

2019



# NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019  
FINAL ANNUAL OPERATING BUDGET

AUGUST 13, 2018

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# NORTHWOOD

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2019 FINAL ANNUAL OPERATING BUDGET

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AUGUST 13, 2018

# NORTHWOOD

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

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

The following report represents the District budget for Fiscal Year 2019, which begins on October 1, 2018. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

#### **Facilities of the District**

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

#### **Maintenance of the Facilities**

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

# NORTHWOOD

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Current Period Actuals 10/1/17 - 3/31/18	Projected Revenues & Expenditures 4/1/18 to 9/30/18	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	630,000.00	603,626.12	11,486.61	615,112.73	(14,887.27)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$630,000.00</b>	<b>\$603,626.12</b>	<b>\$11,486.61</b>	<b>\$615,112.73</b>	<b>(\$14,887.27)</b>
<b>BROUGHT FORWARD</b>					
Miscellaneous	38,450.00	0.00	0.00	0.00	(38,450.00)
<b>TOTAL BROUGHT FORWARD</b>	<b>\$38,450.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$38,450.00)</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	750.00	2,030.26	0.00	2,030.26	1,280.26
<b>TOTAL INTEREST EARNINGS</b>	<b>\$750.00</b>	<b>\$2,030.26</b>	<b>\$0.00</b>	<b>\$2,030.26</b>	<b>\$1,280.26</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	250.00	0.00	0.00	0.00	(250.00)
Clubhouse Rentals	3,000.00	2,916.67	2,500.00	5,416.67	2,416.67
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$3,250.00</b>	<b>\$2,916.67</b>	<b>\$2,500.00</b>	<b>\$5,416.67</b>	<b>\$2,166.67</b>
<b>TOTAL REVENUES</b>	<b>\$672,450.00</b>	<b>\$608,573.05</b>	<b>\$13,986.61</b>	<b>\$622,559.66</b>	<b>(\$49,890.34)</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	15,000.00	4,600.00	10,400.00	15,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$15,000.00</b>	<b>\$4,600.00</b>	<b>\$10,400.00</b>	<b>\$15,000.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	57,500.00	28,749.96	28,750.04	57,500.00	0.00
District Engineer	5,000.00	137.50	500.00	637.50	(4,362.50)
Dissemination Agent	1,000.00	0.00	0.00	0.00	(1,000.00)
Trustees Fees	4,000.00	0.00	0.00	0.00	(4,000.00)
Auditing Services	5,000.00	2,023.00	2,977.00	5,000.00	0.00
Postage- Phone, Faxes, Copies	1,000.00	1,093.81	1,093.81	2,187.62	1,187.62
Public Officials Insurance	1,800.00	790.83	1,009.17	1,800.00	0.00
Legal Advertising	800.00	376.50	423.50	800.00	0.00
Bank Fees	600.00	304.69	304.69	609.38	9.38
Dues, Licenses & Fees	600.00	1,077.88	0.00	1,077.88	477.88
Office Supplies	200.00	99.61	0.00	99.61	(100.39)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$77,500.00</b>	<b>\$34,653.78</b>	<b>\$35,058.21</b>	<b>\$69,711.99</b>	<b>(\$7,788.01)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	10,000.00	1,670.00	1,670.00	3,340.00	(6,660.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$10,000.00</b>	<b>\$1,670.00</b>	<b>\$1,670.00</b>	<b>\$3,340.00</b>	<b>(\$6,660.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	60,000.00	25,756.75	34,243.25	60,000.00	0.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$60,000.00</b>	<b>\$25,756.75</b>	<b>\$34,243.25</b>	<b>\$60,000.00</b>	<b>\$0.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	58,500.00	37,916.77	27,047.50	64,964.27	6,464.27
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$58,500.00</b>	<b>\$37,916.77</b>	<b>\$27,047.50</b>	<b>\$64,964.27</b>	<b>\$6,464.27</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	7,000.00	2,606.87	4,393.13	7,000.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$7,000.00</b>	<b>\$2,606.87</b>	<b>\$4,393.13</b>	<b>\$7,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Field Staff	80,000.00	29,358.84	29,358.84	58,717.68	(21,282.32)
Property & Casualty Insurance	10,000.00	5,019.44	5,019.44	10,038.88	38.88
Landscape Maintenance - Contract	104,185.00	39,290.83	60,709.17	100,000.00	(4,185.00)
Landscape Maintenance - Other	10,000.00	6,190.76	3,809.24	10,000.00	0.00
Lake Repairs & Maintenance	16,500.00	22,116.91	4,500.00	26,616.91	10,116.91
Plant Replacement Program	10,000.00	0.00	10,000.00	10,000.00	0.00
Irrigation Maintenance	5,000.00	2,628.44	2,371.56	5,000.00	0.00
Asset Repairs & Maintenance	4,631.00	0.00	4,631.00	4,631.00	0.00
Landscape Maintenance-Consultants	4,500.00	0.00	4,680.00	4,680.00	180.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$244,816.00</b>	<b>\$104,605.22</b>	<b>\$125,079.25</b>	<b>\$229,684.47</b>	<b>(\$15,131.53)</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Decorative Light Maintenance	4,000.00	10,000.00	0.00	10,000.00	6,000.00
Pavement/Signage/Wall Repairs	25,000.00	656.00	24,344.00	25,000.00	0.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>\$29,000.00</b>	<b>\$10,656.00</b>	<b>\$24,344.00</b>	<b>\$35,000.00</b>	<b>\$6,000.00</b>
<b>PARKS &amp; RECREATION</b>					
Security Patrol	31,417.00	8,680.00	8,680.00	17,360.00	(14,057.00)
Pool Repairs & Maintenance	18,000.00	14,119.10	5,880.00	19,999.10	1,999.10
Cabana Maintenance	1,800.00	160.00	160.00	320.00	(1,480.00)
Clubhouse Supplies	5,000.00	1,199.21	1,199.21	2,398.42	(2,601.58)
Clubhouse Maintenance	3,200.00	2,503.93	696.07	3,200.00	0.00
Clubhouse Furniture & Equipment	2,000.00	729.00	1,271.00	2,000.00	0.00
Park Facility Maintenance	4,000.00	5,126.59	1,980.00	7,106.59	3,106.59
Clubhouse Gate	1,500.00	224.25	300.00	524.25	(975.75)
Special Events	5,000.00	0.00	0.00	0.00	(5,000.00)
Security System	3,000.00	1,140.26	1,140.26	2,280.52	(719.48)
Facility Telephone and Internet Service	5,500.00	1,473.48	1,473.48	2,946.96	(2,553.04)
Pool Furniture	5,000.00	0.00	3,500.00	3,500.00	(1,500.00)
<b>TOTAL PARKS &amp; RECREATION</b>	<b>\$85,417.00</b>	<b>\$35,355.82</b>	<b>\$26,280.02</b>	<b>\$61,635.84</b>	<b>(\$23,781.16)</b>
<b>OTHER EXPENSES</b>					
Community Enhancement Projects	37,431.00	4,075.00	5,000.00	9,075.00	(28,356.00)
<b>TOTAL OTHER EXPENSES</b>	<b>\$37,431.00</b>	<b>\$4,075.00</b>	<b>\$5,000.00</b>	<b>\$9,075.00</b>	<b>(\$28,356.00)</b>
<b>RESERVES</b>					
Undesignated Reserves	47,786.00	0.00	67,148.09	67,148.09	19,362.09
<b>TOTAL RESERVES</b>	<b>\$47,786.00</b>	<b>\$0.00</b>	<b>\$67,148.09</b>	<b>\$67,148.09</b>	<b>\$19,362.09</b>
<b>TOTAL EXPENDITURES</b>	<b>\$672,450.00</b>	<b>\$261,896.21</b>	<b>\$360,663.45</b>	<b>\$622,559.66</b>	<b>(\$49,890.34)</b>
<b>REVENUES OVER / (UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$346,676.84</b>	<b>(\$346,676.84)</b>	<b>\$0.00</b>	<b>\$0.00</b>

## FISCAL YEAR 2018 BUDGET ANALYSIS

# NORTHWOOD

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18	Fiscal Year 2019 Final Operating Budget	Increase / (Decrease) from FY 2018 to FY 2019
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	630,000.00	615,112.73	(14,887.27)	630,000.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$630,000.00</b>	<b>\$615,112.73</b>	<b>(\$14,887.27)</b>	<b>\$630,000.00</b>	<b>\$0.00</b>
<b>BROUGHT FORWARD</b>					
Miscellaneous	38,450.00	0.00	(38,450.00)	38,450.00	0.00
<b>TOTAL BROUGHT FORWARD</b>	<b>\$38,450.00</b>	<b>\$0.00</b>	<b>(\$38,450.00)</b>	<b>\$38,450.00</b>	<b>\$0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	750.00	2,030.26	1,280.26	750.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$750.00</b>	<b>\$2,030.26</b>	<b>\$1,280.26</b>	<b>\$750.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	250.00	0.00	(250.00)	250.00	0.00
Clubhouse Rentals	3,000.00	5,416.67	2,416.67	3,000.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$3,250.00</b>	<b>\$5,416.67</b>	<b>\$2,166.67</b>	<b>\$3,250.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$672,450.00</b>	<b>\$622,559.66</b>	<b>(\$49,890.34)</b>	<b>\$672,450.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	15,000.00	15,000.00	0.00	15,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$15,000.00</b>	<b>\$15,000.00</b>	<b>\$0.00</b>	<b>\$15,000.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	57,500.00	57,500.00	0.00	57,500.00	0.00
District Engineer	5,000.00	637.50	(4,362.50)	5,000.00	0.00
Dissemination Agent	1,000.00	0.00	(1,000.00)	0.00	(1,000.00)
Trustees Fees	4,000.00	0.00	(4,000.00)	0.00	(4,000.00)
Auditing Services	5,000.00	5,000.00	0.00	5,000.00	0.00
Postage, Phone, Faxes, Copies	1,000.00	2,187.62	1,187.62	1,000.00	0.00
Public Officials Insurance	1,800.00	1,800.00	0.00	1,800.00	0.00
Legal Advertising	800.00	800.00	0.00	800.00	0.00
Bank Fees	600.00	609.38	9.38	600.00	0.00
Dues, Licenses & Fees	600.00	1,077.88	477.88	600.00	0.00
Office Supplies	200.00	99.61	(100.39)	200.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$77,500.00</b>	<b>\$69,711.99</b>	<b>(\$7,788.01)</b>	<b>\$72,500.00</b>	<b>(\$5,000.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	10,000.00	3,340.00	(6,660.00)	10,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$10,000.00</b>	<b>\$3,340.00</b>	<b>(\$6,660.00)</b>	<b>\$10,000.00</b>	<b>\$0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	60,000.00	60,000.00	0.00	60,000.00	0.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$60,000.00</b>	<b>\$60,000.00</b>	<b>\$0.00</b>	<b>\$60,000.00</b>	<b>\$0.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	58,500.00	64,964.27	6,464.27	58,500.00	0.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$58,500.00</b>	<b>\$64,964.27</b>	<b>\$6,464.27</b>	<b>\$58,500.00</b>	<b>\$0.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	7,000.00	7,000.00	0.00	7,000.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$7,000.00</b>	<b>\$7,000.00</b>	<b>\$0.00</b>	<b>\$7,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Field Staff	80,000.00	58,717.68	(21,282.32)	80,000.00	0.00
Property & Casualty Insurance	10,000.00	10,038.88	38.88	10,000.00	0.00
Landscape Maintenance - Contract	104,185.00	100,000.00	(4,185.00)	104,185.00	0.00
Landscape Maintenance - Other	10,000.00	10,000.00	0.00	10,000.00	0.00
Lake Repairs & Maintenance	16,500.00	26,616.91	10,116.91	16,500.00	0.00
Plant Replacement Program	10,000.00	10,000.00	0.00	10,000.00	0.00
Irrigation Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
Asset Repairs & Maintenance	4,631.00	4,631.00	0.00	4,631.00	0.00
Landscape Maintenance-Consultants	4,500.00	4,680.00	180.00	4,500.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$244,816.00</b>	<b>\$229,684.47</b>	<b>(\$15,131.53)</b>	<b>\$244,816.00</b>	<b>\$0.00</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Decorative Light Maintenance	4,000.00	10,000.00	6,000.00	4,000.00	0.00
Pavement/Signage/Wall Repairs	25,000.00	25,000.00	0.00	25,000.00	0.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>\$29,000.00</b>	<b>\$35,000.00</b>	<b>\$6,000.00</b>	<b>\$29,000.00</b>	<b>\$0.00</b>
<b>PARKS &amp; RECREATION</b>					
Security Patrol	31,417.00	17,360.00	(14,057.00)	31,417.00	0.00
Pool Repairs & Maintenance	18,000.00	19,999.10	1,999.10	18,000.00	0.00
Cabana Maintenance	1,800.00	320.00	(1,480.00)	1,800.00	0.00
Clubhouse Supplies	5,000.00	2,398.42	(2,601.58)	5,000.00	0.00
Clubhouse Maintenance	3,200.00	3,200.00	0.00	3,200.00	0.00
Clubhouse Furniture & Equipment	2,000.00	2,000.00	0.00	2,000.00	0.00
Park Facility Maintenance	4,000.00	7,106.59	3,106.59	4,000.00	0.00
Clubhouse Gate	1,500.00	524.25	(975.75)	1,500.00	0.00
Special Events	5,000.00	0.00	(5,000.00)	5,000.00	0.00
Security System	3,000.00	2,280.52	(719.48)	3,000.00	0.00
Facility Telephone and Internet Service	5,500.00	2,946.96	(2,553.04)	5,500.00	0.00
Pool Furniture	5,000.00	3,500.00	(1,500.00)	5,000.00	0.00
<b>TOTAL PARKS &amp; RECREATION</b>	<b>\$85,417.00</b>	<b>\$61,635.84</b>	<b>(\$23,781.16)</b>	<b>\$85,417.00</b>	<b>\$0.00</b>
<b>OTHER EXPENSES</b>					
Community Enhancement Projects	37,431.00	9,075.00	(28,356.00)	37,431.00	0.00
<b>TOTAL OTHER EXPENSES</b>	<b>\$37,431.00</b>	<b>\$9,075.00</b>	<b>(\$28,356.00)</b>	<b>\$37,431.00</b>	<b>\$0.00</b>
<b>RESERVES</b>					
Undesignated Reserves	47,786.00	67,148.09	19,362.09	52,786.00	5,000.00
<b>TOTAL RESERVES</b>	<b>\$47,786.00</b>	<b>\$67,148.09</b>	<b>\$19,362.09</b>	<b>\$52,786.00</b>	<b>\$5,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$672,450.00</b>	<b>\$622,559.66</b>	<b>(\$49,890.34)</b>	<b>\$672,450.00</b>	<b>\$0.00</b>
<b>REVENUES OVER / (UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

# NORTHWOOD

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET DESCRIPTIONS

#### **Legislative**

##### **Supervisor Fees & Related Payroll Taxes**

The amount paid to each Supervisor for the time devoted to the District's business and monthly meetings. The amount permitted is \$200.00 per meeting for each member of the Board

#### **Financial & Administrative**

##### **District Manager**

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

##### **District Engineer**

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

##### **Arbitrage Rebate Calculation**

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

##### **Auditing Services**

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

##### **Travel Per Diem**

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

##### **Technology Services**

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

##### **Postage, Phone, Faxes, Copies**

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

##### **Public Officials Insurance**

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

##### **Legal Advertising**

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

##### **Bank Fees**

To provide for unbudgeted administrative expenses.

# NORTHWOOD

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET DESCRIPTIONS

#### **Office Supplies**

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

#### **Dues, Licenses & Fees**

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

#### **Capital Outlay**

This is to purchase new equipment as required.

#### **Legal Council**

##### **District Counsel**

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

#### **Electric Utility Services**

##### **Electric Utility Services**

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

#### **Garbage/Solid Waste Control Services**

##### **Garbage Collection**

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

#### **Water-Sewer Combination Services**

##### **Water Utility Services**

This relates to water services provided to District facilities.

#### **Other Physical Environment**

##### **Landscape Maintenance - Contract**

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

##### **Landscape Maintenance - Other**

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

##### **Field Manager**

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

##### **Field Staff**

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

##### **Irrigation Maintenance**

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

##### **Plant Replacement**

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

##### **Lake Maintenance**

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

# NORTHWOOD

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET DESCRIPTIONS

#### **Miscellaneous Repairs & Maintenance**

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

#### **Property & Casualty Insurance**

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

#### **Road & Street Facilities**

##### **Decorative Light Maintenance**

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

##### **Pavement/Signage/Wall Repairs**

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

#### **Parks & Recreation**

##### **Cabana Maintenance**

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

##### **Cabana Supplies**

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

##### **Clubhouse Maintenance**

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

##### **Clubhouse Supplies**

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

##### **Pool Repairs & Maintenance**

The District has maintenance contracts for the pool area.

##### **Park Maintenance**

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

##### **Special Events**

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

##### **Security Patrol**

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

#### **Other Expenses**

##### **Community Enhancement Projects**

This item relates to the restoration or installation of certain infrastructure that the community may desire.

##### **Contingency**

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



# NORTHWOOD

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS <sup>(1)</sup>

Lot Size	Parcel Size	O&M Unit Count	Fiscal Year 2018			Fiscal Year 2019			Total Inc/(Dec) in Annual Assmt <sup>(2)</sup>
			Debt Service Per Unit	O&M Per Unit	Fiscal Year 2018 Total Assessment	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2019 Total Assessment	
<b>PARCEL 1A</b>	Large	49	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>PARCEL 1B</b>	Small	49	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>PARCEL 2</b>	Small	80	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>PARCEL 3A</b>	Large	25	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>PARCEL 3B</b>	Large	41	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>PARCEL 4</b>	Small	115	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>PARCEL 5</b>	Large	33	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>PARCEL 6</b>	Small	56	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>PARCEL 7</b>	Small	79	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>PARCEL 8</b>	Small	53	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>PARCEL 9</b>	Small	52	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>Parcel 2- Partial Prepay</b>	Small	2	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>Parcel 3A- Partial Prepay</b>	Large	1	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>Parcel 4- Partial Prepay</b>	Small	1	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>Total Pay Down (Large)</b>		1	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>Total Pay Down (Small)</b>		1	\$0	\$1,051	<b>\$1,051</b>	\$0	\$1,051	<b>\$1,051</b>	<b>\$0</b>
<b>Total</b>		638							

**Notations:**

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

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

**FISCAL YEAR 2019**  
**FINAL ANNUAL OPERATING BUDGET**