

**NORTHWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

NOVEMBER 20, 2023

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Northwood Community Development District

Board of Supervisors

Barbara Cruz, Chairperson
Gersson Perez, Vice Chairperson
Brian Quigley Assistant Secretary
Brian Munari, Assistant Secretary
Mimieaux Kilpatrick, Assistant Secretary

District Staff

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

Meeting Agenda

Monday, November 20, 2023 at 6:30 p.m.

Join Zoom Meeting:

Dial by your location: +1 305 224 1968
Meeting ID: 912 3920 1180 Passcode: 133576

<https://zoom.us/j/91239201180?pwd=a053RFJid0VWVi9uUjc1YVRVY2ZnOT09>

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

3. STAFF REPORTS

- A. District Counsel
- B. District Manager
 - i. Onsite Managers Report
 - ii. OLM Report
- C. District Engineer

4. OLD BUSINESS ITEMS

- A. Discussion on Drinking Water Fountain Repair or Replacement
- B. Consideration of Flock Security - signs for poles, impact study, monthly report, access to data
- C. Discussion on Programmable LED lighting for the main pond fountain lights - status and next steps
- D. Discussion on Infrastructure Committee Update - Monument and Wall
- E. Discussion on Accounting codes needed - Add column to Summary of O&M Invoices

5. NEW BUSINESS ITEMS

- A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2022
- B. Consideration FY23 Budget Amendment Resolution 2024-01

6. CONSENT AGENDA

- A. Consideration of Meeting Minutes for the Regular Meeting on October 09, 2023
- B. Consideration of Operation and Maintenance Expenditures September 2023
- C. Acceptance of the Financials and Approval of the Check Register for September 2023

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

*Next regularly scheduled meeting is December 18, 2023 at 6:30 p.m.

3B.

Northwood CDD

Manager Report

- See event calendar at anytime for latest meetings, events and rentals:

<https://northwoodofpasco.com/calendar.html>

Upcoming Community Events:

Holiday Market

November 18 2023 9AM-12PM

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 -6:30PM

Cookie Decorating Class: Friday, November 17 6PM-8PM

- HOA Trunk or Treat had about 55 kids in attendance this year :)
- The holiday lights have been installed
- Please see LMP proposals
Notes: Proposal # 86591 was an OLM recommendation.
- Please see Fountain Light Proposals
- Please see Maintenance Report
 - Discussion on dog waste bin replacement
 - Drinking fountain proposals
- Please see: PCSO Extra Duty Reports
- Please see feedback from an October rental on the next page. Note: I created a survey that I would like to test out after rentals. Here is the link for you to review. I tried to keep it simple, but please let me know if you'd like to add anything before I send to rental clients: <https://forms.gle/A8QNtMLMaUesLv2A>

Jen Lavelle, On-Site Manager

Northwood CDD 2023

Subject: Excellent Experience in the Clubhouse

MELGAR EBRADA <mel_tess@aol.com>

To: You

Tue 10/17/2023 12:14 PM

To whom it may concern,

We had the opportunity to use the clubhouse recently. First of all, your manager Jennifer is the best, very understanding, very compassionate and very informative.

The clubhouse was very clean, smell was great, the restrooms were so clean and the whole area was spotless.

Thank you so very much for a very wonderful experience in our own clubhouse.

Our suggestion will be if the board has funds to add more tables and chairs.

Thank you so very much.

NORTHWOOD Resident



ESTIMATE	#1544
ESTIMATE DATE	Oct 26, 2023
SERVICE DATE	Oct 24, 2023
TOTAL	\$5,895.00

Northwood
 Northwood
 27248 Big Sur Dr
 Wesley Chapel, FL 33544

☎ (813) 738-4340
 ✉ northwood.manager@outlook.com

CONTACT US

8511 Gunn Hwy
 Odessa, FL 33556

☎ (813) 239-7801
 ✉ office@ab-aquatics.com

ESTIMATE

Services	qty	unit price	amount
FOUNTAIN - FOUNTAIN SERVICE CALL	1.0	\$5,895.00	\$5,895.00

A&B Aquatics to install Red, Blue, Green, White color changing lights to both fountains. This includes the lights, 200' lighting power cables, timer control box and remote controls.

A&B Aquatics is not a licensed electrician service and any electrical hot work (final electrical connection) will need to be made by a licensed electrician. A&B has preferred vendors they can recommend and facilitate, by passing the cost along to the property. If the customer has a preferred vendor, A&B will communicate all needs to them for successful installation.

Total: \$5,895.00

Deposit: \$2,947.50 (due upon acceptance to order light kits)

Balance: \$2,947.50 (due upon installation and does not include any needed licensed electrical contracting)

Services subtotal: \$5,895.00

Total **\$5,895.00**

All invoices are subject to a 10% penalty of total invoice price for every 30 days that payment is late.



Estimate

Fountain Kings Inc.

13514 Blue Sunfish Ct,
Riverview, FL 33569

DATE: November 9, 2023

EXPIRES: 2/7/2024

Customer Name: Northwood CDD

Contact Name: Jen Lavelle

27248 Big Sur Drive
Wesley Chapel, FL 33544
(813) 991-1155

Northwood CDD Entrance Fountains RGBW Lights	AMOUNT
(2) - Custom 10 Stainless steel light fixtures. RGBW Changing color light set with wireless remote and preset color features.	\$ 8,646.76
Service fee / Labor	\$ 320.00
Shipping	\$ 24.55
Supply and Install Custom 10 RGBW Light fixture sets on both entrance fountains. Splice new light sets on existing cable and test all circuits. Includes removal of old lights. Lights include a 3 Year warranty and 1 Year labor.	
TOTAL	\$ 8,991.31

This is not a bill, all estimates are subject to tax and shipping charges. 50% Payment due at time of signature, remaining 50% due net 30 from date of repair completion.

If you have any questions call or email, Fountain Kings Inc. 813-833-8610

Kyle.Roehm@FountainKings.com

THANK YOU FOR YOUR BUSINESS!

Signature: _____

Date: _____



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	11/8/2023
Estimate #	86563
LMP REPRESENTATIVE	
RWC	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
We propose to provide labor and materials to fill in an area of erosion on a pond bank. All debris associated with this project will be gathered and removed upon completion.			
All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'			
Soil - Fill (Bulk) CY	1	65.00	65.00
Sod - Bahia (piece) SF	50	1.25	62.50

TERMS AND CONDITIONS:

TOTAL	\$127.50
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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

DATE



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	11/10/2023
Estimate #	86591
LMP REPRESENTATIVE	
RWC	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
We propose to provide labor and materials to renovate the landscaping in front of the fence around the basketball court. We will remove the existing Liriope grasses and install new Copper plant and Arboricola in select areas of the bed. All debris associated with this project will be gathered and removed upon completion.			
All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'			
Arboricola - Var. Dwarf Schefflera 3g	45	20.50	922.50
Copper Plant 3g	60	20.50	1,230.00
Mulch - Pine Bark/ Large (3cu)Bag	25	7.50	187.50
Bed Prep/ Debris/ Disposal	1	125.00	125.00
Irrigation Modifications/ Adjustments	1	155.00	155.00

TERMS AND CONDITIONS:

TOTAL	\$2,620.00
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OWNER / AGENT

DATE



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	11/10/2023
Estimate #	86592
LMP REPRESENTATIVE	
RWC	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
We propose to provide labor and materials to remove all plant material and mulch from 2 areas along Northwood Palm Blvd to shrink the bed areas by installing new St. Augustine sod. All debris associated with this project will be gathered and removed upon completion.			
All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'			
Sod - St. Augustine SF	1,000	1.30	1,300.00
Bed Prep/ Debris/ Disposal	1	200.00	200.00
Irrigation Modifications/ Adjustments	1	150.00	150.00

TERMS AND CONDITIONS:

TOTAL	\$1,650.00
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OWNER / AGENT

DATE _____



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	10/9/2023
Estimate #	86025
LMP REPRESENTATIVE	
RWC	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
We propose to provide labor and materials to deliver and install pine bark mulch in all of the landscape beds throughout the community. All debris associated with this project will be gathered and removed upon completion.			
Mulch - Pine Bark 185 CY	185	65.00	12,025.00

TERMS AND CONDITIONS:

TOTAL	\$12,025.00
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OWNER / AGENT

DATE

Maintenance Report

Tuesday, 07 November 2023

Prepared For Northwood CDD

22 Items Inspected

A handwritten signature in black ink that reads "Jen Lavelle" followed by a small heart symbol.

Jen Lavelle

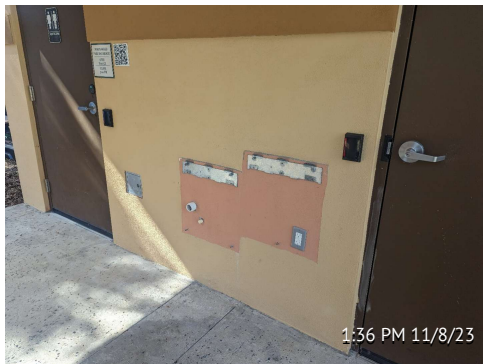
Onsite Manager, Northwood CDD



Broken Drinking Fountain (Pool)

Assigned To Plumber

Please see bids for the high/low drinking fountains at the pool and playground.



Broken Drinking Fountain (Playground)

Assigned To Plumber

Please see bids for the high/low drinking fountains at the pool and playground.



Pedestal Fountain Project (Sport Area)

Assigned To General Contractor

Working on bids from GCs.



Dog Waste Bin #1: Near Countyline Exit Photo 1

This dog waste bin #1 has rusting at the base and it is causing it to tip randomly fall down throughout the month. I recommend replacing this bin.



Dog Waste Bin #1: Near Countyline Exit Photo 2

Here is an image of dog waste bin #1 when it fell.



Dog Waste Bin #2: Northwood Palms

This dog waste bin has a broken lid. The hinges are rusted as well as the post. I recommend replacing this bin.



Dog Waste Bin #3: Northwood Palms

This dog waste bin has a rusted post and falls frequently. I recommend replacing this bin.



Dog Waste Bin #4: Playground

The lid is completely off of this bin and was thrown away. I recommend replacing this bin.



Playground Entrance

Hours and rules are clearly posted for all to see.



Picnic Tables & Cabana

This area is clean and orderly. The chain on the one fan is missing, but fans are controlled in the storage closet. I recommend installing a timer to operate from dawn to dusk.



Playground Restroom

Restrooms are inspected daily. Teens enter the playground restroom nightly and smoke marijuana. It is worse in the Summer time. I have informed residents who live nearby that they are able to call Pasco non-emergency if they see anyone there after dusk. They were grateful for the information. I also gave them my work cellphone number and told them they can always reach out if they have any questions.



Playground Equipment

The equipment is clean and in working order.



Playground Equipment

Assigned To Without Spot Or Blemish

There was graffiti in this little tunnel but now it is pristine!



Playground Equipment

Assigned To Without Spot Or Blemish

This section is under an oak tree and water pools in the divots. When this happens, it looks unclean.

- The cleaning crew agreed to maintain this problem area on the days they deep clean the outdoor restrooms.
- Lani will also keep this problem area clean on days the cleaning crew does not tend to the park.



Playground Equipment

Assigned To Without Spot Or Blemish

This section is under an Oak tree. Leaves and water pool along the sides at the bottom.

- The cleaning crew agreed to maintain this problem area on the days they deep clean the outdoor restrooms.
- Lani will also keep this problem area clean on days the cleaning crew does not tend to the park.



Playground Equipment

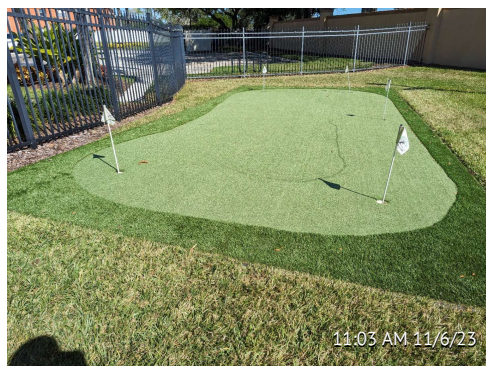
The equipment looks clean. The pressure washing company did a great job.

Note: Mulch levels at the playground are low and thin tree roots are getting exposed. I am reporting to LMP as I find them and they are promptly taking action to remove the root.



Playground Equipment

The mulch is very thin in this area and there is a pretty decent sized "dip" in the ground under the swings. I recommend building this area up so that smaller children can stop safely.



Putting Green

Assigned To Lani

A boy in the neighborhood brought his electric scooter into the court area after work hours around 5:45pm. He then proceeded to ride the scooter around in a circle on the putting green. We will attempt to scrub with dawn and hot water.



Basketball Court

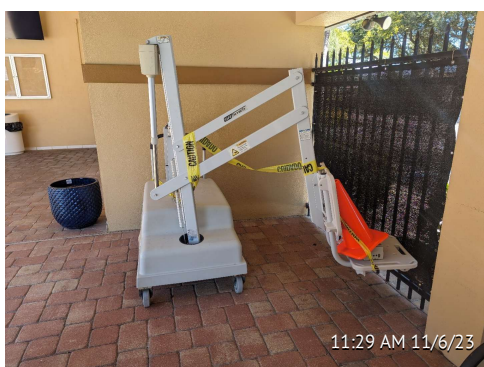
The pole covers are working well on the basketball court.



Tennis Court

Assigned To Lani

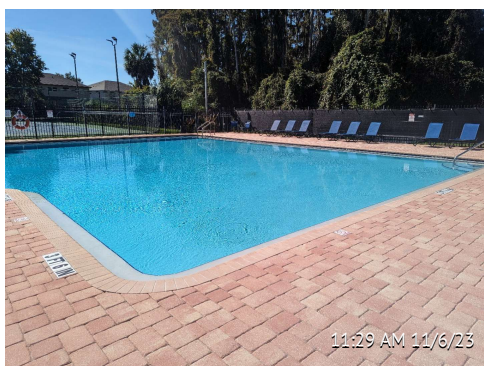
The tennis court has dirt buildup on the side from rain water settling in the area. We will hose it off and make it look sharp.



ADA Pool Lift

Assigned To GPS Pool

GPS pools are waiting for the motor for the arm to come in.



Pool

Assigned To GPS Pools

The pool is always crystal clear and residents love the resurfacing.

The shower valve is faulty causing the water to run for a long period of time if someone rinses off. The plumbers have included a bid to repair the shower along with the drinking fountain bid.

Note: The pavers are scheduled to be leveled and sealed with Softwash Knights. The process will take 3 days to complete. The tentative dates are January 17, 18, and 19 of 2024.



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 10/6/2023

Deputy: **PAREJA-RODRIGUEZ, KEVIN (6104)**

Position: Community (Security)

Scheduled Time 9:00PM - 1:00AM

Actual Time 9:00PM - 1:00AM

Display Text	Answer Text1
Event Number:	2023576104
On Arrival Did You Check-in:	YES
Number of field interview reports:	none
Number of parking tickets:	none
Amount of time running radar:	0
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No
Please document a detailed Narrative of events that took place during your detail:	Conducted patrols around the neighborhood throughout my shift. During my shift, there were no trespassers around the clubhouse, pool area, or basketball courts. I did not observe any traffic violators during my shift or receive any calls for service.



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 10/7/2023

Deputy: **GOMES, SYLVESTER (7160)**

Position: Community (Security)

Scheduled Time 11:00PM - 3:00AM

Actual Time 11:00PM - 3:00AM

Display Text	Answer Text1
Event Number:	2023577885
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	During this detail it was discovered that my computer's ticketing system stopped working. there was only one vehicle that should have been ticketed. instead it was green ticketed.
Amount of time running radar:	Speed enforcement was conducted at the entrance of the community.
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:	During the course of this detail, I came in contact with 9 vehicles and 9 people who were told to get their cars off of the roadway. No tickets were issued. One speed enforcement detail was performed and multiple directed patrols were performed.



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 10/9/2023

Deputy: **LONG, ZANE (3971)**

Position: Community (Security)

Scheduled Time 5:00AM - 9:00AM

Actual Time 5:00AM - 9:00AM

Display Text	Answer Text1
Event Number:	2023579539
On Arrival Did You Check-in:	NO
Number of field interview reports:	0



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 10/11/2023

Deputy: **VALVERDE, DONALD (4897)**

Position: Community (Security)

Scheduled Time 2:00AM - 6:00AM

Actual Time 2:00AM - 6:00AM

Display Text	Answer Text1
Event Number:	2023583575
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	4 Hours
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:	On 10/11/2023 at 0200 hours, I reported to Northwood CDD in Wesley Chapel, Florida. Upon arrival, I contact Jen Lavelle via text and notified her I would be working the detail. I monitored for traffic violators and illegal parking throughout the shift and drove through the various streets to monitor for suspicious activity. I concluded my shift at 0600 hours. NFA-DV4897



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 10/13/2023

Deputy: **DARLING, MICHAEL (7097)**

Position: Community (Security)

Scheduled Time 10:00PM - 2:00AM

Actual Time 10:00PM - 2:00AM

Display Text	Answer Text1
Event Number:	2023589435
On Arrival Did You Check-in:	NO
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	0
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:	<p>2200-2215- Traffic Stop 2215-2320: Roaming Patrol Around Community 2320-2330: Clubhouse Check 2330-2355: Roaming Patrol Around Community 2355-0005: Personal Break / Gas 0005-0105: Static Post Traffic Enforcement on Northwood Palms Blvd 0105-0130- Roaming Patrol Around Community 0130-0135- Clubhouse Check 0135-0215- Roaming Patrol Round Community</p> <p>Event ID: 2023589469</p> <p>While driving to this detail, I conducted a traffic stop on I-75 on an excessively speeding vehicle, which almost caused an accident. This traffic stop caused me to be 15 mins late to my detail. I stayed on directed patrol in the community until 0215 hours to offset this time.</p> <p>27202 Coral Springs Drive: Hosting a Halloween party, with multiple vehicles parked in the street. Upon checking the location throughout the detail, most of the vehicles left the location or were moved.. Discretion utilized to not issue parking citations due to the party, and residents not letting intoxicated guests drive their vehicles.</p>



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 10/14/2023

Deputy: **LARKIN, JESSE (5389)**

Position: Community (Security)

Scheduled Time 10:00PM - 2:00AM

Actual Time 10:00PM - 2:00AM

Display Text	Answer Text1
Event Number:	2023591210
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	45 mins
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	10 parking warnings issued
Please document a detailed Narrative of events that took place during your detail:	On 10/14/2023 between 2200 hours and 0200 hours, I performed a patrol of the Northwood community. During my patrol I witnessed no criminal activity or suspicious persons. I issued 10 parking violation placards to illegal parked vehicles. I performed 45 minutes of speed enforcement. I did not observe any traffic violations.



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 10/20/2023

Deputy: **PAREJA-RODRIGUEZ, KEVIN (6104)**

Position: Community (Security)

Scheduled Time 9:00PM - 1:00AM

Actual Time 9:00PM - 1:00AM

Display Text	Answer Text1
Event Number:	2023602797
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	3 written warnings
Amount of time running radar:	0
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:	<p>On 10/20/2023 I began my shift at 2100 hours. During my shift I conducted patrols of the neighborhood and did not receive any calls for service or observe any trespassers around the clubhouse. During my shift I observed the following illegal parking violations:</p> <p>1531 OCEAN REEF RD: White Ford (FL: IMHH69) 27733 BREAKERS DR: Black Honda (FL:58DUHE) 27540 BREAKERS DR: Black Ford (TX: SYD7423)</p> <p>At 0100 hours, I completed my shift.</p>



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 10/21/2023

Deputy: **FRANCIS, DAVID (7459)**

Position: Community (Security)

Scheduled Time 2:00AM - 6:00AM

Actual Time 2:00AM - 6:00AM

Display Text	Answer Text1
Event Number:	2023603125
On Arrival Did You Check-in:	YES
Number of field interview reports:	No field interview reports.
Number of parking tickets:	No parking tickets issued.
Amount of time running radar:	No time spent running radar, due to very minimal amount of traffic in the area.
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	A stolen vehicle from Hillsborough County was observed at Northwood Palms Blvd and Hwy 56. Event#2023603147, Case#23-036625
Please document a detailed Narrative of events that took place during your detail:	<p>At 0200 hours, the clubhouse/pool at Big Sur Drive was checked, no perpetrator observed.</p> <p>At 0230 hours, the playground at Caladesi court was checked, no perpetrator observed.</p> <p>At 0300 hours, the clubhouse/pool at Big Sur Drive was checked, no perpetrator observed.</p> <p>At 0330 hours, the playground at Caladesi court was checked, no perpetrator observed.</p> <p>At 0348 hours, a stolen vehicle was located at the intersection of Northwood Palms and HWY 56. Suspects were arrested, and the vehicle was recovered. It is a possibility that the suspects were canvassing the area to steal an additional vehicle from the area.</p> <p>At 0430 hours, the clubhouse/pool at Big Sur Drive was checked, no perpetrator observed.</p> <p>At 0500 hours, the playground at Caladesi court was checked, no perpetrator observed.</p> <p>Throughout the detail, while patrolling the community, no suspicious activity was observed and no parking violations or traffic infractions were observed.</p>



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 10/24/2023

Deputy: **FRANCIS, DAVID (7459)**

Position: Community (Security)

Scheduled Time 1:00AM - 5:00AM

Actual Time 1:00AM - 5:00AM

Display Text	Answer Text1
Event Number:	2023608308
On Arrival Did You Check-in:	YES
Number of field interview reports:	No field interviews were performed during the detail.
Number of parking tickets:	No parking tickets were issued during the detail.
Amount of time running radar:	No radar was performed during the detail due to low level of traffic in the community.
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No violations were observed during the detail.
Please document a detailed Narrative of events that took place during your detail:	<p>At 0100 hours, the clubhouse / pool was checked, no one located in the area.</p> <p>At 0130 hours, the playground on Caladesi Drive was checked, no one located in the area.</p> <p>At 0220 hours, the clubhouse / pool was checked, no one located in the area.</p> <p>AT 0310 hours, the playground on Caladesi Drive was checked, no one located in the area.</p> <p>At 0400 hours, the clubhouse / pool was checked, no one located in the area.</p> <p>At 0445 hours, the playground on Caladesi Drive was checked, no one located in the area.</p> <p>Patrolled the community during the detail and did not observe any suspicious activity.</p>



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 10/27/2023

Deputy: **DARLING, MICHAEL (7097)**

Position: Community (Security)

Scheduled Time 11:00PM - 3:00AM

Actual Time 11:00PM - 3:00AM

Display Text	Answer Text1
Event Number:	2023616471
On Arrival Did You Check-in:	NO
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	0
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:	2300-2350: Roaming patrol around community. 2350-0000: Clubhouse Check/Park check 0000-0100: Traffic / Speed enforcement Northwood Palms Blvd 0100-0110: Personal Break / Gas 0110-0300: Static Post for presence and traffic enforcement on Northwood Palms Blvd

Number of parking tickets:	<p>(13) "No Parking" placards placed on the following vehicles/locations. Most vehicles parked in the roadway were parked in front of residences which did have room to park in their driveways. None of the listed vehicles were parked in a manner which impeded the flow of traffic.</p> <p>1247 Key West Ct - 3731YE (FL) 27336 Breakers Rd - HCTJ90 (FL) 1242 Salt Clay Ct - IF33HL (FL) 1522 Ocean Reef Rd - AWQZ40 (CO) 1509 Ocean Reef Rd - Y136DV (FL) 1501 Ocean Reef Rd - Z434RU (FL) 1434 Ocean Reef Rd - HUSQ09 (FL) 27452 Waikiki Ct - AG83KB (FL) 27504 Zuma Ct - 03DUHG (FL) 1717 Marumbi Ct - CXHL83 (FL) 27000 Sea Breeze Way - N415ZQ (FL) 27221 Sea Breeze Way - NMNT82 (FL) 27203 Sea Breeze Way - QSBD04 (FL)</p>
Amount of time running radar:	I did not observe any vehicles which appeared to be driving at an excessive speed during this detail, thus I did not find it advantageous to utilize radar for speed enforcement.
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No
Please document a detailed Narrative of events that took place during your detail:	I initially conducted a patrol of the neighborhood and affixed "No Parking" placards on the listed vehicles. I then conducted periodic patrols of the neighborhood, specifically focusing on the park and clubhouse to ensure no suspicious activity occurred. I also conducted traffic enforcement for speed and stop signs, however, I did not observe anyone violating any traffic laws. No significant events occurred during this detail and I did not encounter anyone or anything which appeared suspicious.



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 10/30/2023

Deputy: **FITTS, DEREK (4982)**

Position: Community (Security)

Scheduled Time 11:00PM - 3:00AM

Actual Time 11:00PM - 3:00AM

Display Text	Answer Text1
Event Number:	2023-621937
On Arrival Did You Check-in:	YES
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	180 min
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:	Patrolled the community as requested. The majority of the time was spent running radar. I conducted random spot checks of the clubhouse pool and playground throughout the shift. I did not locate anyone at either location during the shift. All motorists traveling on Northwood Palms were with 5mph of the posted speed limit. No major incidents occurred during this shift.



Cesar and Frank Handyman Services
813-501-7686

Invoice #000019

Issue date
Nov 10, 2023

Estimate for installation of 2 high low drinking fountains and replacement of leaking shower valve at pool

All labor and materials for 2 high low drinking fountains (one located at Northwoods playground , one located at pool area)
All labor and material to remove and replace outside Clubhouse shower hand valve

\$1,980 each drinking fountain
\$570 shower hand valve
Total \$4530

Customer

Jen Lavelle
Northwood.manager@outlook.com
813-699-0719

Invoice Details

PDF created November 13, 2023
\$4,530.00

Payment

Due December 10, 2023
\$4,530.00

Items	Quantity	Price	Amount
	1	\$4,530.00	\$4,530.00
<i>Two high low drinking fountains installed. Includes all material and labor</i> <i>Remove and replace outside Clubhouse shower hand valve</i>			

Subtotal \$4,530.00

Total Due \$4,530.00



Pay online

To pay your invoice go to <https://squareup.com/u/ZMHjVjcE>
Or open the camera on your mobile device and place the QR code in the camera's view.



Cesar and Frank Handyman Services
813-501-7686

Invoice #000020

Issue date
Nov 13, 2023

Estimate to replace 2 toilets at Northwood Clubhouse

ESTIMATE

- Remove and replace outside Clubhouse women bathroom toilet,wax ring,Johnny bolts,caulk base.
- Remove and replace inside Clubhouse toilet,wax ring,Johnny bolts,caulk base.
- disposal of all materials

Customer

Jen Lavelle
Northwood.manager@outlook.com
813-699-0719

Invoice Details

PDF created November 13, 2023
\$790.00

Payment

Due December 30, 2023
\$790.00

Items	Quantity	Price	Amount
	2	\$395.00	\$790.00

Estimate

-Remove and replace outside Clubhouse women bathroom
toilet,wax ring,Johnny bolts,caulk base. \$395
-Remove and replace inside Clubhouse toilet,wax ring,Johnny
bolts,caulk base.\$395
-disposal of all material
\$790 total

Subtotal \$790.00

Total Due \$790.00



Pay online

To pay your invoice go to <https://squareup.com/u/XXWvi4n2>
Or open the camera on your mobile device and place the QR code in the camera's
view.



Plumbing
&
Gas

CFC 057162 CPL 25280
tricareservicesinc@gmail.com

Tri-Care Services Inc.
6740 Bluff Meadow Ct.
Wesley Chapel FL 33545
O 727-546-2059
F 813-780-6526

<http://www.tricareservicesinc.com>

≈ PROPOSAL ≈

Proposal Submitted to: NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

VIA E-MAIL / FAX: northwood.manager@outlook.com

DATE: 11/13/2023

PHONE: (813)699-0719

ATTN: JEN LAVELLE

JOB ADDRESS: 27248 BIG SUR DRIVE WESLEY CHAPEL FL 33544

Parcel Information: NORTHWOOD UNIT 3A PB 33 PGS 72-74 TRACT A OR 3599 PG 853

WE HEREBY PROPOSE TO FURNISH THE MATERIAL AND LABOR NECESSARY FOR THE COMPLETION: INSTALLATION AND REPAIRS AT CLUB HOUSE AND PLAYGROUND.

WORK WILL CONSIST OF THE FOLLOWING:

- 1) REPAIR OF TWO TOILETS
- 2) REPLACEMENT OF THE SHOWER VALVE AT THE POOL AREA
- 3) REMOVE AND REPLACE ONE HIGH LOW ELECTRIC WATER COOLER AT THE POOL
- 4) REMOVE AND REPLACE ONE HIGH LOW ELECTRIC WATER COOLER AT THE CHILDRENS PLAYGROUND
- 5) ALL PRICING IS LABOR AND MATERIALS INCLUDED.

INITIAL



Plumbing
&
Gas

CFC 057162 CPL 25280
tricareservicesinc@gmail.com

Tri-Care Services Inc.
6740 Bluff Meadow Ct.
Wesley Chapel FL 33545
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≈ PROPOSAL ≈

(CONTINUED)

TERMS AND CONDITIONS OF AGREEMENT LISTED BELOW:

- 1) PLUMBING & GAS SHALL BE INSTALLED TO STANDARD OF THE FLORIDA PLUMBING CODE LATEST EXISTING CODE BEING ENFORCE APPLICABLE TO THE DATE OF SIGNED PROPOSAL.
- 2) PLUMBING AND GAS INSTALLATION IS GUARANTEED FREE FOR ONE YEAR. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.

- 3) **CHANGE ORDERS: ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE MADE ONLY UPON WRITTEN AGREEMENT AND WILL BECOME AN EXTRA CHARGE ABOVE THE CONTRACT PRICE TO BE PAID PER BILLING INVOICE.**
- 4) **PLUMBING CONTRACTOR SHALL MAKE HOLES IN THE BUILDING TO GAIN ACCESS FOR ROUTING SANITARY, WATER & GAS PIPING AND SHALL NOT BE HELD LIABLE IN ANY WAY FOR LABOR OR COSTS INCURRED FOR PAINTING, TEXTURING, REPAIRING WALLS, CEILINGS, ASPHALT PAVING, CONCRETE CUTTING (INDOOR OR OUTDOOR) OR FINISHINGS.**
- 5) **DELAY/DELAY'S PLUMBING CONTRACTOR WILL BE EXCUSED FOR ANY DELAY BEYOND OUR CONTROL, THESE DELAYS MAY INCLUDE, BUT ARE NOT LIMITED TO THE ACTS OF GOD, INCLEMENT WEATHER, ACTS OF OWNER OR PUBLIC AUTHORITY, OR OTHER UNFORESEEN CONTINGENCIES.**
- 6) **ANY FAILURE TO MAKE PAYMENTS TO PLUMBING CONTRACTOR IS SUBJECT TO A CLAIM AGAINST THE PROPERTY IN ACCORDANCE WITH APPLICABLE LIEN LAWS.**
- 7) **NO DEWATERING OF PROPERTY/JOB IS NOT INCLUDED IN THIS PROPOSAL.**
- 8) **OVERDUE ACCOUNTS WILL BE CHARGED A LATE CHARGE AT THE RATE OF 1.5%.**
- 9) **PERMIT (NOT INCLUDED) IS EXTRA DUE TO WHAT THE LOCAL MUNICIPALITY CHARGES AT THE TIME OF ACCEPTANCE OF THIS PROPOSAL.**
- 10) **WE ARE NOT RESPONSIBLE FOR EXISTING PIPE CONDITIONS DUE TO AGE OR FATIGUE.**

INITIAL _____



Tri-Care Services Inc.
6740 Bluff Meadow Ct.
Wesley Chapel FL 33545
O 727-546-2059
F 813-780-6526

<http://www.tricare-servicesinc.com>

≈ PROPOSAL ≈

(CONTINUED)

- 11) **IN THE EVENT ANY PARTY TO THIS CONTRACT COMMENCES ANY ACTIONS LEGAL OR OTHERWISE TO COLLECT THE CONTRACT PRICE, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER ATTORNEY'S FEES AND ALL OTHER COSTS INCURRED IN CONNECTION WITH THE ACTION.**
- 12) **PARTY SUBMITTED TO SHALL GIVE WRITTEN NOTICE OF A BACK CHARGE TO PLUMBING CONTRACTOR WITHIN TEN DAYS OF THE ACT-GIVING RISE**

TO THE BACK CHARGE. IF NO SUCH NOTICE IS GIVEN WITHIN THE TEN-DAY PERIOD THE BACK CHARGE SHALL NOT BE ALLOWED.

- 13) ANY PLUMBING FIXTURES, APPLIANCES OR APPURTENANCES INCLUDING HARDWARE & FITTINGS NOT SUPPLIED OR PURCHASED BY TRI-CARE SERVICES INC. WILL NOT BE UNDER ANY WARRANTY AND WILL CONSTITUTE ADDITIONAL CHARGES IF WE HAVE TO SERVICE, INSTALL OR REPAIR THE ABOVE MENTIONED.**
- 14) *WE ARE NOT RESPONSIBLE FOR ANY DATA / CABLE TV / ELECTRICAL LINES / IRRIGATION LINES / DUCT LINES / FIOS CABLE / ALARM SYSTEM / IN THE PATH OF OUR CONTRACTED WORK.***

All material and work are guaranteed to be as above specifications and installed in a work like manner for the sum of: THREE THOUSAND NINE HUNDRED SEVENTYEIGHT DOLLARS

AMOUNT TOTAL: \$3,978.00

Payments are as follows: UPON COMPLETION.

Per Tri Care Services

Proposal good for 30 days.

**Acceptance and signature of this proposal makes this a binding contract. The above prices, specifications and conditions are hereby accepted. You are authorizing work to be started, and payments will be made as outlined.
Estimator (Axel)**

SIGNATURE_____Date_____

SIGNATURE (PRINT)_____Date_____

LICENSED * BONDED * INSURED

<http://www.tricareservicesinc.com>

STRUCTURAL ENGINEERING AND INSPECTIONS, INC.
S E I

Date: **October 6, 2023**

Name: **Celia R. Nichols, PLA, ASLA**

Address: **Nichols Landscape Architecture, Inc.**

18115 US Hwy 41, Ste. 100,

Lutz, FL 33549

Re: Estimate of Work / Proposal
Visual Inspection and Consultation Services

Address: Northwood Community
Intersection of Countyline Road & Northwood Palms
Pasco County, FL

SEI (Consultant) is pleased to present an estimate of work / proposal. Based on our review of the Northwood Community, we propose the following:

1. Perform inspection of sign wall and tower off of Countyline Road and a screen wall/minor sign wall located further down main interior road.
2. Provide a report about safety in terms of the potential to fail.

FEE: \$2500

Note:

1. Unless noted otherwise, SEI's sign and seal will indicate structural engineering responsibility for compliance with the Florida Building Code Chapter 16 ONLY. General Architecture, Life Safety, Severability, Accessibility, Electrical, Plumbing, Mechanical, and all non FBC Chapter 16 items are the responsibility of others.
2. Our findings are limited to the specific areas mentioned for the above referenced project and the items contained herein only. If field conditions change, are different than indicated, or additional damage is uncovered, it is the responsibility of all interested parties to contact the Professional Engineer.
3. SEI is not the Prime Professional. It has been contemplated and understood by the parties that SEI is NOT responsible for the non-structural design and / or construction of the project. Specifically, SEI is not responsible for the acts or omissions of any other design professional, delegated / alternate professional, contractor, subcontractor, or material supplier.

STRUCTURAL ENGINEERING AND INSPECTIONS, INC.

S E I

Table 1

Prevailing Hourly Rates for Professional Services*	
Position	Hourly Rate
Principal Professional Engineer (Anderson / Miller)	\$450.00
Professional Engineer	\$340.00
Senior Construction Estimator / Consultant	\$200.00
Project Manager / E.I. / Manager	\$145.00
Special Inspector Representative	\$145.00
Field Inspector	\$125.00
Drafter / Technician	\$125.00
Technical Writer / Executive Assistant	\$100.00
Monitor	\$100.00
Admin Assistant / Clerical	\$95.00

Client:

Authorized Signature

Date

Print Authorized Name

Sign and Return** to SEI prior to Scheduling. (**SEI will accept an e-mailed or texted photo of this page from a camera phone.)

*Plus costs such as printing, shipping, handling, e-mailing, web posting, mileage, etc...

Additional consultation and professional services including but not limited to further inspection(s), written report(s), and/or repair drawings / specifications will be billed in accordance with the prevailing hourly rate. See Table 1.

Expert Witness / Deposition**	1.33 Multiplier on hourly rate
Inspections / Jobs that require Attic or Crawl Space Access**	1.25 Multiplier on hourly rate
Inspections / Jobs that require After Hours, Weekend, or Rush service**	1.50 Multiplier on hourly rate

*Additionally, costs such as printing, shipping, handling, emailing, web posting, mileage, travel time**, etc. will be invoiced.

All repair work shall be performed by a Florida Certified Contractor. If field conditions change, are different than indicated, or additional information / damage is uncovered during the repair phase, it is the responsibility of the Certified Contractor to contact Structural Engineering and Inspections, Inc. The SEI report / details shall not be construed in part or whole as a list of all possible defects.

If any of the aforementioned estimate of work proposal assumptions are incorrect or become incorrect during the negotiation phase, or SEI deems that the complexity of the inspection is beyond the scope of this proposal, or the quality of information disseminated is inadequate to perform a complete and thorough analysis, SEI reserves the right to consider this proposal invalid and renegotiate the fee or cancel the project.

STRUCTURAL ENGINEERING AND INSPECTIONS, INC.

SEI

Payment is due upon invoicing (Deposit may be required); forms of payment accepted include cash, check, or credit card. SEI reserves the right to invoice for services rendered at any time throughout a project. A 12% APR compounded monthly may be assessed on late payment. The client is responsible for reasonable filing and attorney fees for collection. These terms are not displaced or affected by Rule 1.390. Although, as the client, you may have the right to seek reimbursement from the adverse party pursuant to Rule 1.390, you must remit our fees according to the terms of our agreement.

SEI reserves the right to review material, perform additional investigations, and/or revise our findings prior to providing testimony.

As always, if you should have any questions or need additional information, please feel free to contact us.

Regards,

TM

Structural Engineering and Inspections, Inc.
Thomas Miller, P.E.
President

G:\Nichols Landscape Architecture\231973 West Hill Estates Enhancements 35550 St Joe Road\Proposal\SEI Proposal - West Hill Estates.docx

STRUCTURAL ENGINEERING AND INSPECTIONS, INC.

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The preceding estimated fees are based on the following assumptions (unless specifically noted otherwise):

1. All SEI "Details" in part or whole are the property of SEI. While acting as Consulting Engineer for the client, SEI will forward applicable copies to the client as Adobe Portable Document Format files (.pdf) for their use as needed at the prevailing hourly charge. Use of "SEI" details for projects not Signed and Sealed by SEI is prohibited.
2. Foundation designs are based on a soil capacity of 2000 pounds per foot squared. Adequate soils verification, Building Plan, and/or Site Plan coordination is the responsibility of others and shall be verified by the Contactor. Structure is to be built inland of the hurricane ocean line, not in an "A" or "V" Flood Zone.
3. Establishment and/or Verification of Construction Cost and/or percentages of construction relative between Existing and/or New are NOT within the scope of this proposal.
4. Additional engineering services to include but not be limited to new jurisdictional requirements or other requirements not specifically set forth in the Florida Building Code, and/or presentation of calculations, will be performed at the prevailing hourly rate. See Table 1.
5. Unless noted otherwise, "The SEI sign and seal on the drawing(s) will indicate structural engineering responsibility of the plans and specifications for compliance with the Florida Building Code edition Chapter 16 ONLY. General Architecture, Life Safety, Serviceability, Accessibility, Electrical, Plumbing, Mechanical, and all non FBC Chapter 16 items...are the responsibility of others." Additionally, "The drawings and designs will be valid for 1 year after the date it is signed and sealed or until a newer version and/or revision of the Code having jurisdiction is adopted, whichever occurs first." See individual signed and sealed drawings, specifications, and/or report for exact verbiage with respect to professional engineering responsibility and disclaimers.
6. For security purposes, unless noted otherwise, all drawings signed and sealed by SEI shall be printed through SEI. Handling / Printing Fees in general will be 1 hr drafting + \$1.5 / page (24x36), \$1 / page (11x17).
7. Unless specifically noted otherwise, Fees do not include costs such as printing, shipping, handling, e-mailing, web posting, etc...

Terms and Conditions:

1. It is understood and contemplated that the Consultant, SEI, Inc. (including but not limited to its officers, employees, agents and / or representatives), will at some point in the future be retained by and testify for other clients who have interests that directly conflict with Client. Specifically, SEI, Inc. (including but not limited to its officers, employees, agents and / or representatives) may be hired by persons and entities that have claims against Client and it is understood that SEI, Inc. (including but not limited to its officers, employees, agents and / or representatives), under such circumstances will be called upon to testify against the Client. Such testimony and consulting work is both contemplated and expressly allowed under the terms of this agreement.
2. Unless otherwise specifically contracted, SEI is providing general Consulting Services. SEI is not the Design Professional of Record, Prime Professional, Engineer of Record, Architect of Record nor a Delegated / Alternate Design Engineer. It has been contemplated and understood by the parties that SEI is NOT responsible for the design and / or construction of the project. Specifically, SEI is not responsible for the acts or omissions of any design professional, delegated / alternate professional, contractor, subcontractor, or material supplier. Ultimately, the suitability and/or use of any product, concept or design is the responsibility of others, NOT SEI. Minimum fees will apply.
3. If intrusive testing is performed, repair of those areas is the responsibility of others, not SEI.
4. It is agreed between Consultant (SEI) and Client (in part or whole) that SEI is allowed to provide any services or engage in any work for any client which may or may not reasonably constitute a conflict of interest. The fact that the Consultant is retained by other owners or builders or anyone shall not be interpreted to be a conflict of interest.
5. SEI is providing prices as estimates only. Based on complexity or unforeseen factors, SEI reserves the right to modify fees on an individual job basis. All invoices and invoice discrepancies including but not limited to price adjustments, processing fees, and add-ons must be disputed within 30 days of invoice.
6. Expert Witness: A 1.33 multiplier will be added to the prevailing hourly rate, including travel, when deposed, testifying in court, mediation, or arbitration. See Table 1. Note: If SEI is requested to make themselves available / scheduled for a specific block of time and: 1) the engagement is canceled and or changed within 7 days of the start of the scheduled time, 25% of the fee based on the prevailing hourly rate for the block of time will be invoiced, 2) the engagement is canceled and/or changed within 3 days of the start of the scheduled time, 50% of the fees based on the prevailing hourly rate for the block of time will be invoiced, or 3) the engagement does not take the entire block of scheduled time, 25% of the fees based on the prevailing hourly rate for the unused portion of the block of time will be invoiced. Remaining work will be billed at the prevailing hourly rate.
7. If a Structural Engineering & Inspections, Inc. Expert's findings, and/or opinions, and/or testimony is challenged (Daubert, Frye, or other), the **client must notify SEI within seventy-two (72) hours**. The client agrees to allow SEI's Expert to defend himself or herself against the challenge, inclusive of retaining independent counsel. The client agrees to reimburse SEI for any expenses incurred, including hourly time and independent counsel's time in association with the challenge.
8. The Contractor shall coordinate all drawing(s) and construction which shall include but not be limited to review the structural drawings with all trades, product manufacturers, delegated engineering documents, other designers... and bring all conflicts and/or unclear issues to the attention of the Consultant for resolution prior to commencement of work.

STRUCTURAL ENGINEERING AND INSPECTIONS, INC.

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9. Means and methods of construction including but not limited to bracing, shoring, or other temporary support is the responsibility of others. Review of related documentation will be performed at the prevailing hourly charge.
10. Construction Phase Services: The Contractor, not SEI, is responsible for the construction of the project. SEI is not responsible for the acts or omissions of any contractor, subcontractor, or material supplier; for safety precautions, programs, or enforcement; or construction means, methods, sequences, and procedures employed by the Contractor.
11. During the period of time that SEI is involved with the project, SEI shall be notified of and permitted to observe any repairs or any other activity taking place at the project that may lead to spoliation or the discovery of additional information. Spoliation as referenced herein is defined as willful or negligent destruction or alteration of evidence. SEI requests at least two weeks' notice of such activity; emergency repairs will be handled on a case-by-case basis. SEI's participation will be performed at the prevailing hourly charge plus costs.
12. Dispute Resolution: The Client and SEI agree that they shall first submit any and all unsettled claims, counter claims, disputes, and other matters in question between them arising out of or relating to this agreement to mediation in accordance with the Construction Mediation Rules of the American Arbitration Association, effective as of the date of this agreement.
13. Force Majeure: Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.
14. Opinions of Cost: If included in Consultant's scope of services, opinions or estimates of probable construction cost are prepared on the basis of Consultant's experience and qualifications and represent Consultant's judgments as a professional generally familiar with the industry. However, since Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, over contractor's methods of determining pricing, or over competitive biddings or market conditions, Consultant cannot and does not guarantee that proposals, bids, or the actual construction costs will not vary from Consultant's opinions or estimates of probable construction cost. Establishment and/or Verification of Construction Cost and/or percentages of construction relative between Existing and/or New are NOT within the scope of this proposal.
15. Ownership of Documents: All documents prepared or furnished by the Consultant pursuant to this agreement are instruments of Consultant's professional service, and Consultant shall retain an ownership and property interest therein, including all copyrights. Consultant grants a license to use instruments of Consultant's professional service for the purpose of constructing, occupying, or maintaining the project(s). Re-use or modification of any such documents by Client without Consultant's written permissions is prohibited. Client agrees to indemnify and hold Consultant harmless as well as defend and assume complete responsibility of all claims, damages, and expenses, including court costs and attorney's fees arising out of unauthorized re-use by Client or by others acting through Client.
16. Standard of Care: The standard of care for all professional services performed or furnished by Consultant under this Agreement will be the skill and care used by members of Consultant's profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with Consultant services.
17. Indemnity: The Client and Consultant each agree to indemnify and hold harmless, and their respective officers, employees, agents, and representatives from and against liability for all claims, losses, damages, and expenses, including reasonable attorneys' fees proximately caused by their respective negligent acts, errors, or omissions. To the extent such claims, losses, damages, or expenses are caused by the joint or concurrent negligence of the Client and Consultant, they shall be borne by each party in proportion to its negligence.
18. Risk Allocation: In recognition of the relative risks, rewards, and benefits for this project to both the Client and the Consultant, to the fullest extent permitted by law, the total liability, in the aggregate, of Design Professional and Design Professional's officers, directors, employees, agents, and consultants to Client and anyone claiming by, through, or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Design Professional's services, the Project, or this Agreement, from any cause or causes whatsoever, including but not limited to negligence, strict liability, breach of contract, or breach of warranty shall not exceed the total compensation received by Design Professional under this Agreement, or the total amount of \$500,000, whichever is greater."

FLORIDA STATUTE 558.0035: "PURSUANT TO FLORIDA STATUTE § 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF STRUCTURAL ENGINEERING & INSPECTIONS, INC. (SEI) MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE OCCURRING WITHIN THE COURSE AND SCOPE OF PROFESSIONAL SERVICES RENDERED UNDER THIS PROFESSIONAL SERVICES CONTRACT."

19. The Engineer and the Owner waive consequential damages for claims, disputes, or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination.
20. Right to Cure: The Client and Contractor agree to allow the Consultant to Minimize and Mitigate mistakes as well as provide notification with Time to Cure. All "Backcharges" shall be limited to the specific individual job under this agreement and shall be approved in writing by an Officer of SEI prior to commencement of any work.

STRUCTURAL ENGINEERING AND INSPECTIONS, INC.

S E I

21. Termination of Contract: Client may terminate this Agreement with seven days' prior notice to Consultant for convenience or cause. Consultant may terminate the Agreement for convenience or cause with seven days' prior written notice to Client. Failure of Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until Consultant has been paid all amounts due for services, expenses, and other related charges.
22. Use of Electronic Media: Copies of documents that may be relied upon by Client are limited to the printed (also known as hard copies) that are signed and sealed by Consultant. Files in electronic formats, or other types of information furnished by Consultant to Client such as text, data, or graphics, are only for convenience of Client. Any conclusions or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic formats, Consultant makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those in use by Consultant at the beginning of the project. Any and all documents transferred to Client shall be considered "Read Only" and shall not be modified or reused by the client.
23. Prior Agreements: This Estimate of Work / Proposal supersedes prior agreements between the Consultant and Contractor. Additionally, if this Estimate of Work / Proposal has been included as an Attachment or Appendix, the verbiage shall govern under the SEI title.
24. Right of Entry: Client will furnish right of entry on the property for Consultant and Consultant's agents to make including but not limited to inspections, tests, and explorations. Consultant will take reasonable precautions and care to minimize damage to the structure, property, and grounds caused by our operations, but Consultant has not included in our fees the costs of restoration of any damage which may result from our activities.
25. Hazardous Environment Conditions: It is acknowledged by both parties that SEI's scope of services does not include any services related to the presence at the site of asbestos, PCB's, petroleum, hazardous waste, or radioactive material.
26. It is understood and contemplated that the Consultant, SEI, Inc. (including but not limited to its officers, employees, agents and/or representatives), will at some point in the future be retained by and testify for other clients who have interests that directly conflict with Client. Specifically, SEI, Inc. (including but not limited to its officers, employees, agents and/or representatives) may be hired by persons and entities that have claims against Client and it is understood that SEI, Inc. (including but not limited to its officers, employees, agents and/or representatives), under such circumstances will be called upon to testify against the Client. Such testimony and consulting work is both contemplated and expressly allowed under the terms of this agreement.

****THIS PROPOSAL IS INTENDED ONLY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED.** It may contain privileged, confidential, attorney work product, or trade secret information that is exempt from disclosure under applicable laws. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this proposal is strictly prohibited. If you have received this proposal in error, please notify us immediately by telephone and return the original (and all copies) to us by mail at the address listed below.

STRUCTURAL ENGINEERING AND INSPECTIONS, INC.

SEI

RIGHT TO ENTER PROPERTY

Right of Entry: The above referenced Owner furnishes right of entry on the property for Consultant (Structural Engineering and Inspections Inc.) and Consultant's employees and agents to make including but not limited to inspections, tests, explorations, etc... Consultant will take reasonable precautions and care to minimize damage to the structure, property and grounds caused by our operations. The following may be performed during our investigation (including but not limited to):

- Conduct a site visit to interview the property owner(s) and to document and photograph the reported damage to the property.
- Perform a series of tests around the perimeter of the home. (test pit excavations, hand auger borings, hand cone penetrometer probes, standard penetration test borings...)
- Access and physically walk / crawl in the attic and / or crawl spaces to gather information.

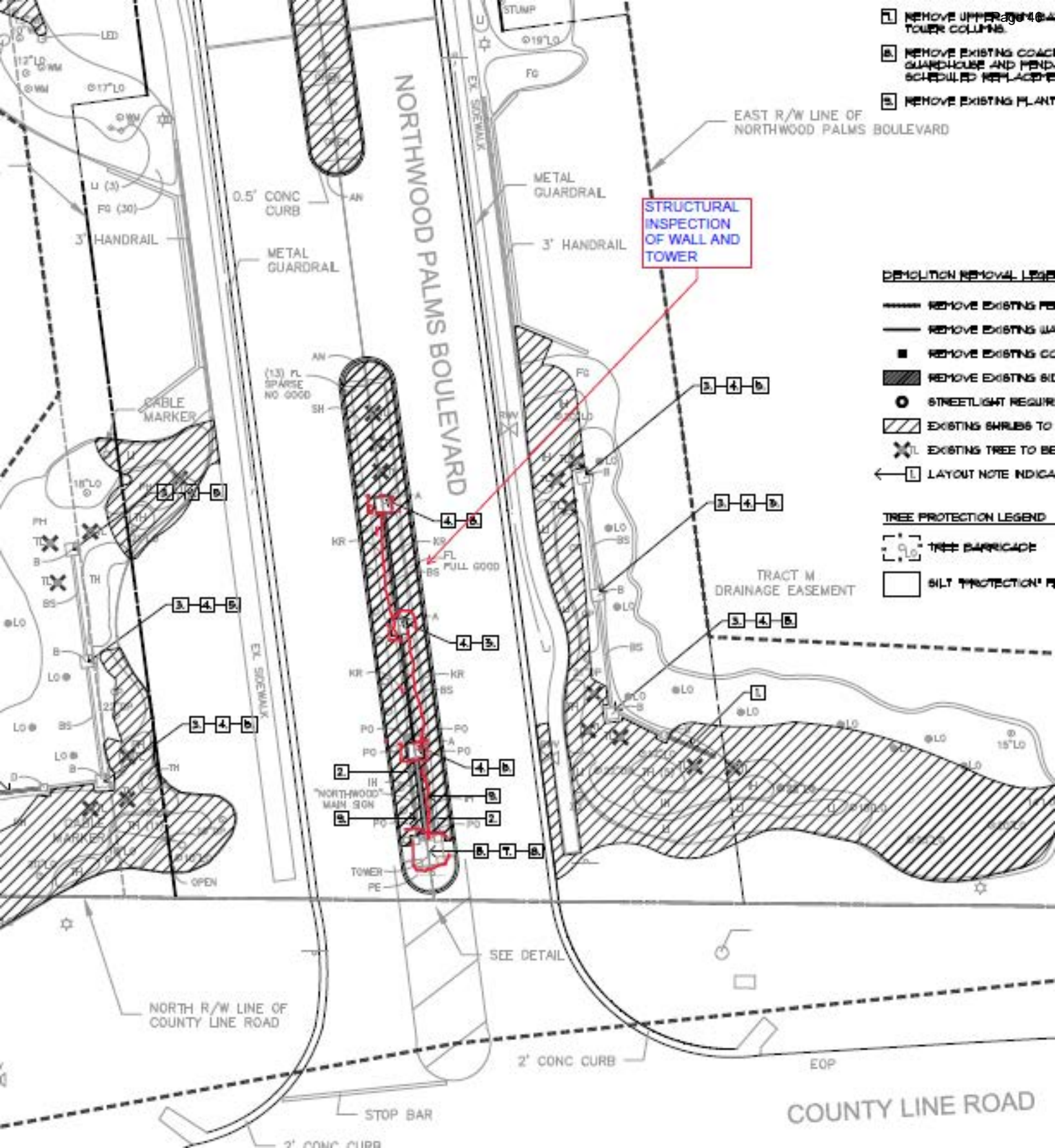
The following may occur to the property. A sample list would be (including but not limited to):

- Flattened / damaged grass, wood chips, flowers, plants, shrubs
- Grade / ground not level
- Insulation as a result of entry to the attic
- Damaged items below insulation or within / adjacent to constricted areas of attic / crawl space
- Sidewalk chalk placed on exterior walls
- Paint removed by tape

If intrusive testing is performed, repair of those areas is the responsibility of others, not SEI.

As always, if you should have any questions or need additional information, please feel free to contact us.

Regards,
Structural Engineering and Inspections, Inc.





November 9, 2023

Dear Jen Lavelle and Esteemed Members of the Northwood CDD Board:

Thank you for considering Oasis Amenities, LLC (Oasis Amenities) to assist you in the structural engineering inspection of the hardscapes in your community. We look forward to many more opportunities to work with you.

Our work shall be in accordance with applicable governmental regulations, including, but not limited to, Pasco County.

AGREEMENT FOR STRUCTURAL ENGINEERING INSPECTION OF HARDSCAPES AT NORTHWOOD COMMUNITY IN WESLEY CHAPEL

The following Agreement is made between:

Oasis Amenities, LLC
2801 W. Busch Blvd, Suite 101
Tampa, FL 33618

Herein referred to as Oasis Amenities LLC, and

Northwood CDD
c/o Jen Lavelle
27248 Big Sur Drive
Wesley Chapel, FL 33544

Herein referred to as Client,

PROJECT

Structural engineering inspection of hardscapes in the Northwood community in Pasco County, FL.

1.0 SCOPE OF PROJECT

A. Structural Base and Foundation Engineering Scope and Services

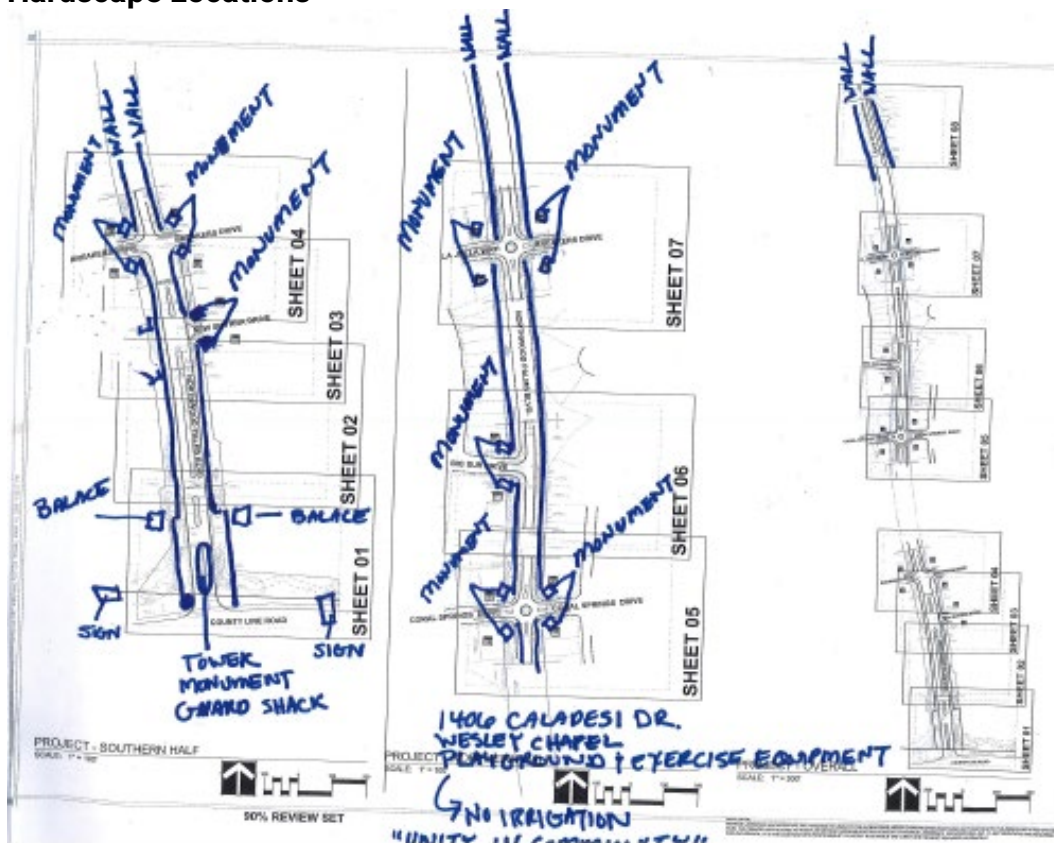
1. Project Understanding



- Comprehensive visual inspection for the purpose of a potential redesign of existing hardscapes to include all the following vertical structures:
 - Entry tower, monuments, and guard shack.
 - Entry signage on County Line Road.
 - Planters across from the entry feature on both sides of Northwood Palms Blvd.
 - Entire concrete wall along Northwood Palms Blvd.
 - Entry monuments located at the entrance of each individual neighborhood.
 - Playground foundation located at 1406 Caladesi Drive.

The structural engineer will prepare a comprehensive report regarding the structural integrity of the hardscapes highlighting any potential areas of concern.

Exhibit A: Handwritten Markup of Landscape Architecture Plans Showing Approximate Hardscape Locations





2.0 SERVICES NOT INCLUDED

- 2.1 Conceptual design of hardscapes
- 2.2 Geotechnical reporting
- 2.3 Sustainability Solutions

3.0 RESPONSIBILITIES OF CLIENT

- 3.1 Clint will provide a signed contract to initiate services.

4.0 COMPENSATION

- 4.1 Fee - The compensation for services pursuant to the Scope of Services. The Client shall be billed for items outside the scope of services per the fee schedule rates upon written authorization.

Task Number	Description	Fee Type	Fee Amount
A.1	Structural Engineering Plans of Base Design & Construction	lump sum	\$5,000
TOTAL			\$5,000

Fees for the above will be billed as follows: Lump Sum \$5,000

Payment schedule will be based on deliverables:

Payment is due at the time the structural engineering report is delivered.

This proposal is void unless otherwise executed by Client within 60 days of the date of this proposal. If the proposal has not been executed and returned within 60 days, all professional fees shall be subject to reevaluation by Oasis Amenities, LLC.

AUTHORIZATION

The Scope of Services and Contractual Conditions are acceptable and Oasis Amenities, LLC is authorized to proceed.

By: _____

Name: Jennifer Gardner

Title: Director of Development

Date: November 9, 2023

By: _____

Name: _____

Title: _____

Date: _____



Paper Majik Design and Events
 Phone: (813) 701-2511
 papermajikdesignevents@gmail.com

Proposal

Date	11/14/2023
Event Date	12/16/2023
For	Northwood of Pasco Holiday Events
Location	Northwood Clubhouse

To Whom It May Concern,

Thank you very much for allowing us the opportunity to participate in your upcoming event. Below is the proposal for services to be provided by Paper Majik

* Decorating set up for 75 guests - up to 6-7 guest tables	\$150
* Event coordinating for Holiday party (kids & adult) - flat rate	\$200
* Decorating and setup of Christmas scene	\$250

Proposal Total: \$600

Quotes for Bartending and DJ services are available upon request. If you have any questions, please do not hesitate to reach out to me.

Kind regards,

Kat Rodriguez

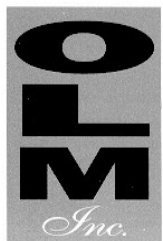
3B.

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	-2	Nutsedge north boulevard
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2	Key West lake shore
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		Queen palm fruit
CLEANLINESS	10	-1	Clubhouse windfall Queen palm fruit/ palm boots
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date 10-4-23 Score: 97.5% Performance Payment™ % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



NORTHWOOD CDD

LANDSCAPE INSPECTION

October 4, 2023

ATTENDING:

JEN LAVALLE – NORTHWOOD CDD

BILL CONRAD – LMP

PAUL WOODS – OLM, INC.

SCORE: 97.5%

**NEXT INSPECTION
NOVEMBER 1, 2023 AT 9:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Throughout commons: Remove debris.
2. Near the pool tennis court: Groom Crinum Lilies.
3. Along the west perimeter of the tennis courts: Prune back wood line overgrowth extending over the rod iron fence.
4. Remove buds in palms.
5. Monitor palm nutrition there is stippled growth indicated nutritional deficiencies.

COMMONS

6. North of the clubhouse near the lift station: Rejuvenational prune Oleander eliminating the heavily box sheared appearance and reduce damaged caused by caterpillars.
7. Control weeds along wall fronts.
8. Deadhead bird of Paradise.
9. Remove stink vine from Elaeagnus.
10. Barrington entrance: Prune the Ligustrum and Arborescens extending over the sidewalk.
11. Prune stubs and broken growth on bottlebrush trees.
12. North end of the Blvd.: Replace under warranty failed Maple tree.
13. Deadhead flowering perennials bi-monthly.
14. Along the north bound right of way: Replace the missing valve box cover.
15. North of La Jolla intersection: Reduce Viburnum to the top of the wall and approximately 2 feet at the breaker box.

16. **Along the north end of Northwood: Prune Pepper Vine overgrowing utility cabinets and extending into mowable areas.**
17. Continue to maintain sidewalk clearance.
18. South of the Preserve: Pocket prune recently prune Plumbago.
19. Throughout entrance: Remove mow duff in mulch beds.
20. East side Northwood sign along County Line Road: Elevate Ligustrum trees to improve visibility to the signage.
21. **Key West lake shore: Control bed weeds in tree wells.**
22. Center median island south of Carlyle: prune suckering growth from the newly installed Maple.

CATEGORY III: IMPROVEMENTS – PRICING

NONE

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Coordinate services including pruning with Jen prior to the Christmas light installation.
2. Attention Bill: Confirm the schedule to repair the erosion in the pond shore area adjacent to 26936.

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

4A

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Northwood Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of Northwood Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District, as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 14, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

September 14, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Northwood Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$936,295.
- The change in the District's total net position in comparison with the prior fiscal year was (\$205,841), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental fund reported ending fund balance of \$715,188, a decrease of (\$93,739) in comparison with the prior fiscal year. The total fund balance is non-spendable for deposits and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, which is a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2022	2021
Assets, excluding capital assets	\$ 727,062	\$ 862,418
Capital assets, net of depreciation	221,107	333,209
Total assets	948,169	1,195,627
Liabilities, excluding long-term liabilities	11,874	53,491
Total liabilities	11,874	53,491
Net Position		
Investment in capital assets	221,107	333,209
Unrestricted	715,188	808,927
Total net position	\$ 936,295	\$ 1,142,136

A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure), less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending.

The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which cost of operations and depreciation exceeded ongoing program revenues.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 634,808	\$ 632,655
General revenues	18,268	2,521
Total revenues	653,076	635,176
Expenses:		
General government	110,082	110,364
Physical environment	578,170	621,891
Parks and recreation	170,665	97,648
Total expenses	858,917	829,903
Change in net position	(205,841)	(194,727)
Net position - beginning	1,142,136	1,336,863
Net position - ending	\$ 936,295	\$ 1,142,136

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022, was \$858,917. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The current fiscal year revenue includes interest revenue and miscellaneous income. The increase in current year expenses is mainly the result of increases in clubhouse maintenance and supplies and community enhancement projects.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2022 exceeded appropriations by \$113,065. The over expenditures were funded by available fund balance and current year revenue.

CAPITAL ASSETS

At September 30, 2022, the District had \$8,303,314 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$8,082,207 has been taken, which resulted in a net book value of \$221,107. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes, aside from continued community enhancements, to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Northwood Community Development District's Finance Department at 2005 Pan AM Circle, Suite 120, Tampa FL 33607.

FINANCIAL STATEMENTS

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 460,293
Investments	264,869
Deposits	1,900
Capital assets:	
Depreciable, net	<u>221,107</u>
Total assets	<u>948,169</u>
LIABILITIES	
Accounts payable and accrued expenses	<u>11,874</u>
Total liabilities	<u>11,874</u>
NET POSITION	
Investment in capital assets	221,107
Unrestricted	<u>715,188</u>
Total net position	<u>\$ 936,295</u>

See notes to the financial statements

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u> <u>Charges for</u> <u>Services</u>	<u>Net (Expense)</u> <u>Revenue and</u> <u>Changes in Net</u> <u>Position</u> <u>Governmental</u> <u>Activities</u>
Primary government:			
Governmental activities:			
General government	\$ 110,082	\$ 110,082	\$ -
Physical environment	578,170	354,061	(224,109)
Parks and recreation	170,665	170,665	-
Total governmental activities	<u>858,917</u>	<u>634,808</u>	<u>(224,109)</u>
General revenues:			
Miscellaneous revenue			15,988
Unrestricted investment earnings			2,280
Total general revenues			<u>18,268</u>
Change in net position			(205,841)
Net position - beginning			1,142,136
Net position - ending			<u>\$ 936,295</u>

See notes to the financial statements

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	<u>Major Fund</u>	<u>Total</u>
	General	Governmental Funds
ASSETS		
Cash	\$ 460,293	\$ 460,293
Investments	264,869	264,869
Deposits	1,900	1,900
Total assets	<u>\$ 727,062</u>	<u>\$ 727,062</u>
 LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable and accrued expenses	\$ 11,874	\$ 11,874
Total liabilities	<u>11,874</u>	<u>11,874</u>
 Fund balances:		
Nonspendable:		
Deposits	1,900	1,900
Unassigned	713,288	713,288
Total fund balances	<u>715,188</u>	<u>715,188</u>
 Total liabilities and fund balances	<u>\$ 727,062</u>	<u>\$ 727,062</u>

See notes to the financial statements

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ 715,188

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	8,303,314	
Accumulated depreciation	(8,082,207)	221,107
Net position of governmental activities		\$ 936,295

See notes to the financial statements

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Fund General	Total Governmental Funds
REVENUES		
Assessments	\$ 634,808	\$ 634,808
Miscellaneous revenue	15,988	15,988
Interest	2,280	2,280
Total revenues	<u>653,076</u>	<u>653,076</u>
EXPENDITURES		
Current:		
General government	110,082	110,082
Physical environment	483,826	483,826
Parks and recreation	152,907	152,907
Total expenditures	<u>746,815</u>	<u>746,815</u>
Excess (deficiency) of revenues over (under) expenditures	(93,739)	(93,739)
Fund balances - beginning	<u>808,927</u>	<u>808,927</u>
Fund balances - ending	<u>\$ 715,188</u>	<u>\$ 715,188</u>

See notes to the financial statements

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ (93,739)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund financial statement, but is reported as an expense in the statement of activities.	(112,102)
Change in net position of governmental activities	<u>\$ (205,841)</u>

See notes to the financial statements

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Northwood Community Development District ("District") was created in April 1995 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Pasco County Ordinance 95-5. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has adopted a written investment policy, which complies with the requirements of Section 218.415 Florida Statutes. All investments comply with the requirements of the written investment policy. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury;

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments (Continued)

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund (Florida PRIME) is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – water management and wastewater	25
Infrastructure – roads, bridges, culverts and signs	20
Improvements - recreational and landscaping	10
Improvements – clubhouse and cabana	30
Equipment – security and furniture	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Other Disclosures****Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Weighted Average Maturity</u>
Florida PRIME	\$ 264,869	S&P AAAm	21 Days
Total Investments	<u>\$ 264,869</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days."

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2022, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure - roads, bridges, culverts and signs	\$ 3,427,522	\$ -	\$ -	\$ 3,427,522
Infrastructure - water management and wastewater	4,126,781	-	-	4,126,781
Improvements - recreational and landscape	324,664	-	-	324,664
Improvements - clubhouse and cabana	364,169	-	-	364,169
Equipment - security and furniture	60,178	-	-	60,178
Total capital assets, being depreciated	8,303,314	-	-	8,303,314
Less accumulated depreciation for:				
Infrastructure - roads, bridges, culverts and signs	3,427,522	-	-	3,427,522
Infrastructure - water management and wastewater	4,032,437	94,344	-	4,126,781
Improvements - recreational and landscape	319,045	5,619	-	324,664
Improvements - clubhouse and cabana	130,923	12,139	-	143,062
Equipment - security and furniture	60,178	-	-	60,178
Total accumulated depreciation	7,970,105	112,102	-	8,082,207
Total capital assets, being depreciated, net	333,209	(112,102)	-	221,107
Governmental activities capital assets, net	\$ 333,209	\$ (112,102)	\$ -	\$ 221,107

Depreciation expense was charged to function/programs as follows:

Depreciation allocation:	
Physical environment	\$ 94,344
Parks and recreation	17,758
Total	<u>\$ 112,102</u>

NOTE 6 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 7 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 630,000	\$ 634,808	\$ 4,808
Interest	750	2,280	1,530
Miscellaneous revenue	3,000	15,988	12,988
Total revenues	<u>633,750</u>	<u>653,076</u>	<u>19,326</u>
EXPENDITURES			
Current:			
General government	95,415	110,082	(14,667)
Physical environment	472,365	483,826	(11,461)
Parks and recreation	65,970	152,907	(86,937)
Total expenditures	<u>633,750</u>	<u>746,815</u>	<u>(113,065)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(93,739)	<u>\$ (93,739)</u>
Fund balance - beginning		<u>808,927</u>	
Fund balance - ending		<u>\$ 715,188</u>	

See notes to required supplementary information

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2022 exceeded appropriations by \$113,065. The over expenditures were funded by available fund balance and current year revenue.

**NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	3
Number of independent contractors compensated in September 2022	None
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$75,601
Independent contractor compensation for FYE 9/30/2022	Not applicable
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 19
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$1,050.72/unit
Special assessments collected FYE 9/30/2022	\$634,808
Outstanding Bonds:	Not applicable



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Northwood Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Northwood Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated September 14, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated September 14, 2023.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

September 14, 2023



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
 REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
 RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
 Northwood Community Development District
 Pasco County, Florida

We have examined Northwood Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Northwood Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

September 14, 2023



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Northwood Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Northwood Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated September 14, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated September 14, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of the District, and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank the District, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

September 14, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2022-01 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2022.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: Management has communicated the need for amended budgets when expenditures exceed budget amount.

2022-02 Payroll Controls:

Observation: During procedures it was noted that punched time per timecard was rounded up for one employee and down for another.

Recommendation: The District should take the necessary steps to improve payroll control and procedures to ensure that time punched is what is actually paid to employees.

Management Response: Management will provide training to the District Managers and accountants to obtain proper approval to processing payroll.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2021-01 Payroll Internal Controls

Current Status: Recommendation has been implemented.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022, except as noted above.

REPORT TO MANAGEMENT (Continued)

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 21.

4B

RESOLUTION 2024-01

A RESOLUTION AMENDING NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR FISCAL YEAR 2023

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Northwood Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2023, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 20th day of November 2023 and be reflected in the monthly and Fiscal Year End 9/30/2023 Financial Statements and Audit Report of the District.

**Northwood
Community Development District**

By: _____
Chairperson/ Vice Chairperson

Attest:

By: _____
Secretary/Assistant Secretary

NORTHWOOD

Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ 8,895	\$ 8,895	\$ 8,895	\$ -
Room Rentals	6,000	-	6,000	5,283	(717)
Special Assmnts- Tax Collector	690,272	9,090	699,362	699,362	-
Other Miscellaneous Revenues	-	16,804	16,804	16,804	-
TOTAL REVENUES	696,272	34,789	731,061	730,344	(717)
<u>EXPENDITURES</u>					
<u>Administration</u>					
Supervisor Fees	13,000	-	13,000	9,400	3,600
District Counsel	5,000	-	5,000	3,148	1,852
District Engineer	3,000	-	3,000	1,959	1,041
District Manager	57,500	-	57,500	57,500	-
Auditing Services	7,400	-	7,400	7,400	-
Website Compliance	1,500	-	1,500	1,100	400
Postage, Phone, Faxes, Copies	3,000	-	3,000	1,904	1,096
Public Officials Insurance	2,982	-	2,982	4,678	(1,696)
Legal Advertising	1,000	-	1,000	1,671	(671)
Misc-Taxes	-	1,782	1,782	1,782	-
Bank Fees	100	-	100	84	16
Website Administration	1,200	-	1,200	1,330	(130)
Office Supplies	100	-	100	-	100
Dues, Licenses, Subscriptions	350	-	350	325	25
Total Administration	96,132	1,782	97,914	92,281	5,633
<u>Electric Utility Services</u>					
Utility - Electric	60,000	50,000	110,000	103,115	6,885
Total Electric Utility Services	60,000	50,000	110,000	103,115	6,885
<u>Garbage/Solid Waste Services</u>					
Garbage Collection	120,000	15,000	135,000	132,289	2,711
Total Garbage/Solid Waste Services	120,000	15,000	135,000	132,289	2,711
<u>Water-Sewer Comb Services</u>					
Utility - Water	3,500	2,500	6,000	5,800	200
Total Water-Sewer Comb Services	3,500	2,500	6,000	5,800	200

NORTHWOOD

Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Other Physical Environment</u>					
Field Services	75,000	(75,000)	-	-	-
Contracts-Landscape Consultant	4,680		4,680	780	3,900
Contracts - Landscape	75,000	11,000	86,000	86,243	(243)
Onsite Staff	-	83,000	83,000	83,621	(621)
Insurance - General Liability	3,552	-	3,552	3,934	(382)
Insurance -Property & Casualty	7,921	-	7,921	8,391	(470)
Insurance - Crime	272	-	272	292	(20)
R&M-Other Landscape	15,000	5,000	20,000	19,926	74
R&M-Lake	16,000	3,000	19,000	18,578	422
Plant Replacement Program	10,000	-	10,000	9,489	511
Maintenance & Repairs	2,000	-	2,000	2,417	(417)
Irrigation Maintenance	2,500	2,000	4,500	4,241	259
Total Other Physical Environment	211,925	29,000	240,925	237,912	3,013
<u>Road and Street Facilities</u>					
Pavement/Signage/Wall Repairs	15,000	-	15,000	3,863	11,137
Holiday Decoration	10,000	-	10,000	10,713	(713)
Total Road and Street Facilities	25,000	-	25,000	14,576	10,424
<u>Parks and Recreation</u>					
Security Patrol Services	15,000	-	15,000	10,340	4,660
Telephone/Fax/Internet Services	2,500	7,500	10,000	7,088	2,912
R&M-Clubhouse	3,500	7,100	10,600	10,658	(58)
R&M-Pools	15,000	5,500	20,500	20,508	(8)
Pool Furniture repair & replacement	4,000	-	4,000	-	4,000
Recreation / Park Facility Maintenance	1,000	8,300	9,300	9,367	(67)
Security System Monitoring & Maint.	5,000	5,000	10,000	9,364	636
Special Events	2,000	-	2,000	2,066	(66)
Op Supplies - Clubhouse	1,000	-	1,000	-	1,000
Total Parks and Recreation	49,000	33,400	82,400	69,391	13,009

NORTHWOOD

Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Reserves</u>					
Community Enhancement Projects	17,970	-	17,970	17,130	840
Miscellaneous Expenses	22,745	-	22,745	11,733	11,012
Reserve - Undesignated	90,000	-	90,000	51,952	38,048
Total Reserves	130,715	-	130,715	80,815	49,900
TOTAL EXPENDITURES & RESERVES	696,272	131,682	827,954	736,179	91,775
Excess (deficiency) of revenues					
Over (under) expenditures	-	(96,893)	(96,893)	(5,835)	91,058
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	-	96,893	96,893	-	96,893
TOTAL FINANCING SOURCES (USES)	-	96,893	96,893	-	96,893
Net change in fund balance	-	-	-	-	-
FUND BALANCE, BEGINNING (OCT 1, 2022)	680,576	-	680,576	680,576	-
FUND BALANCE, ENDING	\$ 680,576	\$ (96,893)	\$ 583,683	\$ 674,741	\$ 91,058

5A

**MINUTES OF MEETING
NORTHWOOD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Northwood Community Development District was held on Monday, October 9, 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:

Barbara Cruz	Chairperson
Gersson Perez	Vice Chairperson
Brian Munari	Assistant Secretary

Also present were:

Gene Roberts	District Manager
Jen Lavelle	On-Site Manager
Four Residents	

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

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**

An audience member read a letter in favor of requesting extra hours for janitorial services.

THIRD ORDER OF BUSINESS **Old Business Items**

A. Discussion on Cleaning

- The Board decided to continue with the schedule unchanged, for now.

B. Discussion on Drinking Water Fountain Repair or Replacement

- The staff is waiting on various proposals.

C. Consideration of *Flock Security*, Signs for poles, Impact Study, Monthly Report and Access to Data.

- Signs have been added.
- Staff will contact *Flock Security* to request a monthly data report.

D. Discussion on Programmable LED lighting, Main Pond Fountain Lights Status and Next Steps.

- Additional proposals are in process.

E. Discussion on Infrastructure Committee Update, Monument and Wall Repairs, Replacement Project status and next steps.

Unapproved

October 9, 2023

NORTHWOOD CDD

- The Board reviewed the two proposals for *Structural Engineer*.
- The Board would like a scope of work added.
- The Board tabled proposals to next month's meeting.

F. Discussion on *LMP* Street Tree Evaluation, Damage to Drainage, Sidewalk and Curbing, *LMP* report and Next Steps

- No action was taken in this regard.

G. Discussion on Accounting Codes

- Add column to summary of O&M Invoices Report.
- Colum will be added to the O&M report for next month.

FOURTH ORDER OF BUSINESS

New Business Items

On MOTION by Ms. Cruz seconded by Mr. Munari, with all in favor, *LMP* proposal estimate #84991, was approved. 3-0

On MOTION by Ms. Cruz seconded by Mr. Munari, with all in favor, *LMP* proposal estimate #83333, was approved. 3-0

A. Discussion on HOA Rentals of the Clubhouse from the CDD

- The Board made the decision that HOA should pay Clubhouse rental fees to the CDD effective November 1, 2023.
- The HOA will provide Amenity Manager with dates for the next year.

On MOTION by Mr. Perez seconded by Ms. Cruz, with all in favor, the HOA shall cover Clubhouse rental fees. 3-0

B. Discussion on Creating Invoices Without Board Approval for July Invoice/August Book

- Requests made by legal team and vendors, should be sent to Mr. Roberts rather than distributed to the Board.

On MOTION by Ms. Cruz seconded by Mr. Perez, with all in favor, all requests by legal team and vendors shall be sent directly to Mr. Roberts, 3-0

C. Discussion on Delegation of Officers

October 9, 2023

NORTHWOOD CDD

On MOTION by Ms. Cruz seconded by Mr. Perez, with all in favor, the request to appoint Ms. Cruz as Chairperson and Mr. Perez as Vice Chairperson, was approved. 3-0

Additional items discussed

- The Board requested to add a line item to the budget for Clubhouse expenses.
- The Board requested a transfer in the amount of \$5,000 from Miscellaneous Expense to the Clubhouse Supplies account.
- Establish a maximum spending limit for the Amenity Manager to be set at \$500 per month.

On MOTION by Ms. Cruz seconded by Mr. Perez, with all in favor, the request to transfer funds in the amount of \$5,000 from Miscellaneous Expense to Clubhouse Supplies Account and establishment of a monthly spending limit for the Amenity Manager in the amount of \$500 per month, was approved. 3-0

- Pressure wash and seal pool deck starting January 16, 2024, if a 12-month warranty will be added to the proposal.

On MOTION by Ms. Cruz seconded by Mr. Perez, with all in favor, proposal to pressure wash and seal pool deck was approved, subject to a 12-month warranty, was approved. 3-0

- Purchase banner for *Food Truck Friday's*, not to exceed the amount of \$500.

On MOTION by Mr. Perez seconded by Mr. Munari, with all in favor, purchase of banner for *Food Truck Friday's*, in an amount not to exceed \$500, was approved. 3-0

- Decision to sell the Clubhouse pool table.

On MOTION by Mr. Munari seconded by Mr. Perez, with all in favor, sale of the Clubhouse pool table, was approved. 3-0

- Decision to remove photos from the Clubhouse wall.

On MOTION by Mr. Perez seconded by Mr. Munari, with all in favor, removal of photos from the Clubhouse wall, was approved. 3-0

October 9, 2023

NORTHWOOD CDD

FIFTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of the September 11, 2023, Regular Meeting**

On MOTION by Mr. Munari seconded by Ms. Cruz, with all in favor, Minutes of the September 11, 2023, Regular Meeting, were approved. 3-0

B. Consideration of Operation and Maintenance Expenditures August 2023

- Question on the *Frontier* invoices.

On MOTION by Mr. Perez seconded by Ms. Cruz, with all in favor, Operation and Maintenance Expenditures for August 2023, were approved. 3-0

C. Acceptance of the Financials and Approval of the Check Register for August 2023

There being no questions, the next order of business followed.

SIXTH ORDER OF BUSINESS**Attorney's Report**

- Discussion on resident letter prepared by Mr. Babbar, with minor changes, be sent regular mail versus certified mail.

On MOTION by Ms. Cruz seconded by Mr. Perez, with Mr. Munari opposing, letter to resident by Mr. Babbar being sent regular mail as opposed to certified mail, was approved. 2-0

SEVENTH ORDER OF BUSINESS**Engineer's Report**

There being no report, the next order of business followed.

EIGHTH ORDER OF BUSINESS**Manager's Report****A. Aquatic Reports****B. Onsite Manager Report**

- Ms. Lavelle summarized the monthly report.

C. Community Security Report**D. OLM Report**

There being no additional reports, the next order of business followed.

NINTH ORDER OF BUSINESS**Supervisors' Requests or Comments**

- Meeting minutes from January, May through August need to be added to the web site.
- Discussion on the *Sam's Club* card.

October 9, 2023

NORTHWOOD CDD

- Mr. Munari motioned to approve the proposal to repair the trip hazards along Northwood Palms.

Mr. Munari moved to approve proposal to repair the trip hazards along Northwood Palms, there being no second, motion failed.

On MOTION Mr. Munari seconded by Mr. Perez, with all in favor, removal of the Stay Strong sign, along Northwood Palms Boulevard, was approved. 3-0

TENTH ORDER OF BUSINESS

Public Comments

- Question on Flock Security.
- Mulch proposal was discussed.
- Concern with regards to Basketball Court lights staying on too late, was discussed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Cruz seconded by Mr. Perez, with all in favor the meeting, was adjourned. 3-0

Gene Roberts
District Manager

Chairperson/ Vice Chairperson
of Board of Supervisors

5B

September 2023 Meeting

NORTHWOOD CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AQUATIC WEED CONTROL, INC.	87914	\$1,584.00		WATERWAY SERVICE - 27 PONDS - SEPTEMBER 2023
FRONTIER COMMUNICATIONS	8131970644 082623	\$526.58		PHONE SERVICE - 08/26/23-09/25/23
INFRAMARK LLC	101659	\$111.20		DISRICT SERVICES SEPTEMBER 2023
INFRAMARK LLC	101109	\$4,891.67	\$5,002.87	DISTRICT INVOICE SEPTEMBER 2023
LANDSCAPE MAINTENANCE	178091	\$5,975.26		LANDSCAPE MAINT. - SEPTEMBER 2023
OLM, INC.	41836	\$390.00		INSPECTION - SEPTEMBER 2023
Monthly Contract Subtotal		\$13,478.71		
Variable Contract				
BARBARA CRUZ	BC 091123	\$200.00		SUPERVISOR FEE 09/11/23
BRIAN MUNARI	BM 091123	\$200.00		SUPERVISOR FEE 09/11/23
BRIAN QUIGLEY	BQ 091123	\$200.00		SUPERVISOR FEE 09/11/23
DECISIONHR IX	0019 090823 ACH	\$3,052.47		PAYROLL - 09/08/23
GERSSON G. PEREZ	GP 091123	\$200.00		SUPERVISOR FEE 09/11/23
MIMIEAUX KILPATRICK	MK 091123	\$200.00		SUPERVISOR FEE 09/11/23
PASCO SHERIFFS OFFICE	I-20239-10153	\$360.00		COMMUNITY SECURITY
Variable Contract Subtotal		\$4,412.47		
Utilities				
TAMPA ELECTRIC COM	3110 090523 ACH	\$9,121.97		BULK BILLING ELECTRICITY
Utilities Subtotal		\$9,121.97		
Regular Services				
FLORIDA MUNICIPAL INS TRUST	ANC-10194-2324	\$100.00		UTILITY BOND
STANTEC CONSULTING	2128480	\$152.00		GENERAL CONSULTING - PROFESSIONAL SERVICES
Regular Services Subtotal		\$252.00		
Additional Services				
CESAR AND FRANK HANDYMAN SERVICE LLC	000002	\$395.00		SERVICE CALL - TOILET
Additional Services Subtotal		\$395.00		
TOTAL		\$27,660.15		

September 2023 Meeting

NORTHWOOD CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[☐] Chariman [☐] Vice Chariman [☐] Assistant Secretary

P.O. Box 593258
Orlando, FL 32859

Invoice

Date	Invoice #
8/31/2023	87914

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	9/30/2023

Description	Amount
Monthly waterway service for (27) ponds for shoreline & brush for the month this invoice is dated. Completed 8/31/2023	1,584.00

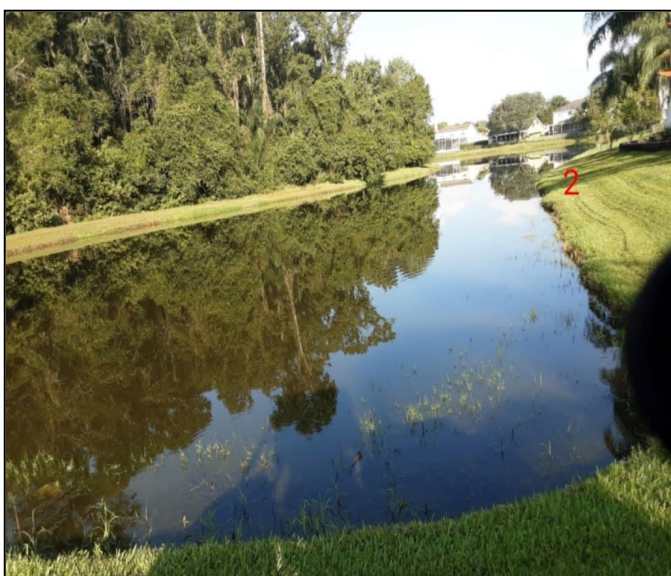
Thank you for your business.

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

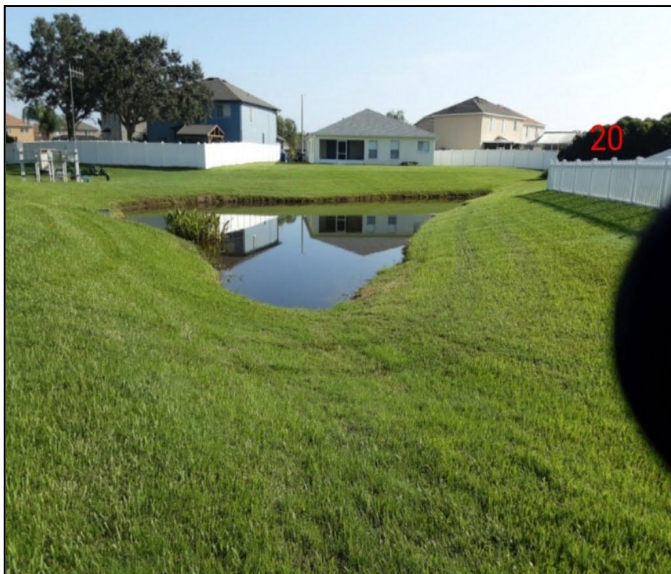
Lake & Wetland Customer Service Report

Customer Signature: _____

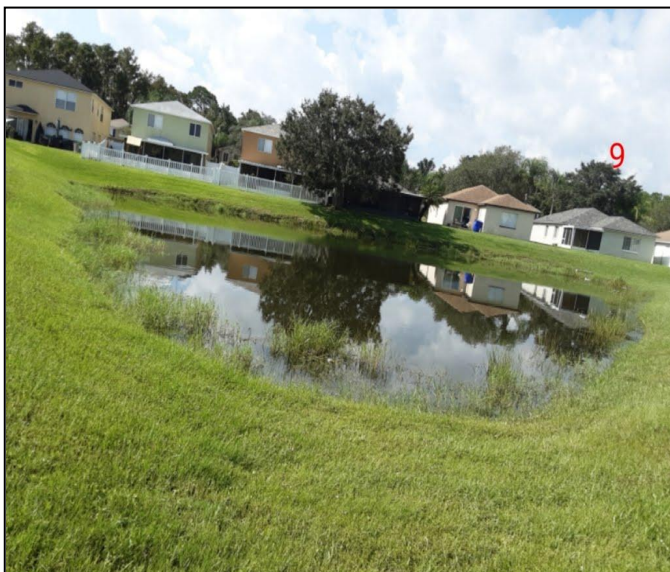
[illegible]☐ Rainy☒ Turtles☐ Soft Rush













Orlando - Ft. Myers - Tampa - Daytona Beach - 800-543-6694

Job Name:

Customer Number: 1406 Customer: NORTHWOOD CDD

Technician: Matt

Date: 08/31/2023 Time: 12:19 PM

Customer Signature: _____

[illegible]

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input checked="" type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input checked="" type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Low	<input type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

- | | | | | |
|---|---|-------------------------------------|----------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Alligator | <input checked="" type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input type="checkbox"/> Osprey | <input type="checkbox"/> Woodstork |
| <input checked="" type="checkbox"/> Anhinga | <input type="checkbox"/> Coots | <input type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bass | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Herons | <input type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bream | <input checked="" type="checkbox"/> Egrets | <input type="checkbox"/> Ibis | <input type="checkbox"/> Turtles | |

NATIVE WETLAND HABITAT MAINTENANCE

- ☐ Arrowhead ☐ Bulrush ☐ Golden Canna
☐ Bacopa ☐ Chara ☐ Gulf Spikerush
☐ Blue Flag Iris ☐ Cordgrass ☐ Lily

Beneficial Vegetation Notes:

- ☐ Naiad ☐ _____
- ☐ Pickerelweed
- ☐ Soft Rush ☐ _____







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

Your Monthly Invoice

Account Summary

New Charges Due Date

9/19/23

Billing Date

8/26/23

Account Number

813-197-0644-052523-5

PIN

1531

Previous Balance

505.00

Payment not received by 8/26/23

.00

Balance Forward, due immediately

505.00

New Charges

526.58

Total Amount Due

\$1,031.58

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
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App Store

MyFrontier app



FRONTIER

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

6790 0007 NO RP 26 08282023 NNNNNNYN 01 000123 0001

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



PAYMENT STUB

Total Amount Due

\$1,031.58

New Charges Due Date

9/19/23

Account Number

813-197-0644-052523-5

Amount Enclosed

Received

SEP 05 2023

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



719082813197064405252300000505000001031585



NORTHWOOD CDD

Page 3 of 4

Date of Bill
Account Number

8/26/23
813-197-0644-052523-5

CURRENT BILLING SUMMARY

Local Service from 08/26/23 to 09/25/23

Qty Description	813/197-0644.0	Charge
Basic Charges		
Other Charges-Detailed Below		21.58
Total Basic Charges		21.58
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	526.58	

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 \$21.58 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		8/26	21.58
813/197-0644		Subtotal	21.58
Subtotal			21.58

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

BILL TO

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

INVOICE#

#101659

CUSTOMER ID

C2286

PO#**DATE**

9/21/2023

NET TERMS

Net 30

DUE DATE

10/21/2023

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	1	Ea	0.15		0.15
Color Copies	1	Ea	0.39		0.39
Postage	11	Ea	4.80		52.80
Eric Davidson 7-3-23 DNH*GODADDY.COM : domain renewal \$19.26; 7-7-23 USPS.COM CLICKNSHIP : mail board books \$38.60	1	Ea	57.86		57.86
Subtotal					111.20

Subtotal	\$111.20
-----------------	----------

Tax	\$0.00
------------	--------

Total Due	\$111.20
------------------	----------

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#101109
CUSTOMER ID
C2286
PO#

DATE
9/5/2023
NET TERMS
Net 30
DUE DATE
10/5/2023

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

Services provided for the Month of: September 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
Subtotal					4,891.67

Subtotal	\$4,891.67
Tax	\$0.00
Total Due	\$4,891.67

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.

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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 #
9/1/2023	178091

Bill To:

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

Property Information

Services for the month of September 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 SEPTEMBER -8/15/23 AVG PRICE \$3.80 /GAL	1	59.16	59.16

			Total	\$5,975.26
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	10/1/2023	Balance Due	\$5,975.26



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 41836

DATE 09/11/2023 **TERMS** Net 30

DUE DATE 10/11/2023

DATE	ACTIVITY	DESCRIPTION	AMOUNT
09/06/2023	Inspection	monthly landscape inspection conducted at Northwood CDD by Paul Woods	390.00

Please include invoice number on all payments.

TOTAL DUE

\$390.00

Northwood CDD

MEETING DATE: September 11, 2023DMS Staff Signature GR

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

BC 09/12/23

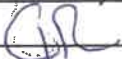
Northwood CDD



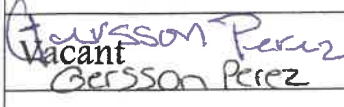



MEETING DATE: September 11, 2023DMS Staff Signature GR

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

BM 09/11/23

Northwood CDD

MEETING DATE: September 11, 2023DMS Staff Signature 

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

BQ 091123



INVOICE

Issued to:

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

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
230056230019	9/8/2023	ACH	9/8/2023

DESCRIPTION	AMOUNT
Gross Wages	2,471.39
Social Security Tax	151.68
Medicare Tax	35.48
Federal Unemployment Tax	3.95
State Unemployment Tax	28.95
Risk Management	169.27
Administration Fees	174.25
GROSS PAYROLL AMOUNT	\$3,034.97
Delivery Charge Split	17.50
TOTAL INVOICE	\$3,052.47

PAYROLL ID 230056230019	PERIOD START 8/20/2023	STATEMENTS PROCESSED/PRINTED 2/2
CLIENT ID 5623	PERIOD END 9/2/2023	DELIVERY METHOD Metro NC

Ships with 8512 Carlton Lakes Metro NC / Wednesday

Client gets Inv on the Web.

PAYROLL REGISTER

Lavelle, Jennifer L

Emp: 29

Div: 0

Dep: -

Pay Date: 9/8/2023

Pay Period: 8/20/2023 - 9/2/2023

Payroll ID: 230056230019

NetPay: 1,534.41

Check: 0.00

DirDep: 1,534.41

PayStmt: 3939010344

Earning	Curr H/U	Rate	Curr Amt	YTD H/U	YTD Amt	Deduction	Curr EE	YTD EE	Curr ER	YTD ER	Tax	Curr Tax	YTD Tax
Salary	95.50	18.7274	1,788.47	1,049.00	31,236.76						Federal Income Tax	142.23	2,549.54
Holiday	0.00	0.0000	0.00	8.00	130.66	Total Deduction	0.00				EE Social Security	110.89	1,990.45
PTO	0.00	0.0000	0.00	24.00	536.54						Medicare	25.94	465.51
Flat Amount P	0.00	0.0000	0.00	0.00	200.00						Total Tax	279.06	5,005.50
Expense Reim	0.00	0.0000	25.00	0.00	350.00								
Total Earnings	95.50		1,813.47	1,081.00	32,453.96								

Randall, Lani A

Emp: 32

Div: 0

Dep: -

Pay Date: 9/8/2023

Pay Period: 8/20/2023 - 9/2/2023

Payroll ID: 230056230019

NetPay: 607.59

Check: 0.00

DirDep: 607.59

PayStmt: 3939010345

Earning	Curr H/U	Rate	Curr Amt	YTD H/U	YTD Amt	Deduction	Curr EE	YTD EE	Curr ER	YTD ER	Tax	Curr Tax	YTD Tax
Hourly	41.12	16.0000	657.92	59.97	959.52						EE Social Security	40.79	59.49
Total Earnings	41.12		657.92	59.97	959.52	Total Deduction	0.00				Medicare	9.54	13.91
											Total Tax	50.33	73.40

REPORT GRAND TOTALS

NetPay: 2,142.00

DirDep: 2,142.00

Check: 0.00

FRID: All

Earning	Curr H/U	Curr Amt	Deduction	Curr EE	Curr ER	Tax	Curr Tax
Salary	95.50	1,788.47				Federal Income Tax	142.23
Hourly	41.12	657.92	Total Deduction	0.00	0.00	EE Social Security	151.68
Holiday	0.00	0.00				Medicare	35.48
PTO	0.00	0.00				Total Tax	329.39
Flat Amount Pay	0.00	0.00					
Expense Reimburse	0.00	25.00					
Total Earnings	136.62	2,471.39					

WC Vendor	WC Class Code	Client ID	Client Name	W Division Name	Employee Name	Pay Date	Pay Code	Hours	Gross Wages	Premium Wages	Exempt	Reductions	Base For WC Charge	WC Charge
State: FL														
AIG	9015	5623	Northwood Community Development District		Lavelle, Jennifer L	09/08/23	EXP-REIMB		25.00	0.00	25.00	0.00	0.00	0.00
AIG	9015	5623	Northwood Community Development District		Lavelle, Jennifer L	09/08/23	SAL-HRS	95.50	1,788.47	0.00	0.00	0.00	1,788.47	105.47
AIG	9015	5623	Northwood Community Development District		Randall, Lani A	09/08/23	HRLY	41.12	657.92	0.00	0.00	0.00	657.92	38.80
State: FL								Totals:	136.62	2,471.39	0.00	25.00	0.00	2,446.39
								Report Totals:	136.62	2,471.39	0.00	25.00	0.00	2,446.39

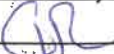
Northwood CDD







MEETING DATE: September 11, 2023DMS Staff Signature GP

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

GP 09/1/23

Northwood CDD

MEETING DATE: September 11, 2023DMS Staff Signature 

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

mk 091123



Invoice: I-20239-10153
Service Total: \$360.00
Payments Total:

Amount Due: \$360.00
Invoice Date: 9/1/2023
Sent Date: 9/5/2023

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
8/14/2023	BANNER, BRYAN - 4327	NORTHWOOD CDD* Community (Security)	5:00 AM	4.00	\$45.00	\$180.00
8/22/2023	SANDIFER, WILLIAM - 6587	NORTHWOOD CDD* Community (Security)	9:00 PM	4.00	\$45.00	\$180.00
					Total:	\$360.00

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

Mail Checks To:

Pasco Sheriff's Office
 ATTN: Extra Duty Program
 8700 Citizen Drive New Port Richey, FL 34654

Invoice #: I-20239-10153

Invoice Total: \$360.00

Invoice For: NORTHWOOD CDD

Payment Terms: Due upon receipt

Please include Invoice # in check comment



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

Statement Date: September 05, 2023

Amount Due: \$9,121.97

Due Date: September 19, 2023

Account #: 311000000001

DO NOT PAY. Your account will be drafted on September 19, 2023

Account Summary

Previous Amount Due	\$8,787.80
Payment(s) Received Since Last Statement	-\$8,787.80
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$9,121.97

Amount Due by September 19, 2023 \$9,121.97

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

**5,831
KWH**



1 NORTHWOOD PALMS
DR, WESLEY CHAPEL,
FL 33543-0000

**4,005
KWH**



Scan here to view
your account online.

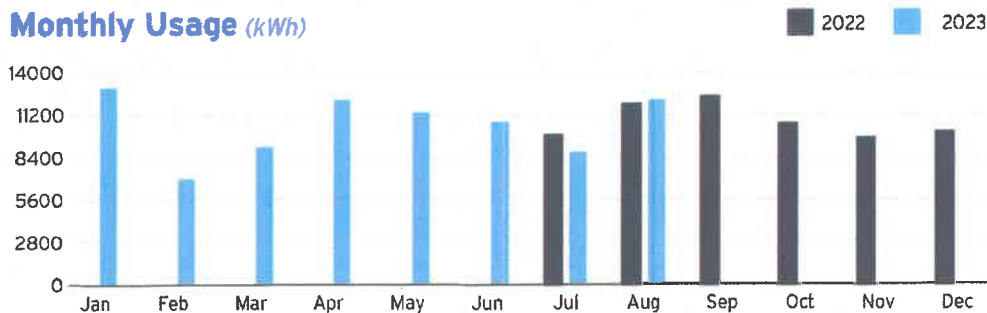


**DOWNED IS
DANGEROUS!**

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)



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

To ensure prompt credit, please return

Received

SEP 08 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.

Payment Amount: \$ _____

700250002702

Your account will be
drafted on September 19, 2023

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

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	08/15/2023	91,070		87,065		4,005 kWh	1	29 Days	\$643.26
									 46.9%


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	08/15/2023	184		181		3 kWh	1	29 Days	\$22.77
									 25.0%

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	08/15/2023	77,080		71,249		5,831 kWh	1	29 Days	\$631.26
1000351309	08/15/2023	12.62		0		12.62 kW	1	29 Days	 81.7%

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

Sub-Account Number: 211014560596

Amount: \$302.29

Continued on next page →

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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	08/15/2023	99		97		2 kWh	1	29 Days	\$22.62
									 0.0%


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	08/15/2023	5,340		2,979		2,361 kWh	1	29 Days	\$388.36
									 16.4%

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

\$9,121.97



Sub-Account #: 211014509577
Statement Date: 08/30/2023

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

Service Period: 07/18/2023 - 08/15/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



Sub-Account #: 211014509841
Statement Date: 08/30/2023

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

Meter Read

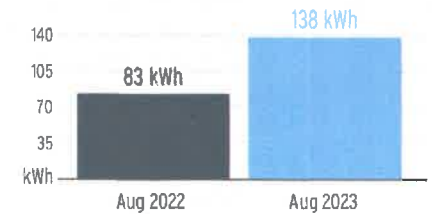
Service Period: 07/18/2023 - 08/15/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000703338	08/15/2023	91,070	87,065	4,005 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	4,005 kWh @ \$0.07990/kWh	\$320.00
Fuel Charge	4,005 kWh @ \$0.05239/kWh	\$209.82
Storm Protection Charge	4,005 kWh @ \$0.00400/kWh	\$16.02
Clean Energy Transition Mechanism	4,005 kWh @ \$0.00427/kWh	\$17.10
Storm Surcharge	4,005 kWh @ \$0.01061/kWh	\$42.49
Florida Gross Receipt Tax		\$16.08
Electric Service Cost		\$643.26

Current Month's Electric Charges

\$643.26

Billing information continues on next page →



Sub-Account #: 211014560109

Statement Date: 08/30/2023

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

Meter Read

Meter Location: # 2

Service Period: 07/18/2023 - 08/15/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000129796	08/15/2023	184		181		3 kWh	1	29 Days

Charge Details



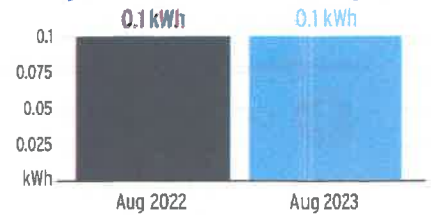
Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
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		\$0.57

Electric Service Cost

\$22.77

Avg kWh Used Per Day



Current Month's Electric Charges

\$22.77

Billing information continues on next page →



Sub-Account #: 211014560349
Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/18/2023 - 08/15/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000351309	08/15/2023	77,080	71,249		5,831 kWh	1	29 Days
1000351309	08/15/2023	12.62	0		12.62 kW	1	29 Days

Charge Details



Electric Charges

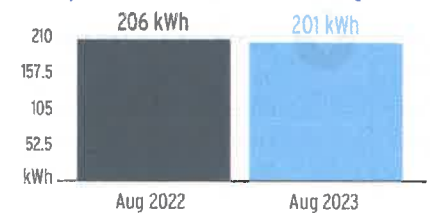
Daily Basic Service Charge	29 days @ \$1.08000	\$31.32
Billing Demand Charge	13 kW @ \$14.13000/kW	\$183.69
Energy Charge	5,831 kWh @ \$0.00736/kWh	\$42.92
Fuel Charge	5,831 kWh @ \$0.05239/kWh	\$305.49
Capacity Charge	13 kW @ -\$0.06000/kW	-\$0.78
Storm Protection Charge	13 kW @ \$0.62000/kW	\$8.06
Energy Conservation Charge	13 kW @ \$0.88000/kW	\$11.44
Environmental Cost Recovery	5,831 kWh @ \$0.00084/kWh	\$4.90
Clean Energy Transition Mechanism	13 kW @ \$1.12000/kW	\$14.56
Storm Surcharge	5,831 kWh @ \$0.00238/kWh	\$13.88
Florida Gross Receipt Tax		\$15.78
Electric Service Cost		\$631.26

Current Month's Electric Charges

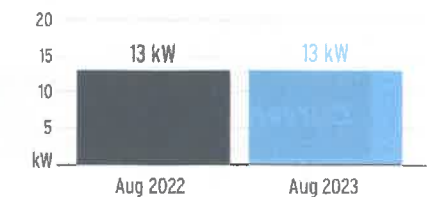
\$631.26

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: 08/30/2023

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

Service Period: 07/19/2023 - 08/16/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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: 08/30/2023

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

Meter Read

Meter Location: MP

Service Period: 07/18/2023 - 08/15/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000150588	08/15/2023	99		97		2 kWh	1	29 Days

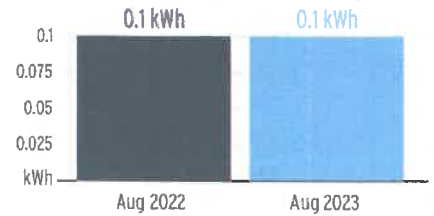
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	2 kWh @ \$0.07990/kWh	\$0.16
Fuel Charge	2 kWh @ \$0.05239/kWh	\$0.10
Storm Protection Charge	2 kWh @ \$0.00400/kWh	\$0.01
Clean Energy Transition Mechanism	2 kWh @ \$0.00427/kWh	\$0.01
Storm Surcharge	2 kWh @ \$0.01061/kWh	\$0.02
Florida Gross Receipt Tax		\$0.57
Electric Service Cost		\$22.62

Avg kWh Used Per Day



Current Month's Electric Charges

\$22.62

Billing information continues on next page →



Sub-Account #: 211014561040

Statement Date: 08/30/2023

Service Address: 1438 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000**Service Period:** 07/18/2023 - 08/15/2023**Rate Schedule:** Lighting Service**Charge Details****Electric Charges****Lighting Service Items LS-1 (Bright Choices) for 29 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: 08/30/2023

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

Meter Read

Service Period: 07/18/2023 - 08/15/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000146682	08/15/2023	5,340	2,979	2,361 kWh	1	29 Days

Charge Details



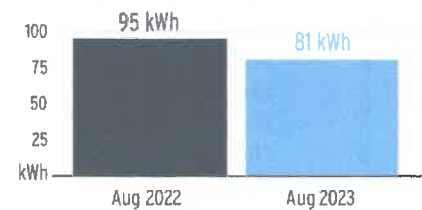
Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	2,361 kWh @ \$0.07990/kWh	\$188.64
Fuel Charge	2,361 kWh @ \$0.05239/kWh	\$123.69
Storm Protection Charge	2,361 kWh @ \$0.00400/kWh	\$9.44
Clean Energy Transition Mechanism	2,361 kWh @ \$0.00427/kWh	\$10.08
Storm Surcharge	2,361 kWh @ \$0.01061/kWh	\$25.05
Florida Gross Receipt Tax		\$9.71

Electric Service Cost

\$388.36

Avg kWh Used Per Day



Current Month's Electric Charges

\$388.36

Billing information continues on next page →



Sub-Account #: 211014561784

Statement Date: 08/30/2023

Service Address: 100 NORTHWOOD PALMS BL, WESLEY CHAPEL, FL 33543-0000**Service Period:** 07/19/2023 - 08/16/2023**Rate Schedule:** Lighting Service**Charge Details****Electric Charges****Lighting Service Items LS-1 (Bright Choices) for 29 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: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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: 08/30/2023

Service Address: NORTHWOOD, UNIT 2A, WESLEY CHAPEL, FL 33544-0000**Service Period:** 07/22/2023 - 08/21/2023**Rate Schedule:** Lighting Service**Charge Details****Electric Charges****Lighting Service Items LS-1 (Bright Choices) for 31 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 #: 211014562451
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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: 08/30/2023


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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details





Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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: 08/30/2023

Service Address: NORTHWOOD, UNIT 8&, WESLEY CHAPEL, FL 33543-0000**Service Period:** 07/22/2023 - 08/21/2023**Rate Schedule:** Lighting Service**Charge Details****Electric Charges****Lighting Service Items LS-1 (Bright Choices) for 31 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 →



Sub-Account #: 211014563988
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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: 08/30/2023**Service Address:** NORTHWOOD SUBDIVISION, WESLEY CHAPEL, FL 33543-0000**Service Period:** 07/22/2023 - 08/21/2023**Rate Schedule:** Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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** **\$9,121.97**

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.

INVOICE

SPECIAL COVERAGES

8/24/2023 FMIT# 0749
INVOICE ID: ANC-10194-2324

Ms. Tara Horvath
Accounts Payable Analyst
Northwood Community Development District
2005 Pan Am Circle Suite 120
Tampa, FL 33607

MAKE CHECKS PAYABLE TO:

FLORIDA MUNICIPAL INSURANCE TRUST
POST OFFICE BOX 1757
TALLAHASSEE FL 32302-1757

MAKE ACH PAYMENTS TO:

BANK: Capital City Bank, 217 N. Monroe St., Tallahassee, FL 32301
RTN#/ABA#: 063100688
ACCT#: 0032620702
ACCT TYPE: Checking
ACCT NAME: Florida Municipal Insurance Trust

**PLEASE INCLUDE A COPY OF THIS INVOICE WITH YOUR PAYMENT BY 9/8/2023.
IF FULL PREMIUM PAYMENT IS NOT RECEIVED BY 9/8/2023, THE POLICY IS SUBJECT TO CANCELLATION
FOR NON-PAYMENT OF PREMIUM BY THE INSURER.**

DESCRIPTION	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE
A-3 BONDS UTILITY PAYMENT BOND TOTAL LIMIT: \$4,225	101084457	10/28/2023	10/28/2024

PREMIUMS

BASE PREMIUM:	\$100.00
ADDITIONAL INSURED(S):	
TERRORISM:	
INSPECTION FEE:	
POLICY FEE:	
FEES:	

<u>TOTAL POLICY PREMIUM:</u>	<u>\$100.00</u>
-------------------------------------	------------------------

Ancillary insurance coverage includes any insurance coverage not currently available directly from the Florida Municipal Insurance Trust. When the Florida League of Cities, Inc. acts as intermediary or agency in facilitating ancillary insurance coverage for a member with a third party insurer, the Florida League of Cities, Inc. shall not be liable to the member if the third party insurer becomes insolvent at any time after coverage has commenced. The Florida League of Cities, Inc. shall use reasonable skill and judgment in securing any such ancillary insurance coverage. However, it is not a guarantor of the financial condition of any third party insurer and is entitled to reasonably rely upon generally accepted financial, actuarial and/or insurance industry data when facilitating ancillary insurance coverage.



INVOICE

Page 1 of 1

Invoice Number	2128480
Invoice Date	August 30, 2023
Purchase Order	215600254
Customer Number	83333
Project Number	215600254

Bill To

Northwood Community Development District
 Accounts Payable
 c/o Inframark
 210 North University Drive, Suite 702
 Coral Springs FL 33071
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project 05312-CDD-002 - Northwood CDD

Project Manager

Stewart, Tonja L

For Period Ending

August 25, 2023

Current Invoice Total (USD)

152.00

follow up regarding 2016 pictures and backup documents

Top Task 2023 2023 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.00	152.00	152.00
Subtotal Professional Services	<u>1.00</u>		<u>152.00</u>
Top Task Subtotal	2023 FY General Consulting		152.00
Total Fees & Disbursements			<u>152.00</u>
INVOICE TOTAL (USD)			152.00

Due upon receipt or in accordance with terms of the contract

Please contact Abbas Tlais if you have any questions concerning this invoice.

[E-mail: Abbas.Tlais@Stantec.com](mailto:Abbas.Tlais@Stantec.com)

**** PLEASE INCLUDE AN INVOICE # WITH PAYMENT ****

Thank you.



Cesar and Frank Handyman Services
813-501-7686

Invoice #000002

Issue date
Sep 13, 2023

Invoice #000002

Services- Pull toilet, snake drain to clear for urinal flow
Thank you
Cesar and Frank Handyman Services

Customer

Jen Lavelle
Northwood.manager@outlook.com
813-699-0719

Invoice Details

PDF created September 13, 2023
\$395.00

Payment

Due September 13, 2023
\$395.00

Items	Quantity	Price	Amount
Custom Amount	1	\$395.00	\$395.00
Subtotal			\$395.00

Total Due **\$395.00**



Pay online

To pay your invoice go to <https://squareup.com/u/ObFinHqd>
Or open the camera on your mobile device and place the QR code in the camera's view.

September Bank Statement Debit Card Charges

DATE	DESCRIPTION	AMOUNT(\$)
09/06	DEBIT CARD RECURRING PYMT CANVA* I03899-4254 09-05 HTTPSCANVA.CO DE 1941	12.99
09/06	DEBIT CARD PURCHASE Amazon.com*TL8HX6G 09-06 Amzn.com/bill WA 1941	19.96
09/07	DEBIT CARD PURCHASE AMZN Mktp US*TL5HJ 09-06 Amzn.com/bill WA 1941	13.01
09/07	DEBIT CARD RECURRING PYMT GOOGLE *YouTube Mu 09-06 g.co/helppay# CA 1941	19.29
09/07	DEBIT CARD PURCHASE AMZN Mktp US*TL5NB 09-07 Amzn.com/bill WA 1941	77.60
09/08	DEBIT CARD PURCHASE SAMSCLUB.COM 09-06 888-746-7726 AR 1941	121.95
09/08	DEBIT CARD PURCHASE AMZN Mktp US*TL61Z 09-07 Amzn.com/bill WA 1941	116.80
09/13	DEBIT CARD PURCHASE AMZN Mktp US*TR70Y 09-13 Amzn.com/bill WA 1941	29.69
09/14	DEBIT CARD PURCHASE AMAZON.COM*TX5D59O 09-14 SEATTLE WA 1941	29.03
09/19	DEBIT CARD PURCHASE AMZN Mktp US*TX48Z 09-18 Amzn.com/bill WA 1941	17.98
09/21	DEBIT CARD PURCHASE SAMSCLUB.COM 09-19 888-746-7726 AR 1941	68.34
09/21	DEBIT CARD PURCHASE SAMSCLUB.COM 09-19 888-746-7726 AR 1941	7.98
09/21	DEBIT CARD PURCHASE SAMSCLUB.COM 09-19 888-746-7726 AR 1941	124.98
09/27	DEBIT CARD PURCHASE AMAZON.COM*T175R4M 09-26 SEATTLE WA 1941	9.79

1. \$12.99-No receipt Canva Jen use for Slide/Artwork
2. \$19.96
3. \$13.01
4. \$19.96 -No receipt Music streaming in Clubhouse
5. \$77.60
6. \$121.95
7. \$116.80
8. \$29.69
9. \$29.03
10. \$17.98
11. \$68.34
12. \$7.98
13. \$124.98
14. \$9.79



Final Details for Order #112-5312907-5665825

Order Placed: September 5, 2023

Amazon.com order number: 112-5312907-5665825

Order Total: \$19.96

Shipped on September 5, 2023	
Items Ordered	Price
1 of: OdoBan Disinfectant Concentrate and Odor Eliminator, 2 Gallons, Original Eucalyptus Scent Sold by: Amazon.com Condition: New	\$19.96
Shipping Address: Jen Lavelle 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008 United States	Item(s) Subtotal: \$19.96 Shipping & Handling: \$0.00 Total before tax: \$19.96 Sales Tax: \$0.00 Total for This Shipment: \$19.96
Shipping Speed: Two-Day Shipping	

Payment information	
Payment Method: Visa Last digits: 1941	Item(s) Subtotal: \$19.96 Shipping & Handling: \$0.00 Total before tax: \$19.96 Estimated Tax: \$0.00 Grand Total: \$19.96
Billing address Jen Lavelle 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008 United States	
Credit Card transactions	Visa ending in 1941: September 5, 2023: \$19.96

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



Final Details for Order #112-7734354-3857022

Order Placed: September 5, 2023

Amazon.com order number: 112-7734354-3857022

Order Total: \$13.01

Shipped on September 5, 2023

Items Ordered	Price
1 of: KTRIO Laminating Sheets, Holds 8.5 x 11 Inch Sheets 30 Pack, 3 Mil Thermal Laminating Pouches 9 x 11.5 Inch Clear Plastic Lamination Sheet Paper for L Sold by: Ktrio.LLC (seller profile) Product question? (Ask Seller) Business Price Condition: New	\$6.89
Shipping Address: United States	Item(s) Subtotal: \$6.89 Shipping & Handling: \$0.00 Total before tax: \$6.89 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$6.89

Shipped on September 6, 2023

Items Ordered	Price
1 of: Goof Off FG653 Professional Strength Remover, Pourable 16-Ounce, Liquid Sold by: Amazon.com Condition: New	\$6.12
Shipping Address: Jen Lavelle c/o Northwood CDD 27525 BREAKERS DR WESLEY CHAPEL, FL 33544-6668 United States	Item(s) Subtotal: \$6.12 Shipping & Handling: \$0.00 Total before tax: \$6.12 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$6.12

Payment information

Payment Method: Visa Last digits: 1941	Item(s) Subtotal: \$13.01 Shipping & Handling: \$0.00
Billing address Jen Lavelle 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008 United States	Total before tax: \$13.01 Estimated Tax: \$0.00

Grand Total: \$13.01**Credit Card transactions**

Visa ending in 1941: September 6, 2023: \$13.01

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

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Details for Order #112-7734354-3857022

Order Placed: September 5, 2023

Amazon.com order number: 112-7734354-3857022

Order Total: \$13.01

Not Yet Shipped

Items Ordered

Price

1 of: Goo! Off FG653 Professional Strength Remover, Pourable 16-Ounce, Liquid

\$6.12

Sold by: Amazon.com

Condition: New

1 of: KTRIO Laminating Sheets, Holds 8.5 x 11 Inch Sheets 30 Pack, 3 Mil Thermal Laminating Pouches 9 x 11.5 Inch Clear Plastic

\$6.89

Lamination Sheet Paper for Laminator, Round Corner Letter Size

Sold by: Ktrio.LLC ([seller profile](#)) | Product question? ([Ask Seller](#))

Business Price

Condition: New

Shipping Address:

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 1941

Item(s) Subtotal: \$13.01

Shipping & Handling: \$0.00

Billing address

Jen Lavelle

2005 PAN AM CIR STE 300

TAMPA, FL 33607-6008

United States

Total before tax: \$13.01

Estimated Tax: \$0.00

Grand Total: \$13.01

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

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Final Details for Order #112-6422445-7817068

Order Placed: September 6, 2023

Amazon.com order number: 112-6422445-7817068

Order Total: \$77.60

Shipped on September 6, 2023

Items Ordered

2 of: 67XL Ink Cartridges Combo Pack Replacement for HP Ink 67 HP 67XL for HP DeskJet 2700 2700e 2755e 2755 4155e 4155

Envy 6055e 6455e 6400 6055 6075 Envy

Sold by: SMTG INK LTD ([seller profile](#))

Business Price

Condition: New

Price

\$40.84

Shipping Address:

2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008
United States

Item(s) Subtotal: \$81.68
Shipping & Handling: \$2.99
Promotion Applied: -\$4.08
Free Shipping: -\$2.99

Total before tax: \$77.60

Sales Tax: \$0.00

Total for This Shipment: \$77.60

Payment information

Payment Method:

Visa | Last digits: 1941

Billing address

Jen Lavelle
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008
United States

Item(s) Subtotal: \$81.68
Shipping & Handling: \$2.99
Promotion applied: -\$7.07

Total before tax: \$77.60

Estimated Tax: \$0.00

Grand Total: \$77.60

Credit Card transactions

Visa ending in 1941: September 6, 2023: \$77.60

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

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Sep 5, 2023
Order 10097268969

\$124.98 (1 items)

Pickup item (1)

Date	Wesley Chapel Sam's Club
Wed, Sep 6	27727 State Rd. 56
12:00 PM - 01:00 PM	Wesley Chapel, FL 33544
	(813) 929-7010

Lifetime 60" Round Commercial Grade Nesting Folding Table (Assorted Colors)	Qty 1	\$124.98
Item 172093		
Subtotal (1 items)		\$124.98
Pickup fee		Free
Sales tax		\$0.00
Total		\$124.98
VISA VISA *1941		\$121.95
Sam's Cash		\$3.03

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.



Details for Order #112-9745482-8860204

Order Placed: September 7, 2023

Amazon.com order number: 112-9745482-8860204

Order Total: \$116.80

Not Yet Shipped	
Items Ordered	Price
1 Of: Google Nest Thermostat - Smart Thermostat for Home - Programmable Wifi Thermostat - Snow	\$116.80
Sold by: Ucs Deals (seller profile)	
Business Price	
Condition: New	
Shipping Address:	
<div></div>	
Shipping Speed:	
FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 1941	Item(s) Subtotal: \$116.80 Shipping & Handling: \$0.00
Billing address Jen Lavelle 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008 United States	Total before tax: \$116.80 Estimated Tax: \$0.00 Grand Total: \$116.80

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

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Details for Order #112-3191399-0668227

Order Placed: September 12, 2023

Amazon.com order number: 112-3191399-0668227

Order Total: \$29.69

Not Yet Shipped	
Items Ordered 1 of: <i>Ankink 67XL Ink Cartridge Black Replacement for HP Ink 67 XL HP67 Combo Deskjet 2700 2700e 2752 2752e 2742e 2755 2755e 4100 4100e 4152e 4155 4155e Envy 6000 6055e 6055 6400 6455e Printer HP67XL Blk</i> Sold by: CZ Printer Accessories (seller profile) Condition: New	Price \$29.69
Shipping Address:	
<div></div>	
Payment information	
Payment Method: Visa Last digits: 1941	Item(s) Subtotal: \$29.69
	Shipping & Handling: \$2.99
	Promotion applied: -\$2.99

	Total before tax: \$29.69
	Estimated Tax: \$0.00

Billing address Jen Lavelle 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008 United States	Grand Total: \$29.69

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

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Details for Order #112-6572110-0153819

Order Placed: September 12, 2023

Amazon.com order number: 112-6572110-0153819

Order Total: \$29.03

Not Yet Shipped	
Items Ordered	Price
1 of: Glade PlugIns Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Apple Cinnamon, 6.7 Fl Oz, 10 Count (Packaging May Vary) Sold by: Amazon (seller profile) Business Price Condition: New	\$29.03
Shipping Address:	
Shipping Speed: FREE Prime Delivery	
Payment information	
Payment Method: Visa Last digits: 1941	Item(s) Subtotal: \$29.03 Shipping & Handling: \$0.00 ----
Billing address Jen Lavelle 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008 United States	Total before tax: \$29.03 Estimated Tax: \$0.00 ----- Grand Total: \$29.03

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



Details for Order #112-9371557-4086641

Order Placed: September 18, 2023

Amazon.com order number: 112-9371557-4086641

Order Total: \$17.98

Not Yet Shipped	
Items Ordered	Price
1 of: TashiBox White Hot Drink 120 Count - 12 Oz Disposable Paper Coffee Cups Sold by: DEYL online (seller profile) Business Price Condition: New	\$17.98
Shipping Address: Shipping Speed: FREE Prime Delivery	
Payment information	
Payment Method: Visa Last digits: 1941	Item(s) Subtotal: \$17.98 Shipping & Handling: \$0.00 -----
Billing address Jen Lavelle 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008 United States	Total before tax: \$17.98 Estimated Tax: \$0.00 ----- Grand Total: \$17.98

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



Sep 18, 2023
Order 10100973751

\$68.34 (3 items)

Pickup items (3)

Date Tue, Sep 19 11:00 AM - 12:00 PM		Wesley Chapel Sam's Club 27727 State Rd. 56 Wesley Chapel, FL 33544 (813) 929-7010
Bounty Select-A-Size Paper Towels, White (105 sheets/roll, 12 rolls) <small>Item 990268307</small>		
	Qty 2	\$46.96 <small>\$23.48 each</small>
Charmin Ultra Soft Toilet Paper Super Plus Rolls (201 sheets/roll, 32 rolls) <small>Item 990004787</small>		
	Qty 1	\$21.38 \$25.38
\$4.00 off with Instant Savings		Save \$4.00
Subtotal (3 items)		\$72.34
Pickup fee		Free
Savings		-\$4.00
Sales tax		\$0.00
Total		\$68.34
VISA VISA *1941		\$68.34

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.



Sep 18, 2023
Order 10100983334

\$7.98 (1 item)

Pickup item (1)

Date		Wesley Chapel Sam's Club	
Tue, Sep 19		27727 State Rd. 56	
11:00 AM - 12:00 PM		Wesley Chapel, FL 33544	
		(813) 929-7010	
Zephyrhills 100% Natural Spring Water (8 fl. oz., 48 pk.)		Qty 1	\$7.98
Item 6567			
Subtotal (1 items)			\$7.98
Pickup fee			Free
Sales tax			\$0.00
Total			\$7.98
VISA VISA *1941			\$7.98

Credit cards aren't charged until your orders ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.



Sep 18, 2023
Order 10100973912

\$124.98
1 item

Pickup item (1)

Wesley Chapel Sam's Club
27727 State Rd. 56
Wesley Chapel, FL 33544
(813) 929-7010

Curbside (1)

Date
Tue, Sep 19
11:00 AM - 12:00 PM

Lifetime 60" Round Commercial Grade Nesting Folding Table (Assorted Colors) <small>Item 172093</small>	Qty 1	\$124.98
---	-------	----------

Subtotal (1 items)	\$124.98
Pickup fee	Free
Sales tax	\$0.00
Total	\$124.98

Bill To
Jen Lavelle
2005 Pan Am Cir
Tampa, FL 33607
(813) 724-0140

VISA VISA *1941	\$124.98
-----------------	----------

Did you find what you were looking for?

Click on a button to the right of your order to ship or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.



Final Details for Order #112-6698761-3814624

Order Placed: September 25, 2023

Amazon.com order number: 112-6698761-3814624

Order Total: \$9.79

Shipped on September 26, 2023

Items Ordered	Price
1 Of: Energizer 3V Batteries, 3 Volt Battery Lithium, 2 Count	\$9.79
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address:	
	Item(s) Subtotal: \$9.79
	Shipping & Handling: \$0.00

	Total before tax: \$9.79
	Sales Tax: \$0.00

Shipping Speed:	Total for This Shipment: \$9.79
FREE Prime Delivery	----

Payment information

Payment Method:	Item(s) Subtotal: \$9.79
Visa Last digits: 1941	Shipping & Handling: \$0.00

Billing address	Total before tax: \$9.79
Jen Lavelle	Estimated Tax: \$0.00
2005 PAN AM CIR STE 300	----
TAMPA, FL 33607-6008	Grand Total: \$9.79
United States	
Credit Card transactions	Visa ending in 1941: September 26, 2023: \$9.79

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

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5C

Northwood Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2023

Prepared by:



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

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FIXED ASSETS FUND	TOTAL
<u>ASSETS</u>			
Cash - Operating Account	\$ 75,250	\$ -	\$ 75,250
Cash - Reserve Account	192,520	-	192,520
Accounts Receivable - Other	950	-	950
Investments:			
Money Market Account	150,000	-	150,000
SBA Account	277,891	-	277,891
Prepaid Items	18,056	-	18,056
Prepaid Insurance	17,522	-	17,522
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	\$ 734,089	\$ 8,386,926	\$ 9,121,015
<u>LIABILITIES</u>			
Accounts Payable	\$ 52,579	\$ -	\$ 52,579
Accounts Payable - Other	7,400	-	7,400
Refundable Deposits	50	-	50
TOTAL LIABILITIES	60,029	-	60,029
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	18,056	-	18,056
Prepaid Insurance	17,522	-	17,522
Unassigned:	638,482	8,386,926	9,025,408
TOTAL FUND BALANCES	674,060	8,386,926	9,060,986
TOTAL LIABILITIES & FUND BALANCES	\$ 734,089	\$ 8,386,926	\$ 9,121,015

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 14,192	\$ 14,192	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	-	16,804	16,804	0.00%
TOTAL REVENUES	696,272	735,641	39,369	105.65%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	13,000	9,400	3,600	72.31%
District Counsel	5,000	3,148	1,852	62.96%
District Engineer	3,000	1,959	1,041	65.30%
District Manager	57,500	57,500	-	100.00%
Auditing Services	7,400	7,400	-	100.00%
Website Compliance	1,500	1,100	400	73.33%
Postage, Phone, Faxes, Copies	3,000	1,904	1,096	63.47%
Public Officials Insurance	2,982	4,678	(1,696)	156.87%
Legal Advertising	1,000	1,671	(671)	167.10%
Misc-Taxes	-	1,782	(1,782)	0.00%
Bank Fees	100	84	16	84.00%
Website Administration	1,200	1,330	(130)	110.83%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	350	325	25	92.86%
Total Administration	96,132	92,281	3,851	95.99%
<u>Electric Utility Services</u>				
Utility - Electric	60,000	103,115	(43,115)	171.86%
Total Electric Utility Services	60,000	103,115	(43,115)	171.86%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	120,000	132,288	(12,288)	110.24%
Total Garbage/Solid Waste Services	120,000	132,288	(12,288)	110.24%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	5,800	(2,300)	165.71%
Total Water-Sewer Comb Services	3,500	5,800	(2,300)	165.71%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Field Services	75,000	-	75,000	0.00%
Contracts-Landscape Consultant	4,680	780	3,900	16.67%
Contracts - Landscape	75,000	86,243	(11,243)	114.99%
Onsite Staff	-	83,621	(83,621)	0.00%
Insurance - General Liability	3,552	3,934	(382)	110.75%
Insurance -Property & Casualty	7,921	14,370	(6,449)	181.42%
Insurance - Crime	272	292	(20)	107.35%
R&M-Other Landscape	15,000	19,926	(4,926)	132.84%
R&M-Lake	16,000	18,578	(2,578)	116.11%
Plant Replacement Program	10,000	9,489	511	94.89%
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	243,891	(31,966)	115.08%
<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	10,340	4,660	68.93%
Telephone/Fax/Internet Services	2,500	7,088	(4,588)	283.52%
R&M-Clubhouse	3,500	10,658	(7,158)	304.51%
R&M-Pools	15,000	20,508	(5,508)	136.72%
Pool Furniture repair & replacement	4,000	-	4,000	0.00%
Recreation / Park Facility Maintenance	1,000	9,367	(8,367)	936.70%
Security System Monitoring & Maint.	5,000	9,364	(4,364)	187.28%
Special Events	2,000	2,066	(66)	103.30%
Op Supplies - Clubhouse	1,000	-	1,000	0.00%
Total Parks and Recreation	49,000	69,391	(20,391)	141.61%
<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%

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Contingency</u>				
Miscellaneous Expenses	22,745	11,733	11,012	51.58%
Total Contingency	<u>22,745</u>	<u>11,733</u>	<u>11,012</u>	<u>51.58%</u>
<u>Reserves</u>				
Reserve - Undesignated	90,000	51,952	38,048	57.72%
Total Reserves	<u>90,000</u>	<u>51,952</u>	<u>38,048</u>	<u>57.72%</u>
TOTAL EXPENDITURES & RESERVES	696,272	742,157	(45,885)	106.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(6,516)	(6,516)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		680,576		
FUND BALANCE, ENDING		<u>\$ 674,060</u>		

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

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

NORTHWOOD CDD

Bank Reconciliation

Bank Account No. 8325 TRUIST-GF OPERATING
Statement No. 09-23
Statement Date 9/30/2023

G/L Balance (LCY)	75,250.15	Statement Balance	115,855.74
G/L Balance	75,250.15	Outstanding Deposits	200.00
Positive Adjustments	0.00		
		Subtotal	116,055.74
Subtotal	75,250.15	Outstanding Checks	40,805.59
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	75,250.15	Ending Balance	75,250.15
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/21/2023	Payment	6351	ALL A/C AND REFRIGERATION LLC	125.00	125.00	0.00
9/1/2023	Payment	DD141	Payment of Invoice 000671	321.32	321.32	0.00
9/1/2023	Payment	DD147	Payment of Invoice 000617	11,005.50	11,005.50	0.00
9/1/2023	Payment	DD148	Payment of Invoice 000692	11,005.50	11,005.50	0.00
9/11/2023	Payment	DD164	Payment of Invoice 000680	37.50	37.50	0.00
9/11/2023	Payment	DD165	Payment of Invoice 000681	22.31	22.31	0.00
9/14/2023	Payment	6369	ADT SECURITY SERVICES	184.08	184.08	0.00
9/14/2023	Payment	6370	AQUATIC WEED CONTROL, INC.	1,584.00	1,584.00	0.00
9/14/2023	Payment	6371	BARBARA CRUZ	200.00	200.00	0.00
9/14/2023	Payment	6372	BRIAN MUNARI	200.00	200.00	0.00
9/14/2023	Payment	6373	BRIAN QUIGLEY	200.00	200.00	0.00
9/14/2023	Payment	6374	CHARLES AQUATICS INC.	308.00	308.00	0.00
9/14/2023	Payment	6375	FRONTIER COMMUNICATIONS	505.00	505.00	0.00
9/14/2023	Payment	6377	LANDSCAPE MAINTENANCE	10,720.68	10,720.68	0.00
9/14/2023	Payment	6379	OLM, INC.	390.00	390.00	0.00
9/14/2023	Payment	6380	PASCO COUNTY UTILITIES SERVICE	563.15	563.15	0.00
9/14/2023	Payment	6381	PIPER FIRE PROTECTION	280.10	280.10	0.00
9/14/2023	Payment	6382	STRALEY ROBIN VERICKER	777.00	777.00	0.00
9/14/2023	Payment	6383	TRULY NOLEN OF AMERICA INC	172.00	172.00	0.00
9/14/2023	Payment	6384	WITHOUT SPOT OR BLEMISH	3,300.00	3,300.00	0.00
9/20/2023	Payment	DD163	Payment of Invoice 000720	9,121.97	9,121.97	0.00
9/21/2023	Payment	6385	AQUATIC WEED CONTROL, INC.	1,584.00	1,584.00	0.00
9/21/2023	Payment	6386	BARBARA CRUZ	200.00	200.00	0.00
9/21/2023	Payment	6387	BRIAN MUNARI	200.00	200.00	0.00
9/21/2023	Payment	6388	BRIAN QUIGLEY	200.00	200.00	0.00
9/21/2023	Payment	6390	FLORIDA MUNICIPAL INS TRUST	100.00	100.00	0.00
9/21/2023	Payment	6391	FRONTIER COMMUNICATIONS	777.56	777.56	0.00
9/21/2023	Payment	6392	GERSSON G. PEREZ	200.00	200.00	0.00
9/21/2023	Payment	6394	LANDSCAPE MAINTENANCE	5,975.26	5,975.26	0.00
9/21/2023	Payment	6397	PASCO SHERIFF'S OFFICE	360.00	360.00	0.00
9/21/2023	Payment	6398	STANTEC CONSULTING	152.00	152.00	0.00
9/8/2023	Payment	DD167	Payment of Invoice 000747	3,052.47	3,052.47	0.00
9/22/2023	Payment	DD168	Payment of Invoice 000769	116.97	116.97	0.00
9/14/2023		JE000294	Transfer funds to MMA	150,000.00	150,000.00	0.00
9/6/2023		JE000308	Recurring Canva Exp	12.99	12.99	0.00

NORTHWOOD CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
9/6/2023		JE000309	Misc AMZN expnese 9/6		19.96	19.96	0.00
9/7/2023		JE000310	Misc AMZN expnese 9/7		13.01	13.01	0.00
9/7/2023		JE000311	Recurring Youtube music expense		19.29	19.29	0.00
9/7/2023		JE000312	Misc AMZN expnese 9/7		77.60	77.60	0.00
9/8/2023		JE000313	Misc Sams Club Expense 9/8		121.95	121.95	0.00
9/8/2023		JE000314	Misc AMZN expnese 9/8		116.80	116.80	0.00
9/13/2023		JE000315	Misc AMZN expnese 9/13		29.69	29.69	0.00
9/14/2023		JE000316	Misc AMZN expnese 9/14		29.03	29.03	0.00
9/19/2023		JE000317	Misc AMZN expnese 9/19		17.98	17.98	0.00
9/21/2023		JE000318	Misc Sams Club expnese 9/21		68.34	68.34	0.00
9/21/2023		JE000319	Misc Sams Club expnese 9/21		7.98	7.98	0.00
9/21/2023		JE000320	Misc Sams Club expnese 9/21		124.98	124.98	0.00
9/22/2023		JE000301	PAYROLL - 09/022/23		3,232.49	3,232.49	0.00
9/26/2023		JE000321	Misc Square Exp 9/26		10.65	10.65	0.00
9/27/2023		JE000322	Misc AMZN expnese 9/27		9.79	9.79	0.00
9/26/2023		JE000332	AR - Check#6343### double cashed		950.00	950.00	0.00
Total Checks					218,803.90	218,803.90	0.00
Deposits							
9/30/2023		JE000323	September Revenue Square	G/L Ac	2,828.60	2,828.60	0.00
9/30/2023		JE000324	Reverse DD148 double entered	G/L Ac	11,005.50	11,005.50	0.00
Total Deposits					13,834.10	13,834.10	0.00
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
3/16/2023	Payment	6279	MIMIEAUX KILPATRICK		200.00	0.00	200.00
9/1/2023	Payment	DD138	Payment of Invoice 000582		2,204.11	0.00	2,204.11
9/1/2023	Payment	DD139	Payment of Invoice 000596		3,255.68	0.00	3,255.68
9/1/2023	Payment	DD140	Payment of Invoice 000683		2,583.66	0.00	2,583.66
9/1/2023	Payment	DD142	Payment of Invoice 000598		8,941.42	0.00	8,941.42
9/1/2023	Payment	DD143	Payment of Invoice 000639		47.11	0.00	47.11
9/1/2023	Payment	DD144	Payment of Invoice 000641		24.62	0.00	24.62
9/1/2023	Payment	DD145	Payment of Invoice 000661		8,787.80	0.00	8,787.80
9/1/2023	Payment	DD146	Payment of Invoice 000616		112.52	0.00	112.52
9/1/2023	Payment	DD149	Payment of Invoice 000693		112.43	0.00	112.43
9/14/2023	Payment	6376	INFRAMARK LLC		4,907.30	0.00	4,907.30
9/14/2023	Payment	6378	MIMIEAUX KILPATRICK		200.00	0.00	200.00
9/21/2023	Payment	6389	CESAR AND FRANK HANDYMAN SERVICE		395.00	0.00	395.00
9/21/2023	Payment	6393	INFRAMARK LLC		4,891.67	0.00	4,891.67
9/21/2023	Payment	6395	MIMIEAUX KILPATRICK		200.00	0.00	200.00
9/21/2023	Payment	6396	OLM, INC.		390.00	0.00	390.00
9/21/2023	Payment	6399	TRULY NOLEN OF AMERICA INC		172.00	0.00	172.00
9/28/2023	Payment	6400	INFRAMARK LLC		111.20	0.00	111.20
9/28/2023	Payment	6401	PASCO COUNTY UTILITIES SERVICE		963.60	0.00	963.60

NORTHWOOD CDD
Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
9/28/2023	Payment	6402	TIMES PUBLISHING COMANY	189.50	0.00	189.50	
9/28/2023	Payment	DD166	Payment of Invoice 000728	89.99	0.00	89.99	
Total Outstanding Checks.....				40,805.59		40,805.59	
Outstanding Deposits							
12/15/2022		JE000025	Deposit ck#138369#####	G/L Ac	200.00	0.00	200.00
Total Outstanding Deposits.....				200.00		200.00	

NORTHWOOD CDD
Bank Reconciliation

Bank Account No. 9105 Truist - Reserve
Statement No. 09-23
Statement Date 9/30/2023

G/L Balance (LCY)	192,519.64	Statement Balance	192,519.64
G/L Balance	192,519.64	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	192,519.64
Subtotal	192,519.64	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	192,519.64	Ending Balance	192,519.64
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Deposits							
9/20/2023		JE000334	Interest Reserves	G/L Ac	271.38	271.38	0.00
Total Deposits					271.38	271.38	0.00