

**NORTHWOOD
COMMUNITY DEVELOPMENT
DISTRICT REGULAR MEETING
SEPTEMBER 11, 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

Regular Meeting Agenda

Monday, September 11, 2023 at 6:30 p.m.

The Regular Meeting of the Northwood Community Development District will be held on **Monday, September 11, 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. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. VENDOR AND STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager..... Tab 01 Page 03
 - i. OLM Report
- D. Onsite Manager.....Tab 02 Page 16
 - i. Manager Report

4. OLD BUSINESS ITEMS

- i. Discussion on Holiday Lighting.
- ii. Discussion on Fountain Lights
- iii. Consideration of Board of Supervisors Meeting Minutes of the Regular Meeting July 10, 2023
- iv. Infrastructure Update

5. NEW BUSINESS ITEMS

- A. Discussion on Landscape Proposals.....Tab 03 Page 19
- B. General Matters of the District
 - i. Discussion of Vacant Supervisor Seat 3
 - ii. Outcome of monies withdrawn from bank account
 - iii. Accountant closed door meeting with board

6. CONSENT AGENDA

- A. Consideration of Minutes of the Public Hearing & Regular Meeting August 14, 2023Tab 04 Page 21
- B. Consideration of Operations and Maintenance Expenditures July 2023.....Tab 05 Page 26
- C. Review of Financial Statements Month Ending July 31, 2023,Tab 06 Page 109

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. 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

Northwood CDD

Manager Report

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

Upcoming Community Events:

Food Truck Friday: "Lollipop Chicken"
September 15th 5PM-8PM

Upcoming Classes:

Core Martial Arts Classes (kids, teens, & adults)
Mondays & Thursdays 5PM - 8 PM

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

Drama Kids FL: Wednesdays 5:30PM -7:30PM

Cookie Decorating Class: Saturday, September 23rd 6PM-8PM

- Lani's training has been going very well and she is an asset to the community
- We successfully prepared for the hurricane and experienced no damage
- Pressure washing has been scheduled for October
- Pole covers have been ordered
- Discussion: Add additional 60" round table to event inventory. There were 5 and one broke. I would like to have 6 since clients prefer to use them over the rectangular tables.
- Please see:

Drinking Fountain Project List (plumbers are resubmitting bids)
PCSO Extra Duty Reports
Pricing: WiFi thermostat

Drinking Fountains

Plumbing Needs:

New Fountain @ courts (pedestal fountain) \$4,758 vs \$3,024



Remove Fountain @ handicap ramp
Replace Fountain @ pool (high/low)
Replace Fountain @ playground (bottle fill high/low)

Electrical Needs:

Add GFI breakers to the main breaker box. This would help us avoid having to take the entire fountain apart in order to reset
Cap off electrical outlet by pool ADA ramp
Needs to know the exact location of new fountain prior to bidding

Contractor Needs:

Small concrete slab in order to be ADA compliant.
Needs to know dimensions of pedestal fountain and exact location prior to bidding



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 8/14/2023

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

Position: Community (Security)

Scheduled Time 5:00AM - 9:00AM

Actual Time 5:00AM - 9:00AM

Display Text	Answer Text1
Event Number:	2023471602
On Arrival Did You Check-in:	NO
Number of field interview reports:	None
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:	None
Please document a detailed Narrative of events that took place during your detail:	Warnings were issued to the following: 27205 Big Sur Drive: Red Dodge Ram 270455 Coral Springs Drive: White Dodge Caravan 1239 Caladesi Driv: Red Ford Mustang 1248 Caladesi Drive: Blue Mercedes 27018 Coral Springs Drive: Blue Toyota 27432 Breakers Drive: Red Kia Sol



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 8/22/2023

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:	2023489246
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 patrols through the neighborhood, as well as sit at the clubhouse to deter trespassing.



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 8/30/2023

Deputy: **HARRIS, VICTORIA (4822)**

Position: Community (Security)

Scheduled Time 10:00PM - 2:00AM

Actual Time 12:00A - 12:00AM
M

Display Text	Answer Text1
Event Number:	N/A
On Arrival Did You Check-in:	NO
Number of field interview reports:	N/A
Number of parking tickets:	N/A
Amount of time running radar:	N/A
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	N/A
Please document a detailed Narrative of events that took place during your detail:	N/A

☐ Compare

ENERGY STAR Certified when used with Service provided by:

[Google Nest - Nest Thermostat : GA0####-**](#)

Thermostat Heating and Cooling Control Features:

External Temperature Detection, Geofencing (User Device Based),

Humidity Sensing, Occupancy Sensor on Device

[CLICK FOR PRODUCT DETAILS](#)

\$24.78 - \$129.99

Thermostat: **Emerson - Sensi : Sensi 1F87U-42WF**

☐ Compare

ENERGY STAR Certified when used with Service provided by:

[Emerson - Sensi 1F87U-42WF : Sensi 1F87U-42WF](#)

Thermostat Heating and Cooling Control Features:

Time of Day Usage, Geofencing (User Device Based), Humidity Sensing

[CLICK FOR PRODUCT DETAILS](#)

\$99.00

Thermostat: **Honeywell Home - WF Thermostat : RTH6580**

☐ Compare

ENERGY STAR Certified when used with Service provided by:

[Honeywell Home - RTH6580WF : WiFi Smart Thermostat](#)

Thermostat Heating and Cooling Control Features: Time of Day Usage

[CLICK FOR PRODUCT DETAILS](#)

\$99.99

Thermostat: **Google Nest - Google Nest Thermostat E : T4####**** ⓘ

☐ Compare

ENERGY STAR Certified when used with Service provided by:

[Google Nest - Google Nest Thermostat E : T4###**](#)

Thermostat Heating and Cooling Control Features:

External Temperature Detection, Geofencing (User Device Based),

Humidity Sensing, Occupancy Sensor on Device

[CLICK FOR PRODUCT DETAILS](#)

\$129.99

Thermostat: **Honeywell Home - Wi-Fi Smart Color Thermostat : RTH9585WF****** ⓘ

☐ Compare

ENERGY STAR Certified when used with Service provided by:

[Honeywell Home - RTH9585WF***** : RTH9585WF*****](#)

Thermostat Heating and Cooling Control Features:

Time of Day Usage, External Temperature Detection, Humidity Sensing

[CLICK FOR PRODUCT DETAILS](#)

\$139.99

Thermostat: **Emerson - Sensi : 1**

☐ Compare

ENERGY STAR Certified when used with Service provided by:

[Emerson - Sensi 1F95U-42WF : Sensi 1F95U-42WF](#)

Thermostat Heating and Cooling Control Features:

Time of Day Usage, Geofencing (User Device Based), Humidity Sensing

[CLICK FOR PRODUCT DETAILS](#)

\$149.00

Thermostat: **ecobee - ecobee3 Lite : EB-STATE3LT***-##** ⓘ

☐ Compare

ENERGY STAR Certified when used with Service provided by:

[Ecobee - ecobee3 Lite : EB-STATE3LT***-##](#)

Thermostat Heating and Cooling Control Features:

Time of Day Usage, Additional Home Temperature Sensor, Additional Occupancy Sensor, Humidity Sensing, Occupancy Sensor on Device

[CLICK FOR PRODUCT DETAILS](#)

\$149.99

Thermostat: **Emerson - Sensi : 1**

☐ Compare

ENERGY STAR Certified when used with Service provided by:
[Emerson Sensi - ST75S : ST75S](#)

Thermostat Heating and Cooling Control Features:
Time of Day Usage, Geofencing (User Device Based), Humidity Sensing

[CLICK FOR PRODUCT DETAILS](#)

\$168.97

Thermostat: **ecobee - Smart Thermostat Enhanced : EB-STATE6L***

☐ Compare

ENERGY STAR Certified when used with Service provided by:
[Ecobee - Smart Thermostat Enhanced : EB-STATE6L*](#)

Thermostat Heating and Cooling Control Features:
Time of Day Usage, Geofencing (User Device Based), Additional Occupancy Sensor, Occupancy Sensor on Device, Humidity Sensing

[CLICK FOR PRODUCT DETAILS](#)

\$169.99

Thermostat: **ecobee - ecobee3 : EB-STATE3***-##**

☐ Compare

ENERGY STAR Certified when used with Service provided by:
[Ecobee - ecobee3 : EB-STATE3***-##](#)

Thermostat Heating and Cooling Control Features:
Time of Day Usage, Occupancy Sensor on Device, Additional Home Temperature Sensor, Humidity Sensing, Additional Occupancy Sensor

[CLICK FOR PRODUCT DETAILS](#)

\$199.00

**Thermostat: ecobee - ecobee
SmartThermostat with Voice Control :
EB-STATE5*** ⓘ

☐ Compare

ENERGY STAR Certified when used with Service provided by:
[Ecobee - ecobee SmartThermostat with Voice Control : EB-STATE5*](#)

Thermostat Heating and Cooling Control Features:
External Temperature Detection, Time of Day Usage, Additional Home
Temperature Sensor, Geofencing (User Device Based), Additional
Occupancy Sensor, Occupancy Sensor on Device, Humidity Sensing

[CLICK FOR PRODUCT DETAILS](#)

\$219.00 - \$249.00

**Thermostat: ecobee - Smart Thermostat
Premium : EB-STATE6*** ⓘ

☐ Compare

ENERGY STAR Certified when used with Service provided by:
[Ecobee - Smart Thermostat Premium : EB-STATE6*](#)

Thermostat Heating and Cooling Control Features:
External Temperature Detection, Time of Day Usage, Additional Home
Temperature Sensor, Geofencing (User Device Based), Additional
Occupancy Sensor, Humidity Sensing, Occupancy Sensor on Device

[CLICK FOR PRODUCT DETAILS](#)

\$219.99

**Thermostat: ecobee - ecobee4 : EB-
STATE4***-##** ⓘ

☐ Compare

ENERGY STAR Certified when used with Service provided by:
[Ecobee - ecobee4 : EB-STATE4***-##](#)

Thermostat Heating and Cooling Control Features:

Time of Day Usage, Occupancy Sensor on Device, Additional Home Temperature Sensing, Additional Occupancy Sensor

[CLICK FOR PRODUCT DETAILS](#)

\$249.00 - \$249.99

Thermostat: **Google Nest - Google Nest Learning Thermostat : T3###****

☐ Compare

ENERGY STAR Certified when used with Service provided by:
[Google Nest - Google Nest Learning Thermostat : T3###**](#)

Thermostat Heating and Cooling Control Features:
External Temperature Detection, Geofencing (User Device Based), Humidity Sensor on Device

[CLICK FOR PRODUCT DETAILS](#)

\$249.00 - \$249.99

Thermostat: **Alarm.com - Alarm.com Smart Thermostat : ADC-T3000**

☐ Compare

ENERGY STAR Certified when used with Service provided by:
[Alarm.com - Alarm.com Smart Thermostat : ADC-T3000](#)

Thermostat Heating and Cooling Control Features:
Time of Day Usage, Geofencing (User Device Based), Occupancy Sensor on Device, Temperature Detection, Additional Home Temperature Sensor, Other, Humidity Sensor, Occupancy Sensor

[CLICK FOR PRODUCT DETAILS](#)

Thermostat: [Honeywell Home - T6 Pro Z-Wave Programmable Thermostat : TH6320ZW2003](#) ☐ Compare

ENERGY STAR Certified when used with Service provided by:
[Alarm.com - T6 Pro Z-Wave Programmable Thermostat : TH6320ZW2003](#)

Thermostat Heating and Cooling Control Features:
External Temperature Detection, Geofencing (User Device Based), Occupancy S
Humidity Sensing

[CLICK FOR PRODUCT DETAILS](#)

Thermostat: [Alarm.com - Alarm.com Smart Thermostat HD : ADC-T40K-HD](#) ☐ Compare

ENERGY STAR Certified when used with Service provided by:
[Alarm.com - ADC-T40K-HD : ADC-T40K-HD](#)

Thermostat Heating and Cooling Control Features:
External Temperature Detection, Time of Day Usage, Geofencing (User Device E
Sensor on Device, Humidity Sensing

[CLICK FOR PRODUCT DETAILS](#)

Thermostat: [Alarm.com - Alarm.com Smart Thermostat : B36-T10](#) ☐ Compare

ENERGY STAR Certified when used with Service provided by:
[Alarm.com - Alarm.com Smart Thermostat : B36-T10**](#)

Thermostat Heating and Cooling Control Features:

Time of Day Usage, Geofencing (User Device Based), Occupancy Sensor on De
Temperature Detection, Additional Home Temperature Sensor, Other, Humidity S
Occupancy Sensor



CLICK FOR PRODUCT DETAILS

Thermostat: **Amazon - Amazon Smart Thermostat : S6ED3R**

☐ Compare

ENERGY STAR Certified when used with Service provided by:
[Amazon - Amazon Smart Thermostat : S6ED3R](#)



Thermostat Heating and Cooling Control Features:

Time of Day Usage, Geofencing (User Device Based), Humidity Sensing



CLICK FOR PRODUCT DETAILS

Thermostat: **American Standard - Gold 824 : ACONT824AS52DB**

☐ Compare

ENERGY STAR Certified when used with Service provided by:
[American Standard - Gold 824 : Gold 824](#)



Thermostat Heating and Cooling Control Features:

External Temperature Detection, Additional Home Temperature Sensor, Geofenc
Based), Other, Humidity Sensing



CLICK FOR PRODUCT DETAILS

natureSign: Do Not Feed Or Disturb The Alligators, No Swimming

sed on 5 customer reviews



zoom



Ships Tomorrow.
Order within 22 hrs 11 mins

Sign orders over \$100 qualify for Free 2 Day Shipping. [Get your signs on Tuesday!](#)

Part#	K2-4090
SPN#	GQGA
Shape	Square

Product Description

Install this Do Not Feed or Disturb the Alligators Sign to alert people, and prevent unnecessary harm.

1 Select Design:



2 Select Size: 18" x 18" Signature

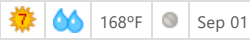
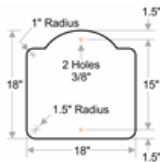


3 Select Material:

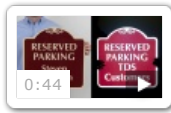
Quantity / Price (Per Sign)		
18" x 18" Signature		
DESIGNER SIGNS		
	Reflective Aluminum (EG)	\$42.45
	Standard Aluminum	\$43.65
	3M Reflective Aluminum (...)	\$46.90

Reflective Aluminum (EG)

Configuration:
(click to zoom)



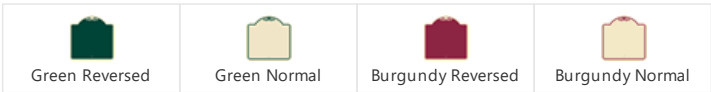
(Hover for more details)



Reflective signs are visible at night. Engineer grade reflectivity. 80 mils thick aluminum. 10 year durability.

[More Material Details](#)

4 Select Color: Green Reversed



5 Select Adder:

☐ **3M SmartShield POF Laminate** – Superior protection against Fading and Graffiti. \$15.45 for 1 Sign
[What's this?](#)

6 Order Quantity:

Material:	Reflective Aluminum (EG)	Qty:	-	1	+	Sign	Total Price	\$42.45	Ac
Color:	Green Reversed						Per Sign	\$42.45	
Buy quantity and save									
Buy 5+		Buy 20+		Buy 40+		15			



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

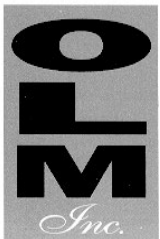
cc: Jen Lavelle northwood.manager@outlook.com
Gene Roberts gene.roberts@inframark.com
Eric Davidson eric.davidson@inframark.com
Scott Carlson scott.carlson@lmppro.com
Alex Figueroa alex.figueroa@lmppro.com
Bill Conrad. bill.conrad@lmppro.com
Kevin Pajala Kevin.pajala@lmppro.com

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		



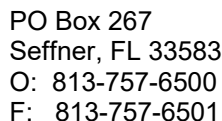
Date 8-2-23 Score: 94% Performance Payment™ % 100

Contractor Signature: [Signature]

Inspector Signature: [Signature]

Property Representative Signature: [Signature]

975 Cobb Place Blvd., Suite 304, Kennesaw, GA 30144 Phone: 770.420.0900 Fax: 770.420.0904 www.olminc.com



Submitted To:

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

Date	8/3/2023
Estimate #	84994
LMP REPRESENTATIVE	
ETB	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Remove and stump grind 2 dead Pine trees on the west side of Northwood Palms Blvd. Includes debris removal.			
Tree Removal w/ stump grind 2 Slash Pines	2	796.25	1,592.50

TOTAL	\$1,592.50
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

19



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

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

Date	8/3/2023
Estimate #	84991
LMP REPRESENTATIVE	
ETB	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Prune Washingtonian Palms over the contract height in the community along both sides of Northwood Palms.			
Palm Prune - Washingtonia	22	50.00	1,100.00

TERMS AND CONDITIONS:

TOTAL	\$1,100.00
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE

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**MINUTES OF MEETING
NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting and Public Hearings of the Board of Supervisors of the Northwood Community Development District was held on Monday, August 14, 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:

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

Also present were:

Gene Roberts	District Manager
Jen Lavelle	On-Site Manager
Residents	

The following is a summary of the discussions and actions.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

**Public Comments on Agenda
Items**

- A resident asked about filling the vacant Supervisor seat.
- The Board advised it will be added to next month's agenda.

THIRD ORDER OF BUSINESS

Recess to Public Hearings

Mr. Roberts requested the Board recess to public hearings.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adopting Fiscal Year 2024
Final Budget**

- Open Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. Quigly seconded by Ms. Cruz with all in favor
Public Hearing on Adopting Fiscal Year 2024 Final Budget, was
opened. 4-0

• **Staff Presentations**

- Mr. Roberts stated the Board has decided to increase the budget from \$692,630 to \$756,272 to cover the inflation cost.
- The board discussed the proposed increase.

• **Public Comments**

- The Board answered a few questions from the audience.

• **Consideration of Resolution 2023-05, Adopting Final Fiscal Year 2024 Budget**

On MOTION by Mr. Quigly seconded by Ms. Cruz with all in favor,
Resolution 2023-05, Adopting Final Fiscal Year 2024 Budget, was
adopted. 4-0

• **Close Public Hearing on Adopting Fiscal Year 2024 Final Budget**

On MOTION by Ms. Cruz seconded by Mr. Quigly with all in favor,
Public Hearing on adopting Final Fiscal Year 2024 Budget, was
closed. 4-0

FIFTH ORDER OF BUSINESS

**Public Hearing on Levying O&M
Assessments**

A. Open Public Hearing on Levying O&M Assessments

On MOTION by Mr. Munari seconded by Ms. Cruz with all in favor
Public Hearing on Levying O&M Assessments, was opened. 4-0

B. Staff Presentations

- Mr. Roberts stated with the proposed budget increase the assessments will be increasing by \$100 annually per unit.

C. Public Comment

There being none, the next item followed.

D. Consideration of Resolution 2023-06, Levying O&M Assessments

On MOTION by Ms. Cruz seconded by Mr. Quigly with all in favor
Resolution 2023-06, Levying O&M Assessments, was adopted. 4-0

E. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. Quigly seconded by Ms. Cruz with all in favor
Public Hearing on Levying O&M Assessments, was closed. 4-0

SIXTH ORDER OF BUSINESS**Return to Regular Meeting**

Mr. Roberts requested the Board return to regular meeting.

SEVENTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2023-07, Setting Fiscal Year 2024 Meeting Schedule**

- The Board decided to move the meeting date to the third Monday of the month with the exception of October which will be held on the 9th and January which will be held on the 22nd.

On MOTION by Mr. Munari seconded by Ms. Cruz with all in favor,
Resolution 2023-07; Setting Fiscal Year 2024 Meeting Schedule,
was adopted, as amended. 4-0

B. Discussion on Holiday Lighting Proposals

- The Board decided to table this item to September meeting, listed under Old Business.

C. Discussion on Night Glow Lighting Proposal

- Discussion on Fountain Lights
- Board asked staff to get another proposal, listed under Old Business.

D. General Matters of the District

This item was not discussed.

EIGHTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting July 10, 2023**

- The Board tabled this item to September, to be listed under Old Business.

B. Consideration of Operation and Maintenance Expenditures June 2023

- The Board asked about the *ADT* credit.
- The Board asked if *TECO* bills can be consolidated.
- Break-down of Inframark invoice to list postage under separate line item.
- Coding of invoices to match the budget.

On MOTION by Ms. Kilpatrick seconded by Ms. Cruz with all in favor, Operation and Maintenance Expenditures June 2023, was approved. 4-0

C. Review of Financial Statements Month Ending June 30, 2023

The Board had no comments.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer****C. District Manager****i. Community Inspection Reports****ii. OLM Reports**

- Ms. Lavelle presented two (2) proposals for drinking fountains,
- The Board asked the proposals to be tabled and listed under Old Business.
- Ms. Lavelle presented two (2) pressure washing proposals with stipulation to hold until October.

On MOTION by Mr. Quigly seconded by Ms. Kilpatrick with all in favor, *Pressure Washing Solutions* proposal was approved with stipulation to hold until October. 4-0

- *Flock Security* was discussed.

- Staff is still working on having them add signs to the cameras.
- The Board asked if they could receive the agenda 10 days prior to the meetings.
- Mr. Dale Eber's resignation was discussed, and the Board accepted.

On MOTION by Ms. Cruz seconded by Mr. Munari with all in favor,
Mr. Dale Eber's resignation was accepted. 4-0

- The Board requested a Motion to approve Foam Padding for the basketball court and lights with a DNE of \$1,000.

On MOTION by Ms. Cruz seconded by Mr. Munari with all in favor,
Foam Padding for Basketball court and lights with a DNE of \$1,000,
was approved. 4-0

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items (Continued)

- A few questions about the budget.
- The removal of a nuisance alligator.

TENTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Ms. Kilpatrick seconded by Ms. Cruz with all in
favor the meeting was adjourned. 4-0

Gene Roberts
Assistant Secretary

Mimieaux Kilpatrick
Chairperson

NORTHWOOD CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
FRONTIER COMMUNICATIONS	8131970644 062623	\$526.83		PHONE SERVICE - 06/26/23-07/25/23
INFRAMARK LLC	98304	\$4,909.25		DISTRICT INVOICE JULY 2023
LANDSCAPE MAINTENANCE	177477	\$5,945.68		LANDSCAPE - AUGUST 2023
PASCO SHERIFFS OFFICE	1-20237-10039	\$1,080.00		COMMUNITY SECURITY - JUNE DATES
SOLITUDE LAKE MANAGEMENT, LLC	PSI-76783	\$1,509.76		LAKE SERVICE - MAY 2023
WASTE CONNECTIONS	W425 072023 ACH	\$11,005.50		WASTE SERVICE - AUGUST 2023
WASTE CONNECTIONS	W426 072023 ACH	\$112.52	\$11,118.02	BASIC SERVICE - AUGUST 2023
Monthly Contract Subtotal		\$25,089.54		
Variable Contract				
BARBARA CRUZ	BC 071023	\$200.00		SUPERVISOR FEE 07/10/23
BRIAN MUNARI	BM 071023	\$200.00		SUPERVISOR FEE 07/10/23
BRIAN QUIGLEY	BQ 071023	\$200.00		SUPERVISOR FEE 07/10/23
DECISIONHR IX	230056230010	\$3,255.68		PAYROLL DATE - 05/05/23
DECISIONHR IX	230056230014	\$2,204.11		PAYROLL DATE - 06/30/23
DECISIONHR IX	230056230015	\$2,229.11	\$7,688.90	PAYROLL DATE - 07/14/23
MIMIEAUX KILPATRICK	MK 071023	\$200.00		SUPERVISOR FEE 07/10/23
Variable Contract Subtotal		\$8,488.90		
Utilities				
PASCO COUNTY UTILITIES SERVICE	18776775	\$27.75		WATER SERVICE 06/08/23-07/10/23
PASCO COUNTY UTILITIES SERVICE	18779644	\$73.63		WATER SERVICE 06/08/23-07/10/23
PASCO COUNTY UTILITIES SERVICE	18779742	\$268.03	\$369.41	WATER SERVICE 06/08/23-07/10/23
TAMPA ELECTRIC COM	1545 072123 ACH	\$47.11		ELECTRICITY SERVICES 06/16/23-07/17/23
TAMPA ELECTRIC COM	3110 070623 ACH	\$8,941.42	\$8,988.53	BULK BILLING - ELECTRICITY SERVICES 05/17/23-06/21/23
Utilities Subtotal		\$9,357.94		
Regular Services				
ALL A/C AND REFRIGERATION LLC	362	\$125.00		A/C LEAK
AQUATIC WEED CONTROL, INC.	85915	\$1,584.00		INITIAL WATERWAY - 27 PONDS
GRAU & ASSOCIATES	24446	\$1,500.00		AUDIT FYE 09/30/22
JOHNSON CONTROLS SECURITY	39048910	\$1,565.28		QUARTERLY BILLING SERVICE 08/01/23-10/31/23
OLM, INC.	41519	\$390.00		LANDSCAPE INSPECTION
OPTIMAL OUTSOURCE	OPT0876882	\$680.45		POSTAGE - 587

NORTHWOOD CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
STRALEY ROBIN VERICKER	23382	\$1,264.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 07/11/23
TIMES PUBLISHING COMANY	117533 071923	\$1,049.50		O&M ASSESSMENT
TIMES PUBLISHING COMANY	17533 072623	\$116.80	\$1,166.30	BUDGET HEARING
TRULY NOLEN OF AMERICA INC	590236620	\$108.00		PEST CONTROL
TRULY NOLEN OF AMERICA INC	590236796	\$64.00	\$172.00	PEST CONTROL
Regular Services Subtotal		\$8,447.53		
Additional Services				
LANDSCAPE MAINTENANCE	177244	\$525.00		CONSULTING ARBORIST
LANDSCAPE MAINTENANCE	177358	\$1,500.00	\$2,025.00	TREE/STUMP REMOVAL
WITHOUT SPOT OR BLEMISH	002	\$650.00		CLEANING FEES
Additional Services Subtotal		\$2,675.00		
TOTAL		\$54,058.91		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



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.

NORTHWOOD CDD

Page 1 of 4

Received

Your Monthly Invoice

Account Summary

JUL 3 2023

New Charges Due Date

7/20/23

Billing Date

6/26/23

Account Number

813-197-0644-052523-5

PIN

1531

Previous Balance

521.83

Payment not received by 6/26/23

.00

Balance Forward, due immediately

521.83

New Charges

526.83

Total Amount Due

\$1,048.66



ANYTIME,
ANYWHERE
SUPPORT

Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.

frontier.com/resources/myfrontier-mobile-app

WAYS
TO PAY
YOUR
BILL



[frontier.com/
signupforautopay](http://frontier.com/signupforautopay)



800-801-6652



Get it on
Google Play



Download on the
App Store

MyFrontier app

PAYMENT STUB

Total Amount Due

\$1,048.66

New Charges Due Date

7/20/23

Account Number

813-197-0644-052523-5

Amount Enclosed

\$ 526.83



FRONTIER

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

6790 0007 NO RP 26 06262023 NNNNNNNY 01 000611 0002

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



Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



519019813197064405252300000521830001048665



Date of Bill
Account Number

6/26/23
813-197-0644-052523-5

CURRENT BILLING SUMMARY

Local Service from 06/26/23 to 07/25/23

Qty Description	813/197-0644.0	Charge
Basic Charges		
Other Charges-Detailed Below		21.83
Total Basic Charges		21.83
Non Basic Charges		
Dedicated Internet Access (DIA) 200 Mbps		
5 year term 5/25/23-5/24/28		505.00
Total Non Basic Charges		505.00
TOTAL	526.83	

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 \$21.83 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.

**** ACCOUNT ACTIVITY ****

Qty Description	Order Number	Effective Dates	
1 Late Payment Fee		6/26	21.83
813/197-0644		Subtotal	21.83
Subtotal			21.83

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/L1XN/981716/ /FTNC/	
27248 Big Sur Dr We	
CUSTOMER NID	
27248 Big Sur Dr Wesley Chapel	
CUSTOMER PREMISE	





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#98304

CUSTOMER ID

C2286

PO#

INVOICE

DATE

7/19/2023

NET TERMS

Net 30

DUE DATE

8/18/2023

BILL TO

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

Services provided for the Month of: July 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	32	Ea	0.15		4.80
Color Copies	2	Ea	0.39		0.78
Postage	20	Ea	0.60		12.00
Subtotal					4,909.25

Subtotal

\$4,909.25

Tax

\$0.00

Total Due

\$4,909.25

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.



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/1/2023	177477

Bill To:

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

Property Information**Services for the month of August 2023**

Description	Qty	Rate	Amount
MONTHLY MAINTENANCE - BASE PAY	1	4,507.50	4,507.50
MONTHLY MAINTENANCE - PERFORMANCE PAY	1	1,408.60	1,408.60
FUEL SURCHARGE FOR AUGUST 7/15/23 AVG PRICE \$3.46/GAL	1	29.58	29.58

			Total	\$5,945.68
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	8/31/2023	Balance Due	\$5,945.68



Invoice: I-20237-10039
Service Total: \$1080.00
Credit Total: \$0.00
Prev Balance: \$0.00
Amount Due: \$1080.00
Invoice Date: 7/1/2023
Sent Date: 7/5/2023

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

NORTHWOOD CDD
 27248 BIG SUR DRIVE

WESLEY CHAPEL, FL 33544

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
6/2/2023	PAREJA-RODRIGUEZ, KEVIN - 6104	Community (Security)	9:00 PM	4.00	\$45.00	\$180.00
6/3/2023	PAREJA-RODRIGUEZ, KEVIN - 6104	Community (Security)	11:00 PM	4.00	\$45.00	\$180.00
6/9/2023	CLAUDIO, CRYSTAL - 6248	Community (Security)	12:00 AM	4.00	\$45.00	\$180.00
6/14/2023	ROBERTS, LARRY - 5830	Community (Security)	1:00 AM	4.00	\$45.00	\$180.00
6/17/2023	ROBERTS, LARRY - 5830	Community (Security)	3:00 AM	4.00	\$45.00	\$180.00
6/10/2023	ROBERTS, LARRY - 5830	Community (Security)	2:00 AM	4.00	\$45.00	\$180.00
					Total:	\$1080.00

Questions regarding Invoice Charges please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: PascoSheriffsOffice@ServiceRequests.us

Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: PascoSheriffsOfficeFiscal@ServiceRequests.us

Make Checks Payable To:

Pasco Sheriff's Office

Invoice #: I-20237-10039

Invoice Total: \$1080.00

Mail Checks To:

Pasco Sheriff's Office

ATTN: Extra Duty Program

8700 Citizen Drive New Port Richey, FL 34654

Invoice For: NORTHWOOD CDD

Payment Terms: Due upon receipt

Please include Invoice # in check comment

Transactions

Date	Type	Payment Type	Amount	OS Payment Ref	OS Ref	OS Amount
7/5/2023	INVOICE		1080.00			



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI-76783
Invoice Date: 5/2/2023

Bill
To: Northwood CDD
Meritus Corporation
2005 Pan Am Circle
Tampa, FL 33607

Ship
To: Northwood CDD
Meritus Corporation
2005 Pan Am Circle
Tampa, FL 33607

Ship Via
Ship Date 5/2/2023
Due Date 6/1/2023
Terms Net 30

Customer ID 01710880
P.O. Number
P.O. Date 5/2/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2023 - 5/31/2023 Northwood Cdd-Lake-ALL		1	1	1,509.76	1,509.76

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,509.76

Subtotal: 1,509.76
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,509.76



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY, FL 34653-3667
DISTRICT NO. 6425

PAGE 1

ACCOUNT NO. 6425-031158
INVOICE NO. 6923116W425
STATEMENT DATE 07/20/23
DUE DATE 07/25/23
BILLING PERIOD 11-11

NORTHWOOD CDD C/O DISTRICT MAN
2005 PAN AM CIR SUITE # 300
TAMPA, FL 33607

FOR ASSISTANCE CALL
Customer Service (727) 847-9100
Fax (727) 841-8539
One Time Payments (800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 00265443 Service Location NORTHWOOD CDD Acct #031158-0001 27248 BIG SPUR DR WESLEY CHAPEL,	
07/20/23	638 @17.25 1.00 0.45YD	\$ 11,005.50
	8/1/2023-8/31/2023	
	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.

NNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY, FL 34653-3667

ACCOUNT NO. 6425-031158
INVOICE NO. 6923116W425
STATEMENT DATE 07/20/23
DUE DATE 07/25/23
PAY THIS AMOUNT 11,005.50

WRITE
AMOUNT
PAID \$

NORTHWOOD CDD C/O DISTRICT MANAGEMENT SE
2005 PAN AM CIR SUITE # 300
TAMPA, FL 33607

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY, FL 34653-3667



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

PAGE 1

ACCOUNT NO. 6426-029638
INVOICE NO. 1449826W426
STATEMENT DATE 07/20/23
DUE DATE 07/25/23
BILLING PERIOD 11-11

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

FOR ASSISTANCE CALL
Customer Service (352) 583-4204
One Time Payments (800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 29638 Service Location Acct #029638-0001	
	NORTHWOOD CLUBHOUSE 27248 BIG SUR DR WESLEY CHAPEL	
07/20/23	FUEL SURCHARGE 1.00 SC70290013	\$ 18.59
07/20/23	ENVIRONMENTAL SURCHARGE 1.00 SC70290012	\$ 8.54
07/20/23	BASIC SERVICE CHARGE 1.00 4.00YD	\$ 85.39
	8/1/2023-8/31/2023	
	Invoice Total	\$ 112.52
	Account Balance	\$ 112.52

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.

NNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-029638
INVOICE NO. 1449826W426
STATEMENT DATE 07/20/23
DUE DATE 07/25/23
PAY THIS AMOUNT 112.52

WRITE
AMOUNT
PAID \$

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





MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665

Northwood CDD

MEETING DATE: July 10, 2023

DMS Staff Signature 

BC 071023





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
Dale Eber		Salary Accepted	\$200

Northwood CDD

MEETING DATE: July 10, 2023

DMS Staff Signature 

BM 071023





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
Dale Eber		Salary Accepted	\$200

Northwood CDD

MEETING DATE: July 10, 2023

DMS Staff Signature 

BQ 071023

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
Dale Eber		Salary Accepted	\$200



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
230056230010	5/5/2023	ACH	5/5/2023

DESCRIPTION	AMOUNT
Gross Wages	2,632.79
Social Security Tax	163.24
Medicare Tax	38.17
Federal Unemployment Tax	5.06
State Unemployment Tax	37.15
Risk Management	180.26
Administration Fees	181.51
GROSS PAYROLL AMOUNT	\$3,238.18
Delivery Charge Split	17.50
TOTAL INVOICE	\$3,255.68

PAYROLL ID 230056230010	PERIOD START 4/16/2023	STATEMENTS PROCESSED/PRINTED 2/2
CLIENT ID 5623	PERIOD END 4/29/2023	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								
Lavelle, Jennifer L	29	90.00	0.00	1,788.47	136.82	105.47	152.17	.00	.00	.00	2,182.93
Magee, Lindsay E	31	52.77	0.00	844.32	106.80	49.79	71.84	.00	.00	.00	1,072.75
Report Totals:		142.77	0.00	2,632.79	243.62	155.26	224.01	.00	.00	.00	3,255.68



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
230056230014	6/30/2023	ACH	6/30/2023

DESCRIPTION	AMOUNT
Gross Wages	1,813.47
Social Security Tax	110.89
Medicare Tax	25.93
Risk Management	105.47
Administration Fees	130.85
GROSS PAYROLL AMOUNT	\$2,186.61
Delivery Charge Split	17.50
TOTAL INVOICE	\$2,204.11

PAYROLL ID 230056230014	PERIOD START 6/11/2023	STATEMENTS PROCESSED/PRINTED 1/1
CLIENT ID 5623	PERIOD END 6/24/2023	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	0.00	0.00	0.00	1,813.47	136.82	105.47	148.35	.00	.00	.00	2,204.11
Report Totals:		0.00	0.00	0.00	1,813.47	136.82	105.47	148.35	.00	.00	.00	2,204.11

Issued to:

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

INVOICE NO 230056230015	PAYROLL DATE 7/14/2023	PAYMENT BY ACH	DRAFT DATE 7/14/2023
-----------------------------------	----------------------------------	--------------------------	--------------------------------

DESCRIPTION	AMOUNT
Gross Wages	1,813.47
Social Security Tax	110.88
Medicare Tax	25.94
Risk Management	130.47
Administration Fees	130.85
GROSS PAYROLL AMOUNT	\$2,211.61
Delivery Charge Split	17.50
TOTAL INVOICE	\$2,229.11

PAYROLL ID 230056230015	PERIOD START 6/25/2023	STATEMENTS PROCESSED/PRINTED 1/1
CLIENT ID 5623	PERIOD END 7/8/2023	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: 230056230015
Pay Period: 6/25/2023 - 7/8/2023
Pay Date: 7/14/2023

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	80.00	0.00	0.00	1,813.47	136.82	105.47	173.35	.00	.00	.00	2,229.11
Report Totals:		80.00	0.00	0.00	1,813.47	136.82	105.47	173.35	.00	.00	.00	2,229.11

Northwood CDD

MEETING DATE: July 10, 2023

DMS Staff Signature 

MK 071023

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
Dale Eber		Salary Accepted	\$200



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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



JUL 24 2023

2605 1 1
46-97213

NORTHWOOD COMMUNITY DEV DISTRICT

Service Address: 0 BIG SUR DR

Bill Number: 18776775

Billing Date: 7/21/2023

Billing Period: 6/8/2023 to 7/10/2023

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	6/8/2023	3004	7/10/2023	3041	32	37

Usage History

Water

July 2023	37
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

Transactions

Previous Bill	31.50
Payment 07/07/23	-31.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	37 Thousand Gals X \$0.75 27.75
Total Current Transactions	27.75
TOTAL BALANCE DUE	\$27.75

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 27.75

Total Balance Due \$27.75
Due Date 8/7/2023

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 CIRCLE STE 300
TAMPA FL 33607

PASCO COUNTY UTILITIES
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012721140001104531877677540000027753



PASCO COUNTY UTILITIES
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Pay By Phone: 1-855-786-5344



2604 1 1

46-97213

NORTHWOOD CDD

Service Address: **1406 CALADESI DR**

Bill Number: 18779644

Billing Date: 7/21/2023

Billing Period: 6/8/2023 to 7/10/2023

Received

JUL 25 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	6/8/2023	4	7/10/2023	5	32	1
Reclaim	200552990	6/8/2023	757	7/10/2023	802	32	45

Usage History

	Water	Reclaimed
July 2023	1	45
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

Transactions

Previous Bill	61.36
Payment 07/07/23	-61.36 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Water Tier 1	1.0 Thousand Gals X \$2.04 2.04
Sewer	
Sewer Base Charge	21.07
Sewer Charges	1.0 Thousand Gals X \$6.48 6.48
Reclaimed	
Reclaimed	45 Thousand Gals X \$0.75 33.75
Total Current Transactions	73.63
TOTAL BALANCE DUE	\$73.63

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.



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Account # 0518910
Customer # 01307961

Balance Forward 0.00
Current Transactions 73.63

Total Balance Due \$73.63
Due Date 8/7/2023

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 CIRCLE STE 120
TAMPA FL 33607-2380

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY, FL 34656-2139

013079619051891001877964400000073631



PASCO COUNTY UTILITIES
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Pay By Phone: 1-855-786-5344



2603 1 1
46-97213

Received
JUL 25 2023

NORTHWOOD COMMUNITY DEV DISTRICT

Service Address: **27248 BIG SUR DR**

Bill Number: 18779742

Billing Date: 7/21/2023

Billing Period: 6/8/2023 to 7/10/2023

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	6/8/2023	3940	7/10/2023	3956	32	16

Usage History

Water	
July 2023	16
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

Transactions

Previous Bill	208.39
Payment 07/12/23	-208.39 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	16.0 Thousand Gals X \$2.04 32.64
Sewer	
Sewer Base Charge	93.08
Sewer Charges	16.0 Thousand Gals X \$6.48 103.68
Total Current Transactions	268.03
TOTAL BALANCE DUE	\$268.03

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

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Account # 0519410
Customer # 01058581

Balance Forward 0.00
Current Transactions 268.03

Total Balance Due \$268.03
Due Date 8/7/2023

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 CIRCLE STE 120
TAMPA FL 33607-2359

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

010585814051941081877974250000268039



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

Statement Date: July 21, 2023

Amount Due: \$47.11

Due Date: August 11, 2023

Account #: 211014561545

DO NOT PAY. Your account will be drafted on August 11, 2023

Account Summary

Current Service Period: June 16, 2023 - July 17, 2023

Previous Amount Due	\$44.01
Payment(s) Received Since Last Statement	-\$44.01
Current Month's Charges	\$47.11

Amount Due by August 11, 2023 \$47.11

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 **0% higher** than it was in your previous period.



Scan here to view your account online.



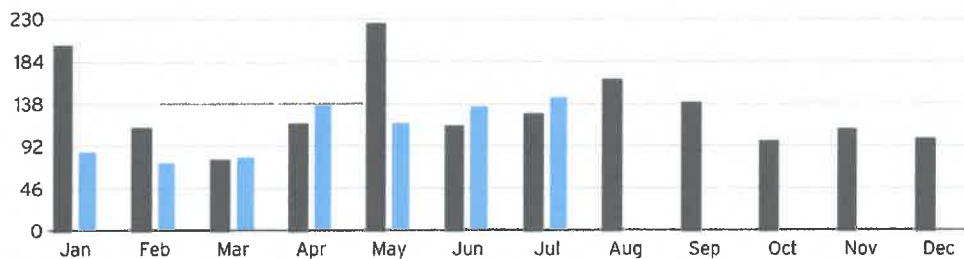
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ZapCap
SYSTEMS™



Monthly Usage (kWh)



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: August 11, 2023



Pay your bill online at TampaElectric.com

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00000174 01 AV 0.49 33607 FTECO107212323230710 00000 02 01000000 002 02 6586 002



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

Amount Due: \$47.11

Payment Amount: \$ _____

652618526195

Your account will be
drafted on August 11, 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: July 21, 2023
Charges Due: August 11, 2023

Meter Read

Service Period: Jun 16, 2023 - Jul 17, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000156649	07/17/2023	5,236	5,091		145 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	145 kWh @ \$0.07990/kWh	\$11.59
	Fuel Charge	145 kWh @ \$0.05239/kWh	\$7.60
	Storm Protection Charge	145 kWh @ \$0.00400/kWh	\$0.58
	Clean Energy Transition Mechanism	145 kWh @ \$0.00427/kWh	\$0.62
	Storm Surcharge	145 kWh @ \$0.01061/kWh	\$1.54
	Florida Gross Receipt Tax		\$1.18
	Electric Service Cost		\$47.11

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$47.11

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

Ways To Pay Your Bill

- Bank Draft**
Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)
- 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
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**

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

Statement Date: July 06, 2023

Amount Due: \$8,941.42

Due Date: July 20, 2023

Account #: 311000000001

Received

JUL 10 2023

DO NOT PAY. Your account will be drafted on July 20, 2023

Account Summary

Previous Amount Due	\$9,033.99
Payment(s) Received Since Last Statement	-\$9,033.99
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$8,941.42

Amount Due by July 20, 2023 \$8,941.42

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

Your Locations With The Highest Usage

27248 BIG SUR DR, WESLEY CHAPEL, FL 33544-6656	4,822 KWH
1 NORTHWOOD PALMS DR, WESLEY CHAPEL, FL 33543-0000	4,322 KWH



Scan here to view
your account online.

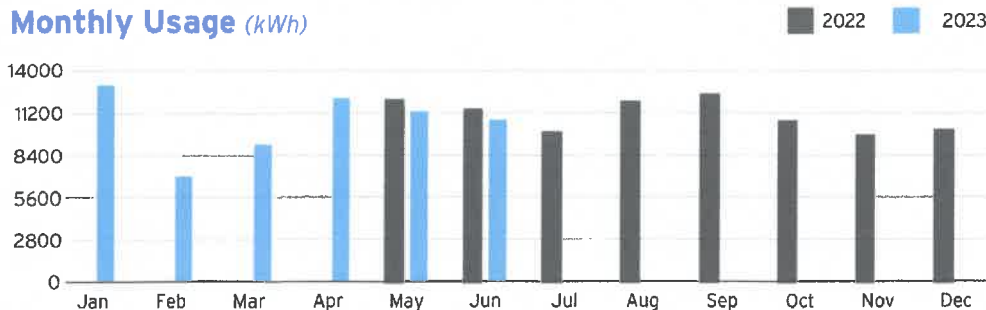


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DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit TampaElectric.com/Safety
for more safety tips.

Monthly Usage (kWh)



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

Account #: 311000000001

Due Date: July 20, 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.

Amount Due: \$8,941.42

Payment Amount: \$ _____

700375002728

Your account will be
drafted on July 20, 2023

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

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.

Summary of Charges by Service Address

Account Number: 311000000001

Energy Usage From Last Month

▲ Increased

▬ Same

▼ Decreased

Service Address: NORTHWOOD PALMS BLVD PH2, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014509577

Amount: \$310.92

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

Sub-Account Number: 211014509841

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000703338	06/15/2023	84,338		80,016		4,322 kWh	1	30 Days	\$693.19
									▼ 9.5%

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

Sub-Account Number: 211014560109

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000129796	06/15/2023	177		174		3 kWh	1	30 Days	\$23.54
									▬ 0.0%

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

Sub-Account Number: 211014560349

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000351309	06/15/2023	68,040		63,218		4,822 kWh	1	30 Days	\$515.84
1000351309	06/15/2023	10.11		0		10.11 kW	1	30 Days	▼ 2.7%

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

Sub-Account Number: 211014560596

Amount: \$302.29

Continued on next page →

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Find list of Payment Agents at TampaElectric.com

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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**

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

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Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
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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

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Summary of Charges by Service Address

Account Number: 311000000001

Energy Usage From Last Month

☒ Increased
 ☐ Same
 ☐ Decreased

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

Sub-Account Number: 211014560844

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000150588	06/15/2023	95		92		3 kWh	1	30 Days	\$23.54
									<input checked="" type="checkbox"/> 50.0%

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

Sub-Account Number: 211014561040

Amount: \$1,203.79

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

Sub-Account Number: 211014561297

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000146682	06/15/2023	154		98,551		1,603 kWh	1	30 Days	\$271.61
									<input type="checkbox"/> 0.1%

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

Sub-Account Number: 211014561784

Amount: \$428.89

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

Sub-Account Number: 211014562022

Amount: \$259.10

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

Sub-Account Number: 211014562246

Amount: \$259.10

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

Sub-Account Number: 211014562451

Amount: \$345.49

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

Sub-Account Number: 211014562758

Amount: \$388.66

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

Sub-Account Number: 211014563079

Amount: \$259.10

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

Sub-Account Number: 211014563327

Amount: \$503.87

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

Sub-Account Number: 211014563533

Amount: \$561.39

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000000001

Energy Usage From Last Month

☒ Increased
 ☐ Same
 ☐ Decreased

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

Sub-Account Number: 211014563772

Amount: \$647.78

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

Sub-Account Number: 211014563988

Amount: \$431.85

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

Sub-Account Number: 211014564267

Amount: \$345.49

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

Sub-Account Number: 211014564473

Amount: \$1,165.98

Total Current Month's Charges

\$8,941.42



Sub-Account #: 211014509577
Statement Date: 06/30/2023

Service Address: NORTHWOOD PALMS BLVD PH2, WESLEY CHAPEL, FL
33543-0000

Service Period: 05/17/2023 - 06/15/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	152 kWh @ \$0.03511/kWh	\$5.34
Fixture & Maintenance Charge	8 Fixtures	\$130.56
Lighting Pole / Wire	8 Poles	\$163.97
Lighting Fuel Charge	152 kWh @ \$0.05169/kWh	\$7.86
Storm Protection Charge	152 kWh @ \$0.01466/kWh	\$2.23
Clean Energy Transition Mechanism	152 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	152 kWh @ \$0.00326/kWh	\$0.50
Florida Gross Receipt Tax		\$0.41

Lighting Charges

\$310.92

Current Month's Electric Charges

\$310.92

Billing information continues on next page →

00000023-0000312-Page 7 of 26



Sub-Account #: 211014509841
Statement Date: 06/30/2023

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

Meter Read

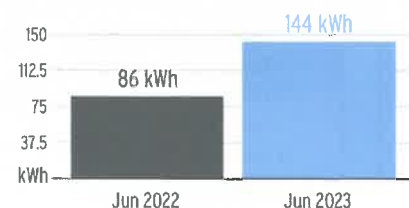
Service Period: 05/17/2023 - 06/15/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000703338	06/15/2023	84,338		80,016		4,322 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	4,322 kWh @ \$0.07990/kWh	\$345.33
Fuel Charge	4,322 kWh @ \$0.05239/kWh	\$226.43
Storm Protection Charge	4,322 kWh @ \$0.00400/kWh	\$17.29
Clean Energy Transition Mechanism	4,322 kWh @ \$0.00427/kWh	\$18.45
Storm Surcharge	4,322 kWh @ \$0.01061/kWh	\$45.86
Florida Gross Receipt Tax		\$17.33

Electric Service Cost **\$693.19**

Current Month's Electric Charges

\$693.19

Billing information continues on next page →



Sub-Account #: 211014560109
Statement Date: 06/30/2023

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

Meter Read

Meter Location: # 2

Service Period: 05/17/2023 - 06/15/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000129796	06/15/2023	177	174		3 kWh	1	30 Days

Charge Details

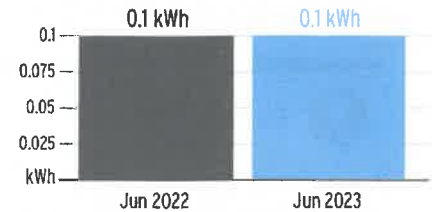


Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	3 kWh @ \$0.07990/kWh	\$0.24
Fuel Charge	3 kWh @ \$0.05239/kWh	\$0.16
Storm Protection Charge	3 kWh @ \$0.00400/kWh	\$0.01
Clean Energy Transition Mechanism	3 kWh @ \$0.00427/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.01061/kWh	\$0.03
Florida Gross Receipt Tax		\$0.59

Electric Service Cost **\$23.54**

Avg kWh Used Per Day



Current Month's Electric Charges

\$23.54

Billing information continues on next page →



Sub-Account #: 211014560349
Statement Date: 06/30/2023

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

Meter Read

Service Period: 05/17/2023 - 06/15/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000351309	06/15/2023	68,040	63,218		4,822 kWh	1	30 Days
1000351309	06/15/2023	10.11	0		10.11 kW	1	30 Days

Charge Details



Electric Charges

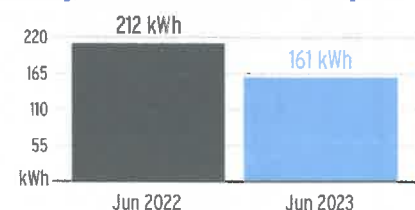
Daily Basic Service Charge	30 days @ \$1.08000	\$32.40
Billing Demand Charge	10 kW @ \$14.13000/kW	\$141.30
Energy Charge	4,822 kWh @ \$0.00736/kWh	\$35.49
Fuel Charge	4,822 kWh @ \$0.05239/kWh	\$252.62
Capacity Charge	10 kW @ -\$0.06000/kW	-\$0.60
Storm Protection Charge	10 kW @ \$0.62000/kW	\$6.20
Energy Conservation Charge	10 kW @ \$0.88000/kW	\$8.80
Environmental Cost Recovery	4,822 kWh @ \$0.00084/kWh	\$4.05
Clean Energy Transition Mechanism	10 kW @ \$1.12000/kW	\$11.20
Storm Surcharge	4,822 kWh @ \$0.00238/kWh	\$11.48
Florida Gross Receipt Tax		\$12.90
Electric Service Cost		\$515.84

Current Month's Electric Charges

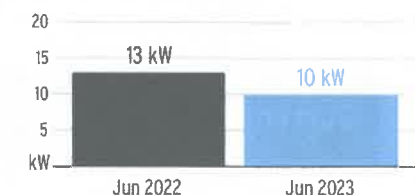
\$515.84

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.



Sub-Account #: 211014560596
Statement Date: 06/30/2023

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

Service Period: 05/18/2023 - 06/16/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	112 kWh @ \$0.03511/kWh	\$3.93
Fixture & Maintenance Charge	7 Fixtures	\$64.61
Lighting Pole / Wire	7 Poles	\$225.61
Lighting Fuel Charge	112 kWh @ \$0.05169/kWh	\$5.79
Storm Protection Charge	112 kWh @ \$0.01466/kWh	\$1.64
Clean Energy Transition Mechanism	112 kWh @ \$0.00036/kWh	\$0.04
Storm Surcharge	112 kWh @ \$0.00326/kWh	\$0.37
Florida Gross Receipt Tax		\$0.30

Lighting Charges

\$302.29

Current Month's Electric Charges

\$302.29

Billing information continues on next page →



Sub-Account #: 211014560844
Statement Date: 06/30/2023

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

Meter Read

Meter Location: MP

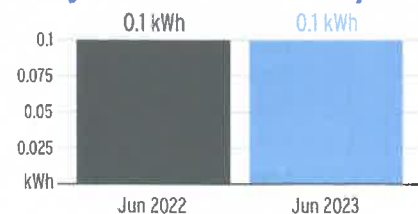
Service Period: 05/17/2023 - 06/15/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000150588	06/15/2023	95	92		3 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	3 kWh @ \$0.07990/kWh	\$0.24
Fuel Charge	3 kWh @ \$0.05239/kWh	\$0.16
Storm Protection Charge	3 kWh @ \$0.00400/kWh	\$0.01
Clean Energy Transition Mechanism	3 kWh @ \$0.00427/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.01061/kWh	\$0.03
Florida Gross Receipt Tax		\$0.59

Electric Service Cost

\$23.54

Current Month's Electric Charges

\$23.54

Billing information continues on next page →



Sub-Account #: 211014561040
Statement Date: 06/30/2023

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

Service Period: 05/17/2023 - 06/15/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	589 kWh @ \$0.03511/kWh	\$20.68
Fixture & Maintenance Charge	31 Fixtures	\$505.92
Lighting Pole / Wire	31 Poles	\$634.39
Lighting Fuel Charge	589 kWh @ \$0.05169/kWh	\$30.45
Storm Protection Charge	589 kWh @ \$0.01466/kWh	\$8.63
Clean Energy Transition Mechanism	589 kWh @ \$0.00036/kWh	\$0.21
Storm Surcharge	589 kWh @ \$0.00326/kWh	\$1.92
Florida Gross Receipt Tax		\$1.59

Lighting Charges

\$1,203.79

Current Month's Electric Charges

\$1,203.79

Billing information continues on next page →



Sub-Account #: 211014561297
Statement Date: 06/30/2023

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

Meter Read

Service Period: 05/17/2023 - 06/15/2023

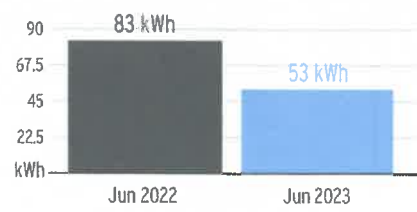
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000146682	06/15/2023	154		98,551		1,603 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,603 kWh @ \$0.07990/kWh	\$128.08
Fuel Charge	1,603 kWh @ \$0.05239/kWh	\$83.98
Storm Protection Charge	1,603 kWh @ \$0.00400/kWh	\$6.41
Clean Energy Transition Mechanism	1,603 kWh @ \$0.00427/kWh	\$6.84
Storm Surcharge	1,603 kWh @ \$0.01061/kWh	\$17.01
Florida Gross Receipt Tax		\$6.79
Electric Service Cost		\$271.61

Avg kWh Used Per Day



Current Month's Electric Charges **\$271.61**

Billing information continues on next page →

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Sub-Account #: 211014561784
Statement Date: 06/30/2023

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

Service Period: 05/18/2023 - 06/16/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	209 kWh @ \$0.03511/kWh	\$7.34
Fixture & Maintenance Charge	11 Fixtures	\$179.52
Lighting Pole / Wire	11 Poles	\$226.85
Lighting Fuel Charge	209 kWh @ \$0.05169/kWh	\$10.80
Storm Protection Charge	209 kWh @ \$0.01466/kWh	\$3.06
Clean Energy Transition Mechanism	209 kWh @ \$0.00036/kWh	\$0.08
Storm Surcharge	209 kWh @ \$0.00326/kWh	\$0.68
Florida Gross Receipt Tax		\$0.56

Lighting Charges

\$428.89

Current Month's Electric Charges

\$428.89

Billing information continues on next page →



Sub-Account #: 211014562022
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	96 kWh @ \$0.03511/kWh	\$3.37
Fixture & Maintenance Charge	6 Fixtures	\$55.38
Lighting Pole / Wire	6 Poles	\$193.38
Lighting Fuel Charge	96 kWh @ \$0.05169/kWh	\$4.96
Storm Protection Charge	96 kWh @ \$0.01466/kWh	\$1.41
Clean Energy Transition Mechanism	96 kWh @ \$0.00036/kWh	\$0.03
Storm Surcharge	96 kWh @ \$0.00326/kWh	\$0.31
Florida Gross Receipt Tax		\$0.26

Lighting Charges

\$259.10

Current Month's Electric Charges

\$259.10

Billing information continues on next page →



Sub-Account #: 211014562246
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	96 kWh @ \$0.03511/kWh	\$3.37
Fixture & Maintenance Charge	6 Fixtures	\$55.38
Lighting Pole / Wire	6 Poles	\$193.38
Lighting Fuel Charge	96 kWh @ \$0.05169/kWh	\$4.96
Storm Protection Charge	96 kWh @ \$0.01466/kWh	\$1.41
Clean Energy Transition Mechanism	96 kWh @ \$0.00036/kWh	\$0.03
Storm Surcharge	96 kWh @ \$0.00326/kWh	\$0.31
Florida Gross Receipt Tax		\$0.26

Lighting Charges **\$259.10**

Current Month's Electric Charges

\$259.10

Billing information continues on next page →

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Sub-Account #: 211014562451
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	128 kWh @ \$0.03511/kWh	\$4.49
Fixture & Maintenance Charge	8 Fixtures	\$73.84
Lighting Pole / Wire	8 Poles	\$257.84
Lighting Fuel Charge	128 kWh @ \$0.05169/kWh	\$6.62
Storm Protection Charge	128 kWh @ \$0.01466/kWh	\$1.88
Clean Energy Transition Mechanism	128 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	128 kWh @ \$0.00326/kWh	\$0.42
Florida Gross Receipt Tax		\$0.35

Lighting Charges

\$345.49

Current Month's Electric Charges

\$345.49

Billing information continues on next page →



Sub-Account #: 211014562758
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	144 kWh @ \$0.03511/kWh	\$5.06
Fixture & Maintenance Charge	9 Fixtures	\$83.07
Lighting Pole / Wire	9 Poles	\$290.07
Lighting Fuel Charge	144 kWh @ \$0.05169/kWh	\$7.44
Storm Protection Charge	144 kWh @ \$0.01466/kWh	\$2.11
Clean Energy Transition Mechanism	144 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	144 kWh @ \$0.00326/kWh	\$0.47
Florida Gross Receipt Tax		\$0.39

Lighting Charges

\$388.66

Current Month's Electric Charges

\$388.66

Billing information continues on next page →



Sub-Account #: 211014563079
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	96 kWh @ \$0.03511/kWh	\$3.37
Fixture & Maintenance Charge	6 Fixtures	\$55.38
Lighting Pole / Wire	6 Poles	\$193.38
Lighting Fuel Charge	96 kWh @ \$0.05169/kWh	\$4.96
Storm Protection Charge	96 kWh @ \$0.01466/kWh	\$1.41
Clean Energy Transition Mechanism	96 kWh @ \$0.00036/kWh	\$0.03
Storm Surcharge	96 kWh @ \$0.00326/kWh	\$0.31
Florida Gross Receipt Tax		\$0.26

Lighting Charges **\$259.10**

Current Month's Electric Charges

\$259.10

Billing information continues on next page →



Sub-Account #: 211014563327
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	220 kWh @ \$0.03511/kWh	\$7.72
Fixture & Maintenance Charge	12 Fixtures	\$108.98
Lighting Pole / Wire	12 Poles	\$371.18
Lighting Fuel Charge	220 kWh @ \$0.05169/kWh	\$11.37
Storm Protection Charge	220 kWh @ \$0.01466/kWh	\$3.23
Clean Energy Transition Mechanism	220 kWh @ \$0.00036/kWh	\$0.08
Storm Surcharge	220 kWh @ \$0.00326/kWh	\$0.72
Florida Gross Receipt Tax		\$0.59

Lighting Charges **\$503.87**

Current Month's Electric Charges **\$503.87**

Billing information continues on next page →

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Sub-Account #: 211014563533
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	208 kWh @ \$0.03511/kWh	\$7.30
Fixture & Maintenance Charge	13 Fixtures	\$119.99
Lighting Pole / Wire	13 Poles	\$418.99
Lighting Fuel Charge	208 kWh @ \$0.05169/kWh	\$10.75
Storm Protection Charge	208 kWh @ \$0.01466/kWh	\$3.05
Clean Energy Transition Mechanism	208 kWh @ \$0.00036/kWh	\$0.07
Storm Surcharge	208 kWh @ \$0.00326/kWh	\$0.68
Florida Gross Receipt Tax		\$0.56

Lighting Charges

\$561.39

Current Month's Electric Charges

\$561.39

Billing information continues on next page →



Sub-Account #: 211014563772
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	240 kWh @ \$0.03511/kWh	\$8.43
Fixture & Maintenance Charge	15 Fixtures	\$138.45
Lighting Pole / Wire	15 Poles	\$483.45
Lighting Fuel Charge	240 kWh @ \$0.05169/kWh	\$12.41
Storm Protection Charge	240 kWh @ \$0.01466/kWh	\$3.52
Clean Energy Transition Mechanism	240 kWh @ \$0.00036/kWh	\$0.09
Storm Surcharge	240 kWh @ \$0.00326/kWh	\$0.78
Florida Gross Receipt Tax		\$0.65

Lighting Charges

\$647.78

Current Month's Electric Charges

\$647.78

Billing information continues on next page →

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Sub-Account #: 211014563988
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	160 kWh @ \$0.03511/kWh	\$5.62
Fixture & Maintenance Charge	10 Fixtures	\$92.30
Lighting Pole / Wire	10 Poles	\$322.30
Lighting Fuel Charge	160 kWh @ \$0.05169/kWh	\$8.27
Storm Protection Charge	160 kWh @ \$0.01466/kWh	\$2.35
Clean Energy Transition Mechanism	160 kWh @ \$0.00036/kWh	\$0.06
Storm Surcharge	160 kWh @ \$0.00326/kWh	\$0.52
Florida Gross Receipt Tax		\$0.43

Lighting Charges **\$431.85**

Current Month's Electric Charges

\$431.85

Billing information continues on next page →



Sub-Account #: 211014564267
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	128 kWh @ \$0.03511/kWh	\$4.49
Fixture & Maintenance Charge	8 Fixtures	\$73.84
Lighting Pole / Wire	8 Poles	\$257.84
Lighting Fuel Charge	128 kWh @ \$0.05169/kWh	\$6.62
Storm Protection Charge	128 kWh @ \$0.01466/kWh	\$1.88
Clean Energy Transition Mechanism	128 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	128 kWh @ \$0.00326/kWh	\$0.42
Florida Gross Receipt Tax		\$0.35

Lighting Charges

\$345.49

Current Month's Electric Charges

\$345.49

Billing information continues on next page →



Sub-Account #: 211014564473
Statement Date: 06/30/2023

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

Service Period: 05/23/2023 - 06/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	432 kWh @ \$0.03511/kWh	\$15.17
Fixture & Maintenance Charge	27 Fixtures	\$249.21
Lighting Pole / Wire	27 Poles	\$870.21
Lighting Fuel Charge	432 kWh @ \$0.05169/kWh	\$22.33
Storm Protection Charge	432 kWh @ \$0.01466/kWh	\$6.33
Clean Energy Transition Mechanism	432 kWh @ \$0.00036/kWh	\$0.16
Storm Surcharge	432 kWh @ \$0.00326/kWh	\$1.41
Florida Gross Receipt Tax		\$1.16

Lighting Charges

\$1,165.98

Current Month's Electric Charges

\$1,165.98

Total Current Month's Charges

\$8,941.42

Important Messages

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



504 S. 56th street
Tampa, Florida 33619
813 317 7788
flicraftsman@yahoo.com

ALL A/C AND REFRIGERATION LLC

Invoice

Bill To: northwood CDD
gene.roberts@merituscorp.com

Invoice No: 362
Date: 07/13/2023
Terms: NET 30
Due Date: 08/12/2023

Description	Quantity	Rate	Amount
A/C leaking water. Checked and cleaned drain line flushed and tested.	1	\$125.00	\$125.00
Parts Subtotal			\$125.00
Subtotal			\$125.00
TAX 0%			\$0.00
Total			\$125.00
PAID			\$0.00
Balance Due			\$125.00



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
7/14/2023	85915

Bill To
Northwood CDD c/o Inframark 2005 Pan Am Cir, Unit 120 Tampa, FL 33067

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/13/2023

Description	Amount
Initial waterway service for (27) ponds for shoreline grass & brush @ \$1584/mo. Completed 6/30/2023	1,584.00

Thank you for your business.

Total	\$1,584.00
Payments/Credits	\$0.00
Balance Due	\$1,584.00



















Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 24446
Date 07/03/2023

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>1,500.00</u>
Current Amount Due	\$ <u><u>1,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

Purchase
Order NumberInvoice
DateInvoice
NumberInvoice
AmountPayment
Due Date

07/08/23

39048910

\$1,565.28

08/01/23

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

08/01/23 - 10/31/23

Recurring Service

Amount: \$1,565.28

Tax: \$0.00

\$1,565.28

Total Balance Due:**\$1,565.28**

THANK YOU FOR USING OUR AUTOPAY OPTION.

Did you know... Failure to include your invoice could cause a delay in processing your payment.

Don't Forget to Include the Following With Your Payment:
Customer Number
Invoice Number

Note any credit(s) and payment(s) open on your account may be applied to a non-disputed past due balance.

CHARGED TO YOUR BANK ACCOUNT

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL

Page 1 of 2

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Johnson Controls Security Solutions
5920 Castleway West Drive
Indianapolis, IN 46250

7502 6000 NO RP 09 07092023 NNNNNNNN 0002111 S1 T4
2111 1 MB 0.558

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



Payment Coupon Please detach and enclose this coupon with your payment.
Do not send cash. Please write your customer number on your check or money order and make payable to: **Johnson Controls Security Solutions**

☐ If you want to make any changes to your billing or service account information, please check here and enter the new information on the back of this invoice.

Invoice Number: 39048910
Invoice Date: 07/08/23
Customer Number: 01300 117465103
Due Date: 08/01/23

Please Pay
This Amount

\$1,565.28

Amount
Enclosed: \$

MAIL PAYMENT TO

Johnson Controls Security Solutions
P.O. Box 371967
Pittsburgh, PA 15250-7967





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 41519

DATE 07/10/2023 TERMS Net 30

DUE DATE 08/09/2023

DATE	ACTIVITY	DESCRIPTION	AMOUNT
07/05/2023	Inspection	monthly landscape inspection conducted at Northwood CDD by Paul Woods	390.00

Please include invoice number on all payments.

TOTAL DUE \$390.00



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Invoice OPT0876882
Jul 20, 2023

Client Meritus Associations - CDD-1012
Association Not selected
Product Mail My PDF
Job Number HERR73mV2MPDF
Job Name Northwood FY 2024 Assessment
PO Number Northwood FY 2024 Assessment
Due Date Aug 19, 2023

Thanks for your order!

Meritus Associations - CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Summary	Qty	Price	Tax	Subtotal
Materials & Services	1	246.540	T	\$246.54
Printing, inserting and mailing.				
587 1-5 sheets @ \$0.29 base (\$0.13 each additional sheet)				
587 2 Sheets total: 246.54				
587 #10 Envelope				
Postage 1 oz Letter	587	0.630	N	\$369.81
Recovery Surcharge (26.000%)	1	64.100	T	\$64.10
Subtotal				\$680.45
Tax				\$0.00
Total				\$680.45

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:
Optimal Outsource
PO Box 8307
Southeastern, PA 19398-8307

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

July 25, 2023

Client: 001026

Matter: 000001

Invoice #: 23382

Page: 1

RE: General Matters

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
6/8/2023	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION.	0.2	\$61.00
6/9/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
6/9/2023	LB	FINALIZE RESOLUTION APPROVING FY 2023/2024 BUDGET AND SETTING PUBLIC HEARING; PREPARE CORRESPONDENCE TO M. ALVAREZ RE SAME.	0.2	\$35.00
6/12/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	1.0	\$305.00
6/21/2023	LB	REVIEW PROPOSED BUDGET; PREPARE PUBLICATION ADS RE SAME.	0.8	\$140.00
6/30/2023	VKB	REVIEW AND REVISE NEWSPAPER NOTICES FOR PUBLIC HEARING ON O/M BUDGET AND ASSESSMENTS.	0.4	\$122.00
6/30/2023	LB	FINALIZE PUBLICATION ADS FOR FY 2023-2024 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
7/10/2023	MKS	TELEPHONE CONFERENCE WITH B. CRUZ; TELEPHONE CONFERENCE WITH G. ROBERTS.	0.6	\$183.00
7/10/2023	VKB	TELECONFERENCE WITH G. ROBERTS RE: BOARD MEETING; TELECONFERENCE WITH SUPERVISORS RE: MEETING, CONCERNS, AND OTHER MATTERS.	0.8	\$244.00
Total Professional Services			4.7	\$1,264.50

July 25, 2023
Client: 001026
Matter: 000001
Invoice #: 23382

Page: 2

Total Services	\$1,264.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,264.50
Previous Balance		\$142.70
Less Payments		(\$142.70)
PAY THIS AMOUNT		\$1,264.50

Please Include Invoice Number on all Correspondence



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/19/23		NORTHWOOD CDD	
Billing Date	Sales Rep	Customer Account	
07/19/2023	Deirdre Bonett	117533	
Total Amount Due		Ad Number	
\$1,049.50		0000296982	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/19/23	07/19/23	0000296982	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$1,045.50
07/19/23	07/19/23	0000296982	Tampabay.com	Legals CLS	O&M Assessments	1	4x10.25 IN	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/19/23		NORTHWOOD CDD	
Billing Date	Sales Rep	Customer Account	
07/19/2023	Deirdre Bonett	117533	
Total Amount Due		Ad Number	
\$1,049.50		0000296982	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

NORTHWOOD CDD

ATTN: MERTIUS DISTRICTS -AP

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

$$\}_{ss}$$

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **7/19/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

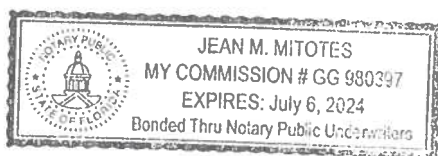
Signature Affiant

Sworn to and subscribed before me this 07/19/2023

Signature of Notary Public

Personally known	X	or produced identification
------------------	---	----------------------------

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Northwood Community Development District

The Board of Supervisors (the "Board") of the Northwood Community Development District (the "District") will hold a public hearing and a meeting on Monday, August 14, 2023, at 6:30 p.m. at The Northwood Clubhouse, 27248 Big Sur Drive, Wesley Chapel, Florida 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will,

by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.northwoodcdd.com, or may be obtained by contacting the District Manager's office via email at Gene.Roberts@Inframark.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	Parcel Size	O&M Unit Count	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2023		Fiscal Year 2024		Total Inc/(Dec) in Annual Assmt ⁽²⁾
					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							

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

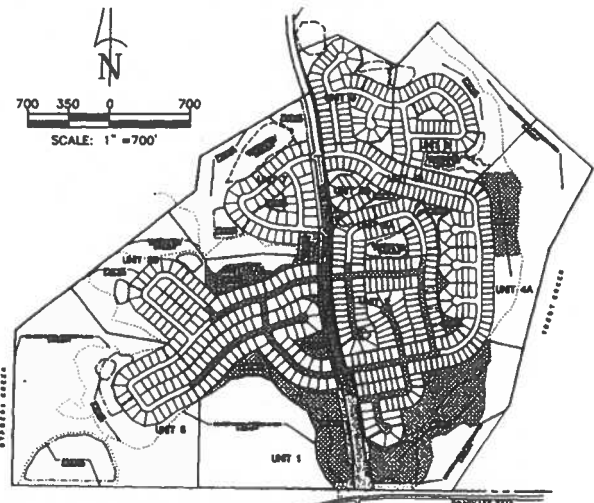
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the

public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Gene Roberts
District Manager





tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/26/23	NORTHWOOD CDD	
Billing Date	Sales Rep	Customer Account
07/26/2023	Deirdre Bonett	117533
Total Amount Due		Ad Number
\$116.80		0000296986

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/26/23	07/26/23	0000296986	Times	Legals CLS	Budget Hearing	1	2x48 L	\$112.80
07/26/23	07/26/23	0000296986	Tampabay.com	Legals CLS	Budget Hearing	1	2x48 L	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

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Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/26/23	NORTHWOOD CDD	
Billing Date	Sales Rep	Customer Account
07/26/2023	Deirdre Bonett	117533
Total Amount Due		Ad Number
\$116.80		0000296986

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

NORTHWOOD CDD

ATTN: MERTIUS DISTRICTS -AP

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396



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

Invoice

ORDER #: 590236620

WORK DATE: 07/26/2023

BILL-TO 59019323

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

Phone: 813-397-5120 x340

LOCATION 59019323

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

Phone: 813-991-1155

Time In: 7/26/2023 11:25:55 AM

Time Out: 7/26/2023 11:45:38 AM

Customer Signature

Technician Signature

Daniel Miller

License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	COD	Pest Bi Monthly Commercial	1.00	108.00
Subtotal				108.00
Tax				0.00
Total Due:				108.00

TECHNICIANS

Daniel Miller

GENERAL COMMENTS / INSTRUCTIONS

Treated interior and exterior for insect pests including windows and doors. Treated kitchen, bathrooms, lobby and common areas.
No specific pest issues observed or reported at time of service.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
CY-Kick CS (Conc).		499-304	6.0000%	0.0469	Cyfluthrin	1.0000 Gallon	1.0000 Fluid Ounce
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Maxforce Complete Brand Granular Insect Bait.		432-1255	1.0000%	1.0000	Hydramethylnon	4.0000 Ounce	0.2500 Pounds
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
MicroCare Pressurized Insecticide.		499-539	3.0000%	n/a	Pyrethrins; Piperonyl Butoxide	4.0000 Seconds	4.8000 Milliliters
Target Pests: Spider							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
NiBor-D.		64405-8	98.0000%	98.0000	Disodium Octaborate Tetrahydrate	2.0000 Ounce	0.1250 Pounds

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

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



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

Invoice

ORDER #: 590236620

WORK DATE: 07/26/2023

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Target Pests: Cockroaches							

PEST ACTIVITY

# Areas	# Devices	Pest Totals
---------	-----------	-------------

None Noted.

DEVICE INSPECTION SUMMARY

PEST RED ZONE

1. Cabinets & Closets
2. Kitchen
3. Bathrooms
4. Storage
5. Lobby

PEST YELLOW ZONE

1. Eaves & Soffits
2. Cracks & Crevices
3. Establish Perimeter Barrier
4. Windows
5. Doors
6. Wasp Nests
7. Spider Webs
8. Lighting Fixtures
9. Downspouts

PEST GREEN ZONE

1. Driveway & Walkway Edges
2. Fence Line
3. Refuse Collection Areas
4. Utility Areas

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

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



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

Invoice

ORDER #: 590236620

WORK DATE: 07/26/2023

5. **Tree Bases (Limits)**
6. **Dense Shrubbery**

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

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



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

Invoice

ORDER #: 590236796

WORK DATE: 07/26/2023

BILL-TO 59019323

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

Phone: 813-397-5120 x340

LOCATION 59019323

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

Phone: 813-991-1155

Time In: 7/26/2023 11:47:50 AM
Time Out: 7/26/2023 11:58:44 AM

Customer Signature

Key Account

key account.

Technician Signature

Dan Miller

Daniel Miller

License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 15	Pest Bi Monthly Commercial	1.00	64.00
Subtotal				64.00
Tax				0.00
Total Due:				64.00

TECHNICIANS

Daniel Miller

GENERAL COMMENTS / INSTRUCTIONS

pc service for playground and attached bathrooms
Treated interior and exterior perimeter for insect pests including windows and doors. Removed wasp nest.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
CY-Kick CS (Conc).		499-304	6.0000%	0.0469	Cyfluthrin	1.0000 Gallon	1.0000 Fluid Ounce
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Maxforce Complete Brand Granular Insect Bait.		432-1255	1.0000%	1.0000	Hydramethylnon	2.0000 Ounce	0.1250 Pounds
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
MicroCare Pressurized Insecticide.		499-539	3.0000%	n/a	Pyrethrins; Piperonyl Butoxide	4.0000 Seconds	4.8000 Milliliters
Target Pests: Spider							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

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

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



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

Invoice

ORDER #: 590236796

WORK DATE: 07/26/2023

PEST RED ZONE

1. **Bathrooms**
2. **Storage**

PEST YELLOW ZONE

1. **Eaves & Soffits**
2. **Cracks & Crevices**
3. **Establish Perimeter Barrier**
4. **Windows**
5. **Doors**
6. **Wasp Nests**
7. **Spider Webs**

PEST GREEN ZONE

1. **Fence Line**
2. **Refuse Collection Areas**
3. **Utility Areas**
4. **Tree Bases (Limits)**
5. **Dense Shrubbery**

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

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



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
7/14/2023	177244

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

Property Information

Estimate #
83969

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Evaluate street trees in the right of ways of the community to determine the extent of damage to the community infrastructure. Including sidewalks and drainage and curbing. 210 trees to be evaluated.			
Consuting Arborist	1	525.00	525.00
		Total	\$525.00
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	8/13/2023	Balance Due
			\$0.00
			\$525.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
7/24/2023	177358

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

Property Information

Estimate #
83260

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Remove and stump grind 2 dead Slash Pines east side of Northwood Palms Blvd near County Line Rd. Includes debris removal.			
Tree Removal w/ stump grind	2	750.00	1,500.00
		Total	\$1,500.00
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	8/23/2023	Balance Due
			\$0.00
			\$1,500.00

INVOICE



Without Spot or Blemish
1342 Ocean Reef rd
Wesley Chapel FL 33544
United States

Chavon McCredie
904-403-4900
Withoutspotorblemish@yahoo.com

BILL TO

Northwood CDD
Northwood Palms
Wesley Chapel FL 33544
United States

Invoice No.: 002
Issue date: 6/25/2023
Due date: 7/1/2023

Payment method: Check/cheque

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
Northwood CDD proposal \$200 weekly cleaning fee	2.5 each	200.00	500.00
Northwood CDD \$75 after party cleaning 6/19/23	1 each	75.00	75.00
Northwood CDD \$75 after party cleaning 6/24/23	1 each	75.00	75.00
TOTAL (USD):			\$650.00
TOTAL DUE (USD)			\$650.00

Issued by, signature:

Northwood Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 July 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FIXED ASSETS FUND	TOTAL
<u>ASSETS</u>			
Cash - Operating Account	\$ 349,879	\$ -	\$ 349,879
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	\$ 816,044	\$ 8,386,926	\$ 9,202,970
<u>LIABILITIES</u>			
Accounts Payable	\$ 41,371	\$ -	\$ 41,371
Refundable Deposits	50	-	50
TOTAL LIABILITIES	41,421	-	41,421
<u>FUND BALANCES</u>			
Unassigned:	774,623	8,386,926	9,161,549
TOTAL FUND BALANCES	774,623	8,386,926	9,161,549
TOTAL LIABILITIES & FUND BALANCES	\$ 816,044	\$ 8,386,926	\$ 9,202,970

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 7,998	\$ 7,998	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	-	12,410	12,410	0.00%
TOTAL REVENUES	696,272	725,053	28,781	104.13%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	13,000	7,600	5,400	58.46%
District Counsel	5,000	2,371	2,629	47.42%
District Engineer	3,000	1,807	1,193	60.23%
District Manager	57,500	47,917	9,583	83.33%
Auditing Services	7,400	2,000	5,400	27.03%
Website Compliance	1,500	1,100	400	73.33%
Postage, Phone, Faxes, Copies	3,000	1,835	1,165	61.17%
Public Officials Insurance	2,982	4,678	(1,696)	156.87%
Legal Advertising	1,000	1,482	(482)	148.20%
Misc-Taxes	-	1,782	(1,782)	0.00%
Bank Fees	100	35	65	35.00%
Website Administration	1,200	1,072	128	89.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	350	325	25	92.86%
Total Administration	96,132	74,004	22,128	76.98%
<u>Electric Utility Services</u>				
Utility - Electric	60,000	76,270	(16,270)	127.12%
Total Electric Utility Services	60,000	76,270	(16,270)	127.12%

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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>Garbage/Solid Waste Services</u>				
Garbage Collection	120,000	131,177	(11,177)	109.31%
Total Garbage/Solid Waste Services	120,000	131,177	(11,177)	109.31%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	4,273	(773)	122.09%
Total Water-Sewer Comb Services	3,500	4,273	(773)	122.09%
<u>Other Physical Environment</u>				
Field Services	75,000	31,391	43,609	41.85%
Contracts-Landscape Consultant	4,680	780	3,900	16.67%
Contracts - Landscape	75,000	73,542	1,458	98.06%
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	19,926	(4,926)	132.84%
R&M-Lake	16,000	15,410	590	96.31%
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	207,225	4,700	97.78%
<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	9,200	5,800	61.33%
Telephone/Fax/Internet Services	2,500	5,393	(2,893)	215.72%
R&M-Clubhouse	3,500	6,551	(3,051)	187.17%
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	8,664	(7,664)	866.40%
Security System Monitoring & Maint.	5,000	8,833	(3,833)	176.66%
Special Events	2,000	2,066	(66)	103.30%
Op Supplies - Clubhouse	1,000	-	1,000	0.00%
Total Parks and Recreation	49,000	51,548	(2,548)	105.20%

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	10,051	12,694	44.19%
Total Contingency	22,745	10,051	12,694	44.19%
<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	638,206	58,066	91.66%
Excess (deficiency) of revenues				
Over (under) expenditures	-	86,847	86,847	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		687,776		
FUND BALANCE, ENDING		\$ 774,623		

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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. 07-23
Statement Date 7/31/2023

G/L Balance (LCY)	349,878.55	Statement Balance	357,248.66
G/L Balance	349,878.55	Outstanding Deposits	200.00
Positive Adjustments	0.00		
		Subtotal	357,448.66
Subtotal	349,878.55	Outstanding Checks	7,570.11
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	349,878.55	Ending Balance	349,878.55
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
5/18/2023	Payment	6314	BARBARA CRUZ	200.00	200.00	0.00
6/22/2023	Payment	6333	BARBARA CRUZ	200.00	200.00	0.00
6/22/2023	Payment	6335	FRONTIER COMMUNICATIONS	521.83	521.83	0.00
6/22/2023	Payment	6337	MIMIEAUX KILPATRICK	200.00	200.00	0.00
6/22/2023	Payment	6338	OLM, INC.	390.00	390.00	0.00
6/29/2023	Payment	6339	INFRAMARK LLC	4,934.92	4,934.92	0.00
6/29/2023	Payment	6340	PASCO COUNTY UTILITIES SERVICE	92.86	92.86	0.00
7/6/2023	Payment	6341	ADT SECURITY SERVICES	530.64	530.64	0.00
7/6/2023	Payment	6342	FRONTIER COMMUNICATIONS	129.99	129.99	0.00
7/6/2023	Payment	6343	GPS POOLS	950.00	950.00	0.00
7/6/2023	Payment	6344	PASCO COUNTY UTILITIES SERVICE	208.39	208.39	0.00
7/13/2023	Payment	6345	CROSSPOINT LANDSCAPE & DESIGN	3,547.50	3,547.50	0.00
7/13/2023	Payment	6346	FRONTIER COMMUNICATIONS	526.83	526.83	0.00
7/13/2023	Payment	6347	GRAU & ASSOCIATES	1,500.00	1,500.00	0.00
7/13/2023	Payment	6348	LANDSCAPE MAINTENANCE	10,496.68	10,496.68	0.00
7/13/2023	Payment	6349	SOLITUDE LAKE MANAGEMENT, LLC	1,509.76	1,509.76	0.00
7/13/2023	Payment	6350	WITHOUT SPOT OR BLEMISH	650.00	650.00	0.00
7/21/2023	Payment	6352	AQUATIC WEED CONTROL, INC.	1,584.00	1,584.00	0.00
7/21/2023	Payment	6353	BARBARA CRUZ	200.00	200.00	0.00
7/21/2023	Payment	6354	BRIAN MUNARI	200.00	200.00	0.00
7/21/2023	Payment	6355	BRIAN QUIGLEY	200.00	200.00	0.00
7/21/2023	Payment	6356	LANDSCAPE MAINTENANCE	525.00	525.00	0.00
7/21/2023	Payment	6358	OLM, INC.	390.00	390.00	0.00
7/21/2023	Payment	6359	PASCO SHERIFF'S OFFICE	1,080.00	1,080.00	0.00
7/27/2023	Payment	6360	INFRAMARK LLC	4,909.25	4,909.25	0.00
7/3/2023		JE000227	Recurring Echelon Fit	34.99	34.99	0.00
7/6/2023		JE000229	Recurring Canva expense	12.99	12.99	0.00
7/7/2023		JE000230	Recurring YT Music expense	17.03	17.03	0.00
7/10/2023		JE000243	Internet expense Frontier 17469187741	320.27	320.27	0.00
7/11/2023		JE000231	Misc Square expense June	300.00	300.00	0.00
7/13/2023		JE000232	Teco - 4130	23.08	23.08	0.00
7/13/2023		JE000233	Teco - 1545	44.01	44.01	0.00
7/14/2023		JE000234	Decision HR Payment 7/14	2,229.11	2,229.11	0.00
7/19/2023		JE000235	Misc Square expense June	500.00	500.00	0.00
7/24/2023		JE000236	Teco - 0001	8,941.42	8,941.42	0.00

NORTHWOOD CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
7/24/2023		JE000239	Waste Connection - 73247089072123	112.52	112.52	0.00
7/24/2023		JE000240	Waste connection - 71367542052423	11,005.50	11,005.50	0.00
7/28/2023		JE000237	Decision HR Payment 7/28	2,204.11	2,204.11	0.00
7/28/2023		JE000241	Misc Amazon expense 7/28	45.47	45.47	0.00
7/31/2023		JE000228	Recurring Echelon Fit	34.99	34.99	0.00
7/31/2023		JE000238	Internet expense Frontier 17534582771	89.99	89.99	0.00
7/31/2023		JE000242	Misc Amazon expense 7/31	93.59	93.59	0.00

Total Checks				61,686.72	61,686.72	0.00
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Deposits

7/21/2023		JE000173	CK#2511### - Reimb	G/L Ac	326.97	326.97	0.00
7/3/2023		JE000244	Amazon Return	G/L Ac	28.55	28.55	0.00
7/21/2023		JE000246	Return Echelon Fit subscription	G/L Ac	60.56	60.56	0.00
7/31/2023		JE000245	July Revenue Square	G/L Ac	3,152.89	3,152.89	0.00

Total Deposits					3,568.97	3,568.97	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
7/21/2023	Payment	6351	ALL A/C AND REFRIGERATION LLC		125.00	0.00	125.00
7/21/2023	Payment	6357	MIMIEAUX KILPATRICK		200.00	0.00	200.00
7/27/2023	Payment	6361	JOHNSON CONTROLS SECURITY		1,565.28	0.00	1,565.28
7/27/2023	Payment	6362	OPTIMAL OUTSOURCE		680.45	0.00	680.45
7/27/2023	Payment	6363	PASCO COUNTY UTILITIES SERVICE		369.41	0.00	369.41
7/27/2023	Payment	6364	STRALEY ROBIN VERICKER		1,264.50	0.00	1,264.50
7/27/2023	Payment	6365	TIMES PUBLISHING COMANY		1,049.50	0.00	1,049.50

Total Outstanding Checks.....					7,570.11		7,570.11
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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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