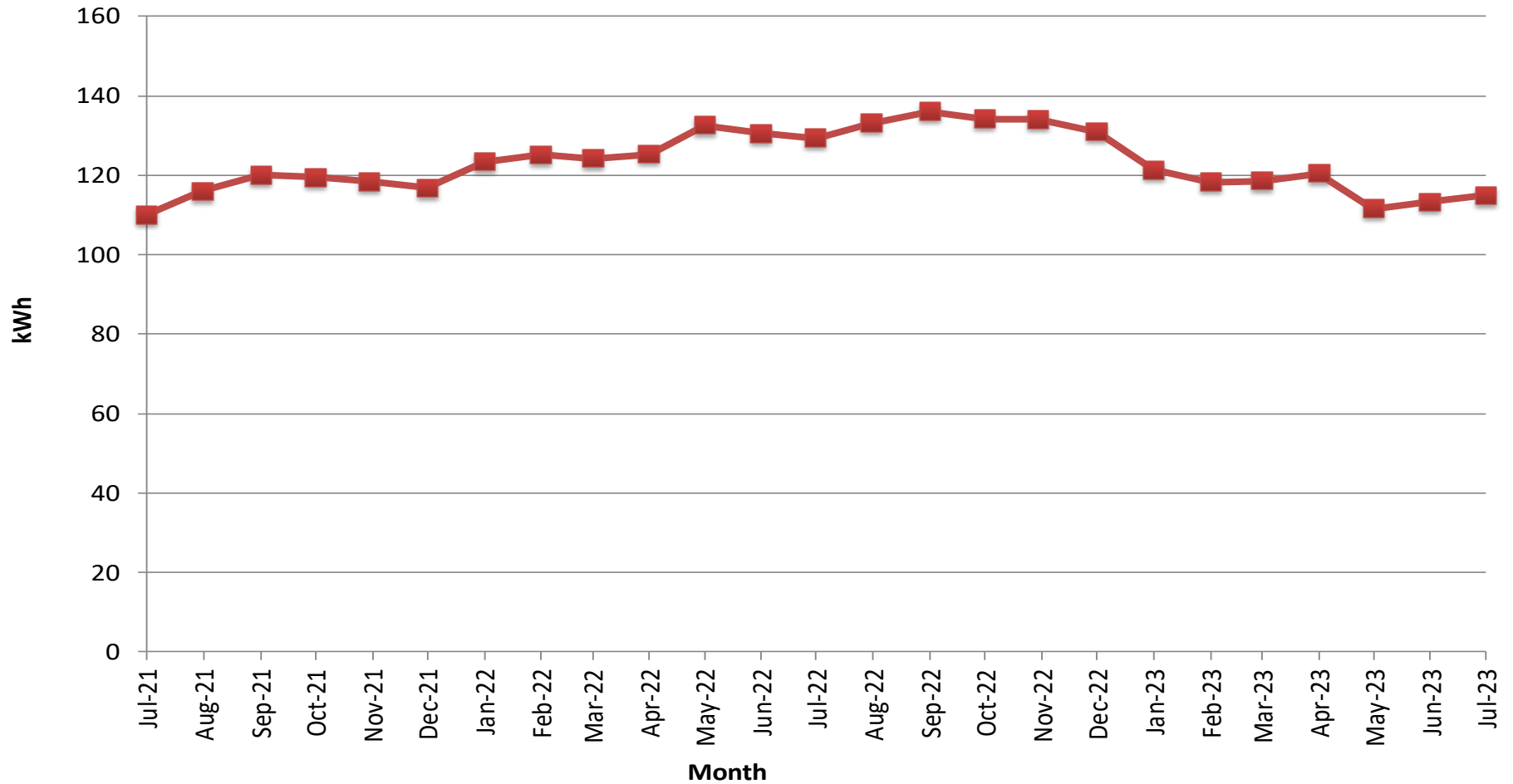
NORTHWOOD CDD
1406 CALADESI DR
Wesley Chapel FL

33544-6647

Other

Acct. No: 211014561545

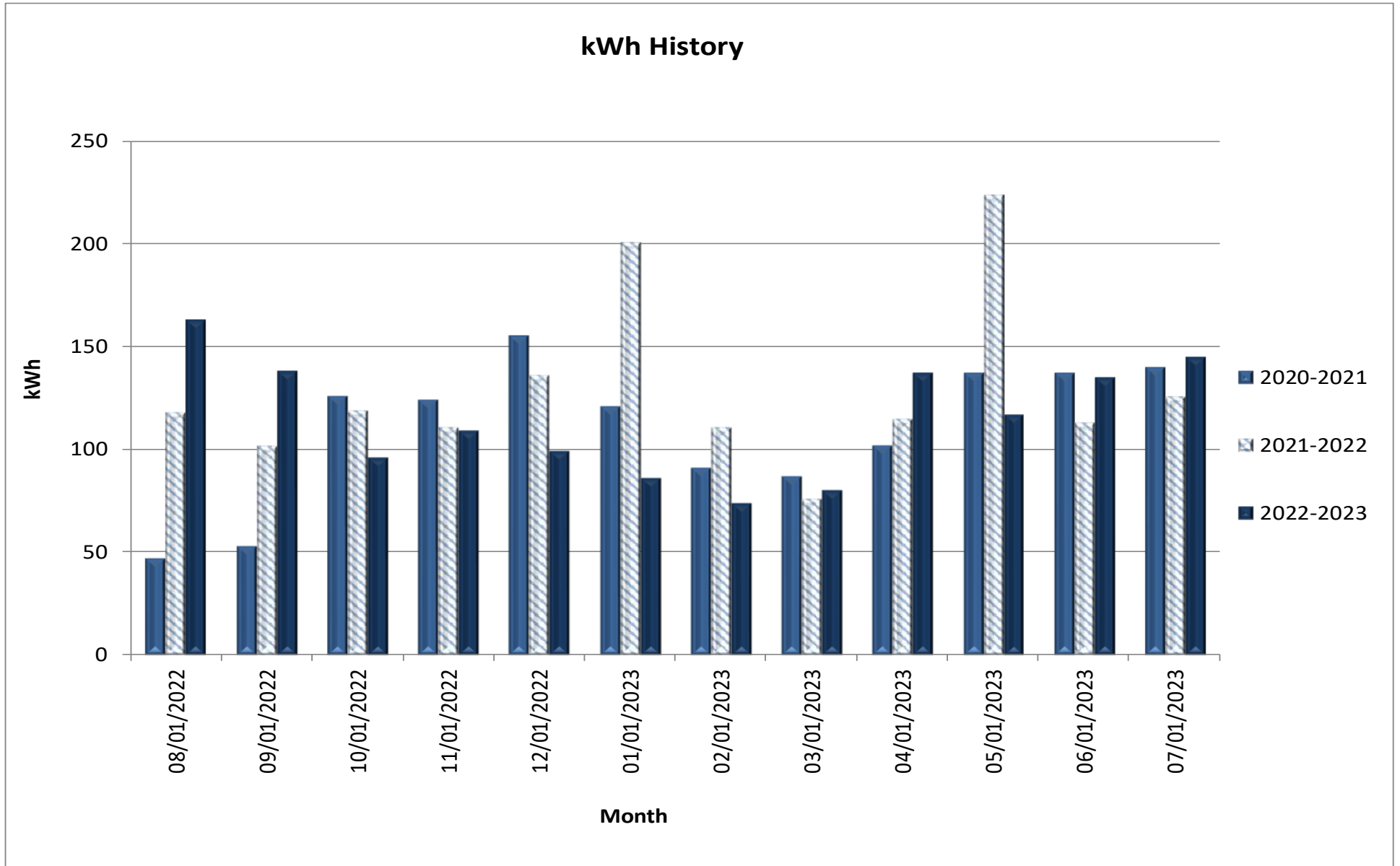
Rolling 12 Month Average kWh



NORTHWOOD CDD
 1406 CALADESI DR
 Wesley Chapel FL 33544-6647

Other

Acct. No: 211014561545





Charles Parenteau/
Exquisite Pressure Washing

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

ESTIMATE
EST0056

DATE
07/28/2023

TOTAL
USD \$7,000.00

TO
Northwoods Community

DESCRIPTION	RATE	QTY	AMOUNT
Pressure wash all sidewalks, curbing, roundabouts, playground, building at playground, fence, tables, clubhouse, pool area	\$7,000.00	1	\$7,000.00
TOTAL			USD \$7,000.00



Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
8700 Citizen Drive
New Port Richey, FL 34654

The below is a consolidated daily report of all the deputies that worked the NORTHWOOD CDD* Community (Security) detail on 7/4/2023

Deputy: **ZIERDEN, BRIAN (6095)**

Position: Community (Security)

Scheduled Time 11:00PM - 3:00AM

Actual Time 11:00PM - 3:00AM

Display Text	Answer Text1
Event Number:	2023392442
On Arrival Did You Check-in:	NO
Number of field interview reports:	0
Number of parking tickets:	none.
Amount of time running radar:	none.
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	no.
Please document a detailed Narrative of events that took place during your detail:	I patrolled the area for my entire shift. I focused on the clubhouse and playground area. There were no issues in these areas and the fireworks in the neighborhood stopped around midnight. No issues of note.



Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
8700 Citizen Drive
New Port Richey, FL 34654

The below is a consolidated daily report of all the deputies that worked the NORTHWOOD CDD* Community (Security) detail on 7/7/2023

Deputy: **SANDIFER, WILLIAM (6587)**

Position: Community (Security)

Scheduled Time 10:00PM - 2:00AM

Actual Time 10:00PM - 2:00AM

Display Text	Answer Text1
Event Number:	2023399209
On Arrival Did You Check-in:	NO
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	n/a
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	0
Please document a detailed Narrative of events that took place during your detail:	I conducted multiple patrols throughout the neighborhood, I positioned myself at the club houses to deter trespassing by the pool area. Nothing suspicious observed.



Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
8700 Citizen Drive
New Port Richey, FL 34654

The below is a consolidated daily report of all the deputies that worked the NORTHWOOD CDD* Community (Security) detail on 7/15/2023

Deputy: **BANNER, BRYAN (4327)**

Position: Community (Security)

Scheduled Time 11:00PM - 3:00AM

Actual Time 11:00PM - 3:00AM

Display Text	Answer Text1
Event Number:	2023415356
On Arrival Did You Check-in:	NO
Number of field interview reports:	There were no filed reports generated
Number of parking tickets:	No parking tickets issued. I was able to make contact with residents parked illegally and they willingly moved their vehicle(s)
Amount of time running radar:	Radar not equipped
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No violation, trespassing, or warning issued
Please document a detailed Narrative of events that took place during your detail:	This detail was without incident.



Pasco Sheriff's Office
ATTN: Secondary Employment Office Administrator
8700 Citizen Drive
New Port Richey, FL 34654

The below is a consolidated daily report of all the deputies that worked the NORTHWOOD CDD* Community (Security) detail on 7/25/2023

Deputy: **SANDIFER, WILLIAM (6587)**

Position: Community (Security)

Scheduled Time 9:00PM - 1:00AM

Actual Time 9:00PM - 1:00AM

Display Text	Answer Text1
Event Number:	2023433815
On Arrival Did You Check-in:	NO
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	n/a
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	0
Please document a detailed Narrative of events that took place during your detail:	I conducted multiple patrols throughout the neighborhood, I positioned myself at the club houses to deter trespassing by the pool area. Nothing suspicious observed.

Pressure washing solutions, LLC

2424 Annacella ave
Kissimmee, FL
34741

(813) 395-4002
Pressurewashingsolutionstampa@outlook.com

Proposal

21-May-2023
Invoice #2334889
PO 456001200

Northwood CDD

#	Item Description	Quantity	Unit price (\$)	Total (\$)
1	Pressure washing community sidewalk and 21 signs	1	2900.00	2900.00
2	Pressure wash curves	1	700.00	700.00
3	Pressure wash roundabout x2	1	400.00	400.00
4	Pressure wash clubhouse, gutters, sidewalk, x2 bathroom			-
5	x2 bathrooms, cabana, x2 benches and pool pavers	1	400.00	400.00
6	Pressure wash playground, bathrooms x2, sidewalk,			-
7	Fence, cabana, picnic table and chairs	1	300.00	300.00
8				-
Subtotal				4700.00
Sales Tax (0%)				0.00
Total				4700.00

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1	2	3	4	5
			Recycle Day @ 8:30am - OLM 4:15pm - Upbeat 6:30pm - Tennis	4:30pm - Bill: resident 6:30pm - Workout		Clubhouse Reserved:
6	7	8	9	10	11	12
Clubhouse Reserved:	6:30pm - Tennis	6:30pm - DRB Meeting	Recycle Day @ 1pm - Landscape 4:15pm - Upbeat 5:30pm - 6:30pm - Tennis	6pm - Mary Kay 6:30pm - Workout		Clubhouse Reserved:
13	14	15	16	17	18	19
Carnival Style Shoot	6:30pm - CDD Monthly 6:30pm - Tennis	7pm - Barrington @	Recycle Day @ 4:15pm - Upbeat 5:30pm - Drama Kids 6:30pm - Tennis	5pm - Martial Arts	BBALL COURT LIGHT INSTALL	BLOCKED
20	21	22	23	24	25	26
BBALL COURT LIGHT INSTALL BLOCKED	5pm - Martial Arts 6:30pm - Tennis	6:30pm - HOA Monthly	Recycle Day @ 4:15pm - Upbeat 5:30pm - Drama Kids 6:30pm - Tennis	5pm - Martial Arts	5pm - Food Truck 6pm - Cookie	
27	28	29	30	31	1	2
	5pm - Martial Arts 6:30pm - Tennis		Recycle Day @ 4:15pm - Upbeat 5:30pm - Drama Kids 6:30pm - Tennis	5pm - Martial Arts		



NORTHWOOD CDD

LANDSCAPE INSPECTION

August 2, 2023

ATTENDING:

JEN LAVALLE – NORTHWOOD CDD

BILL CONRAD – LMP

ALEX FIGUEROA – LMP

PAUL WOODS – OLM, INC.

SCORE: 94%

**NEXT INSPECTION
SEPTEMBER 6, 2023 AT 9:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Across the parking lot front of the pool: Re-trench at the sidewalk edge to keep mulch from spilling over.
2. Groom spent blooms from Crinum Lilies, creating an onion skin appearance.
3. Reduce height of Podocarpus screening the pool pump enclosure with the fabric. Podocarpus height can be below the top of the rail.
4. Cut back Fountain Grass.
5. Target prune overhang along the west side fence line.
6. Recreation monument sign: Control bed weeds.
7. Remove dead plant material.
8. Supplement fertilize Dwarf Ixora to promote vigorous new blooms and improve color.
9. Front of the rec center: I recommend tip pruning seeding???? in pink Crape Myrtles to help improve tree canopies.

COMMONS

10. Maintain Guava and Elaeagnus hedgerows below the top of the wall.
11. I recommend removing trash and debris from pond shorelines while water level is low.
12. Preserve frontage walls: Control bed weeds.
13. Breakers Drive entrance: Prune Arboricola overgrowing the monument front.
14. Closely monitor areas of turf discoloration, confirming no active fungal pressure.

15. Along the sidewalk to the east of the entrance: Confirm irrigation coverage. Repair damaged popup.
16. Entrance, along the inbound lane at the \$100 Minimum Fine sign: Repair Crabgrass infestation in St. Augustine turf. Avoid excessive line trimming resulting in stressed turf.
17. Along the sidewalk edge: Reduce Cogongrass in Fakahatchee Grass stands.
- 18. Confirm pedestrian clearance along sidewalks prior to school opening.**
19. Carlyle entrance monument: Maintain separation between Jasmine and Sprenger Fern.
20. Resod the area at the sidewalk edge at the Carlyle monument, maintaining 1 foot of bed line off the Jasmine plantings.
21. Remove Spanish Moss up to 15 feet from common area trees.
22. Control crack weeds along curb lines and common roadway areas.

CATEGORY III: IMPROVEMENTS – PRICING

NONE

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

NONE

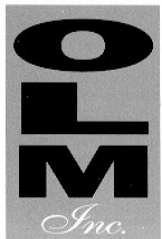
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NORTHWOOD CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10	-2	Webworm injury /Fungus
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-3	Bed areas along sidewalk
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-3	East entry, Dead wood, overhang, signage
CLEANLINESS	10	-1	Weekly
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		New coleus >Aug 15
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date 8-2-23 Score: 94% Performance Payment™ % 100

Contractor Signature: [Signature]

Inspector Signature: [Signature]

Property Representative Signature: [Signature]

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