



Rizzetta & Company

Summer Woods Community Development District

**Board of Supervisors' Meeting
August 3, 2023**

**District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, FL 33578**

www.summerwoodscdd.org

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

Eagle Pointe Clubhouse, 11450 Moonsail Dr., Parrish, Florida 34219

Board of Supervisors	Candice Smith	Chairman
	Roger Aman	Vice Chairman
	Alyssa Livingstone	Assistant Secretary
	Ed Suchora	Assistant Secretary
	Chris Sullivan	Assistant Secretary
District Manager	Matt O'Nolan	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Kutak Rock Law Group
District Engineer	Matt Morris	Morris Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 2700 S. FALKENBURG RD, SUITE 2700• RIVERVIEW, FLORIDA 33578

www.SummerWoodsCDD.org

July 26, 2023

Board of Supervisors
Summer Woods Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Summer Woods Community Development District will be held on **Thursday, August 3, 2023 at 10:00 a.m.** at the Eagle Pointe Clubhouse, located at 11450 Moonsail Dr., Parrish, FL 34219. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Report & Responses..... Tab 1
 - B. Waterway Management Report..... Tab 2
 - C. District Counsel
 - D. District Engineer
 - E. Amenity Manager Report..... Tab 3
 - E. District Manager
 1. Review of District Manager Report Tab 4
 2. Review of Financial Statement Tab 5
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors'
Meeting held on May 4, 2023 Tab 6
 - B. Consideration of the Operation and Maintenance
Expenditures for April, May and June 2023..... Tab 7
- 5. BUSINESS ITEMS**
 - A. Consideration of County Land Conveyance Tab 8
 - B. Public Hearing on Fiscal Year 2023/2024 Final Budget
 1. Consideration of Resolution 2023-08, Adopting
the Final Budget for FY 23-24 Tab 9
 - C. Public Hearing on Fiscal Year 2023/2024 Assessments
 1. Consideration of Resolution 2023-09, Levying O&M
Assessment for FY 23-24 Tab 10
 - D. Consideration of Resolution 2023-10, Setting Meeting
Schedule for FY 23-24..... Tab 11
 - E. Consideration of Security Guard Proposals..... Tab 12
 - F. Consideration of Holiday Lighting Proposal..... Tab 13
 - G. Acceptance of the FY 21-22 Audit Report Tab 14
 - H. Consideration of Free Library request Tab 15
 - I. Consideration Playground Proposals Tab 16
 - J. Consideration of Resolution 2023-11, Trespass Program Tab 17

6. SUPERVISOR REQUESTS AND COMMENTS
7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Very truly yours,

Matt O'Nolan

Matt O'Nolan
District Manager

Tab 1

SUMMER WOODS

LANDSCAPE INSPECTION REPORT



July 20th, 2023
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Amenity Center

General Updates, Recent & Upcoming Maintenance Events

- ❑ Mowing every week services until October.
- ❑ Several dead palms need to be addressed. Count is now 11. Why are these failing
- ❑ New areas are now being inspected.

The following are action items for BrightView to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation, **Orange** indicates FH Staff. **Bold underlined is information or questions for the BOS.**

1. Remove palm overgrowth on the trail behind the pool area.
2. Turf is thinning by the bike rack at the amenity center. Probable compaction from school but still Diagnose and treat. (Pic. 2)



3. Treat weeds in the shrubs that are growing up through in the parking lot of the amenity center.
4. Remove dead material in front of Silver Buttonwood that lines the fence of the splash pad area. No replacement needed.
5. Diagnose and treat the Ornamental Grasses in front of the lift station for possible spider mites.

6. **There are four dead Sables that need to be replaced at the playground area. Refer to the proposal page.**

7. Treat the weeds in the playground area by the splashpad. Also, along the sidewalk.

8. Investigate the area between the splash pad and the playground. It seems very wet, even with the rains. What can be done here?

9. **The turf is still less than desirable on the Westside of entrance into amenity center parking lot at the Daybreak intersection. This area has been unsightly for some time and needs to be corrected. It now appears it may have chinch bugs. (Pic. 9)**



Amenity Center, Daybreak Glen

10. Pull off the Spanish Moss on the fence line for the dog parks.
11. Diagnose and treat the Awabuki at the pool equipment area East of the pool entrance.
12. Diagnose and treat the Crinum Lilies at the median on the Eastside of the gated section.
13. Need mulch on the middle island on Daybreak Glen on both sides of the guarded gate entrance to also include the newly installed Petit Ixora.
14. Remove dead Ornamental Grasses behind the mailbox kiosk on Daybreak Glen closest to the amenity center.
15. There is an area that seems to have had work recently on Firefly cul de sac that needs to have the turf repaired. Please refer to the proposal page. (Pic. 15)



16. Just noting construction is still being performed on Moccasin Wallow by the end roundabout on Daybreak Glen.
17. Remove fronds that line the front of the conservation area on Daybreak Glen by Starlight Loop. Only remove up to the conservation sign.
18. Treat broadleaf turf weeds at the mailbox kiosk behind the gated portion of Daybreak.

19. There is a dead Sable palm that needs to be replaced right before you enter the gated section of Daybreak Glen. This is on the South ROW. (Pic. 19)



20. There is a dead Sable Palm that needs to be removed on the Northside of Daybreak Glen right as you are exiting the gated section.
21. Prune back overhanging palm fronds on the sidewalk on Starlight Loop on the East end at the Daybreak Glen intersection.
22. Treat the broadleaf turf weeds at the end of Daybreak Glen cul de sac.
- 23. There is a dead Sable Palm that needs to be replaced on the median on Summerwoods Dr. just South of High Noon Trail. Was a proposal sent?**
- 24. There is a dead Sable Palm on the East and West ROWs on Summerwoods Dr. I recommend they be flush cut and do not need a replacement. Was a proposal sent?**
25. Treat the weeds in the medians on Summerwoods Dr.
26. Thinning turf on North and South ROW on Daybreak Glen between Rain Lily Crossing and Sunshower Dr. Diagnose and treat accordingly.



Western Wood Ave., Moccasin Wallow

- 27. Treat the broadleaf turf weeds on the North ROW of High Noon Trail between Rain Lily Crossing and Corkscrew Crossing. This area continues to not thrive. What can be done to improve the turf in this area?
- 28. Diagnose and treat the turf on High Noon Trail between the sidewalk and the road on the South ROW just West of Summerwoods Dr. It appears to have chinch bugs.
- 29. Construction is still ongoing on Moccasin Wallow on the East side of Summerwoods Dr. Once completed there is a dead Palm and Oak in need of replacement.
- 30. Raise the Oak Canopy just West of the Summerwoods Dr. entrance.
- 31. Prune up the dead in the Palms on Moccasin Wallow just West of the Summerwoods Dr. entrance. (Pic. 31)



- 32. Dead palm fronds need to be removed on Western Woods Ave. in the median and East and West ROWs.
- 33. Remove hanging frond on Western Woods Ave. in the palm right behind the monument at the gate. (Pic. 33>)
- 34. It appears the hardscape edging along the sidewalk on Snap Pop Ln. has been missed. Please ensure it is completed each mowing.



Proposals

1. Brightview to provide a proposal to remove and replace Sable Palms that have died or did not establish at the playground area.



5. Brightview to provide a proposal to remove two dead Sable Palms, one on the North and one on the South ROW, of Daybreak Glen at the gated section of the community. Provide a replacement option for the one on the Southside.

2. Brightview to provide a proposal to replace sod between the sidewalk and the road at the end of Firefly where it appears there was work completed here recently. (Pic.. 2)



3. Brightview to provide a proposal to replace a dead Sable Palm that did not establish on the median of Summerwoods Dr. just South of High Noon Trail.
4. Brightview to provide a proposal to remove 3 Sable palms on Summerwoods Dr. and I do not recommend replacement. One on the East ROW, one on the West ROW, and one just as you exit onto Moccasin Wallow on the East side of the intersection.



Tab 2

WATERWAY MANAGEMENT REPORT

Superior Waterway
Services, Inc.

Toll free: 1-877-966-9333 • Fax: (561) 844-9629
www.superiorwaterway.com

CUSTOMER Summer Woods BIOLOGIST Bill DATE 5-2-23

TEMPERATURE (°F)

<55	55-65	66-75
<u>0</u>	86-95	96+

 CLOUD COVER

Clear	<u>5-50%</u>
50-75%	Overcast

 WIND

0-5	<u>6-10</u>
11-15	16+

Lake #	<u>23, 5, 9, 21, 22, 24</u>	<u>5, 9, 21, 22, 24</u>				
Woods Treated	<u>Aw, Pr, Pa, Tg</u>	<u>A</u>				

KEY: A = Algae Ch = Chara Hyd = Hydrilla Pr = Primrose Ta = Tape Grass
 Ag = Algal weed Co = Coontail In = Illinois Pondweed Ru = Rupia Tg = Torpedograss
 Br = Baby Tooth Cu = Cuban Bullrush Lm = Limnophila Sag = Sago Pondweed Wh = Water Hyacinths
 Ba = Bacopa Dw = Duckweed Mf = Mosquito Fern Sa = Salvinia Wl = Water Lettuce
 Bc = Biocane Lilies Fw = Fanwort N = Nard Sd = Sedges Wli = Water Lilies
 Bw = Bladderwort Gb = Giant Bullrush Pw = Pennywort Ss = Slender Spikerush Wm = Water Meal
 Ct = Cattails Hw = Hydrilla Pa = Planktonic Algae Sp = Spatterdock Wt = Wild Taro

REMARKS: inspected Lakes treated where winds would allow safely

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O (°F) ☐ High 85-95 ☐ Normal 75-86 ☐ Low 75 <
 DISSOLVED OXYGEN (ppm) ☐ High 6-8 ☐ Normal 4-6 ☐ Low 4 <
 pH READING ☐ Acid 1-7 ☐ Neutral 7 ☐ Base 7-14
 WATER CLARITY (ft) ☐ Good 6+ ☐ Fair 4-5 ☐ Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH: ☒ largemouth Bass ☒ Stream ☐ Sunshine Bass ☐ Catfish ☐ Triploid Grass Carp
☒ Mosquitofish ☐ Oscar ☒ Buckermouth Catfish ☐ Peacock Bass ☐ Mayan Cichlid
☐ Snakehead ☒ Tilapia ☐ Florida Gar ☐ Piranha ☐ Clown Knife Fish

WILDLIFE: ☐ Alligator ☒ Turtle ☐ Otter ☐ Iguana ☐ Fox
☒ Snake ☐ Wild Hog ☐ Raccoon ☐ Coyote ☐ Manatee

BIRDS: ☒ Coot ☒ Muscovies ☐ Coot ☐ Bald Eagle ☒ Osprey
☒ Anhinga ☒ Cormorant ☒ Wild Ducks ☐ Heron ☐ Wood Stork
☒ Limpkin ☐ Pelican ☐ Sandhill Crane ☒ Tricolored Heron ☐ Roseate Spoonbill
☒ Moorhen ☐ Snail Kite ☒ Little Blue Heron ☐ Green Heron ☒ Great Blue Heron

OTHER:

Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification

WATERWAY MANAGEMENT REPORT

Superior Waterway Services, Inc.



Toll free: 1-877-966-9333 • Fax: (561) 844-9629
www.superiorwaterway.com

CUSTOMER Summer Woods BIOLOGIST Bill + JR DATE 5-18-23

TEMPERATURE (°F)	<55	55-65	66-75	CLOUD COVER	Clear	<u>25-50%</u>	WIND	0-5	<u>6-10</u>
	76-85	<u>86-95</u>	96+		50-75%	Overcast		11-15	16+

Lake #'s	<u>2, 5, 9, 18, 21, 22, 24</u>					
Weeds Treated	<u>A</u>					

KEY

A = Algae	Ch = Chara	Hyg = Hygrophila	Pr = Primrose	Ta = Tape Grass
Aw = Alligatorweed	Co = Coontail	Ip = Illinois Pondweed	Ru = Ruppia	Tg = Torpedograss
Bt = Baby Tears	Cb = Cuban Bulrush	Lm = Limnophila	Sag = Sago Pondweed	Wh = Water Hyacinths
Ba = Bacopa	Dw = Duckweed	Mf = Mosquito Fern	Sa = Salvinia	Wl = Water Lettuce
Bl = Banana Lilies	Fw = Fanwort	N = Naiad	Sd = Sedges	Wli = Water Lilies
Bw = Bladderwort	Gb = Giant Bulrush	Pw = Pennywort	Ss = Slender Spikerush	Wm = Water Meal
Ct = Cattails	Hy = Hydrilla	Pa = Planktonic Algae	Sp = Spatterdock	Wt = Wild Taro

REMARKS: inspected lakes treated where winds would allow safe application.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H ₂ O (°F)	<input type="checkbox"/> High 85-95	<input type="checkbox"/> Normal 75-86	<input type="checkbox"/> Low 75 <
DISSOLVED OXYGEN (ppm.)	<input type="checkbox"/> High 6-8	<input type="checkbox"/> Normal 4 -6	<input type="checkbox"/> Low 4 <
pH READING	<input type="checkbox"/> Acid 1-7	<input type="checkbox"/> Neutral 7	<input type="checkbox"/> Base 7 - 14
WATER CLARITY (Ft.)	<input type="checkbox"/> Good 6 >	<input type="checkbox"/> Fair 4-5	<input type="checkbox"/> Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH	<input checked="" type="checkbox"/> Largemouth Bass	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Sunshine Bass	<input type="checkbox"/> Catfish	<input type="checkbox"/> Triploid Grass Carp
	<input checked="" type="checkbox"/> Mosquitofish	<input type="checkbox"/> Oscar	<input checked="" type="checkbox"/> Suckermouth Catfish	<input type="checkbox"/> Peacock Bass	<input type="checkbox"/> Mayan Cichlid
	<input type="checkbox"/> Snakehead	<input checked="" type="checkbox"/> Tilapia	<input type="checkbox"/> Florida Gar	<input type="checkbox"/> Piranha	<input type="checkbox"/> Clown Knife Fish
WILDLIFE	<input type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Turtle	<input type="checkbox"/> Otter	<input type="checkbox"/> Iguana	<input type="checkbox"/> Fox
	<input type="checkbox"/> Snake	<input type="checkbox"/> Wild Hog	<input type="checkbox"/> Raccoon	<input type="checkbox"/> Coyote	<input type="checkbox"/> Manatee
BIRDS	<input checked="" type="checkbox"/> Egret	<input checked="" type="checkbox"/> Muscovies	<input type="checkbox"/> Coot	<input type="checkbox"/> Bald Eagle	<input type="checkbox"/> Osprey
	<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Wild Ducks	<input type="checkbox"/> Ibis	<input type="checkbox"/> Wood Stork
	<input checked="" type="checkbox"/> Limpkin	<input type="checkbox"/> Pelican	<input type="checkbox"/> Sandhill Crane	<input checked="" type="checkbox"/> Tricolored Heron	<input type="checkbox"/> Roseate Spoonbill
	<input checked="" type="checkbox"/> Moorhen	<input type="checkbox"/> Snail Kite	<input type="checkbox"/> Little Blue Heron	<input type="checkbox"/> Green Heron	<input type="checkbox"/> Great Blue Heron

OTHER:

**Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification**

WATERWAY MANAGEMENT REPORT



Toll free: 1-877-966-9333 • Fax: (561) 844-9629
www.superiorwaterway.com

CUSTOMER Summer Woods BIOLOGIST Bill DATE 6-8-23

TEMPERATURE (°F)	<55	55-65	66-75	CLOUD COVER	Clear	<u>25-50%</u>	WIND	0-5	<u>6-10</u>
	76-85	<u>86-95</u>	96+		50-75%	Overcast		11-15	16+

Lake #'s	2,3,18,19,22	2,18,5,9,21,24,22				
Weeds Treated	Aw, Pr, Pw, Tg	A				

KEY

A = Algae	Ch = Chara	Hyg = Hygrophila	Pr = Primrose	Ta = Tape Grass
Aw = Alligatorweed	Co = Coontail	Ip = Illinois Pondweed	Ru = Ruppia	Tg = Torpedograss
Bt = Baby Tears	Cb = Cuban Bulrush	Lm = Limnophila	Sag = Sago Pondweed	Wh = Water Hyacinths
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Bw = Bladderwort	Gb = Giant Bulrush	Pw = Pennywort	Ss = Slender Spikerush	Wm = Water Meal
Ct = Cattails	Hy = Hydrilla	Pa = Planktonic Algae	Sp = Spatterdock	Wt = Wild Taro

REMARKS: inspected lakes treated where needed. treated grasses and such till wind picked up making it unsafe to be accurate with treatment.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H ₂ O (°F)	<input type="checkbox"/> High 85-95	<input type="checkbox"/> Normal 75-86	<input type="checkbox"/> Low 75 <
DISSOLVED OXYGEN (ppm.)	<input type="checkbox"/> High 6-8	<input type="checkbox"/> Normal 4 -6	<input type="checkbox"/> Low 4 <
pH READING	<input type="checkbox"/> Acid 1-7	<input type="checkbox"/> Neutral 7	<input type="checkbox"/> Base 7 - 14
WATER CLARITY (Ft.)	<input type="checkbox"/> Good 6 >	<input type="checkbox"/> Fair 4-5	<input type="checkbox"/> Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH	<input checked="" type="checkbox"/> Largemouth Bass	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Sunshine Bass	<input type="checkbox"/> Catfish	<input type="checkbox"/> Triploid Grass Carp
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	<input type="checkbox"/> Snakehead	<input checked="" type="checkbox"/> Tilapia	<input type="checkbox"/> Florida Gar	<input type="checkbox"/> Piranha	<input type="checkbox"/> Clown Knife Fish
WILDLIFE	<input type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Turtle	<input type="checkbox"/> Otter	<input type="checkbox"/> Iguana	<input type="checkbox"/> Fox
	<input type="checkbox"/> Snake	<input type="checkbox"/> Wild Hog	<input type="checkbox"/> Raccoon	<input type="checkbox"/> Coyote	<input type="checkbox"/> Manatee
BIRDS	<input checked="" type="checkbox"/> Egret	<input checked="" type="checkbox"/> Muscovies	<input type="checkbox"/> Coot	<input type="checkbox"/> Bald Eagle	<input type="checkbox"/> Osprey
	<input checked="" type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Wild Ducks	<input type="checkbox"/> Ibis	<input type="checkbox"/> Wood Stork
	<input checked="" type="checkbox"/> Limpkin	<input type="checkbox"/> Pelican	<input checked="" type="checkbox"/> Sandhill Crane	<input checked="" type="checkbox"/> Tricolored Heron	<input type="checkbox"/> Roseate Spoonbill
	<input checked="" type="checkbox"/> Moorhen	<input type="checkbox"/> Snail Kite	<input type="checkbox"/> Little Blue Heron	<input type="checkbox"/> Green Heron	<input checked="" type="checkbox"/> Great Blue Heron

OTHER: _____

**Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification**

Tab 3

Summerwoods Project Tracker – Updated 6.30.23

Summerwoods CDD
11205 Daybreak Glen
Parrish, FL 34221
Lifestyle Manager:
Phone/Email

Current Projects

Date Entered	Project	Task	Update	Update	Estimated Completion Date
06/2023	Splashpad gate not closing fully	Add tensioner	Re-adjust tensioner		Completed
06/2023	Card Readers at Restrooms	Installed	Need an update to why they aren't working		
06/2023	AC needs service	AC serviced			Completed
06/2023					
06/2023	Install new outdoor ceiling fan				
06/2023	2 benches installed	Need adjustments and leveling			
06/2023	Repairs for Lounge Chairs and table chairs are ongoing to include the ordering of additional tables chairs umbrellas and mini tables		Ongoing		

[illegible]

[illegible]

Potential Future Projects

Date Entered	Project	Task	Update 1	Update 2	Estimated Completion Date

Completed Projects

Date Entered	Project	Task	Update 1	Update 2	Estimated Completion Date

[illegible]

[illegible]

[illegible]

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** TBD
- **FY 2021-2022 Audit Completion Deadline:** In progress
- **Next General Election:** November 2024
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

District Manager's Report

Aug 3

2023

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FINANCIAL SUMMARY

General Fund Cash & Investment Balance:	\$374,638
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Reserve Fund Cash & Investment Balance:	\$0
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Debt Service Fund Investment Balance:	\$1,327,535
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Total Cash and Investment Balances:	\$1,702,173
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\$ 348,865 Under Budget

Tab 5



Rizzetta & Company

Summer Woods Community Development District

**Financial Statements
(Unaudited)**

June 30, 2023

Prepared by: Rizzetta & Company, Inc.

summerwoodscdd.org
rizzetta.com

Summer Woods Community Development District

Balance Sheet

As of 06/30/2023

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	374,638	2,945	3,600	381,184	0	0
Investments	0	1,327,535	166,955	1,494,490	0	0
Accounts Receivable	0	26,973	0	26,973	0	0
Prepaid Expenses	5,250	0	0	5,250	0	0
Refundable Deposits	1,700	0	0	1,700	0	0
Fixed Assets	0	0	0	0	21,431,140	0
Amount Available in Debt Service	0	0	0	0	0	1,357,453
Amount To Be Provided Debt Service	0	0	0	0	0	17,437,547
Total Assets	381,588	1,357,453	170,555	1,909,597	21,431,140	18,795,000
Liabilities						
Accounts Payable	13,027	0	0	13,027	0	0
Accrued Expenses	810	0	0	810	0	0
Other Current Liabilities	7	0	0	7	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	18,795,000
Total Liabilities	13,844	0	0	13,844	0	18,795,000
Fund Equity & Other Credits						
Beginning Fund Balance	99,206	1,715,369	158,762	1,973,336	0	0
Investment In General Fixed Assets	0	0	0	0	21,431,140	0
Net Change in Fund Balance	268,539	(357,916)	11,793	(77,583)	0	0
Total Fund Equity & Other Credits	367,745	1,357,453	170,555	1,895,753	21,431,140	0
Total Liabilities & Fund Equity	381,588	1,357,453	170,555	1,909,597	21,431,140	18,795,000

See Notes to Unaudited Financial Statements

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	820,641	820,641	825,900	(5,259)
Off Roll	2,172	2,172	2,172	0
Contributions & Donations from Private Sources				
Developer Contributions	250,000	250,000	0	250,000
Other Misc. Revenues				
Miscellaneous Revenue	0	0	393	(393)
Total Revenues	1,072,813	1,072,813	828,465	244,348
Expenditures				
Legislative				
Supervisor Fees	2,400	1,800	1,000	800
Total Legislative	2,400	1,800	1,000	800
Financial & Administrative				
Administrative Services	4,917	3,688	3,688	0
District Management	21,962	16,471	16,471	0
District Engineer	5,000	3,750	5,925	(2,175)
Disclosure Report	8,000	8,000	8,000	0
Trustees Fees	8,200	6,150	12,622	(6,472)
Assessment Roll	5,463	5,463	5,464	(1)
Financial & Revenue Collections	3,933	2,950	2,949	0
Accounting Services	19,667	14,750	14,751	0
Auditing Services	4,000	4,000	4,000	0
Arbitrage Rebate Calculation	900	675	900	(225)
Public Officials Liability Insurance	3,050	3,050	2,733	317
Legal Advertising	3,000	2,250	558	1,692
Dues, Licenses & Fees	1,500	1,125	1,425	(300)
Website Hosting, Maintenance, Backup & Email	2,753	2,065	2,643	(578)
Total Financial & Administrative	92,345	74,387	82,129	(7,742)
Legal Counsel				
District Counsel	25,000	18,750	15,057	3,693
Total Legal Counsel	25,000	18,750	15,057	3,693
Electric Utility Services				
Utility Services	20,000	15,000	9,810	5,189
Utility - Street Lights	170,000	127,500	8,126	119,375

See Notes to Unaudited Financial Statements

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Electric Utility Services	190,000	142,500	17,936	124,564
Water-Sewer Combination Services				
Utility - Recreation Facilities	3,500	2,625	1,248	1,377
Utility - Irrigation	12,000	9,000	7,221	1,779
Total Water-Sewer Combination Services	15,500	11,625	8,469	3,156
Stormwater Control				
Stormwater Monitoring & Maintenance	10,000	7,500	0	7,500
Aquatic Maintenance	32,400	24,300	15,775	8,525
Wetland Nuisance/Exotic Species Control	76,700	57,525	1,250	56,275
Total Stormwater Control	119,100	89,325	17,025	72,300
Other Physical Environment				
Property Insurance	10,331	10,331	19,924	(9,593)
General Liability Insurance	3,730	3,730	3,819	(89)
Entry & Walls Maintenance & Repair	15,000	11,250	510	10,740
Landscape Maintenance	325,000	243,750	199,570	44,180
Pressure Washing	5,000	3,750	0	3,750
Plant Replacement Program	15,000	11,250	12,264	(1,014)
Field Services	9,000	6,750	6,300	450
Landscape - Mulch	92,613	69,460	0	69,460
Irrigation Maintenance	10,000	7,500	2,192	5,308
Total Other Physical Environment	485,674	367,771	244,579	123,192
Parks & Recreation				
Management Contract	0	0	3,912	(3,912)
Security Camera Clubhouse	20,000	15,000	75	14,925
Telephone, Internet, Cable	1,920	1,440	1,459	(19)
Playground Mulch	5,000	3,750	0	3,750
HVAC Maintenance Contract	374	281	684	(404)
Pool Furniture Replacement	20,000	15,000	0	15,000
Pool Service Contract	20,000	15,000	13,104	1,896
Amenity Facility - Maintenance & Repair	25,000	18,750	13,891	4,859
Playground Repairs	3,000	2,250	0	2,250
Access Control / Security Camera Maintenance & Repair	2,500	1,875	3,184	(1,309)
Pool Repairs	5,000	3,750	550	3,200
Trail/Bike Path Maintenance	5,000	3,750	0	3,750
Dog Park Maintenance	5,000	3,750	2,716	1,034
Total Parks & Recreation	112,794	84,595	39,575	45,020
Contingency				
Miscellaneous Contingency	30,000	22,500	38,618	(16,118)

See Notes to Unaudited Financial Statements

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Contingency	30,000	22,500	38,618	(16,118)
Total Expenditures	1,072,813	813,253	464,388	348,865
Total Excess of Revenues Over(Under) Expenditures	0	259,560	364,077	(104,517)
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(95,538)	95,538
Total Other Financing Sources(Uses)	0	0	(95,538)	95,538
Fund Balance, Beginning of Period	0	0	99,206	(99,206)
Total Fund Balance, End of Period	0	259,560	367,745	(108,185)

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,768	(9,768)
Special Assessments				
Tax Roll	240,400	240,400	241,940	(1,540)
Off Roll	2,000	2,000	2,000	0
Total Revenues	<u>242,400</u>	<u>242,400</u>	<u>253,708</u>	<u>(11,308)</u>
Expenditures				
Debt Service				
Interest	182,400	182,400	176,625	5,775
Principal	60,000	60,000	60,000	0
Total Debt Service	<u>242,400</u>	<u>242,400</u>	<u>236,625</u>	<u>5,775</u>
Total Expenditures	<u>242,400</u>	<u>242,400</u>	<u>236,625</u>	<u>5,775</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>17,083</u>	<u>(17,083)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>370,276</u>	<u>(370,276)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>387,359</u>	<u>(387,359)</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,757	(10,757)
Special Assessments				
Tax Roll	362,205	362,205	364,526	(2,321)
Off Roll	1,998	1,998	0	1,998
Prepayments	0	0	126,504	(126,503)
Total Revenues	<u>364,203</u>	<u>364,203</u>	<u>501,787</u>	<u>(137,583)</u>
Expenditures				
Debt Service				
Interest	224,203	224,203	231,735	(7,532)
Principal	140,000	140,000	300,000	(160,000)
Total Debt Service	<u>364,203</u>	<u>364,203</u>	<u>531,735</u>	<u>(167,532)</u>
Total Expenditures	<u>364,203</u>	<u>364,203</u>	<u>531,735</u>	<u>(167,532)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(29,948)</u>	<u>29,948</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(3,233)	3,233
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(3,233)</u>	<u>3,233</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>387,776</u>	<u>(387,776)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>354,595</u>	<u>(354,595)</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	18,969	(18,969)
Special Assessments				
Tax Roll	272,743	272,743	274,490	(1,748)
Off Roll	288,984	288,984	285,684	3,301
Prepayments	0	0	140,649	(140,649)
Total Revenues	<u>561,727</u>	<u>561,727</u>	<u>719,792</u>	<u>(158,065)</u>
Expenditures				
Debt Service				
Interest	351,727	351,727	361,565	(9,837)
Principal	210,000	210,000	695,000	(485,000)
Total Debt Service	<u>561,727</u>	<u>561,727</u>	<u>1,056,565</u>	<u>(494,837)</u>
Total Expenditures	<u>561,727</u>	<u>561,727</u>	<u>1,056,565</u>	<u>(494,837)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(336,773)</u>	<u>336,773</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	1	(1)
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(5,045)	5,045
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(5,044)</u>	<u>5,044</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>957,316</u>	<u>(957,316)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>615,499</u>	<u>(615,499)</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,686	(2,686)
Total Revenues	<u>0</u>	<u>0</u>	<u>2,686</u>	<u>(2,686)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>2,686</u>	<u>(2,686)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>92,377</u>	<u>(92,377)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>95,063</u>	<u>(95,063)</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	83	(83)
Total Revenues	<u>0</u>	<u>0</u>	<u>83</u>	<u>(83)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>83</u>	<u>(83)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	3,233	(3,233)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>3,233</u>	<u>(3,233)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>2,141</u>	<u>(2,141)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>5,457</u>	<u>(5,457)</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,865	(1,865)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	318,797	(318,797)
Total Revenues	<u>0</u>	<u>0</u>	<u>320,662</u>	<u>(320,662)</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	415,452	(415,452)
Total Other Physical Environment	0	0	415,452	(415,452)
Total Expenditures	<u>0</u>	<u>0</u>	<u>415,452</u>	<u>(415,452)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(94,790)</u>	<u>94,790</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	100,582	(100,582)
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(1)	1
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>100,581</u>	<u>(100,581)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>64,244</u>	<u>(64,244)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>70,035</u>	<u>(70,035)</u>

**Summer Woods CDD
Investment Summary
6/30/2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2023</u>
Regions Series 2018 A-1 Interest	Goldman Sachs Financial Square Govt Fund	\$ 311
Regions Series 2018 A-1 Reserves	Goldman Sachs Financial Square Govt Fund	194,114
Regions Series 2018 A-1 Revenue	Goldman Sachs Financial Square Govt Fund	191,471
Regions Series 2018 A-1 Sinking Fund	Goldman Sachs Financial Square Govt Fund	25
Regions Series 2018 A-2 Prepayment	Goldman Sachs Financial Square Govt Fund	30
Regions Series 2020 Revenue	Goldman Sachs Financial Square Govt Fund	92,045
Regions Series 2020 Interest	Goldman Sachs Financial Square Govt Fund	264
Regions Series 2020 Sinking Fund	Goldman Sachs Financial Square Govt Fund	308
Regions Series 2020 Reserves	Goldman Sachs Financial Square Govt Fund	185,764
Regions Series 2020 Prepayment	Goldman Sachs Financial Square Govt Fund	46,921
Regions Series 2020 Redemption	Goldman Sachs Financial Square Govt Fund	1,701
Regions Series 2021 A-2 Interest	Goldman Sachs Financial Square Govt Fund	105
Regions Series 2021 A-2 Sinking Fund	Goldman Sachs Financial Square Govt Fund	129
Regions Series 2021 A-2 Reserves	Goldman Sachs Financial Square Govt Fund	186,684
Regions Series 2021 A-2 Prepayment	Goldman Sachs Financial Square Govt Fund	32,833
Regions Series 2021 A-2 Revenue	Goldman Sachs Financial Square Govt Fund	57,041
Regions Series 2021 A-3 Interest	Goldman Sachs Financial Square Govt Fund	3,976
Regions Series 2021 A-3 Sinking Fund	Goldman Sachs Financial Square Govt Fund	496
Regions Series 2021 A-3 Reserves	Goldman Sachs Financial Square Govt Fund	202,723
Regions Series 2021 A-3 Revenue	Goldman Sachs Financial Square Govt Fund	130,594
Total Debt Service Fund Investments		\$ 1,327,535
Regions Series 2018 A-1 Construction	Goldman Sachs Financial Square Govt Fund	\$ 1
Regions Series 2018 A-2 Construction	Goldman Sachs Financial Square Govt Fund	95,062
Regions Series 2020 Construction	Goldman Sachs Financial Square Govt Fund	5,457
Regions Series 2021 A-2 Construction	Goldman Sachs Financial Square Govt Fund	1,862
Regions Series 2021 A-3 Construction	Goldman Sachs Financial Square Govt Fund	64,573
Total Capital Projects Fund Investments		\$ 166,955

Summer Woods Community Development District
Summary A/R Ledger
From 06/01/2023 to 06/30/2023

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
193, 2191							
	193-200	193 Debt Service Fund S2018	VK Summerwoods LLC	AR00000022	12109	07/31/2022	600.00
Sum for 193, 2191							600.00
193, 2192							
	193-201	193 Debt Service Fund S2020	VK Summerwoods LLC	AR00000023	12109	07/31/2022	26,373.54
Sum for 193, 2192							26,373.54
Sum for 193							26,973.54
Sum Total							26,973.54

See Notes to Unaudited Financial Statements

Summer Woods Community Development District
Summary A/P Ledger
From 06/1/2023 to 06/30/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
193, 2190						
	193 General Fund	06/22/2023	ADT Commercial	151034384 06/23	Service Call 06/23	75.00
	193 General Fund	06/14/2023	ADT Commercial	150941756	Add (2) Doors - Access Control System 06/23	3,183.72
	193 General Fund	06/23/2023	Badger Bobs Electrical	458003	Service Call - Mens Restroom 06/23	273.14
	193 General Fund	06/23/2023	BrightView Landscape Services, Inc.	8468663	Remove Palm - Day-break 06/23	368.94
	193 General Fund	06/22/2023	BrightView Landscape Services, Inc.	8467659	Irrigation Repairs 06/23	220.00
	193 General Fund	06/27/2023	BrightView Landscape Services, Inc.	8487394	Fertilization 06/23	3,118.79
	193 General Fund	06/04/2023	Frontier Florida, LLC	941-776-8134-060420 5 06/23	Internet Service 06/23	160.00
	193 General Fund	06/23/2023	Kutak Rock, LLP	3238615	Legal Services 05/23	1,515.50
	193 General Fund	06/28/2023	Manatee County Utilities Department	MCUD Summary 06/23	MCUD Summary 06/23	467.16
	193 General Fund	06/28/2023	Manatee County Utilities Department	MCUD Summary 06/23	MCUD Summary 06/23	916.60
	193 General Fund	06/30/2023	Nick Knows LLC	PTCDD58	Repair Fan 06/23	325.00
	193 General Fund	06/09/2023	Nick Knows LLC	SWCDD54	Pressure Wash Playground & Repair Splash Pad 06/23	550.00
	193 General Fund	06/09/2023	Nick Knows LLC	SWCDD54	Pressure Wash Playground & Repair Splash Pad 06/23	275.00
	193 General Fund	06/30/2023	Peace River Electric Cooperative, Inc.	170982003 06/23	Amenity Center 06/23	1,387.82
	193 General Fund	06/27/2023	Peace River Electric Cooperative, Inc.	AUTO PAY Electric Summary 06/23 193 Autopay	Electric Summary 06/23	190.43
Sum for 193, 2190						13,027.10
Sum for 193						13,027.10
Sum Total						13,027.10

**SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds - Series 2021 AA3

Construction Account Activity Through June 30, 2023

Inflows:	Debt Proceeds	\$ 6,769,369.96
	Underwriter Discount	143,000.00
	Total Bond Proceeds:	6,912,369.96
	Interest Earnings	6,728.59
	Transfer from Reserve	846.05
	Developer Contribution	67,775.13
	Total Inflows:	\$ 6,987,719.73

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status As of 06/30/23
10/31/2021	COI	Underwriter's Discount	\$ (143,000.00)	Cleared
10/31/2021	COI	Hopping Green & Sams	(765.00)	Cleared
10/31/2021	COI	KE Law Group	(38,142.75)	Cleared
10/31/2021	COI	Squire Patton Boggs	(6,000.00)	Cleared
10/31/2021	COI	Greenberg Traurig	(50,000.00)	Cleared
10/31/2021	COI	Gray Robinson	(40,000.00)	Cleared
10/31/2021	COI	Rizzetta & Company	(35,000.00)	Cleared
10/31/2021	COI	Imagemaster	(1,750.00)	Cleared
12/31/2021	COI	Morris Engineering & Consulting	(10,000.00)	Cleared
3/31/2022	COI	Regions Bank	(5,000.00)	Cleared
		Total COI Expenses:	(329,657.75)	
11/30/2021	CR 1	Atlantic TNG, LLC	(45,245.00)	Cleared
11/30/2021	CR 2	Fortiline, Inc.	(107,087.69)	Cleared
11/30/2021	CR 3	Morris Engineering & Consulting, LLC	(7,500.00)	Cleared
11/30/2021	CR 4	Jon M. Hall Company, LLC	(532,461.31)	Cleared
11/30/2021	CR 5	VK Summerwoods LLC	(639,017.02)	Cleared
10/31/2021	CR 6	VK Summerwoods LLC	(2,278,258.53)	Cleared
12/31/2021	CR 7	Atlantic TNG, LLC	(3,812.00)	Cleared
12/31/2021	CR 8	Fortiline, Inc.	(32,125.00)	Cleared
12/31/2021	CR 9	Jon M. Hall Company, LLC	(361,453.58)	Cleared
12/31/2021	CR 10	Fortiline, Inc.	(38,409.56)	Cleared
12/31/2021	CR 11	Armorock	(79,671.00)	Cleared
12/31/2021	CR 12	Jon M. Hall Company, LLC	(446,416.06)	Cleared
2/28/2022	CR 13	Fortiline, Inc.	(11,316.00)	Cleared
2/28/2022	CR 14	Armorock	(320.00)	Cleared
2/28/2022	CR 15	Jon M. Hall Company, LLC	(163,558.29)	Cleared
3/31/2022	CR 16	Fortiline, Inc.	(4,942.00)	Cleared
3/31/2022	CR 17	Jon M. Hall Company, LLC	(322,346.41)	Cleared
3/31/2022	CR 18	Morris Engineering & Consulting, LLC	(5,325.00)	Cleared
3/31/2022	CR 19	Summer Woods CDD	(6,900.00)	Cleared
4/30/2022	CR 20	Greenberg Traurig	(187.25)	Cleared
4/30/2022	CR 21	Hardscapes 2, Inc.	(5,400.00)	Cleared

**SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds - Series 2021 AA3

Construction Account Activity Through June 30, 2023

4/30/2022	CR 22	Jon M. Hall Company, LLC	(507,311.04)	Cleared
4/30/2022	CR 23	Morris Engineering & Consulting, LLC	(2,775.00)	Cleared
5/31/2022		Jon M. Hall Company, LLC Repayment for CR17	12,712.50	Cleared
6/30/2022	CR 24	Jon M. Hall Company, LLC	(185,829.98)	Cleared
6/30/2022	CR 25	Jon M. Hall Company, LLC	(543,645.14)	Cleared
7/8/2022	CR 26	Atlantic TNG, LLC	(600.00)	Cleared
7/8/2022	CR 27	Jon M. Hall Company, LLC Partial Payment	(250,438.33)	Cleared
7/12/2022	CR 28	Morris Engineering & Consulting, LLC	(14,325.00)	Cleared
11/17/2022	CR29	Morris Engineering & Consulting, LLC	(9,525.30)	Cleared

Total Requisitions: (6,593,488.99)

Total COI and Requisitions: (6,923,146.74)

Total Outflows: (6,923,146.74)

Series 2021 AA3 COI & Construction Fund Balance at June 30, 2023: \$ 64,572.99

Custody Account - Series 2021 AA2 & AA3

Inflows:	Developer Contribution	\$	4,692,375.20
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Total Developer Contributions:	4,692,375.20
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Total Inflows	\$ 4,692,375.20
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Requisition Date	Number	Contractor	Amount	Status As of 06/30/23
7/1/2021	CUS1	Fortiline, Inc.	\$ (192,308.14)	Cleared
7/14/2021	CUS2	Atlantic TNG, LLC	(21,824.00)	Cleared
7/14/2021	CUS3	Jon M. Hall Company, LLC	(485,163.81)	Cleared
8/4/2021	CUS4	Jon M. Hall Company, LLC	(461,429.68)	Cleared
8/4/2021	CUS5	Atlantic TNG, LLC	(24,937.00)	Cleared
8/4/2021	CUS6	Morris Engineering & Consulting, Inc	(8,250.00)	Cleared
8/9/2021	CUS7	Atlantic TNG, LLC	(28,952.00)	Cleared
8/9/2021	CUS8	Fortiline, Inc.	(30,138.00)	Cleared
8/9/2021	CUS9	Rinker Materials	(127,401.48)	Cleared
8/9/2021	CUS10	Armorock	(151,633.00)	Cleared
8/30/2021	CUS11	Jon M. Hall Company, LLC	(343,338.11)	Cleared
9/14/2021	CUS12	Fortiline, Inc.	(282,008.71)	Cleared
9/14/2021	CUS13	Rinker Materials	(62,042.08)	Cleared
9/27/2021	CUS14	Atlantic TNG, LLC	(37,844.00)	Cleared
9/27/2021	CUS15	Morris Engineering & Consulting, Inc	(3,750.00)	Cleared
9/27/2021	CUS16	Rinker Materials	(17,238.52)	Cleared
9/30/2021	CUS17	Rinker Materials	(4,411.76)	Cleared
10/18/2021	CUS18	Jon M. Hall Company, LLC	(650,533.18)	Cleared
8/17/2022	CUS19	Jon M. Hall Company, LLC	(209,992.57)	Cleared
8/26/2022	CUS20	Jon M. Hall Company, LLC	(44,943.24)	Cleared
8/30/2022	CUS21	Jon M. Hall Company, LLC	(352,507.05)	Cleared
8/30/2022	CUS22	Jon M. Hall Company, LLC	(177,200.18)	Cleared
9/21/2022	CUS23	ADT Commercial	(4,388.22)	Cleared
9/21/2022	CUS24	Hardscapes 2, Inc.	(9,790.00)	Cleared
9/21/2022	CUS25	Jon M. Hall Company, LLC	(179,540.66)	Cleared
11/30/2022	CUS 26	Faulkner Engineering Services, Inc.	(3,790.00)	Cleared
11/30/2022	CUS 27	Jon M. Hall Company, LLC	(221,649.21)	Cleared
11/30/2022	CUS 28	Morris Engineering & Consulting, LLC	(13,775.00)	Cleared
12/2/2022	CUS29	Jon M. Hall Company, LLC	(14,121.75)	Cleared
12/2/2023	CUS30	Jon M. Hall Company, LLC	(298,153.96)	Cleared
12/2/2022	CUS31	Morris Engineering & Consulting, LLC	(11,250.00)	Cleared
1/10/2023	CUS32	Jon M. Hall Company, LLC	(85,537.89)	Cleared
2/1/2023	CUS33	Morris Engineering & Consulting, LLC	(10,750.00)	Cleared
2/23/2023	CUS34	Faulkner Engineering Services, Inc.	(42,252.00)	Cleared
2/23/2023	CUS35	Morris Engineering & Consulting, LLC	(9,050.00)	Cleared
3/28/2023	CUS36	Faulkner Engineering Services, Inc.	(35,700.00)	Cleared

**SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT**

Custody Account - Series 2021 AA2 & AA3

Construction Custody Account Activity Through June 30, 2023

4/14/2023	CUS37	Armorock	(17,800.00)	Cleared
5/4/2023	CUS38	GeoPoint	(1,280.00)	Cleared
6/27/2023	CUS39	Morris Engineering & Consulting, LLC	(5,200.00)	Cleared
6/27/2023	CUS40	Morris Engineering & Consulting, LLC	(6,900.00)	Cleared

Total Requisitions: (4,688,775.20)

Total Requisitions: (4,688,775.20)

Total Outflows: (4,688,775.20)

Series 2021 AA2 & AA 3 Construction Custody Account Balance at June 30, 2023: \$ 3,600.00

**Summer Woods Community Development District
Notes to Unaudited Financial Statements
June 30, 2023**

Balance Sheet

1. Trust statement activity has been recorded through 06/30/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 6

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Summer Woods Community Development District was held on **Thursday, May 4, 2023 at 10:41 a.m.** at the Eagle Pointe Clubhouse, located at 11450 Moonsail Dr., Parrish, FL 34219.

Present and constituting a quorum were:

Candice Smith	Board Supervisor, Chairman
Roger Aman	Board Supervisor, Vice Chairman
Chris Sullivan	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel: KE Law Group <i>(via phone)</i>
John Fowler	Landscape Inspection Specialist, Rizzetta & Company, Inc.
Joe McCallister	Clubhouse Manager, Rizzetta & Company, Inc.
Abigail Jones	Administrative Assistant, Rizzetta & Company, Inc.

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Nielsen called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Public Comment

The Board heard audience comments on amenity center concerns including vandalism, requests for spring hinges on the splashpad gate, an alarm on the entrance gate when it is left open, larger trash cans/raccoon proof trash cans, street sweeping, and a pool skimmer. The Board also heard concerns for the HOA.

THIRD ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Meeting held on February 2, 2023

Mr. Nielsen presented the minutes of the Board of Supervisor's Meeting held on February 2, 2023 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a Motion by Mr. Aman, seconded by Mr. Sullivan, with all in favor, the Board approved the Minutes of the Board of Supervisor's Meeting held on February 2, 2023, for the Summer Woods Community Development District.

B. Consideration of the Operation and Maintenance Expenditures for the Months of January, February & March 2023

Mr. Nielsen presented the Operations and Maintenance Expenditures for January, February & March 2023 to the Board. He asked if there were any questions regarding any item of Expenditure. There were none.

On a Motion by Mr. Aman, seconded by Ms. Smith, with all in favor, the Board approved the Operations and Maintenance Expenditures for January 2023 (\$61,434.12), February 2023 (\$57,027.20), and March 2023 (\$80,495.83), for the Summer Woods Community Development District.

FOURTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Discussion of Playground Equipment

The Board instructed staff to evaluate the possibility of removing the bench at the playground to make room for an additional swing set that would supply toddler "bucket seat" swings, in addition to the existing swings. Considerations would need to be included to ensure there is an appropriate fall area around the swings for safety.

B. Ratification of the RET Amendment

The Board approved the RET Amendment.

On a Motion by Mr. Aman, seconded by Mr. Sullivan, with all in favor, the Board Ratified the RET Amendment, for the Summer Woods Community Development District.

C. Review of Social Committee Proposal

The Board discussed the Social Committee proposal and advised the resident to operate unrelated to the CDD. Many of the proposed events were not District property related, but as events arise that would request use of District property, they should be proposed to the District Manager to facilitate approval and necessary waivers/agreements.

D. Adoption of Resolution 2023-07, Approving FY 2023-2024 Proposed Budget and Setting Public Hearing

The Board approved the Proposed Budget for Fiscal Year 23-24, as amended to add an additional 75k budget to the security improvements allocation.

On a Motion by Mr. Aman, seconded by Mr. Sullivan, with all in favor, the Board approved the FY 2023-2024 Proposed Budget, as amended, for the Summer Woods Community Development District.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. Landscape Inspection Report & Responses

Mr. Fowler presented the Landscape Inspection Report & Responses.

B. District Counsel

Present. No report.

C. District Engineer

Not present and no report

D. District Manager

Mr. Nielsen advised the next regular scheduled meeting of the Board of Supervisors is scheduled for Thursday, August 3, 2023 at 10:00 am.

1. Review of District Manager Report

Mr. Nielsen presented the District Manager Report to the Board.

The Board heard a presentation from Arbitrage Management Group.

2. Review of Financial Statement

SIXTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Nielsen opened the room to Supervisor Requests and Comments. The Board directed the District Manager to obtain cost proposals for an onsite security guard, at 7 days a week.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Nielsen stated there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a Motion by Mr. Sullivan, seconded by Mr. Aman, with all in favor, the Board, Adjourned the Meeting at 12:15 p.m., for the Summer Woods Community Development District.
--

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 7

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FL 32912

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.SUMMERWOODSCDD.ORG

Operation and Maintenance Expenditures April 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$33,426.32**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Summer Woods
Community Development
District
Check Register**

Company Name: Summer Woods CDD
Report Name: Check Register
Created on: 05/03/2023
Location: 193-001--193 General Fund

	Account	Payment date	Vendor name	Document /check no	Payment Amount
193TRUISTOP					
	193TRUISTOP	04/20/2023	Admiral Furniture, LLC	100148	\$ 1,865.80
	193TRUISTOP	04/07/2023	ADT Commercial	100137	\$ 129.70
	193TRUISTOP	04/05/2023	BrightView Landscape Services, Inc.	100135	\$ 455.00
	193TRUISTOP	04/07/2023	BrightView Landscape Services, Inc.	100138	\$ 9,272.83
	193TRUISTOP	04/14/2023	CommTow LLC	100143	\$ 50.00
	193TRUISTOP	04/25/2023	Creative Mailbox Designs	100150	\$ 2,425.65
	193TRUISTOP	04/07/2023	Doody Free	100139	\$ 388.00
	193TRUISTOP	04/19/2023	Doody Free	100145	\$ 388.00
	193TRUISTOP	04/14/2023	Frontier Florida, LLC	100144	\$ 160.00
	193TRUISTOP	04/07/2023	Innersync Studio, Ltd	100140	\$ 384.38
	193TRUISTOP	04/07/2023	Jan-Pro of Manasota	100141	\$ 1,142.24
	193TRUISTOP	04/06/2023	Manatee County Utilities Department	100136	\$ 876.87
	193TRUISTOP	04/13/2023	Peace River Electric Cooperative, Inc.	ACH	\$ 194.94
	193TRUISTOP	04/25/2023	Peace River Electric Cooperative, Inc.	ACH	\$ 1,563.99
	193TRUISTOP	04/19/2023	Regions Bank Corporate Trust	100146	\$ 3,500.00
	193TRUISTOP	04/04/2023	Rizzetta & Company, Inc.	100134	\$ 5,021.59
	193TRUISTOP	04/14/2023	Rizzetta & Company, Inc.	100142	\$ 373.33
	193TRUISTOP	04/25/2023	Summer Woods CDD	100149	\$ 1,500.00
	193TRUISTOP	04/19/2023	Suncoast Pool Service, Inc.	100147	\$ 1,534.00
	193TRUISTOP	04/25/2023	Superior Waterway Services, Inc.	100151	\$ 2,200.00
	Report Total				<u>\$ 33,426.32</u>



707 S W 20th St
Ocala, FL 34471
800-999-2589
Fax: 352-629-2860
www.AdmiralFurniture.com

INVOICE

Invoice # ACFQ62477
Date 04/06/23
Cust. PO#

Sold To:

Kolter Group (The)
Carol Duchscher
105 NE 1st Street

Ship To:

Summer Woods Community
Taylor Nielsen
11205 Dayberak Glen

Delray Beach FL 33444
Phone: (386)279-7975 ext. Car Fax:
cduchscher@kolter.com

Parrish FL 34219
Phone: 813-533-2950 ext.9475 Fax:

FOB	Sales Rep	Ship Via	Proposed Shipping Time	Terms
Factory	Matt Graham	OUR TRUCK	4-6 weeks after receipt of order or sooner.	Net 30 Days

Qty	Model #	Description	Unit Price	Ext. Price
16	9905	Re-strap Chaise Lounge Our Classic Vinyl	\$71.00	\$1,136.00
5	9904	Re-Strap Chair Our Classic Vinyl	\$52.00	\$260.00
Running SubTotal				\$1,396.00
5.0% Surcharge				\$69.80

Frame:
Vinyl or Sling: 224 Off White
Accent:
Umbrella:

Table Top:
F/Glass Umb. Pole:

SubTotal	\$1,465.80
Sales Tax	\$0.00
Shipping	\$400.00
Total	\$1,865.80
Deposit Required	\$1,865.80

Please contact me if I can be of further assistance.

Approved By: _____

Date: _____

Signing quotation will authorize Admiral Furniture to proceed with this order. Please verify shipping address, quantities, model number and colors for accuracy.

A/P Contact _____

A/P Telephone _____

TERMS AND CONDITIONS:

Terms: Unless otherwise stated above. Check in full with order or 50% deposit balance due before shipping. (Fla Residents must include sales tax). We also accept most major credit cards
Returns: No returns accepted without written authorization in advance by Admiral and return freight prepaid. All furniture remains the property of Admiral until invoice is paid in full.
Restocking charges may apply.
Freight: All products are shipped F.O.B. Factory via Common Carrier. Please obtain shipping charges from your sales rep. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Customer must note any damage to cartons on the freight bill upon delivery.



Invoice 149850397

adtdcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
40044430	03/21/2023	04/15/2023		\$129.70

RECEIVED
APR - 3 2023

Take action now
with eSuite

See reverse side
for details.

Payment Options

Pay online 24/7
esuite.adt.com/ExpressPay

Pay by phone
1.800.606.3535

Mail by check
Include the section below

Manage Your Account

Update billing information,
view past invoices and more
esuite.adt.com

Questions?

adtdcommercial.com

Email: ComCare@adt.com
1.855.238.2666

in

Description

SUMMER WOODS CDD 11205 DAYBREAK GLN

Services Provided (04/18/23 - 05/17/23)

*Includes: eSuite Services, Extended Service Protection,
Secure Access*

Total Tax

Sub Total

INVOICE AMOUNT DUE

Amount

\$121.18

\$8.52

\$129.70**\$129.70****Thank you for choosing ADT Commercial**

You will be charged a \$25.00 fee for any payment returned.
Make checks payable to ADT Commercial and please include your account number.

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number	149850397
Account Number	40044430
Invoice Date	03/21/2023
Payment Due Date	04/15/2023
Amount Due	\$129.70

Amount Enclosed \$

☐ Please check box if your billing address has changed, and indicate changes on back.

Powered by Experience. Driven by Excellence.™

1oz - #10 - 2148 - 2391



SUMMER WOODS COMM. DEVELOPMENT
DEVELOPMENT DISTRICT STE 200
3434 COLWELL AVE
TAMPA FL 33614-8390

ADT COMMERCIAL
PO BOX 219044
KANSAS CITY MO 64121-9044



0000 01 040044430 00000012970 8 149850397 6



INVOICE

Sold To: 23023002
Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 23023002
Invoice #: 8331505
Invoice Date: 3/16/2023
Sales Order: 8057588
Cust PO #:

Project Name: Summerwoods Irrigation Proposal 3-6-23

Project Description: Controller Replacement - Summerwoods Drive

Job Number	Description	Amount
340500121	Summerwoods CDD Labor for controller troubleshooting, installation, programm	455.00
RECEIVED 03/28/23		Total Invoice Amount 455.00 Taxable Amount Tax Amount Balance Due 455.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 23023002
Invoice #: 8331505
Invoice Date: 3/16/2023

Amount Due: \$ 455.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



INVOICE

RECEIVED

APR - 3 2023

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 23023002
Invoice #: 8342282
Invoice Date: 4/1/2023
Cust PO #:

Job Number	Description	Amount
340500121	Summerwoods CDD Summer Woods CDD For April	9,272.83
Total invoice amount		9,272.83
Tax amount		
Balance due		9,272.83

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 23023002
Invoice #: 8342282
Invoice Date: 4/1/2023

Amount Due: \$9,272.83

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

CommTow LLC
4821 US Hwy 19 N
Palmetto, FL 34221 US
+1 8005475550
parkingservices@live.com



INVOICE

BILL TO

Summer Woods
11205 Daybreak Glen
Parrish, FL 34217

INVOICE # 8093

DATE 03/29/2023

DUE DATE 04/28/2023

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Sign and Permits Tow sign	1	50.00	50.00

BALANCE DUE

\$50.00



6422 Harney Rd., Suite F
Tampa FL 33610

accounting@creativemailboxdesigns.com

DEPOSIT INVOICE

Invoice #: DP30849

Inv Date: 04/12/23
Customer #: CRM023505
Page: 5 of 5

SOLD TO:	JOB LOCATION:
Rizzetta & Company 2700 S Falkenburg Rd Suite 2745 Riverview FL 33578	Summer Woods 11205 Daybreak Glen Parrish FL 34219 REQUESTED BY: Taylor Nielsen 813.533.2950 Ext.: 9475

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
Taylor Nielsen 813.533.2950 Ext.: 9475		Corey Tappan	04/12/23	50.0% Due Upon Receipt	05/15/23

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #162916 Rizzetta & Company / Summer Woods Benches / Contact Taylor Nielsen 813.533.2950 Ext.: 9475; tnielsen@rizzetta.com	\$0.00	\$0.00
1	QUOTE #162916C Summer Woods Benches : Price includes material and labor and hardware to install (2) 6' Champion Benches as shown in email. : Includes concrete pad to bolt benches to, customer to ID locations :	\$4,851.30	\$4,851.30
		SUB TOTAL	----- \$4,851.30
		TOTAL PROPOSAL AMOUNT	\$4,851.30
		*** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***	
PLEASE PAY THIS DEPOSIT AMOUNT:			\$2,425.65

Doody Free 941

8466 Lockwood Ridge Rd. Unit 258
Sarasota, FL 34243



INVOICE

INVOICE # 22964
DATE 03/16/2023
DUE DATE 03/31/2023
TERMS Net 15

BILL TO

Summer Woods CDD
C/O Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY**AMOUNT**

Dog Station
Dog Station Maintenance

388.00

To pay your invoice online, go to:
www.doodyfree941.com and click on the "Pay
Invoice" icon.

BALANCE DUE

\$388.00

RECEIVED
04/04/23

Ph. #: (941) -321-7821
Email: contact@doodyfree941.com
Website: www.doodyfree941.com

Doody Free 941

8466 Lockwood Ridge Rd. Unit 258
Sarasota, FL 34243



INVOICE

INVOICE # 23371**DATE** 04/16/2023**DUE DATE** 05/01/2023**TERMS** Net 15**BILL TO**

Summer Woods CDD
C/O Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY**AMOUNT**

Dog Station
Dog Station Maintenance

388.00

To pay your invoice online, go to:
www.doodyfree941.com and click on the "Pay
Invoice" icon.

BALANCE DUE**\$388.00**

RECEIVED
04/16/23

Ph. #: (941) -321-7821
Email: contact@doodyfree941.com
Website: www.doodyfree941.com

**Your Monthly Invoice****Account Summary**

New Charges Due Date 4/28/23
Billing Date 4/04/23
Account Number 941-776-8134-060420-5

Previous Balance 160.00
Payments Received Thru 3/19/23 -160.00
Thank you for your payment!
Balance Forward .00
New Charges 160.00
Total Amount Due \$160.00



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](https://frontier.com/signupforautopay)



800-801-6652



MyFrontier® app

PAYMENT STUB

Total Amount Due \$160.00

New Charges Due Date 4/28/23
Account Number 941-776-8134-060420-5

Amount Enclosed

\$



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

6790 0007 NO RP 04 04042023 NNNNNNYN 01 993836

SUMMER WOODS COM. DEV. DIST.
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

0960029417768134060420000000000000000000160005

INVOICE

BILL TO

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 21202**DATE** 04/01/2023**DUE DATE** 04/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38
<hr/>	
Quarterly service	BALANCE DUE
	\$384.38

RECEIVED
04/01/23

TFR Cleaning Services Inc dba Jan-Pro of
Manasota
7361 International Place #408
Sarasota, FL 34240

Invoice

4/1/2023

1136

Summerwoods CDD
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa FL 33614

P.O. No.	Terms	Due Date	Rep
SUPPLIES	Net 45	4/10/2023	

ORDER#7374701677 DATED: 030623

47.24

ITEMS:(1) 55-60 Gal Trash Bags

RECEIVED
04/03/23

Sales Tax (0.0%) \$0.00

Total \$47.24

Balance Due \$47.24

Phone #	Fax #
941-907-8141	941-907-8142

TFR Cleaning Services Inc dba Jan-Pro of
Manasota
7361 International Place #408
Sarasota, FL 34240

Invoice

4/1/2023 76091

Summerwoods CDD
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa FL 33614

P.O. No.	Terms	Due Date	Rep
	Net 10	4/10/2023	259JM

FEES FOR
JANITORIAL SERVICES; Monthly Cleaning per Agreement

1,095.00

RECEIVED
04/03/23

LOCATION: Summer Woods 8715 Corkscrew Lane Parrish, FL 34219

Sales Tax (0.0%) \$0.00

Total \$1,095.00

Balance Due \$1,095.00

Phone #	Fax #
941-907-8141	941-907-8142

Summer Woods CDD
Manatee County Utilities Department
Month: 03/23 Dated: 03/28/23
Due: 04/18/23

<u>Description</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
Irrigation	10904 High Noon Tr	53600-4314	\$ 172.68
Irrigation	11336 Daybreak Gln	53600-4314	\$ 5.70
Irrigation	8805 Summerwoods Dr	53600-4314	\$ 143.97
Irrigation	11424 Daybreak Gln	53600-4314	\$ -
Irrigation	11371 Daybreak Gln	53600-4314	\$ 1.37
Irrigation	11205 Daybreak Gln	53600-4304	\$ 553.15

Summary

001 53600-4304	\$	553.15
001 53600-4314	\$	323.72
Total	\$	876.87

RECEIVED
04/03/23

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-164142
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
10904 HIGH NOON TRL

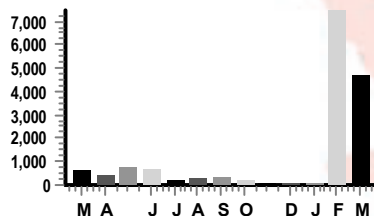
BILLING DATE: 28-MAR-2023
DUE DATE: 18-APR-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						277.09
Payments Received:						277.09
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			45115	49782	4667	
Reclaim Water Common Area						172.68
Total New Charges						172.68
Total Amount Due:						\$172.68

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



PLEASE do not put hazardous liquids down the drain. One oil change can pollute one million gallons of water. Manatee County has a Hazardous Waste drop off at 3333 Lena Road: **FREE TO RESIDENTS.** Call 941.792.8811 for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ **CHANGE OF MAILING ADDRESS**
(Check Box And See Reverse Side)

SERVICE ADDRESS	10904 HIGH NOON TRL
ACCOUNT NUMBER	313378-164142
BILLING DATE	28-MAR-2023
DUE DATE	18-APR-2023
TOTAL AMOUNT NOW DUE:	\$172.68

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0328A 9000000074 00.0000.0063 72/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000313378Z00000172680164142

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-164143
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
11336 DAYBREAK GLN

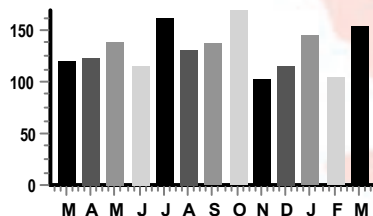
BILLING DATE: 28-MAR-2023
DUE DATE: 18-APR-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						3.85
Payments Received:						3.85
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			5827	5981	154	
Reclaim Water Common Area						5.70
Total New Charges						5.70
Total Amount Due:						\$5.70

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



PLEASE do not put hazardous liquids down the drain. One oil change can pollute one million gallons of water. Manatee County has a Hazardous Waste drop off at 3333 Lena Road: FREE TO RESIDENTS. Call 941.792.8811 for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	11336 DAYBREAK GLN
ACCOUNT NUMBER	313378-164143
BILLING DATE	28-MAR-2023
DUE DATE	18-APR-2023
TOTAL AMOUNT NOW DUE:	\$5.70

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0328A 9000000075 00.0000.0064 73/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000313378Z00000005700164143

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.myanatee.org/utilities

ACCOUNT NUMBER: 313378-164144
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
8805 SUMMERWOODS DR

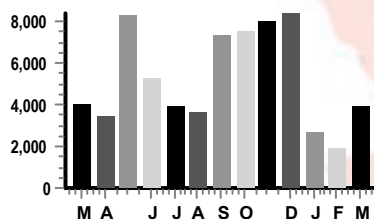
BILLING DATE: 28-MAR-2023
DUE DATE: 18-APR-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						70.82
Payments Received:						70.82
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			134262	138153	3891	
Reclaim Water Common Area						143.97
Total New Charges						143.97
Total Amount Due:						\$143.97

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



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MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	8805 SUMMERWOODS DR
ACCOUNT NUMBER	313378-164144
BILLING DATE	28-MAR-2023
DUE DATE	18-APR-2023
TOTAL AMOUNT NOW DUE:	\$143.97

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0328A 9000000073 00.0000.0062 71/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000313378Z000000143970164144

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.myanatee.org/utilities

ACCOUNT NUMBER: 313378-164145
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
11424 DAYBREAK GLN

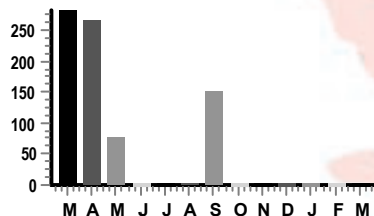
BILLING DATE: 28-MAR-2023
DUE DATE: 18-APR-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						0.00
Payments Received:						0.00
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			5723	5723		
Reclaim Water Common Area						
Total New Charges						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



PLEASE do not put hazardous liquids down the drain. One oil change can pollute one million gallons of water. Manatee County has a Hazardous Waste drop off at 3333 Lena Road: FREE TO RESIDENTS. Call 941.792.8811 for more information.

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	11424 DAYBREAK GLN
ACCOUNT NUMBER	313378-164145
BILLING DATE	28-MAR-2023
DUE DATE	18-APR-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0328A 9000000078 00.0000.0067 76/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000313378Z000000000000164145

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-164146
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
11371 DAYBREAK GLN

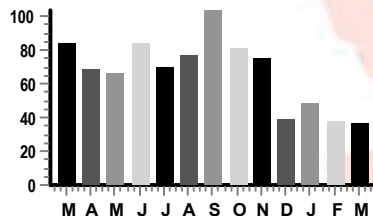
BILLING DATE: 28-MAR-2023
DUE DATE: 18-APR-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						1.41
Payments Received:						1.41
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			2493	2530	37	
Reclaim Water Common Area						1.37
Total New Charges						1.37
Total Amount Due:						\$1.37

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



PLEASE do not put hazardous liquids down the drain. One oil change can pollute one million gallons of water. Manatee County has a Hazardous Waste drop off at 3333 Lena Road: FREE TO RESIDENTS. Call 941.792.8811 for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	11371 DAYBREAK GLN
ACCOUNT NUMBER	313378-164146
BILLING DATE	28-MAR-2023
DUE DATE	18-APR-2023
TOTAL AMOUNT NOW DUE:	\$1.37

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0328A 9000000076 00.0000.0065 74/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000313378Z000000001370164146

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-164670
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
11205 DAYBREAK GLN

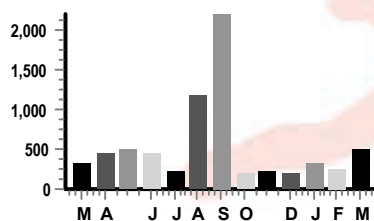
BILLING DATE: 28-MAR-2023
DUE DATE: 18-APR-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
			Previous Balance:				379.50
			Payments Received:				379.50
			Balance Forward:				0.00
02/15	03/21	34	Wtr Com. Individual	12156	12648	492	
			Water Usage				115.62
			Cost Of Basic Service				37.40
			Swr Com Individual			492	
			Sewer Usage				255.84
			Cost Of Basic Service				103.91
			F2_Com. Solid Waste				
			Commercial Can				40.38
			Total New Charges				553.15
			Total Amount Due:				\$553.15

COMM. IND WATER HISTORY

Hundreds of Gallons



PLEASE do not put hazardous liquids down the drain. One oil change can pollute one million gallons of water. Manatee County has a Hazardous Waste drop off at 3333 Lena Road: FREE TO RESIDENTS. Call 941.792.8811 for more information.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	11205 DAYBREAK GLN
ACCOUNT NUMBER	313378-164670
BILLING DATE	28-MAR-2023
DUE DATE	18-APR-2023
TOTAL AMOUNT NOW DUE:	\$553.15

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0328A 9000000079 00.0000.0068 77/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000313378Z00000553150164670

Summer Woods CDD
Peace River Electric Summary
Month: Electric 03/23 Dated: 03/23/23
For: 02/16/23 - 03/18/23 Due: 04/13/23

<u>Account</u>	<u>Description</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
185639001	Irrigation Control	10904 High Noon Trail	53100-4304	\$ 118.74
185639002	Emergency Access Gate	11424 Daybreak Glen	53100-4304	\$ 32.06
170982001	Entry Sign	8805 Summer Woods Dr	53100-4304	\$ 44.14
185639003	Lift Station	10160 Daybreak Gln	53100-4304	
Summary				
001 53100-4304				\$ 194.94
Total				\$ 194.94

RECEIVED
03/27/23



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.precio.coop



SUMMER WOODS CDD

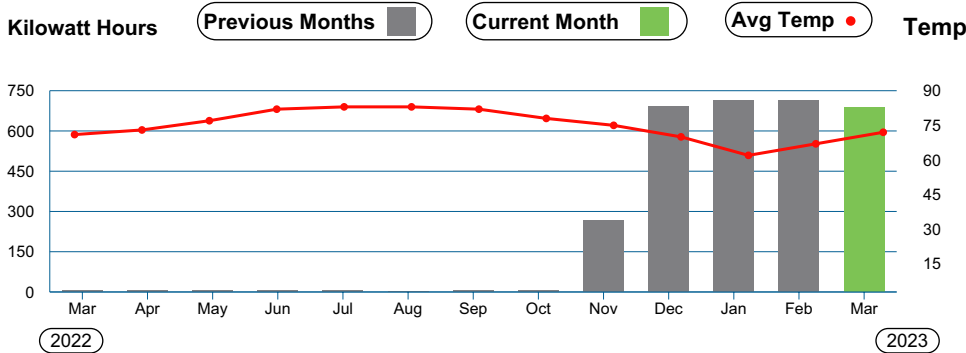
Bill Date 03/23/2023
 Account # 185639001
 Member # 168790

TOTAL
AMOUNT DUE

\$118.74

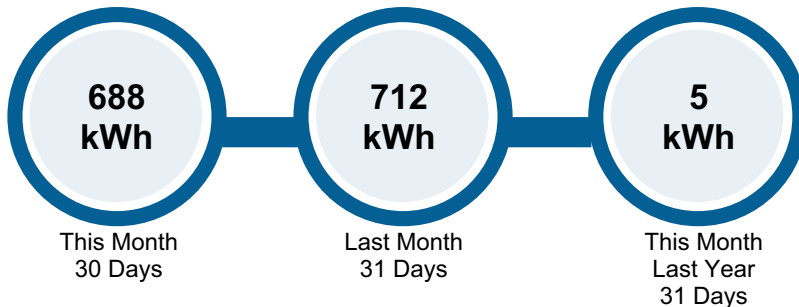
Bank Draft is
scheduled for
04/13/2023

Monthly Energy Use

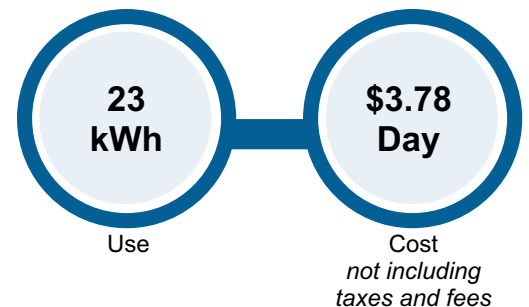


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 185639001
 Service Address 10904 HIGH NOON TRL

Bank Draft Amount \$118.74
 is scheduled for 04/13/2023

☐ Check here to indicate address or phone # change on back.



SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547



110260185639001000011874000012874032320234

Account
185639001

Service Address
10904 HIGH NOON TRL

Service Description
IRRIGATION CONTROL

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36896782	02/16/2023	03/18/2023	2,489	3,177	1.0	688	0.972
Account Summary				Current Charges			
Previous Balance			\$123.34	Facilities Use Charge			\$28.00
Payment(s) Made			-\$123.34	Energy Charge			\$83.25
Balance Forward			\$0.00	CPA			\$2.06
Current Charges			\$118.74	Property Tax Recovery Fee			\$2.46
Total Amount Due			\$118.74	Gross Receipts Tax			\$2.97
				Total Current Charges			\$118.74
				Bank Draft Amount			\$118.74

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
Pay your bill at
www.precو.coop



Mobile App
Download the
SmarHub App from
the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.precio.coop



SUMMER WOODS CDD

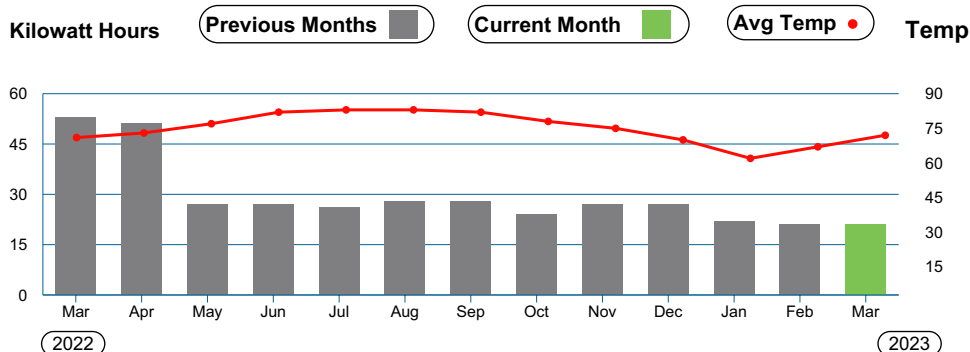
Bill Date 03/23/2023
 Account # 185639002
 Member # 168790

TOTAL
AMOUNT DUE

\$32.06

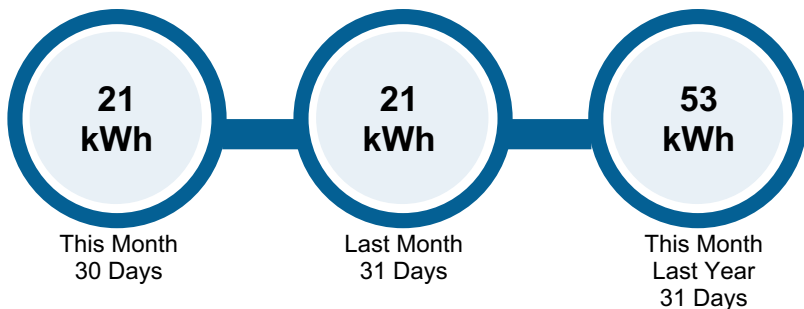
Bank Draft is
scheduled for
04/13/2023

Monthly Energy Use

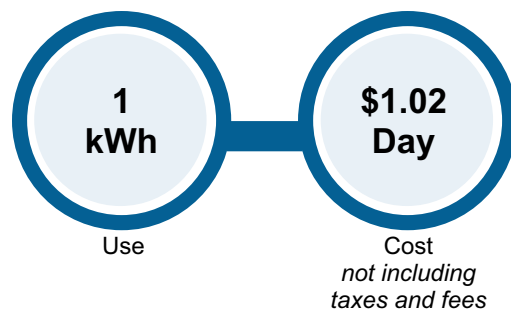


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 185639002
 Service Address 11424 DAYBREAK GLEN

Bank Draft Amount \$32.06
 is scheduled for 04/13/2023

☐ Check here to indicate address or phone # change on back.



SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547



110260185639002000003206000004206032320233

Account
185639002

Service Address
11424 DAYBREAK GLEN

Service Description
EMERGENCY ACCESS GATE

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
35591797	02/16/2023	03/18/2023	610	631	1.0	21	0.032
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Total Current Charges			
				Bank Draft Amount			

- ☐ Mailing Address or Phone Number Changes
- ☐ Permanent ☐ Temporary (from ___ / ___ / ___ to ___ / ___ / ___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
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www.precو.coop



Mobile App
Download the
SmarHub App from
the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.preco.coop



SUMMER WOODS CDD

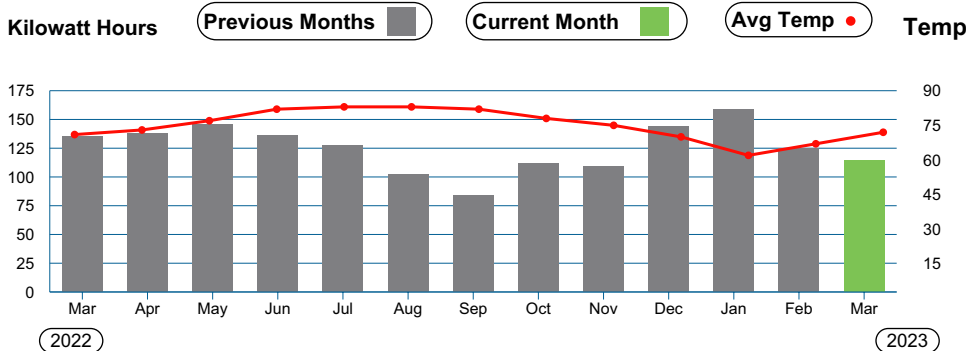
Bill Date 03/23/2023
 Account # 170982001
 Member # 168790

TOTAL
AMOUNT DUE

\$44.14

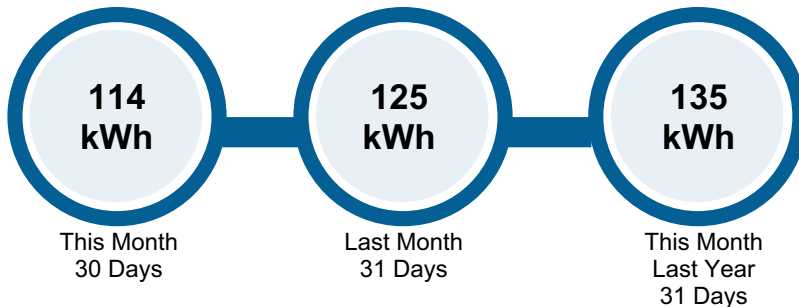
Bank Draft is
scheduled for
04/13/2023

Monthly Energy Use

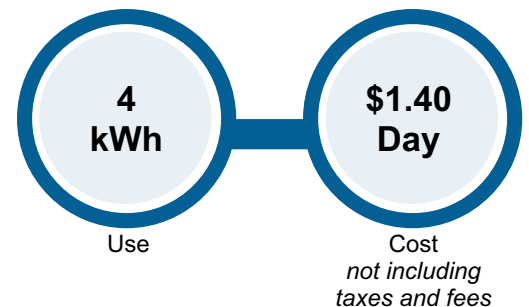


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 170982001
 Service Address 8805 SUMMER WOODS DR

Bank Draft Amount \$44.14
 is scheduled for 04/13/2023

☐ Check here to indicate address or phone # change on back.



2675 1 MB 0.531
 SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 2675
 C-10

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547



110260170982001000004414000005414032320236

Account
170982001

Service Address
8805 SUMMER WOODS DR

Service Description
ENTRY SIGN

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
From	To	Previous	Present				
35778891	02/16/2023	03/18/2023	5,070	5,184	1.0	114	0.328
Account Summary				Current Charges			
Previous Balance			\$45.86	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$45.86	Energy Charge			114 kWh @ 0.121 \$13.79
Balance Forward			\$0.00	CPA			114 kWh @ 0.003 \$0.34
Current Charges			\$44.14	Property Tax Recovery Fee			\$0.91
Total Amount Due			\$44.14	Gross Receipts Tax			\$1.10
				Total Current Charges			\$44.14
				Bank Draft Amount			\$44.14

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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www.precو.coop



Mobile App
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the App Store
or Google Play.



By Phone
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to make a payment.



Locations
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210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.precio.coop



Corrected Bill

SUMMER WOODS CDD

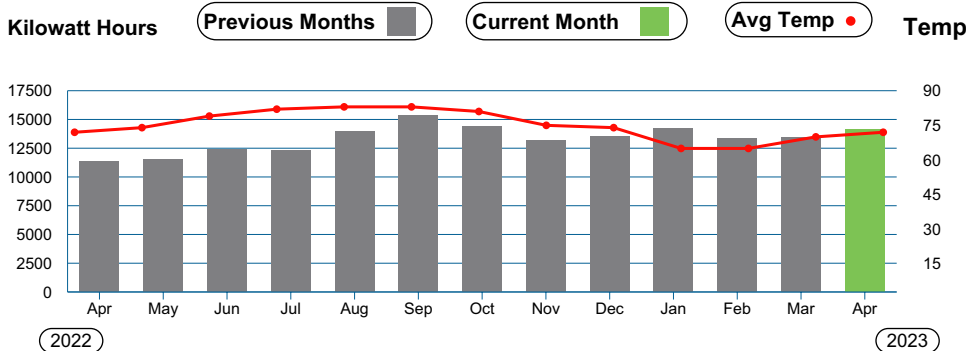
Bill Date 04/04/2023
 Account # 170982003
 Member # 168790

TOTAL
AMOUNT DUE

\$1,563.99

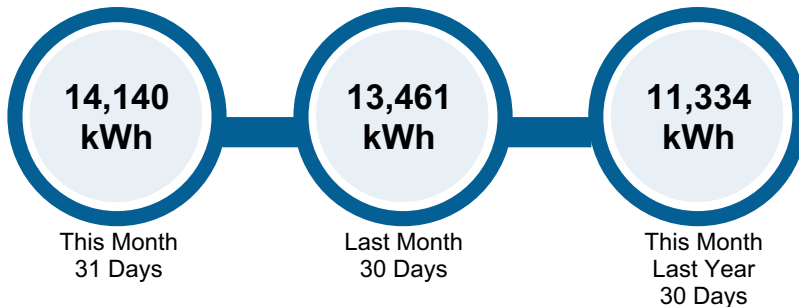
Bank Draft is
scheduled for
04/25/2023

Monthly Energy Use

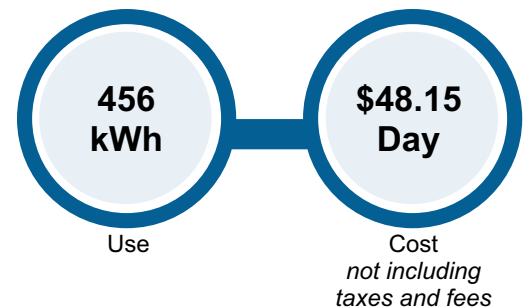


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 170982003
 Service Address 11205 DAYBREAK GLN

Bank Draft Amount \$1,563.99
 is scheduled for 04/25/2023

Corrected Bill

☐ Check here to indicate address or phone # change on back.



SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 1

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547



110260170982003000156399000161091040420234

Account
170982003

Service Address
11205 DAYBREAK GLN

Service Description
AMENITY CENTER

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36674773	02/27/2023	03/30/2023	403,198	417,338	1.0	14,140	20.854
Account Summary				Current Charges			
Previous Balance			\$1,513.45	Facilities Use Charge			\$110.00
Payment(s) Made			-\$1,513.45	Energy Charge			\$1,173.62
Balance Forward			\$0.00	CPA			\$28.28
Current Charges			\$1,563.99	Billed Demand			\$180.60
Total Amount Due			\$1,563.99	Property Tax Recovery Fee			\$32.39
				Gross Receipts Tax			\$39.10
				Total Current Charges			\$1,563.99
				Bank Draft Amount			
				\$1,563.99			



RESERVED
APR 10 2023
BY:

SUMMER WOODS CDD
ATTN: SCOTT BRIZENDINE
3434 COLWELL AVE., STE 200
TAMPA FL 33614

Invoice: **108843**
CORPORATE TRUST OPERATIONS
250 RIVERCHASE PARKWAY, E.
4TH FLOOR
HOOVER, AL 35244
03/31/2023

RE SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT (MANATEE COUNTY FLORIDA)
SPECIAL ASSESSMENT BONDS,
SERIES 2018A-1
(ASSESSMENT AREA ONE PROJECT) BI 9015

Please remit the following for Trustee, Paying Agent, Registrar, Custodial

Payment due by: 06/01/2023

Invoices Past Due after 60 days will incur a 1.5% late fee.

ANNUAL FEE

\$3,500.00

=====

TOTAL AMOUNT:

\$3,500.00

Please mail payment with a copy of this Invoice to the address above. If
paying by wire, please remit to the following:

WIRE ABA# 121000248 or ACH ABA# 026012881
Wells Fargo
DDA# 2020050839788
Account Name: SEI Private TR CO ACF Regions Bank
For Further Credit A/C# G067Z08
Reference Invoice # **108843**

Please contact JANET RICARDO at 904-565-7973 with questions or concerns.
Thank you for choosing Regions Bank. We appreciate your business.



RECEIVED
APR 10 2023

BY:

SUMMER WOODS CDD
ATTN: SCOTT BRIZENDINE
3434 COLWELL AVE., STE 200
TAMPA FL 33614

Invoice: **108843**
CORPORATE TRUST OPERATIONS
250 RIVERCHASE PARKWAY, E.
4TH FLOOR
HOOVER, AL 35244
03/31/2023

RE SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT (MANATEE COUNTY FLORIDA)
SPECIAL ASSESSMENT BONDS,
SERIES 2018A-1
(ASSESSMENT AREA ONE PROJECT) BI 9015

Please remit the following for Trustee, Paying Agent, Registrar, Custodial

Payment due by: 06/01/2023

Invoices Past Due after 60 days will incur a 1.5% late fee.

ANNUAL FEE

\$3,500.00

=====

TOTAL AMOUNT:

\$3,500.00

Please mail payment with a copy of this Invoice to the address above. If
paying by wire, please remit to the following:

WIRE ABA# 121000248 or ACH ABA# 026012881
Wells Fargo
DDA# 2020050839788
Account Name: SEI Private TR CO ACF Regions Bank
For Further Credit A/C# G067Z08
Reference Invoice # **108843**

Please contact JANET RICARDO at 904-565-7973 with questions or concerns.
Thank you for choosing Regions Bank. We appreciate your business.

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/1/2023	INV0000078803

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00193

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,638.92	\$1,638.92
Administrative Services	1.00	\$409.75	\$409.75
Email Accounts, Admin & Maintenance	1.00	\$15.00	\$15.00
Financial & Revenue Collections	1.00	\$327.75	\$327.75
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,830.17	\$1,830.17
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,021.59
		Total	\$5,021.59

RECEIVED
03/27/23

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/14/2023	INV0000079448

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00061

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$373.33	\$373.33
		Subtotal	\$373.33
		Total	\$373.33

A red rectangular stamp with the word "RECEIVED" in large, bold, serif capital letters. Below it, the date "04/13/23" is stamped in a smaller font.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, FL · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.summerwoodscdd.org

Check Request

Amount: \$1,500.00

Date: 04/21/2023

Payable to: Summer Woods CDD

Address: 2700 S. Falkenburg Rd
Suite 2745
Riverview, FL 33578

Description: Initial Funding – Debit Card.

Requestor: Matthew Waterhouse

Special Instructions:

001 10250 \$1,500.00

Approved by: _____

RECEIVED
04/21/23

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
4/7/2023	9237

Bill To
Summer Woods CDD C/O Rizzetta & Company 3434 Colwell Ave, S Tampa, FL 33614

P.O. No.	Terms	Project
April 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,534.00	1,534.00

Thank you for your business.

RECEIVED
04/09/23

Total

\$1,534.00

Phone #

(727) 271-1395

Superior Waterway Services, INC.
6701 Garden Rd, Suite #1
Riviera Beach FL 33404

INVOICE

DATE
5/1/2023

INVOICE #
86755

BILL TO

Summer Woods CDD
11205 Daybreak Glen
Parrish, FL 34219

P.O. No.	Terms
May 2023	Due on receipt

QTY	DESCRIPTION	RATE	AMOUNT
	Lake Maintenance-Algae and Aquatic Plant Control for 25 Lakes	2,200.00	2,200.00
	Sales Tax	7.00%	0.00
		Subtotal	\$2,200.00
		Payments/Credits	\$0.00
		Balance Due	\$2,200.00

Office: (561) 844-0248 Fax: (561) 844-9629
www.superiorwaterway.com

Thank you for your business.
Please note that there will be an additional processing fee of 3.5% for
all payments made using a credit card.

RECEIVED
04/21/23

Summer Woods Community Development District

District Office · Riverview, Florida · (813)-533-2950

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

www.summerwoodscdd.org

Operations and Maintenance Expenditures

For Board Approval

May 2023

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2023 through May 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$57,109.08**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Admiral Furniture, LLC	100156	ACFQ62574	Pool Furniture 04/23	\$ 4,192.50
ADT Commercial	100158	150244676 05/23	Security System Services 05/23	\$ 129.70
BrightView Landscape Services, Inc.	100155	8378502	Irrigation Repairs 04/23	\$ 88.39
BrightView Landscape Services, Inc.	100155	8378551	Fertilization 04/23	\$ 3,305.00
BrightView Landscape Services, Inc.	100159	8384051	Monthly Landscape Maintenance 05/23	\$ 9,272.83
Candice Smith	100160	CS050423-193	Board of Supervisors Meeting 05/04/23	\$ 200.00
Christopher L Sullivan	100161	CS050423	Board of Supervisors Meeting 05/04/23	\$ 200.00
Decorating Elves, Inc.	100167	I231823504	Service Call 05/23	\$ 190.75
Doody Free	100162	23763 05/23	Dog Station Maintenance 05/23	\$ 388.00
Eco-Logic Services, LLC	100169	2834	Maintenance of Buffers & Upland Area Phases 1-4 04/23	\$ 21,100.00
Frontier Florida, LLC	100163	941-776-8134-0604205 05/23	Internet Service 05/23	\$ 160.00
Jan-Pro of Manasota	100164	1152	Janitorial Supplies 05/23	\$ 133.18
Jan-Pro of Manasota	100164	76497	Janitorial Service 05/23	\$ 1,095.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Jan-Pro of Manasota	100164	76727	Janitorial Service 04/23	\$ 175.00
Kutak Rock, LLP	100165	3210240	Legal Services 03/23	\$ 3,255.50
Kutak Rock, LLP	100170	3224609	Legal Services 04/23	\$ 1,295.00
Manatee County Utilities Department	100153	MCUD Summary 04/23	MCUD Summary 04/23	\$ 1,088.41
Peace River Electric Cooperative, ACH Inc.		170982003 193 03/23	Amenity Center 04/23	\$ 1,513.97
Peace River Electric Cooperative, ACH Inc.		Electric Summary 04/23 193 ACH	Electric Summary 04/23	\$ 196.93
Rizzetta & Company, Inc.	100152	INV0000079628	District Management Fees 05/23	\$ 5,021.59
Rizzetta & Company, Inc.	100157	INV0000079863	Amenity Management & Oversight 05/12/23	\$ 373.33
Suncoast Pool Service, Inc.	100166	9314	Monthly Pool Cleaning & Maintenance 05/23	\$ 1,534.00
Superior Waterway Services, Inc.	100154	86755	Lake Maintenance 05/23	<u>\$ 2,200.00</u>
Report Total				<u>\$ 57,109.08</u>



707 S W 20th St
Ocala, FL 34471
800-999-2589
Fax: 352-629-2860

www.AdmiralFurniture.com

INVOICE

Invoice #	ACFQ62574
Date	04/17/23
Cust. PO#	

Sold To:

Kolter Group (The)
Roger Aman
105 NE 1st Street

Delray Beach FL 33444
Phone: (386)279-7975 ext. Car Fax:
RAman@kolter.com

Ship To:

Summer Woods CDD
Taylor Nielsen
11205 Daybreak Glen

Parrish FL 34219
Phone: 813-533-2950 ext.9475 Fax:

FOB	Sales Rep	Ship Via	Proposed Shipping Time	Terms
Factory	Matt Graham	OUR TRUCK	8-12 weeks after receipt of order or sooner	50% DEP/BAL. NET 30

Qty	Model #	Description	Unit Price	Ext. Price
20	11110	Classic Stack Dining Chair	\$151.78	\$3,035.60
6	118ALN-BO	18" Aluminum Table - Boardwalk Pattern	\$185.12	\$1,110.72
2	142ALH-BO	42" Aluminum Dining Table With Hole-Boardwalk Pattern	\$465.64	\$931.28
4	750FMA (awning grade fabric only)	7.5' x 8 Rib Fiberglass Market Style Umbrella w/ Sunbrella Fabric - Manual Lift	\$359.85	\$1,439.40
4	FR100A-P	100 lb. Free Standing Aluminum Umbrella Base - No Wheels - Prefilled with Concrete	\$342.00	\$1,368.00

Frame: Textured Silver

Table Top: Aluminum

Vinyl or Sling: 224 Off White

Accent:

Umbrella: 4630 Cadet Grey/Ribs - Brown

F/Glass Umb. Pole: Faux Wood-MED

SubTotal	\$7,885.00
Sales Tax	\$0.00
Shipping	\$500.00

Total \$8,385.00

Deposit Required \$4,192.50

Please contact me if I can be of further assistance.

Approved By: _____

Date: _____

Signing quotation will authorize Admiral Furniture to proceed with this order. Please verify shipping address, quantities, model number and colors for accuracy.

A/P Contact _____

A/P Telephone _____

TERMS AND CONDITIONS:

Terms: Unless otherwise stated above. Check in full with order or 50% deposit balance due before shipping, (Fla Residents must include sales tax). We also accept most major credit cards

Returns: No returns accepted without written authorization in advance by Admiral and return freight prepaid. All furniture remains the property of Admiral until invoice is paid in full.

Restocking charges may apply.

Freight: All products are shipped F.O.B. Factory via Common Carrier. Please obtain shipping charges from your sales rep. Freight rates quoted are for curbside delivery only. Inside delivery and lift gate charges are additional. Customer must note any damage to cartons on the freight bill upon delivery.

ADT[®]

Commercial

Invoice 150244676

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
40044430	04/19/2023	05/14/2023		\$129.70

Take action now with eSuite

See reverse side for details.

Payment Options

Pay online 24/7

esuite.adt.com/ExpressPay

Pay by phone

1.800.606.3535

Mail by check

Include the section below

Manage Your Account

Update billing information, view past invoices and more

esuite.adt.com

Questions?

adtcommercial.com

Email: ComCare@adt.com

1.855.238.2666

in 

Description

SUMMER WOODS CDD 11205 DAYBREAK GLN

Services Provided (05/18/23 - 06/17/23)

Includes: eSuite Services, Extended Service Plan, Secure Access

Total Tax

Sub Total

INVOICE AMOUNT DUE

Amount

\$121.18

\$8.52

\$129.70

\$129.70

PAID
MAY - 8 2023



Thank you for choosing ADT Commercial

You will be charged a \$25.00 fee for any payment returned.

Make checks payable to ADT Commercial and please include your account number.

Please detach this portion and send with your payment.

ADT[®] Commercial

P.O. Box 49292 | Wichita, KS 67201

Invoice Number 150244676
Account Number 40044430
Invoice Date 04/19/2023
Payment Due Date 05/14/2023
Amount Due \$129.70

Amount Enclosed \$

☐ Please check box if your billing address has changed, and indicate changes on back.

Powered by Experience. Driven by Excellence.™

1oz - #10 - 2910 - 3233

SUMMER WOODS COMM. DEVELOPMENT
DEVELOPMENT DISTRICT STE 200
3434 COLWELL AVE
TAMPA FL 33614-8390

ADT COMMERCIAL
PO BOX 219044
KANSAS CITY MO 64121-9044



0000 01 040044430 00000012970 & 150244676 6



INVOICE

Sold To: 23023002
Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 23023002
Invoice #: 8378502
Invoice Date: 4/21/2023
Sales Order: 8095148
Cust PO #:

Project Name: Summerwoods Irrigation Proposal 4-18-23

Project Description: PVC Repair

Job Number	Description	Amount
340500121	Summerwoods CDD PVC Repair - Lateral Line 3/4" - Common area on Firefly Lane	88.39
Total Invoice Amount		88.39
Taxable Amount		
Tax Amount		
Balance Due		88.39

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 23023002
Invoice #: 8378502
Invoice Date: 4/21/2023

Amount Due: \$ 88.39

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



INVOICE

Sold To: 23023002
Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 23023002
Invoice #: 8378551
Invoice Date: 4/21/2023
Sales Order: 8098577
Cust PO #:

Job Number	Description	Amount
340500121	Summerwoods CDD April Fert 2023 St. Aug Fert - \$1,860.00 Bahia Fert - \$1,445.00	3,305.00
<div>RECEIVED 04/25/23</div>		Total Invoice Amount 3,305.00
		Taxable Amount
		Tax Amount
		Balance Due 3,305.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 23023002
Invoice #: 8378551
Invoice Date: 4/21/2023

Amount Due: \$ 3,305.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



INVOICE

PAID
MAY - 1 2023

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BY:
Customer #: 23023002
Invoice #: 8384051
Invoice Date: 5/1/2023
Cust PO #:

Job Number	Description	Amount
340500121	Summerwoods CDD Summer Woods CDD For May	9,272.83
Total invoice amount		9,272.83
Tax amount		
Balance due		9,272.83

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 23023002
Invoice #: 8384051
Invoice Date: 5/1/2023

Amount Due: \$9,272.83

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

SUMMER WOODS CDD**Meeting Date: May 4, 2023****SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid	
Candice Smith	<input checked="" type="checkbox"/>	CS050423
Roger Aman	<input type="checkbox"/>	
Alyssa Livingstone	<input type="checkbox"/>	
Ed Suchora	<input type="checkbox"/>	
Chris Sullivan	<input checked="" type="checkbox"/>	CS050423

(*) Does not get paid

NOTE: Supervisors are only paid if checked.**RECEIVED**
05/08/23**EXTENDED MEETING TIMECARD**

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

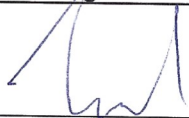
Time Over (3) Hours:	
------------------------	--

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	

DM Signature: 

I N V O I C E

Outdoor Lighting by Decorating Elves Inc.
13670 Roosevelt Blvd
Suite B
Clearwater , FL 33762
(727) 474-2628
FL Lic# ES12000805 , CLVLT# 1162



www.decoratingelves.com

Billing/Service Address

Summer Woods CDD
Taylor Nelson
8805 Summerwoods Dr.
Palmetto, FL 34221
(813) 533-2950

Invoice #	I231823504
Date	May 16, 2023
Service Date	May 16, 2023
Balance Due	\$190.75

N O T E S

arrived and turned the system on.

found group of lights out.

used wire tracker to find multiple cut and damaged wires, replaced with 12/2 wire and 4 pairs of dry cons.

All now working.

AMP 9.6

Item	Description	Quantity	Unit Price	Amount
Service Call	Service Call couple lights out in the center median	1	0.00	\$125.00
Wire Tracker	Use of Wire Tracker to find location of wires under ground for service or repair	1	35.00	\$35.00
Dry Cons	DryCons - Heavy Duty Direct Burial Underground Silicone Filled and sealed Wire Nuts - pair	4	6.00	\$24.00

12/2 Wire by Ft	12/2 12v Direct Burial Cable, Ran, Buried, and Hooked Up	5	1.35	\$6.75
Hourly Labor	Hourly Labor	0	105.00	\$0.00
			Subtotal	\$190.75
			Tax	\$0.00
			Total	\$190.75
			Amount Paid	\$0.00
			Balance Due	\$190.75

T E R M S

Due upon receipt. Finance charges may accrue.

A P P O I N T M E N T S C H E D U L E

Date	Service	Status
Tuesday, May 16	Service Call	Completed

Doody Free 941

8466 Lockwood Ridge Rd. Unit 258
Sarasota, FL 34243



INVOICE

INVOICE # 23763
DATE 05/16/2023
DUE DATE 05/31/2023
TERMS Net 15

BILL TO

Summer Woods CDD
C/O Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY**AMOUNT**

Dog Station
Dog Station Maintenance

388.00

To pay your invoice online, go to:
www.doodyfree941.com and click on the "Pay
Invoice" icon.

BALANCE DUE

\$388.00

Ph. #: (941) -321-7821
Email: contact@doodyfree941.com
Website: www.doodyfree941.com

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
4/30/2023	2834

Summerwoods CDD
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

[illegible]

Pete@Eco-Logic-Services.com



Date of Bill
Account Number

4/04/23
941-776-8134-060420-5

LET FRONTIER® BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need—without the overhead—with Frontier Premium Tech Pro.

business.frontier.com



For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929.

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.



Date of Bill
Account Number

4/04/23
941-776-8134-060420-5

CURRENT BILLING SUMMARY

Local Service from 04/04/23 to 05/03/23

Qty Description 941/776-8134.0

Non Basic Charges

Sim FiberOptic LT 100/100 ST

Wi-Fi Secure LT

Total Non Basic Charges**Charge**

100.00

60.00

160.00**TOTAL 160.00**



TFR Cleaning Services Inc dba Jan-Pro of
Manasota
7361 International Place #408
Sarasota, FL 34240

Invoice

5/1/2023 1152

Summerwoods CDD
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa FL 33614

P.O. No.	Terms	Due Date	Rep
SUPPLIES	Net 20	5/21/2023	

ORDER#76073888382 DATED: 040323

133.18

ITEMS:(1) 55-60 Gal Trash Bags,(1) 2-Ply Jumbo Toilet Paper ,(1) Multifold Paper
Towels

Sales Tax (0.0%) \$0.00

Total \$133.18

Balance Due \$133.18

Phone #	Fax #
941-907-8141	941-907-8142

TFR Cleaning Services Inc dba Jan-Pro of
Manasota
7361 International Place #408
Sarasota, FL 34240

Invoice

5/1/2023 76497

Summerwoods CDD
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa FL 33614

P.O. No.	Terms	Due Date	Rep
	Net 10	5/10/2023	259JM

FEES FOR 1,095.00
JANITORIAL SERVICES; Monthly Cleaning per Agreement

LOCATION: Summer Woods 8715 Corkscrew Lane Parrish, FL 34219

Sales Tax (0.0%) \$0.00

Total \$1,095.00

Balance Due \$1,095.00

Phone #	Fax #
941-907-8141	941-907-8142

TFR Cleaning Services Inc dba Jan-Pro of
Manasota
7361 International Place #408
Sarasota, FL 34240

Invoice

4/28/2023 76727

Summerwoods CDD
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa FL 33614

P.O. No.	Terms	Due Date	Rep
	Net 10	5/7/2023	259JM

FEES FOR JANITORIAL 175.00
SPECIAL SERVICES; Clean Up of Graffiti on Walls (done 041823)

LOCATION: Summer Woods 8715 Corkscrew Lane Parrish, FL 34219

Sales Tax (0.0%) \$0.00

Total \$175.00

Balance Due \$175.00

Phone #	Fax #
941-907-8141	941-907-8142

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 26, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3210240

Client Matter No. 38323-1

Notification Email: eftgroup@kutakrock.com

Summer Woods CDD

Rizzetta & Company

Unit 200

3434 Colwell Avenue

Tampa, FL 33614

Invoice No. 3210240

38323-1

Re: General Counsel

For Professional Legal Services Rendered

03/06/23	J. Earlywine	0.10	29.50	Email regarding maintenance areas
03/08/23	R. Dugan	2.20	583.00	Prepare towing agreement; prepare form of temporary access agreement for pool construction; telephone conference regarding same; correspondence regarding same
03/08/23	A. Ligas	2.50	587.50	Prepare property due diligence report; draft quit claim deed and easement agreement
03/09/23	A. Ligas	0.70	164.50	Draft quit claim deed and easement agreement
03/13/23	J. Earlywine	0.20	59.00	Emails regarding incident at parking lot
03/13/23	A. Ligas	0.10	23.50	Follow up on easement agreement and deed
03/14/23	J. Earlywine	0.20	59.00	Email regarding security item; follow-up
03/18/23	J. Earlywine	0.20	59.00	Email regarding parking policy

KUTAK ROCK LLP

Summer Woods CDD

April 26, 2023

Client Matter No. 38323-1

Invoice No. 3210240

Page 2

03/18/23	J. Earlywine	0.60	177.00	Research security exemption for public meetings; prepare notice regarding the same; email regarding the same
03/19/23	J. Earlywine	1.40	413.00	Review property due diligence, plats, property appraiser records and related items; review and revise deed and quit claim deed; begin to prepare project completion resolution; email regarding the same
03/20/23	R. Dugan	1.80	477.00	Telephone conference regarding Easter Event; prepare participant waiver agreement
03/20/23	J. Earlywine	0.60	177.00	Confer with Aman regarding towing; conference call regarding Easter event, and HOA/CDD agreements
03/22/23	A. Ligas	1.50	352.50	Draft project completion resolution; research prior bond issuances
03/24/23	A. Ligas	0.40	94.00	Draft project completion resolution; research prior bond issuances

TOTAL HOURS 12.50**TOTAL FOR SERVICES RENDERED** \$3,255.50**TOTAL CURRENT AMOUNT DUE** \$3,255.50

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 23, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3224609

Client Matter No. 38323-1

Notification Email: eftgroup@kutakrock.com

Summer Woods CDD

Rizzetta & Company

Unit 200

3434 Colwell Avenue

Tampa, FL 33614

Invoice No. 3224609

38323-1

Re: General Counsel

For Professional Legal Services Rendered

04/02/23	S. Sandy	0.30	88.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
04/14/23	J. Earlywine	0.20	59.00	Review landscape addendum; email regarding same
04/17/23	A. Ligas	0.40	94.00	Review real estate records pertaining to lake maintenance; review lake maintenance agreements
04/20/23	A. Ligas	0.70	164.50	Conference with Earlywine regarding real estate conveyances; review landscape agreement; revise deed and easement; send client the same for review
04/22/23	J. Earlywine	1.70	501.50	Review numerous plats and property records; review and revise easement agreement and deed; email regarding the same
04/25/23	A. Ligas	0.20	47.00	Revise quit claim deed; send the

KUTAK ROCK LLP

Summer Woods CDD

May 23, 2023

Client Matter No. 38323-1

Invoice No. 3224609

Page 2

04/26/23	A. Ligas	0.10	23.50	same to HOA counsel for review and comment
04/27/23	J. Earlywine	0.30	88.50	Send deed and easement for signature
04/27/23	K. Ibarra	0.20	38.00	Confer with County regarding lift station; follow-up
04/28/23	K. Ibarra	0.30	57.00	Prepare FY 2024 budget approval resolution
04/28/23	A. Ligas	0.10	23.50	Record deed and easement; review recorded copies of same
				Review signed deed and easement; send same for recording

TOTAL HOURS 4.50

TOTAL FOR SERVICES RENDERED \$1,185.00

DISBURSEMENTS

Filing and Court Fees 110.00

TOTAL DISBURSEMENTS 110.00TOTAL CURRENT AMOUNT DUE \$1,295.00**RECEIVED**
05/23/23

Summer Woods CDD
Manatee County Utilities Department
Month: 04/23 Dated: 04/26/23
Due: 05/17/23

<u>Account</u>	<u>Description</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
164142	Irrigation	10904 High Noon Tr	53600-4314	\$ 334.92
164143	Irrigation	11336 Daybreak Gln	53600-4314	\$ 7.33
164144	Irrigation	8805 Summerwoods Dr	53600-4314	\$ 205.91
164145	Irrigation	11424 Daybreak Gln	53600-4314	\$ -
164146	Irrigation	11371 Daybreak Gln	53600-4314	\$ 1.44
164670	Irrigation	11205 Daybreak Gln	53600-4304	\$ 538.81

Summary

001 53600-4304	\$	538.81
001 53600-4314	\$	549.60
Total	\$	1,088.41

RECEIVED
04/28/23

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.myanatee.org/utilities

ACCOUNT NUMBER: 313378-164142
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
10904 HIGH NOON TRL

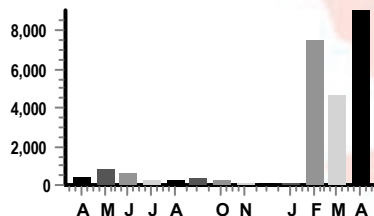
BILLING DATE: 26-APR-2023
DUE DATE: 17-MAY-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						172.68
Payments Received:						172.68
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			49782	58834	9052	
Reclaim Water Common Area						334.92
Total New Charges						334.92
Total Amount Due:						\$334.92

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



The 2022 Drinking Water Quality Summary is available at www.myanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	10904 HIGH NOON TRL
ACCOUNT NUMBER	313378-164142
BILLING DATE	26-APR-2023
DUE DATE	17-MAY-2023
TOTAL AMOUNT NOW DUE:	\$334.92

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0426A 9000000075 00.0000.0064 74/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000313378Z00000334920164142

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-164143
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
11336 DAYBREAK GLN

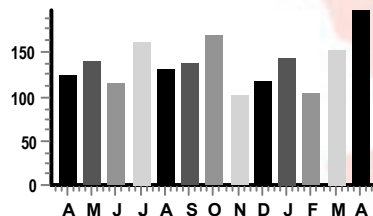
BILLING DATE: 26-APR-2023
DUE DATE: 17-MAY-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						5.70
Payments Received:						5.70
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			5981	6179	198	
Reclaim Water Common Area						7.33
Total New Charges						7.33
Total Amount Due:						\$7.33

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	11336 DAYBREAK GLN
ACCOUNT NUMBER	313378-164143
BILLING DATE	26-APR-2023
DUE DATE	17-MAY-2023
TOTAL AMOUNT NOW DUE:	\$7.33

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0426A 9000000076 00.0000.0065 75/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-164144
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
8805 SUMMERWOODS DR

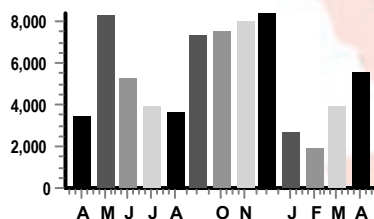
BILLING DATE: 26-APR-2023
DUE DATE: 17-MAY-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						143.97
Payments Received:						143.97
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			138153	143718	5565	
Reclaim Water Common Area						205.91
Total New Charges						205.91
Total Amount Due:						\$205.91

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	8805 SUMMERWOODS DR
ACCOUNT NUMBER	313378-164144
BILLING DATE	26-APR-2023
DUE DATE	17-MAY-2023
TOTAL AMOUNT NOW DUE:	\$205.91

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0426A 9000000078 00.0000.0067 77/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-164145
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
11424 DAYBREAK GLN

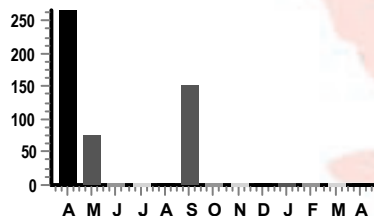
BILLING DATE: 26-APR-2023
DUE DATE: 17-MAY-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						0.00
Payments Received:						0.00
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			5723	5723		
Reclaim Water Common Area						
Total New Charges						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



The 2022 Drinking Water Quality Summary is available at www.mymanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	11424 DAYBREAK GLN
ACCOUNT NUMBER	313378-164145
BILLING DATE	26-APR-2023
DUE DATE	17-MAY-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0426A 9000000077 00.0000.0066 76/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.myanatee.org/utilities

ACCOUNT NUMBER: 313378-164146
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
11371 DAYBREAK GLN

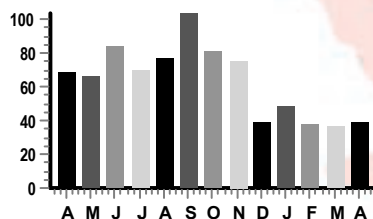
BILLING DATE: 26-APR-2023
DUE DATE: 17-MAY-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						1.37
Payments Received:						1.37
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			2530	2569	39	
Reclaim Water Common Area						1.44
Total New Charges						1.44
Total Amount Due:						\$1.44

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



The 2022 Drinking Water Quality Summary is available at www.myanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	11371 DAYBREAK GLN
ACCOUNT NUMBER	313378-164146
BILLING DATE	26-APR-2023
DUE DATE	17-MAY-2023
TOTAL AMOUNT NOW DUE:	\$1.44

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0426A 9000000072 00.0000.0061 71/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.myanatee.org/utilities

ACCOUNT NUMBER: 313378-164670
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
11205 DAYBREAK GLN

BILLING DATE: 26-APR-2023
DUE DATE: 17-MAY-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
			Previous Balance:				553.15
			Payments Received:				553.15
			Balance Forward:				0.00
03/21	04/20	30	Wtr Com. Individual	12648	13121	473	
			Water Usage				111.16
			Cost Of Basic Service				37.40
			Swr Com Individual			473	
			Sewer Usage				245.96
			Cost Of Basic Service				103.91
			F2_Com. Solid Waste				
			Commercial Can				40.38
			Total New Charges				538.81
			Total Amount Due:				\$538.81

COMM. IND WATER HISTORY

Hundreds of Gallons



The 2022 Drinking Water Quality Summary is available at www.myanatee.org/waterquality. In 2022, all EPA and State drinking water health standards were met. Please call 941.746.3020 Ext. 5021 if you would like a paper copy mailed to you.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	11205 DAYBREAK GLN
ACCOUNT NUMBER	313378-164670
BILLING DATE	26-APR-2023
DUE DATE	17-MAY-2023
TOTAL AMOUNT NOW DUE:	\$538.81

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0426A 9000000074 00.0000.0063 73/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000313378Z00000538810164670

Summer Woods CDD
Peace River Electric Summary
Month: Electric 04/23 Dated: 04/26/23
For: 03/18/23-04/18/23 Due: 05/16/23

<u>Account</u>	<u>Description</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
185639001	Irrigation Control	10904 High Noon Trail	53100-4304	\$ 120.98
185639002	Emergency Access Gate	11424 Daybreak Glen	53100-4304	\$ 32.04
170982001	Entry Sign	8805 Summer Woods Dr	53100-4304	\$ 43.91
Summary				
001 53100-4304				\$ 196.93
Total				\$ 196.93



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.precio.coop



SUMMER WOODS CDD

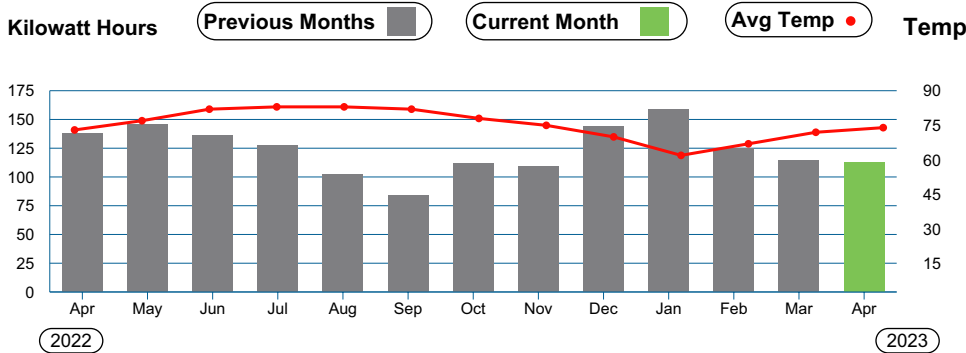
Bill Date 04/26/2023
 Account # 170982001
 Member # 168790

TOTAL
AMOUNT DUE

\$43.91

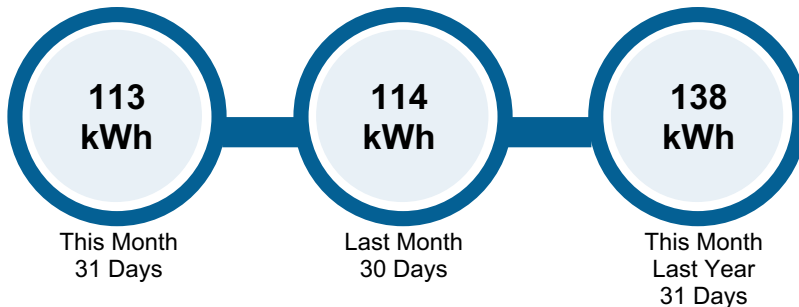
Bank Draft is
scheduled for
05/16/2023

Monthly Energy Use

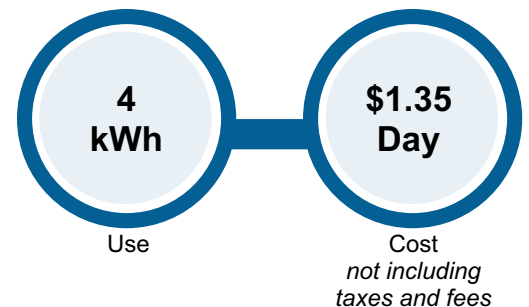


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 170982001
 Service Address 8805 SUMMER WOODS DR

Bank Draft Amount \$43.91
 is scheduled for 05/16/2023

☐ Check here to indicate address or phone # change on back.



2693 1 MB 0.531
 SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 2693
 C-10

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547



110260170982001000004391000005391042620233

Account
170982001

Service Address
8805 SUMMER WOODS DR

Service Description
ENTRY SIGN

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
35778891	03/18/2023	04/18/2023	5,184	5,297	1.0	113	0.312
Account Summary					Current Charges		
Previous Balance					Facilities Use Charge		
Payment(s) Made					Energy Charge		
Balance Forward					CPA		
Current Charges					Property Tax Recovery Fee		
Total Amount Due					Gross Receipts Tax		
					Total Current Charges		
					Bank Draft Amount		

Defend your household appliances against electric surges



PRECO'S surge protection helps defend your large, motor-driven appliances from destructive power surges.

Request a surge suppressor by May 31st and PRECO will install it for free. That's a savings of \$24.95.

Learn more: www.preco.coop/energy/surge-protection/

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
Pay your bill at
www.preco.coop



Mobile App
Download the
SmarterHub App from
the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.precio.coop



SUMMER WOODS CDD

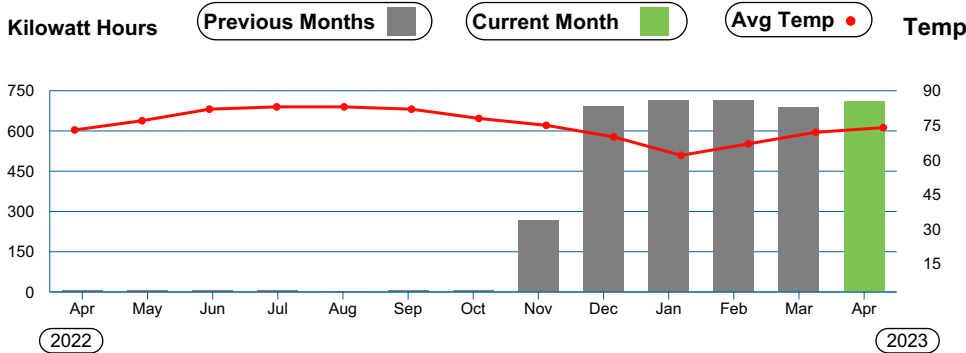
Bill Date 04/26/2023
 Account # 185639001
 Member # 168790

TOTAL
AMOUNT DUE

\$120.98

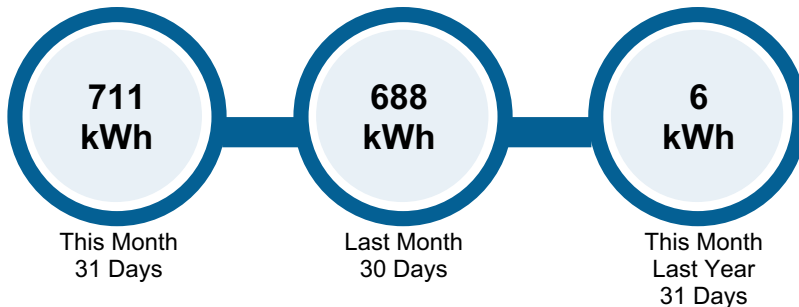
Bank Draft is
scheduled for
05/16/2023

Monthly Energy Use

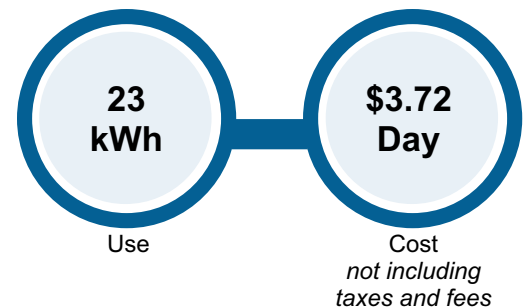


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 185639001
 Service Address 10904 HIGH NOON TRL

Bank Draft Amount \$120.98
 is scheduled for 05/16/2023

☐ Check here to indicate address or phone # change on back.



SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547



110260185639001000012098000013098042620231

Account
185639001

Service Address
10904 HIGH NOON TRL

Service Description
IRRIGATION CONTROL

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36896782	03/18/2023	04/18/2023	3,177	3,888	1.0	711	0.97
Account Summary					Current Charges		
Previous Balance					Facilities Use Charge		
Payment(s) Made					Energy Charge		
Balance Forward					CPA		
Current Charges					Property Tax Recovery Fee		
Total Amount Due					Gross Receipts Tax		
					Total Current Charges		
					Bank Draft Amount		

Defend your household appliances against electric surges



PRECO'S surge protection helps defend your large, motor-driven appliances from destructive power surges.

Request a surge suppressor by May 31st and PRECO will install it for free. That's a savings of \$24.95.

Learn more: www.preco.coop/energy/surge-protection/

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
Pay your bill at
www.preco.coop



Mobile App
Download the
SmartHub App from
the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.preco.coop



SUMMER WOODS CDD

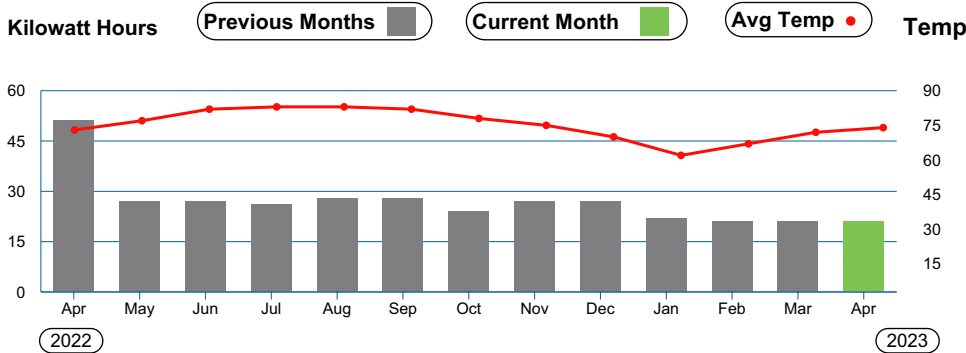
Bill Date 04/26/2023
 Account # 185639002
 Member # 168790

TOTAL
AMOUNT DUE

\$32.04

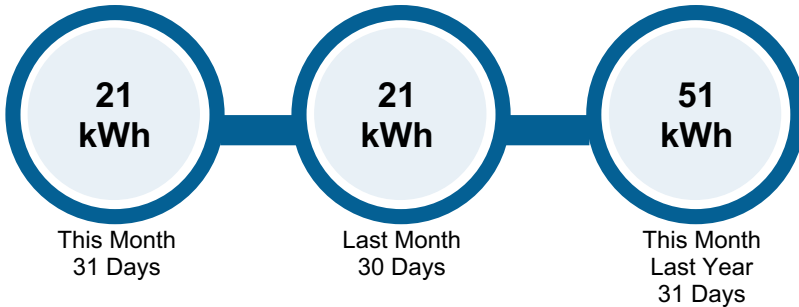
Bank Draft is
scheduled for
05/16/2023

Monthly Energy Use

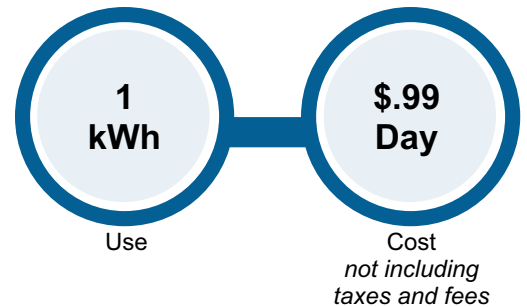


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 185639002
 Service Address 11424 DAYBREAK GLEN

Bank Draft Amount \$32.04
 is scheduled for 05/16/2023

☐ Check here to indicate address or phone # change on back.



SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547



110260185639002000003204000004204042620236

Account
185639002

Service Address
11424 DAYBREAK GLEN

Service Description
EMERGENCY ACCESS GATE

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
From	To	Previous	Present				
35591797	03/18/2023	04/18/2023	631	652	1.0	21	0.032
Account Summary				Current Charges			
Previous Balance			\$32.06	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$32.06	Energy Charge			21 kWh @ 0.121 \$2.54
Balance Forward			\$0.00	CPA			21 kWh @ 0.002 \$0.04
Current Charges			\$32.04	Property Tax Recovery Fee			\$0.66
Total Amount Due			\$32.04	Gross Receipts Tax			\$0.80
				Total Current Charges			\$32.04
				Bank Draft Amount			\$32.04

Defend your household appliances against electric surges



PRECO'S surge protection helps defend your large, motor-driven appliances from destructive power surges.

Request a surge suppressor by May 31st and PRECO will install it for free. That's a savings of \$24.95.

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☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
Pay your bill at
www.preco.coop



Mobile App
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the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.precio.coop



SUMMER WOODS CDD

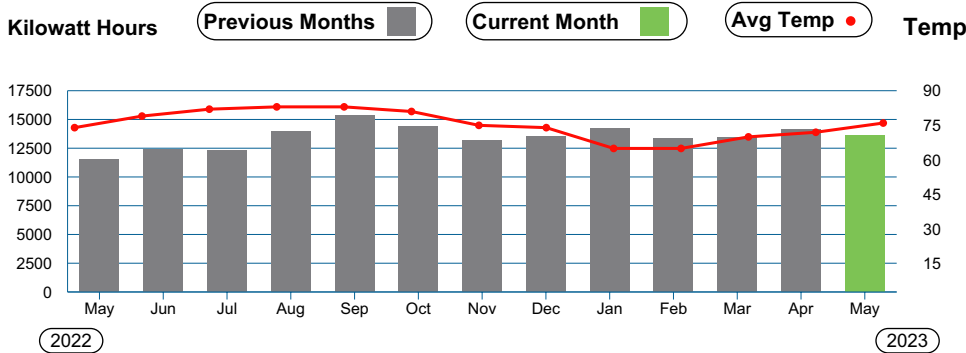
Bill Date 05/03/2023
 Account # 170982003
 Member # 168790

TOTAL AMOUNT DUE

\$1,513.97

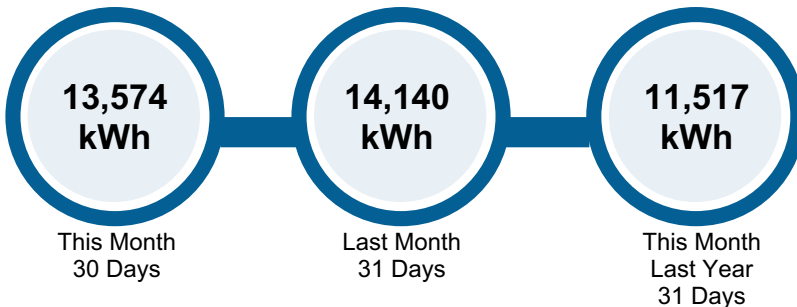
Bank Draft is scheduled for 05/24/2023

Monthly Energy Use

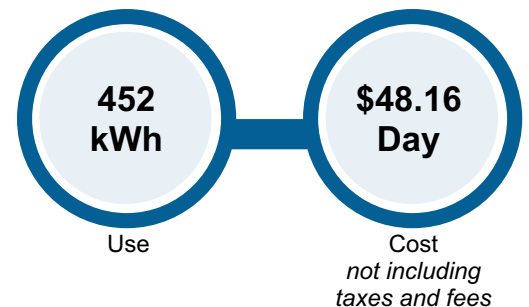


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 170982003
 Service Address 11205 DAYBREAK GLN

Bank Draft Amount \$1,513.97
 is scheduled for 05/24/2023

☐ Check here to indicate address or phone # change on back.



2666 1 MB 0.531
 SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 2666
 C-9

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547



110260170982003000151397000155939050320238

Account
170982003

Service Address
11205 DAYBREAK GLN

Service Description
AMENITY CENTER

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36674773	03/30/2023	04/29/2023	417,338	430,912	1.0	13,574	20.898
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Adjustment				CPA			
Balance Forward				Billed Demand			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Total Current Charges			
				Bank Draft Amount			

Defend your household appliances against electric surges



PRECO'S surge protection helps defend your large, motor-driven appliances from destructive power surges.

Request a surge suppressor by May 31st and PRECO will install it for free. That's a savings of \$24.95.

Learn more: www.preco.coop/energy/surge-protection/

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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Pay your bill at
www.preco.coop



Mobile App
Download the
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the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/1/2023	INV0000079628

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00193

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,638.92	\$1,638.92
Administrative Services	1.00	\$409.75	\$409.75
Email Accounts, Admin & Maintenance	1.00	\$15.00	\$15.00
Financial & Revenue Collections	1.00	\$327.75	\$327.75
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,830.17	\$1,830.17
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$5,021.59
	Total		\$5,021.59

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/12/2023	INV0000079863

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00061

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$373.33	\$373.33
		Subtotal	\$373.33
		Total	\$373.33

RECEIVED
05/15/23

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
5/1/2023	9314

Bill To
Summer Woods CDD C/O Rizzetta & Company 3434 Colwell Ave, S Tampa, FL 33614

P.O. No.	Terms	Project
May 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,534.00	1,534.00

Thank you for your business.

Phone #
(727) 271-1395

Total	\$1,534.00
-------	------------

**Superior Waterway Services, INC.
6701 Garden Rd, Suite #1
Riviera Beach FL 33404**

5/1/2023

86755

Summer Woods CDD
11205 Daybreak Glen
Parrish, FL 34219

QTY	DESCRIPTION	RATE	AMOUNT
	Lake Maintenance-Algae and Aquatic Plant Control for 25 Lakes Sales Tax	2,200.00 7.00%	2,200.00 0.00
		Subtotal	\$2,200.00
		Payments/Credits	\$0.00
		Balance Due	\$2,200.00

Office: (561) 844-0248 Fax: (561) 844-9629

www.superiorwaterway.com

Thank you for your business.
Please note that there will be an additional processing fee of 3.5% for
all payments made using a credit card.

RECEIVED
04/21/23

Summer Woods Community Development District

District Office · Riverview, Florida · (813)-533-2950

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

www.summerwoodscdd.org

Operations and Maintenance Expenditures

For Board Approval June 2023

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$47,536.91**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Commercial	100182	150630169	Security System Services 06/23	\$ 129.70
ADT Commercial	100182	150773133	Add (2) Doors - Access Control System 06/23	\$ 1,364.45
BrightView Landscape Services, Inc.	100172	8406267	Irrigation Repairs 04/23	\$ 360.84
BrightView Landscape Services, Inc.	100172	8442542	Fertilization 05/23	\$ 1,860.00
BrightView Landscape Services, Inc.	100179	8428303	Monthly Landscape Maintenance 06/23	\$ 15,018.42
BrightView Landscape Services, Inc.	100184	8331509	Irrigation Repairs 06/23	\$ 455.00
BrightView Landscape Services, Inc.	100184	8424177	Monthly Landscape Maintenance 05/23 - Remaining Balance	\$ 5,745.59
Creative Mailbox Designs	100173	23002221	Benches 04/23	\$ 2,425.65
Doody Free	100174	22564	Dog Station Maintenance 02/23	\$ 388.00
Doody Free	100185	24160	Dog Station Maintenance 06/23	\$ 388.00
Eco-Logic Services, LLC	100180	2930	Brushcutting Behind 8515 Starlight Loop	\$ 625.00
Florida Department of Health in Manatee County	100175	41-BID-6544610 05/23	Pool Permit 05/23	\$ 250.00
Jan-Pro of Manasota	100178	76907	Janitorial Service 06/23	\$ 1,095.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	100176	MCUD Summary 05/23	MCUD Summary 05/23	\$ 840.41
Manatee County Utilities Department	100181	313378-180030 04/23	Reclaimed Water 04/23	\$ 245.16
Manatee County Utilities Department	100181	313378-180030 05/02/23- 0505/17/23	Reclaimed Water 05/02/23-05/17/23	\$ 415.18
McDermitt Davis & Company, LLC	100186	55586	Audit Services FYE 09/30/22	\$ 4,000.00
Peace River Electric Cooperative, Inc.	ACH	170982003 05/23	Amenity Center 05/23	\$ 1,421.01
Peace River Electric Cooperative, Inc.	ACH	Electric Summary 05/23 193	Electric Summary 05/23	\$ 195.65
Rizzetta & Company, Inc.	100171	INV0000080652	District Management Fees 06/23	\$ 5,021.59
Rizzetta & Company, Inc.	100183	INV0000080849	General Management & Oversight 06/23	\$ 373.33
Summer Woods CDD	DC 060123	DC 060123	Debit Card Replenishment 06/01/23	\$ 317.10
Summer Woods CDD	DC 062223	DC 062223	Debit Card Replenishment 06/22/23	\$ 742.83
Suncoast Pool Service, Inc.	100187	9393	Monthly Pool Cleaning & Maintenance 06/23	\$ 1,534.00
Superior Waterway Services, Inc.	100177	85450	Quarterly Aeration Maintenance 06/23	\$ 125.00
Superior Waterway Services, Inc.	100177	85759	Lake Maintenance 06/23	\$ <u>2,200.00</u>
Report Total				\$ <u>47,536.91</u>

ADT[®]

Commercial

Invoice 150630169

adtcommercial.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
40044430	05/18/2023	06/12/2023		\$129.70

Take action now with eSuite

See reverse side
for details.

Payment Options

Pay online 24/7
esuite.adt.com/ExpressPay

Pay by phone
1.800.606.3535

Mail by check
Include the section below

Manage Your Account

Update billing information,
view past invoices and more
esuite.adt.com

Questions?

adtcommercial.com

Email: ComCare@adt.com
1.855.238.2666

in 

Description

SUMMER WOODS CDD 11205 DAYBREAK GLN

Services Provided (06/18/23 - 07/17/23)

Includes: eSuite Services, Extended Service Plan, Secure Access

Total Tax

Sub Total

INVOICE AMOUNT DUE

Amount

\$121.18

\$8.52

\$129.70

\$129.70

RECEIVED
JUN - 5 2023

BY:



Thank you for choosing ADT Commercial

You will be charged a \$25.00 fee for any payment returned.
Make checks payable to ADT Commercial and please include your account number.

Please detach this portion and send with your payment.

ADT[®] Commercial

P.O. Box 49292 | Wichita, KS 67201

Invoice Number 150630169
Account Number 40044430
Invoice Date 05/18/2023
Payment Due Date 06/12/2023
Amount Due \$129.70

Amount Enclosed \$

☐ Please check box if your billing address has changed, and indicate changes on back.

Powered by Experience. Driven by Excellence.™

1oz - #10 - 2921 - 3251



SUMMER WOODS COMM. DEVELOPMENT
DEVELOPMENT DISTRICT STE 200
3434 COLWELL AVE
TAMPA FL 33614-8390

ADT COMMERCIAL
PO BOX 219044
KANSAS CITY MO 64121-9044



0000 01 040044430 00000012970 & 150630169 4



Commercial
P.O. Box 49292 | Wichita, KS 67201

JUN 19 2023

1oz - #10 - J349132 - 41 - 42

SUMMER WOODS COMM.
DEVELOPMENTDISTRICT
DEVELOPMENT DISTRICT STE 200
3434 COLWELL AVE
TAMPA FL 33614-8390

REMIT PAYMENT TO ▼

ADT COMMERCIAL
PO BOX 219044
KANSAS CITY MO 64121-9044



Invoice 150773133

adt.com/commercial

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due		
40044430	6/2/2023	6/27/2023		\$1,459.96		
Item Id	Description	Contract Amount	Completed To Date	Retainage	Less Previous Billings	Total This Invoice Less Retainage
1	Upon Contract Acceptance	\$1,364.45	\$1,364.45	\$0.00		\$1,364.45
2	Final Acceptance	\$3,183.72	\$0.00	\$0.00		\$0.00
	Total	\$4,548.17	\$1,364.45	\$0.00		\$1,364.45
	Sub Total					\$1,364.45
	Sales Tax					\$95.51
	Retainage Held					\$0.00
	Payment					\$0.00
	Amount due this Invoice					\$1,459.96

Invoice Comments/Scope: Installation for Access Control System from proposal #891632945

Job Name	Site Location	Job #	Terms
Add 2 Door Access Control	SUMMER WOODS CDD, 11205 DAYBREAK GLN PARRISH FL 34219	501397161	Net 25 days

Contract Summary

Original amount	Approved changes	Revised Amount	Invoiced amount	Remaining amount	Billed percent	Retainage balance	Deposit amount
\$4,548.17	\$0.00	\$4,548.17	\$1,364.45	\$3,183.72	30.00%	\$0.00	\$0.00

Thank you for choosing ADT Commercial

Questions?

Call Toll-Free: 1-855-238-2666

Email: comcare@adt.com

adt.com/commercial



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INVOICE

Sold To: 23023002
Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 23023002
Invoice #: 8406267
Invoice Date: 4/28/2023
Sales Order: 8102223
Cust PO #:

Project Name: Summerwoods Irrigation Proposal 4-26-23

Project Description: Battery Controller Installs

Job Number	Description	Amount
340500121	Summerwoods CDD Install two battery controllers to replace two malfunctionin	360.84
RECEIVED 05/24/23		Total Invoice Amount 360.84 Taxable Amount Tax Amount Balance Due 360.84

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 23023002
Invoice #: 8406267
Invoice Date: 4/28/2023

Amount Due: \$ 360.84

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



INVOICE

Sold To: 23023002
Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 23023002
Invoice #: 8442542
Invoice Date: 5/26/2023
Sales Order: 8130192
Cust PO #:

Job Number	Description	Amount
340500121	Summerwoods CDD May Fert. St. Aug Fert - \$1,860.00	1,860.00
<div>RECEIVED 05/26/23</div>		
Total Invoice Amount		1,860.00
Taxable Amount		
Tax Amount		
Balance Due		1,860.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 23023002
Invoice #: 8442542
Invoice Date: 5/26/2023

Amount Due: \$ 1,860.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



INVOICE

RECEIVED

JUN - 2 2023

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 23023002
Invoice #: 8428303
Invoice Date: 6/1/2023
Cust PO #:

Job Number	Description	Amount
340500121	Summerwoods CDD Summer Woods CDD For June	15,018.42
Total invoice amount		15,018.42
Tax amount		
Balance due		15,018.42

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 23023002
Invoice #: 8428303
Invoice Date: 6/1/2023

Amount Due: \$15,018.42

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



INVOICE

Sold To: 23023002
Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 23023002
Invoice #: 8331509
Invoice Date: 3/16/2023
Sales Order: 8055144
Cust PO #:

Project Name: Summerwoods Irrigation Proposal 3-2-23

Project Description: Controller Replacement - High Noon Trail

Job Number	Description	Amount
340500121	Summerwoods CDD Labor for controller troubleshooting, installation, programm	455.00
Total Invoice Amount		455.00
Taxable Amount		
Tax Amount		
Balance Due		455.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 23023002
Invoice #: 8331509
Invoice Date: 3/16/2023

Amount Due: \$ 455.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

INVOICE

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

Customer #: 23023002
Invoice #: 8424177
Invoice Date: 5/1/2023
Cust PO #:

Job Number	Description	Amount
340500121	Summerwoods CDD Summer Woods CDD For May	15,018.42
	Previous balance of \$9,272.83 was paid on 05/17/23 with CK#100159	
	Remaining balance is \$5,745.59	
	<div style="text-align: center;"> </div>	
	Total invoice amount	15,018.42
	Tax amount	
	Balance due	15,018.42

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 23023002
Invoice #: 8424177
Invoice Date: 5/1/2023

Amount Due: \$15,018.42

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Summer Woods CDD
c/o Rizzetta and Company
3434 Colwell Ave Ste 200
Tampa FL 33614

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



6422 Harney Rd., Suite F
Tampa FL 33610

accounting@creativemailboxdesigns.com

INVOICE

Invoice #: 23002221
Invoice Date: 05/25/23
Customer #: 6455
Page: 1 of 1

BILL TO:	JOB LOCATION:
SUMMER WOODS CDD 3434 COLWELL AVE, SUITE 200 TAMPA FL 33614	Summer Woods CDD Rizzetta & Company 11205 Daybreak Glen Parrish FL 34219

ORDERED BY	PO NUMBER	SALESPERSON	SHIP VIA	ORDER DATE	PAYMENT TERMS	DUE DATE
	Proposal # 30849	CC		04/20/23	NO TERMS	05/25/23

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #162916C Contact Cristen when complete.	4,851.30	4,851.30
		SUB TOTAL	----- 4,851.30
	***** SALES ORDER COMMENTS ***** (2) 6' Champion Benches, Surface Mount, Desert Tan. Benches are coming in as inground mount, will need some FAB work once they arrive to make them surface mount. Pad is poured, both benches will install on the same pad please install 3' apart.		

RECEIVED
05/25/23

LESS DOWN PAYMENT:	-2,425.65
PLEASE PAY THIS AMOUNT:	\$2,425.65

Doody Free 941

8466 Lockwood Ridge Rd. Unit 258
Sarasota, FL 34243



INVOICE

INVOICE # 22564
DATE 02/16/2023
DUE DATE 03/03/2023
TERMS Net 15

BILL TO

Summer Woods CDD
C/O Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY**AMOUNT**

Dog Station
Dog Station Maintenance

388.00

To pay your invoice online, go to:
www.doodyfree941.com and click on the "Pay
Invoice" icon.

BALANCE DUE

\$388.00

Ph. #: (941) -321-7821
Email: contact@doodyfree941.com
Website: www.doodyfree941.com

Doody Free 941

8466 Lockwood Ridge Rd. Unit 258
Sarasota, FL 34243



INVOICE

INVOICE # 24160
DATE 06/16/2023
DUE DATE 07/01/2023
TERMS Net 15

BILL TO

Summer Woods CDD
C/O Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY**AMOUNT**

Dog Station
Dog Station Maintenance

388.00

To pay your invoice online, go to:
www.doodyfree941.com and click on the "Pay
Invoice" icon.

BALANCE DUE

\$388.00

RECEIVED
06/16/23

Ph. #: (941) -321-7821
Email: contact@doodyfree941.com
Website: www.doodyfree941.com

Eco-Logic Services LLC

PO Box 18204
Sarasota, FL 34276

Invoice

Date	Invoice #
6/1/2023	2930

Bill To

Summerwoods CDD
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Summerwoods

Description		Amount
Brushcutting behind 8515 Starlight Loop		625.00
<div>RECEIVED06/02/23</div>		Total
		\$625.00

Phone # 941-312-1764

Pete@Eco-Logic-Services.com



Florida Department of Health
in Manatee County
Notification of Fees Due



41-BID-6544610

Permit Number

41-60-1989417

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/07/2023).

Fee Amount: \$250.00

Previous Balance: \$0.00

Total Amount Due: \$250.00

Payment Due Date: 06/07/2023 or Upon Receipt

RECEIVED
05/31/23

Mail To: Summer Woods Community Development District
9530 Marketplace Road, Suite 206
Fort Myers, FL 33912

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Summer Woods Community Development District
Location: 11205 Daybreak Glen
Parrish, FL 34219

Pool Volume: 146,210 gallons

Bathing Area: 160

Flow Rate: 1050

Owner Information:

Name: Summer Woods Community Development District
Address: 9530 Marketplace Road, Suite 206
(Mailing) Fort Myers, FL 33912
Home Phone: (813) 555-5555 Work Phone: ()

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **41-60-1989417** Bill ID: **41-BID-6544610**

Billing Questions call DOH-Manatee at: (941) 748-0747


If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Manatee County
410 6th Avenue E
Bradenton, FL 34208

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:67172



PERMIT HOLDERS CAN NOW


pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



TFR Cleaning Services Inc dba Jan-Pro of
Manasota
7361 International Place #408
Sarasota, FL 34240

Invoice

6/1/2023 76907

Summerwoods CDD
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa FL 33614

P.O. No.	Terms	Due Date	Rep
	Net 10	6/10/2023	259JM

FEES FOR
JANITORIAL SERVICES; Monthly Cleaning per Agreement

1,095.00

RECEIVED
06/01/23

LOCATION: Summer Woods 8715 Corkscrew Lane Parrish, FL 34219

Sales Tax (0.0%) \$0.00

Total \$1,095.00

Balance Due \$1,095.00

Phone #	Fax #
941-907-8141	941-907-8142

Summer Woods CDD
Manatee County Utilities Department
Month: 05/23 Dated: 05/26/23
Due: 06/16/23

<u>Account</u>	<u>Description</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
164142	Irrigation	10904 High Noon Tr	53600-4314	\$ 157.51
164143	Irrigation	11336 Daybreak Gln	53600-4314	\$ 6.59
164144	Irrigation	8805 Summerwoods Dr	53600-4314	\$ 101.94
164145	Irrigation	11424 Daybreak Gln	53600-4314	\$ -
164146	Irrigation	11371 Daybreak Gln	53600-4314	\$ 11.40
164670	Irrigation	11205 Daybreak Gln	53600-4304	\$ 562.97

Summary

001 53600-4304	\$ 562.97
001 53600-4314	\$ 277.44
Total	\$ 840.41

RECEIVED
05/31/23

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-164142
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
10904 HIGH NOON TRL

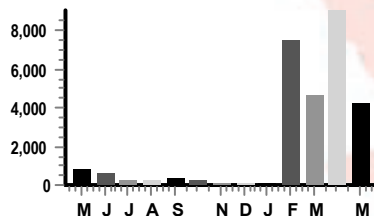
BILLING DATE: 26-MAY-2023
DUE DATE: 16-JUN-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						334.92
Payments Received:						334.92
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			58834	63091	4257	
Reclaim Water Common Area						157.51
Total New Charges						157.51
Total Amount Due:						\$157.51

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Effective June 1, 2023, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities or call 941.792.8811.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	10904 HIGH NOON TRL
ACCOUNT NUMBER	313378-164142
BILLING DATE	26-MAY-2023
DUE DATE	16-JUN-2023
TOTAL AMOUNT NOW DUE:	\$157.51

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0526A 9000000079 00.0000.0069 78/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-164143
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
11336 DAYBREAK GLN

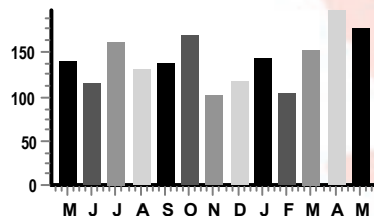
BILLING DATE: 26-MAY-2023
DUE DATE: 16-JUN-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						7.33
Payments Received:						7.33
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			6179	6357	178	
Reclaim Water Common Area						6.59
Total New Charges						6.59
Total Amount Due:						\$6.59

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Effective June 1, 2023, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities or call 941.792.8811.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	11336 DAYBREAK GLN
ACCOUNT NUMBER	313378-164143
BILLING DATE	26-MAY-2023
DUE DATE	16-JUN-2023
TOTAL AMOUNT NOW DUE:	\$6.59

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0526A 9000000078 00.0000.0068 77/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-164144
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
8805 SUMMERWOODS DR

BILLING DATE: 26-MAY-2023
DUE DATE: 16-JUN-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
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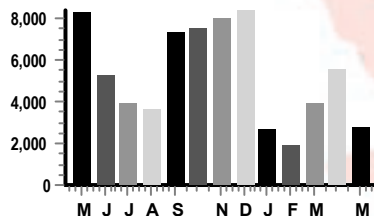
Previous Balance: 205.91
Payments Received: 205.91
Balance Forward: 0.00

Reclaim Wtr Non-WasteWtr Cust	143718	146473	2755	
Reclaim Water Common Area				101.94
Total New Charges				101.94

Total Amount Due: \$101.94

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Effective June 1, 2023, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities or call 941.792.8811.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	8805 SUMMERWOODS DR
ACCOUNT NUMBER	313378-164144
BILLING DATE	26-MAY-2023
DUE DATE	16-JUN-2023
TOTAL AMOUNT NOW DUE:	\$101.94

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0526A 9000000082 00.0000.0072 81/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-164145
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
11424 DAYBREAK GLN

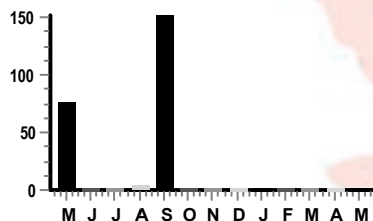
BILLING DATE: 26-MAY-2023
DUE DATE: 16-JUN-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						0.00
Payments Received:						0.00
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			5723	5723		
Reclaim Water Common Area						
Total New Charges						
Total Amount Due:						\$0.00

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Effective June 1, 2023, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities or call 941.792.8811.

Credit Balance Do Not Pay

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	11424 DAYBREAK GLN
ACCOUNT NUMBER	313378-164145
BILLING DATE	26-MAY-2023
DUE DATE	16-JUN-2023
TOTAL AMOUNT NOW DUE:	\$0.00

AMOUNT PAID

DO NOT PAY

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0526A 9000000080 00.0000.0070 79/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-164146
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
11371 DAYBREAK GLN

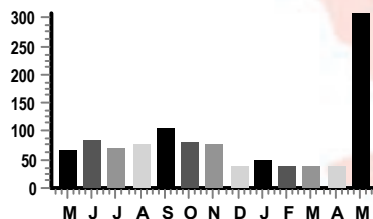
BILLING DATE: 26-MAY-2023
DUE DATE: 16-JUN-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						1.44
Payments Received:						1.44
Balance Forward:						0.00
Reclaim Wtr Non-WasteWtr Cust			2569	2877	308	
Reclaim Water Common Area						11.40
Total New Charges						11.40
Total Amount Due:						\$11.40

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Effective June 1, 2023, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities or call 941.792.8811.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	11371 DAYBREAK GLN
ACCOUNT NUMBER	313378-164146
BILLING DATE	26-MAY-2023
DUE DATE	16-JUN-2023
TOTAL AMOUNT NOW DUE:	\$11.40

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0526A 9000000077 00.0000.0067 76/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-164670
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
11205 DAYBREAK GLN

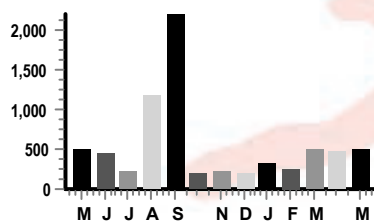
BILLING DATE: 26-MAY-2023
DUE DATE: 16-JUN-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS		PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
			Previous Balance:				538.81
			Payments Received:				538.81
			Balance Forward:				0.00
04/20	05/17	27	Wtr Com. Individual	13121	13626	505	
			Water Usage				118.68
			Cost Of Basic Service				37.40
			Swr Com Individual			505	
			Sewer Usage				262.60
			Cost Of Basic Service				103.91
			F2_Com. Solid Waste				
			Commercial Can				40.38
			Total New Charges				562.97
			Total Amount Due:				\$562.97

COMM. IND WATER HISTORY

Hundreds of Gallons



Effective June 1, 2023, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities or call 941.792.8811.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	11205 DAYBREAK GLN
ACCOUNT NUMBER	313378-164670
BILLING DATE	26-MAY-2023
DUE DATE	16-JUN-2023
TOTAL AMOUNT NOW DUE:	\$562.97

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0526A 9000000081 00.0000.0071 80/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

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MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-180030
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
9229 WESTERNWOODS AVE

BILLING DATE: 02-MAY-2023
DUE DATE: 23-MAY-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
Previous Balance:						0.00
Payments Received:						0.00
Balance Forward:						0.00
Water/Sewer Deposit						50.00
Reclaim Wtr Non-WasteWtr Cust			14393	18992	4599	
Reclaim Water Common Area						170.16
Administrative Fee Acct Activation						25.00
Total New Charges						245.16
Total Amount Due:						\$245.16

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Effective June 1, 2023, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities or call 941.792.8811.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	9229 WESTERNWOODS AVE
ACCOUNT NUMBER	313378-180030
BILLING DATE	02-MAY-2023
DUE DATE	23-MAY-2023
TOTAL AMOUNT NOW DUE:	\$245.16

AMOUNT PAID

\$245.16

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0502A 9000000030 00.0000.0003 29/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

000313378Z000000245160180030

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010
PHONE: (941) 792-8811
www.mymanatee.org/utilities

ACCOUNT NUMBER: 313378-180030
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
9229 WESTERNWOODS AVE

BILLING DATE: 26-MAY-2023
DUE DATE: 16-JUN-2023

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

FROM DATE	TO DATE	DAYS	PREVIOUS READING	PRESENT READING	USAGE X 100 = GAL.	AMOUNT
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Previous Balance: 245.16
Payments Received: 0.00
Balance Forward: 245.16

Late Payment Fee				5.00
Reclaim Wtr Non-WasteWtr Cust	18992	23452	4460	
Reclaim Water Common Area				165.02
Total New Charges				170.02

Total Amount Due: \$415.18

RECLAIM WATER NON-WASTEWATER

Hundreds of Gallons



Effective June 1, 2023, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities or call 941.792.8811.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MC-1250-19



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FLORIDA 34206-5010

☐ CHANGE OF MAILING ADDRESS
(Check Box And See Reverse Side)

SERVICE ADDRESS	9229 WESTERNWOODS AVE
ACCOUNT NUMBER	313378-180030
BILLING DATE	26-MAY-2023
DUE DATE	16-JUN-2023
TOTAL AMOUNT NOW DUE:	\$415.18

AMOUNT PAID

\$170.02

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MTE0526A 9000000075 00.0000.0065 74/1



SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
RIZZETTA AND COMP// TAYLOR N.
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

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934 N. Magnolia Ave.
Suite 100
Orlando, FL 32803

(407) 843-5406
www.mcdermittdavis.com

SUMMER WOODS CDD
3434 COLWELL AVENUE SUITE 130
TAMPA, FL 33614

Date: 6/16/2023
Invoice Number: 55586
Client: 27535.0

Accounting services rendered in connection with the preparation and issuance of audited financial statements for SUMMER WOODS CDD for the year ended September 30, 2022.

Total Due This Invoice \$4,000.00

RECEIVED
06/16/23

Thank you for your business.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.presco.coop



SUMMER WOODS CDD

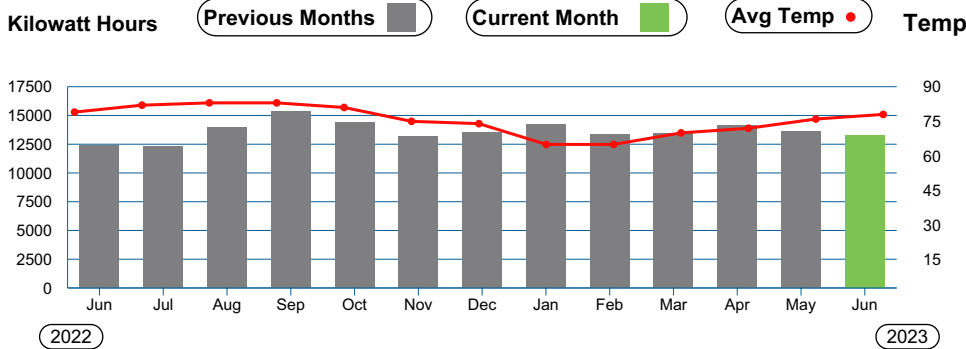
Bill Date 06/05/2023
 Account # 170982003
 Member # 168790

TOTAL AMOUNT DUE

\$1,421.01

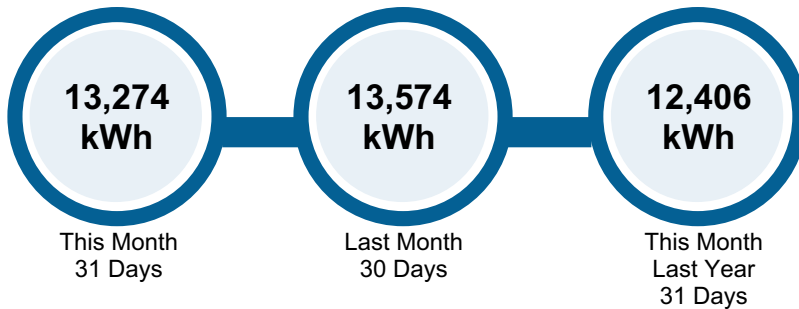
Bank Draft is scheduled for 06/26/2023

Monthly Energy Use

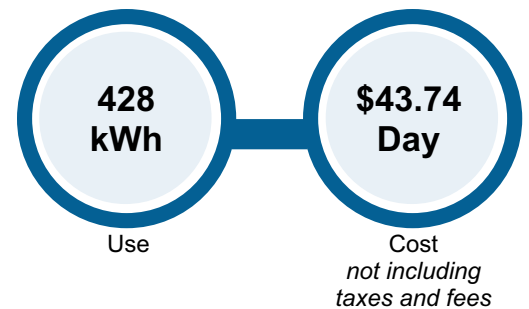


Detailed usage information is available on the SmarHub App or www.presco.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 170982003
 Service Address 11205 DAYBREAK GLN

Bank Draft Amount \$1,421.01
 is scheduled for 06/26/2023

☐ Check here to indicate address or phone # change on back.



2740 1 MB 0.531
 SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 2740
 C-9

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547



110260170982003000142101000146364060520236

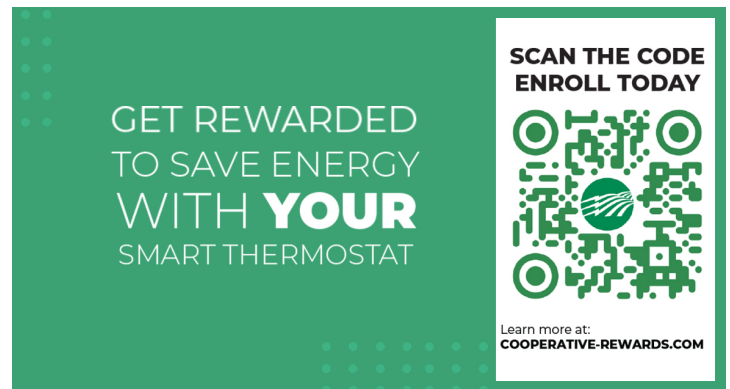
Account
170982003

Service Address
11205 DAYBREAK GLN

Service Description
AMENITY CENTER

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36674773	04/29/2023	05/30/2023	430,912	444,186	1.0	13,274	21.262
Account Summary					Current Charges		
Previous Balance					GSD \$110.00		
Payment(s) Made					Facilities Use Charge		
Balance Forward					Energy Charge 13,274 kWh @ 0.083 \$1,101.74		
Current Charges					CPA 13,274 kWh @ -0.003 -\$39.82		
Total Amount Due					Billed Demand 21.262 kW @ 8.660 \$184.13		
					Property Tax Recovery Fee \$29.43		
					Gross Receipts Tax \$35.53		
					Total Current Charges		
					\$1,421.01		
					Bank Draft Amount		
					\$1,421.01		



- ☐ Mailing Address or Phone Number Changes
- ☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
Pay your bill at
www.precو.coop



Mobile App
Download the
SmarterHub App from
the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail

Summer Woods CDD
Peace River Electric Summary
Month: Electric 05/23 Dated: 05/25/23
For: 04/18/23-05/19/23 Due: 06/15/23

<u>Account</u>	<u>Description</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
185639001	Irrigation Control	10904 High Noon Trail	53100-4304	\$ 120.73
185639002	Emergency Access Gate	11424 Daybreak Glen	53100-4304	\$ 32.17
170982001	Entry Sign	8805 Summer Woods Dr	53100-4304	\$ 42.75
Summary				
001 53100-4304				\$ 195.65
Total				\$ 195.65



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.precio.coop



SUMMER WOODS CDD

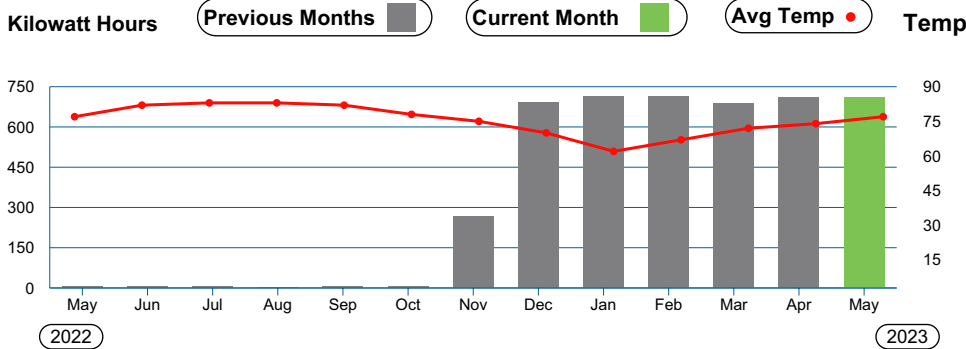
Bill Date 05/25/2023
 Account # 185639001
 Member # 168790

TOTAL
AMOUNT DUE

\$120.73

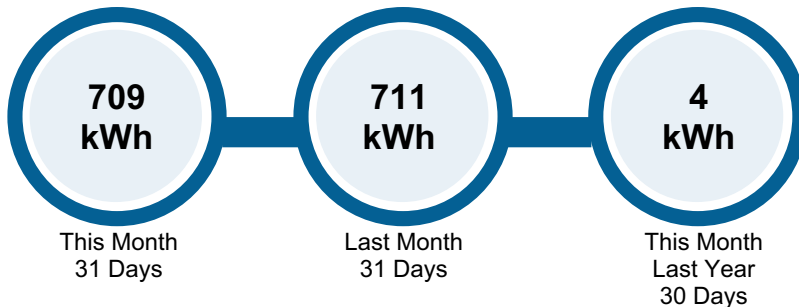
Bank Draft is
scheduled for
06/15/2023

Monthly Energy Use

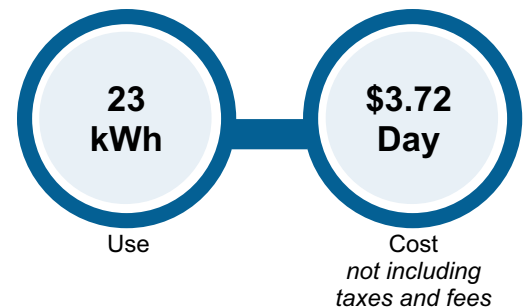


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 185639001
 Service Address 10904 HIGH NOON TRL

Bank Draft Amount \$120.73
 is scheduled for 06/15/2023

☐ Check here to indicate address or phone # change on back.



SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547



110260185639001000012073000013073052520234

Account
185639001

Service Address
10904 HIGH NOON TRL

Service Description
IRRIGATION CONTROL

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
From	To	Previous	Present				
36896782	04/18/2023	05/19/2023	3,888	4,597	1.0	709	0.97
Account Summary				Current Charges			
Previous Balance			\$120.98	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$120.98	Energy Charge			709 kWh @ 0.121 \$85.79
Balance Forward			\$0.00	CPA			709 kWh @ 0.002 \$1.42
Current Charges			\$120.73	Property Tax Recovery Fee			\$2.50
Total Amount Due			\$120.73	Gross Receipts Tax			\$3.02
				Total Current Charges			\$120.73
				Bank Draft Amount			\$120.73

Defend your household appliances against electric surges



PRECO'S surge protection helps defend your large, motor-driven appliances from destructive power surges.

Request a surge suppressor by May 31st and PRECO will install it for free. That's a savings of \$24.95.

Learn more: www.preco.coop/energy/surge-protection/

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
Pay your bill at
www.preco.coop



Mobile App
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the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.preco.coop



SUMMER WOODS CDD

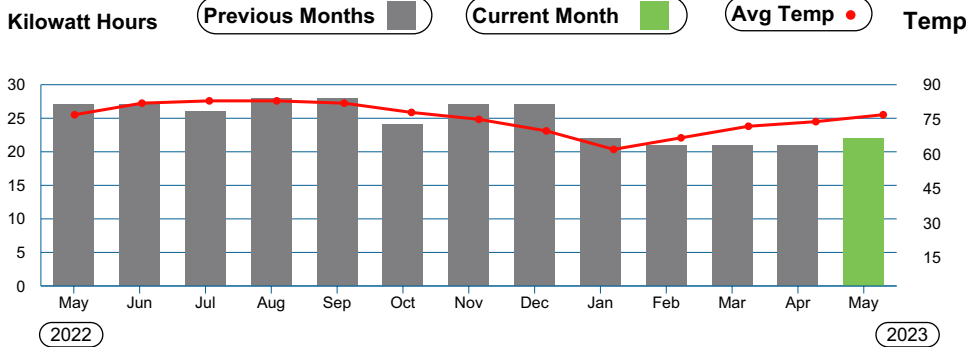
Bill Date 05/25/2023
 Account # 185639002
 Member # 168790

TOTAL
AMOUNT DUE

\$32.17

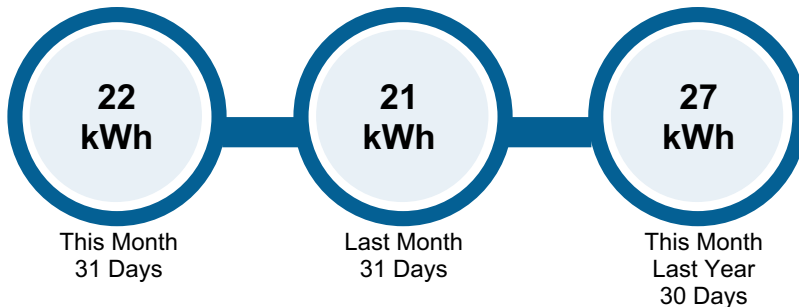
Bank Draft is
scheduled for
06/15/2023

Monthly Energy Use

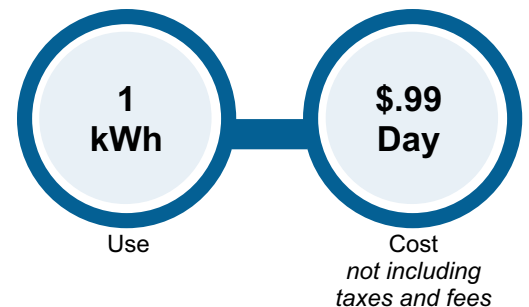


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 185639002
 Service Address 11424 DAYBREAK GLEN

Bank Draft Amount \$32.17
 is scheduled for 06/15/2023

☐ Check here to indicate address or phone # change on back.



SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547



110260185639002000003217000004217052520231

Account
185639002

Service Address
11424 DAYBREAK GLEN

Service Description
EMERGENCY ACCESS GATE

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
From	To	Previous	Present				
35591797	04/18/2023	05/19/2023	652	674	1.0	22	0.032
Account Summary				Current Charges			
Previous Balance			\$32.04	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$32.04	Energy Charge			22 kWh @ 0.121 \$2.66
Balance Forward			\$0.00	CPA			22 kWh @ 0.002 \$0.04
Current Charges			\$32.17	Property Tax Recovery Fee			\$0.67
Total Amount Due			\$32.17	Gross Receipts Tax			\$0.80
				Total Current Charges			\$32.17
				Bank Draft Amount			\$32.17

Defend your household appliances against electric surges



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Request a surge suppressor by May 31st and PRECO will install it for free. That's a savings of \$24.95.

Learn more: www.preco.coop/energy/surge-protection/

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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the App Store
or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-386-9924 24/7
Outage 800-282-3824 24/7
Website www.precio.coop



SUMMER WOODS CDD

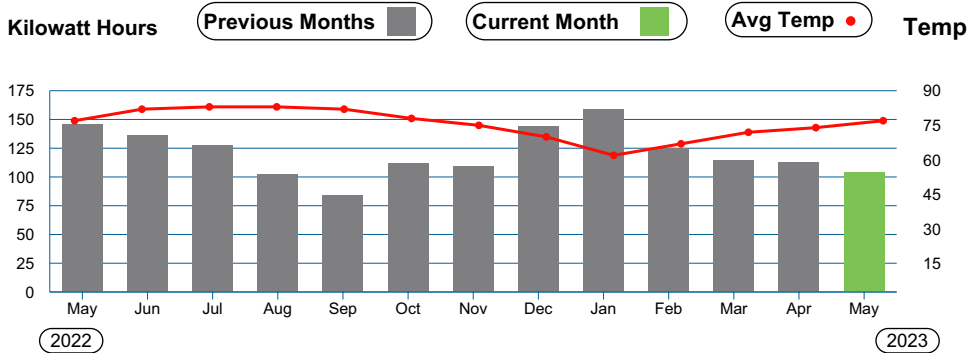
Bill Date 05/25/2023
 Account # 170982001
 Member # 168790

TOTAL
AMOUNT DUE

\$42.75

Bank Draft is
scheduled for
06/15/2023

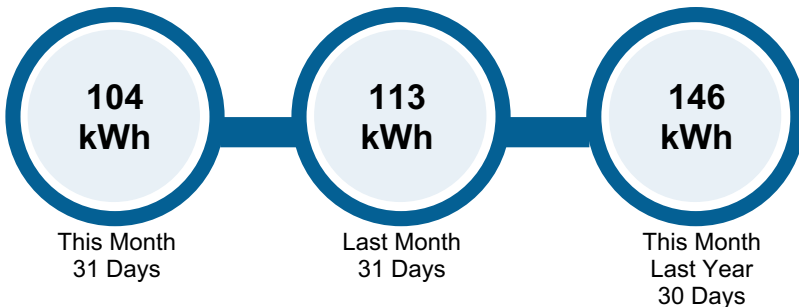
Monthly Energy Use



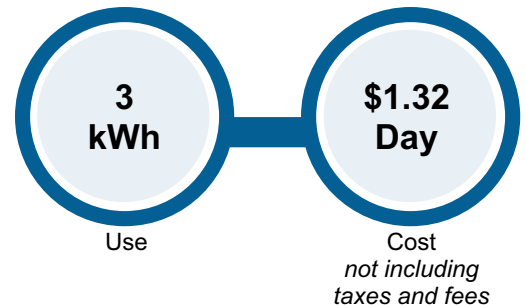
Detailed usage information is available on the SmarHub App or www.precio.coop

Capital Credit Allocation: Capital Credits are your share of ownership in PRECO. They are allocated annually in proportion to the member's total annual billing for that year. Based on your annual billing in 2022, \$1,380.36 has been allocated to your account. These credits remain in your account until the Board of Directors determines it is financially feasible to "retire" them to you. The current balance of unretired capital in your account is \$3,257.52.

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 170982001
 Service Address 8805 SUMMER WOODS DR

Bank Draft Amount \$42.75
 is scheduled for 06/15/2023

☐ Check here to indicate address or phone # change on back.



2733 1 MB 0.531
 SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 2733
 C-10

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
 WAUCHULA FL 33873-1547



110260170982001000004275000005275052520238

Account
170982001

Service Address
8805 SUMMER WOODS DR

Service Description
ENTRY SIGN

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
From	To	Previous	Present				
35778891	04/18/2023	05/19/2023	5,297	5,401	1.0	104	0.314
Account Summary				Current Charges			
Previous Balance			\$43.91	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$43.91	Energy Charge			104 kWh @ 0.121 \$12.58
Balance Forward			\$0.00	CPA			104 kWh @ 0.002 \$0.21
Current Charges			\$42.75	Property Tax Recovery Fee			\$0.89
Total Amount Due			\$42.75	Gross Receipts Tax			\$1.07
				Total Current Charges			\$42.75
				Bank Draft Amount			\$42.75

Defend your household appliances against electric surges



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Request a surge suppressor by May 31st and PRECO will install it for free. That's a savings of \$24.95.

Learn more: www.preco.coop/energy/surge-protection/

☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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or Google Play.



By Phone
Call 855-386-9924
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/1/2023	INV0000080652

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00193

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,638.92	\$1,638.92
Administrative Services	1.00	\$409.75	\$409.75
Email Accounts, Admin & Maintenance	1.00	\$15.00	\$15.00
Financial & Revenue Collections	1.00	\$327.75	\$327.75
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,830.17	\$1,830.17
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$5,021.59
	Total		\$5,021.59

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/9/2023	INV0000080849

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00061

[illegible]

**Summer Woods CDD
Clubhouse Debit Card**

Date:

Limit \$1,500.00

6/1/2023

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Clubhouse	Clubhouse
				Office Supplies	Janitorial Supplies
				001-57200- 5101	001-57200- 4707
Date	Vendor Name	Description	Amount		
05/05/23	Lowes	Combination Locks	50.48		50.48
05/06/23	Home Depot	5 Gal Buckets for Trash Cleanup Event	25.55		25.55
05/10/23	Amazon	12 Trash Grabbers/ Trash Bags/ Work Gloves	135.15		135.15
05/19/23	Lowes	Portable Fan	105.92	105.92	
	TOTAL	001-10102	317.10	105.92	211.18

DM Approval:

Taylor Nielsen

Date:



LOVE'S HOME CENTERS, LLC
8740 US 301 NORTH
PARRISH, FL 34219 (941) 981-6760

- SALE -

SALES#: FSTLAN02 13 TRANS#: 94735116 05-05-23

855351 2-IN HEAVY DUTY SYO PADLO 47.18

SUBTOTAL: 47.18
TOTAL TAX: 3.30
INVOICE 73440 TOTAL: 50.48
DEBITVISA: 50.48
CHANGE: 0.00

DEBITVISA: XXXXXXXXXXXX3798 AMOUNT: 50.48 AUTHCD: 055653

CHIP REFID:345307440958 05/05/23 13:58:08

*PIN VERIFIED

TRACE : 440958 RETRIEVAL: 345307440958

PURCHASE CASH BACK TOTAL DEBIT

50.48 0.00 50.48

TUR : 8080048000

TSI : 6800 AID : A0000000980840

STORE: 3453 TERMINAL: 07 05/05/23 13:58:23

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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LOWES.COM/RETURNS

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FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

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* ENTER FOR A CHANCE TO BE *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ENTRE EN EL SORTEO MENSUAL *

* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

* *

* ENTER BY COMPLETING A SHORT SURVEY *

* WITHIN ONE WEEK AT: www.lowes.com/survey *

* YOUR ID #734403 345341 252555 *

* *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *

* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 3453 TERMINAL: 7 05/05/23 13:58:23



How does
get more done™

5820 STATE ROAD 64 EAST
BRADENTON, FL 34208 (941)213-6700

1863 00052 65301 05/06/23 01:40 PM
SALE SELF CHECKOUT

08430535546 HOMER BUCKET <A>
5GAL HOMER BUCKET
6@3.98 23.88

SUBTOTAL 23.88
SALES TAX 1.67
TOTAL \$25.55

XXXXXXXXXXXX3798 DEBIT USD\$ 25.55

AUTH CODE 002963
Chip Read Verified By PIN
AID A0000000980340 US DEBIT

1863 05/06/23 01:40 PM



1863 52 65301 05/06/2023 4041

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/04/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H88 132754 130943
PASSWORD: 23256 130891

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Your Account ▸ Your Orders ▸ Order Details

Order Details

Ordered on May 10, 2023 Order# 111-5192461-0708233

[View or Print invoice](#)

Shipping Address

Joseph R McCallister
11450 MOONSAIL DR
PARRISH, FL 34219-1872
United States

[Change](#)

Payment Method

VISA **** 3798

[Change](#)

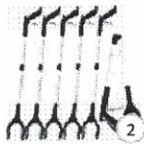
Apply gift card balance

[Apply](#)

Order Summary

Item(s) Subtotal:	\$128.86
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$2.55
Total before tax:	\$126.31
Estimated tax to be collected:	\$8.84
Grand Total:	\$135.15

Arriving Friday



6 Pack Grabber Reacher Tool for Elderly, 32" Foldable Picker Upper Grabber Long Handy Mobility Aids Lightweight Reaching Tool for Trash Claw Pick Up Stick Arm Extension Litter Picker (Blue)

Sold by: Thrivlone
\$50.99

Condition: New

[Add gift option](#)

[Buy it again](#)



Hefty Ultra Strong Multipurpose Large Trash Bags, Black, Unscented, 30 Gallon, 25 Count (Pack of 1)

Sold by: Amazon.com Services LLC
\$10.89

Condition: New

[Add gift option](#)

[Buy it again](#)



Evridwear Cotton Polyester String Knit Shell Safety Protection Work Gloves for Painter Mechanic Industrial Warehouse Gardening Construction Men & Women 12 Pairs, With one Side Dots, L Size

Sold by: EvridWear Direct
\$15.99

Condition: New

[Add gift option](#)

[Buy it again](#)

[Track package](#)

[Change Payment Method](#)

[Cancel items](#)

[Archive order](#)

Shipping preference

Ship my items as they become available (at extra shipping cost).

Recommended for you based on 6 Pack Grabber Reacher Tool for Elderly, 32" Folda...



LOWE'S HOME CENTERS, LLC
8740 US 301 NORTH
PARRISH, FL 34219 (941) 981-6760

- MILITARY - PERSONAL USE SALE -
- SALE -

SALES#: FSTLAN05 4808090 TRANS#: 171281837 05-19-23

4872529 UTLTCH 1/4 AIR MOUR (+522 98.99
109.99 DISCOUNT EACH -11.00

SUBTOTAL: 98.99
TOTAL TAX: 6.93
INVOICE 99979 TOTAL: 105.92
DEBITVISA: 105.92
CHANGE: 0.00

TOTAL DISCOUNT: 11.00

THANK YOU FOR YOUR
MILITARY SERVICE

DEBITVISA: XXXXXXXXXXXX3798 AMOUNT: 105.92 AUTHCD: 09892

5

CHIP REFID:345309979912 05/19/23 13:26:00

*PIN VERIFIED

TRACE : 979912 RETRIEVAL: 345309979912

PURCHASE CASH BACK TOTAL DEBIT

105.92 0.00 105.92

TUR : 8080048000

TSI : 6800 AID : A0000000980840

STORE: 3453 TERMINAL: 09 05/19/23 13:26:11

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
*
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
*

Summer Woods CDD
Clubhouse Debit Card
Date:

Limit \$1,500.00
6/22/2023

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

				Clubhouse	Clubhouse
				Maintenance & Repair	HVAC
				001-57200- 4701	001-57200- 4531
Date	Vendor Name	Description	Amount		
06/17/23	Lowes	Maintenance & Repairs	(58.83)	(58.83)	
06/21/23	Badger Bob's Air Conditioning	HVAC Repair	(684.00)		(684.00)
	TOTAL	001-10102	(742.83)	(58.83)	(684.00)

DM Approval: Taylor Nielsen

Date: 6/22/23



LOWE'S HOME CENTERS, LLC
8740 US 301 NORTH
PARRISH, FL 34219 (941) 981-6760

- MILITARY - PERSONAL USE SALE -
- SALE -

SALES#: FSTLAN05 13 TRANS#: 241428218 06-17-23

1085853 6FT FIH BLOW MOLD TABLE G 54.98

SUBTOTAL: 54.98

TOTAL TAX: 3.85

INVOICE 99694 TOTAL: 58.83

DEBITVISA: 58.83

CHANGE: 0.00

06/20

THANK YOU FOR YOUR
MILITARY SERVICE

DEBITVISA: XXXXXXXXXXXX3798 AMOUNT: 58.83 AUTHCD: 010114

CHIP REFID:345309694779 06/17/23 13:49:25

*PIN VERIFIED

TRACE : 694779 RETRIEVAL: 345309694779

PURCHASE CASH BACK TOTAL DEBIT

58.83 0.00 58.83

TUR : 8080048000

TSI : 6800 AID : A0000000980840

STORE: 3453 TERMINAL: 09 06/17/23 13:49:39

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ENTRE EN EL SORTEO MENSUAL *

* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

* ENTER BY COMPLETING A SHORT SURVEY *

* WITHIN ONE WEEK AT: www.lowes.com/survey *

* Y O U R I D #996945 345391 686470 *



Badger Bob's Air Conditioning
215 Interstate Blvd
Sarasota, FL 34240
CAC1815977 - CFC1427129 - EC13009294
941-924-1920 or 941-341-4280
Service...it's Who We Are!

BILL TO

Summer Woods Community Development DistrictBook Job Create Project
11205 Daybreak Glen
Duette, FL 34219 USA

INVOICE
457773

INVOICE DATE
Jun 21, 2023

JOB ADDRESS

Summer Woods Community Development District
11205 Daybreak Glen
Parish , FL 34219 USA

Completed Date:

Technician: Adam Chaignet

Payment Term: Due on receipt

DESCRIPTION OF WORK

Arrived and found daikin 2 headed mini split running on 10psi filled unit with 5.5 pound until cooling to manufacture specs. Due to size of unit and accessibility on cassette lineset will need 1-2 hours depending on locating leak. Client renewed membership and requested potential billing agreement with BB for locations.

TASK	DESCRIPTION	QTY	STANDARD PRICE	PRICE	TOTAL
ACM120	<u>Renewal of membership agreement which includes the following:</u> <ul style="list-style-type: none">• Two complete HVAC maintenance visits, full 21 point inspection• Priority Service• 15% Discount on repairs• Reduced trip charge to \$75• Reduce after hours charge to \$75• 1 year warranty on repairs• First 2 lbs of R410a refrigerant at no charge if needed with paid repair• Free electronic leak search if needed• One Standard Filter Change (Blue Filter Media/Hog's Hair Filter)• 30 Day drain line guarantee (This does not cover common drain lines or trip charge to clear the line.)	1.00	\$157.00	\$157.00	\$157.00
ACRR02	R410A PER POUND	5.00	\$124.00	\$105.40	\$527.00

PAID ON	TYPE	MEMO	AMOUNT
6/21/2023	Visa		\$684.00
		MEMBER SAVINGS	\$93.00
		SUB-TOTAL	\$684.00
		TAX	\$0.00
		TOTAL DUE	\$684.00
		PAYMENT	\$684.00
			06/22
		BALANCE DUE	\$0.00

Our Guarantee: This invoice displays charges for this repair project only. We guarantee only the parts installed by us will perform as designed under conditions of normal usage for the following periods. Pricing includes all coupons and promotions unless otherwise specified on this invoice.

Appliance Repair: 90 days for the part and 30 days on the labor. No warranty on Freon, glass, or plastic parts.

Air Conditioning Repair: 1 year on the parts and labor.

Electrical Repair: 1 year on the parts and labor.

Plumbing: 90 days for the part and 30 days on the labor for standard repairs. New water heater installs are 1 year parts and labor.

Should you ever have a concern or question regarding our work, please feel free to contact us at your earliest convenience.

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 2601 Blair Stone Road . Tallahassee, Florida 32399 Phone: 850-487-1395

CUSTOMER AUTHORIZATION

I understand and authorize the services as they have been explained to me. I understand that I will be charged the estimated price upon completion. Please move forward with the repair.

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 2601 Blair Stone Road . Tallahassee, Florida 32399 Phone: 850-487-1395

Sign here

Date 6/21/2023

CUSTOMER ACKNOWLEDGEMENT

I hereby accept the above performed service, and charges, as being satisfactory and acknowledge the equipment has been left in good working condition. I understand that payment is due at the time services are rendered and a 2% late fee will be applied every 30 days thereafter if the balance of this invoice is not paid in full. Any cancelled or refunded memberships will be prorated.

*PLEASE MAKE ALL CHECKS PAYABLE TO: BB AC LLC or BADGER BOB'S AIR CONDITIONING Thank you!

Sign here



Date 6/21/2023

I authorize Badger Bob's Air Conditioning to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

Sign here



Date 6/21/2023

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
6/1/2023	9393

Bill To
Summer Woods CDD C/O Rizzetta & Company 3434 Colwell Ave, S Tampa, FL 33614

P.O. No.	Terms	Project
June 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,534.00	1,534.00

Thank you for your business.

Phone #
(727) 271-1395

RECEIVED
06/01/23

Total	\$1,534.00
-------	------------

**Superior Waterway Services, INC.
6701 Garden Rd, Suite #1
Riviera Beach FL 33404**

6/1/2023

85450

Summer Woods CDD
11205 Daybreak Glen
Parrish, FL 34219

[illegible]

Thank you for your business.
Please note that there will be an additional processing fee of 3.5% for
all payments made using a credit card.

RECEIVED
05/26/23

**Superior Waterway Services, INC.
6701 Garden Rd, Suite #1
Riviera Beach FL 33404**

6/1/2023

85759

Summer Woods CDD
11205 Daybreak Glen
Parrish, FL 34219

QTY	DESCRIPTION	RATE	AMOUNT
	Lake Maintenance-Algae and Aquatic Plant Control for 25 Lakes	2,200.00	2,200.00
	Sales Tax	7.00%	0.00
		Subtotal	\$2,200.00
		Payments/Credits	\$0.00
		Balance Due	\$2,200.00

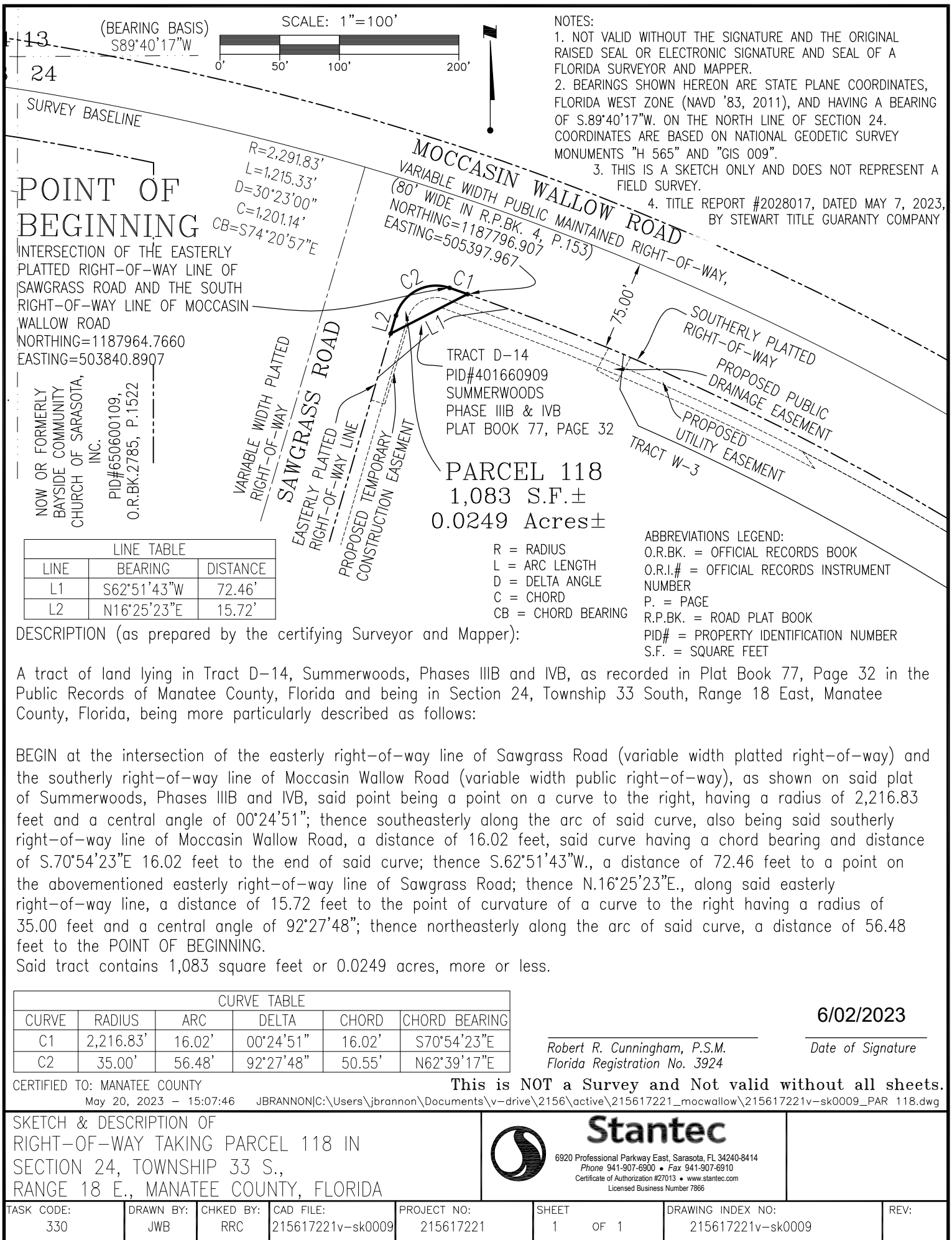
Office: (561) 844-0248 Fax: (561) 844-9629

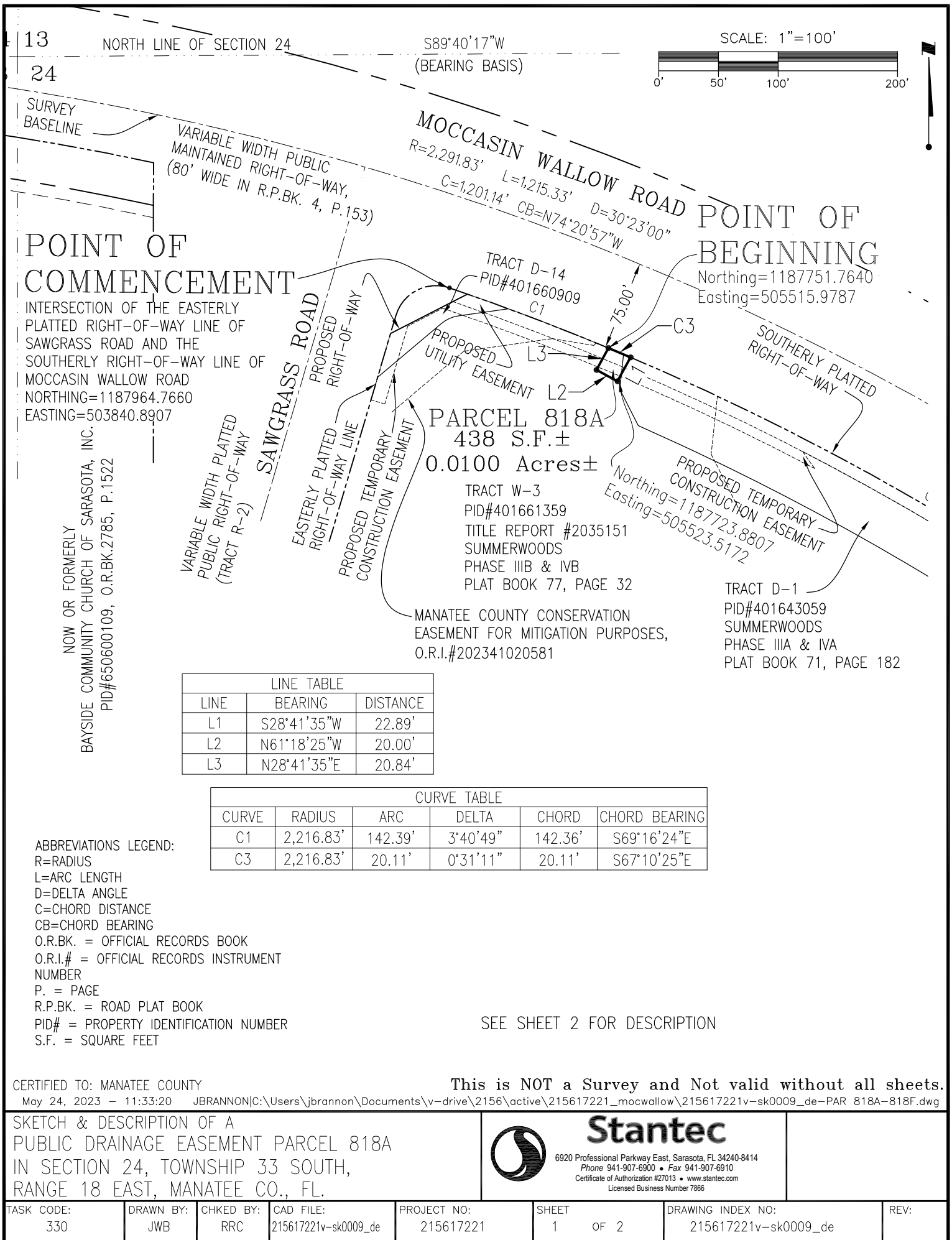
www.superiorwaterway.com

Thank you for your business.
Please note that there will be an additional processing fee of 3.5% for
all payments made using a credit card.

RECEIVED
05/26/23

Tab 8





DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Tract D-1, Summerwoods, Phases IIIA and IVA, as recorded in Plat Book 71, Page 182 and Tract W-3, Summerwoods, Phases IIIB and IVB, as recorded in Plat Book 77, Page 32, both in the Public Records of Manatee County, Florida and being in Section 24, Township 33 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

Commence at the intersection of the easterly right-of-way line of Sawgrass Road (variable width platted public right-of-way) and the southerly right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as shown on the abovementioned plat of Summerwoods, Phases IIIA and IVA, said point being a point of curvature of a non-tangent curve to the right, having a radius of 2,216.83 feet and a central angle of 03°40'49"; thence southeasterly along the arc of said curve, also being the southerly right-of-way of Moccasin Wallow Road, a distance of 142.39 feet, said curve having a chord bearing and distance of S.69°16'24"E., 142.36 feet to the POINT OF BEGINNING; thence continue southeasterly along said curve, having a radius of 2,216.83 feet and said southerly right-of-way line, through a central angle of 00°31'11", a distance of 20.11 feet; thence S.28°41'35"W., a distance of 22.89 feet; thence N.61°18'25"W., a distance of 20.00 feet; thence N.28°41'35"E., a distance of 20.84 feet to the POINT OF BEGINNING.

Said tract contains 438 square feet or 0.0100 acres, more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE (NAVD '83, 2011), AND HAVING A BEARING OF S.89°40'17"W. ON THE NORTH LINE OF SECTION 24. COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "H 565" AND "GIS 009".
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. TITLE REPORT #1980133, DATED MARCH 28, 2023 BY STEWART TITLE GUARANTY COMPANY FOR TRACT D-1 AND #2035151. DATED MAY 17, 2023 FOR TRACT W-3.

SEE SHEET 1 FOR SKETCH

5/25/2023

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

CERTIFIED TO: MANATEE COUNTY

This is NOT a Survey and Not valid without all sheets.

May 24, 2023 - 11:33:20 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215617221_mocwallow\215617221v-sk0009_de-PAR 818A-818F.dwg

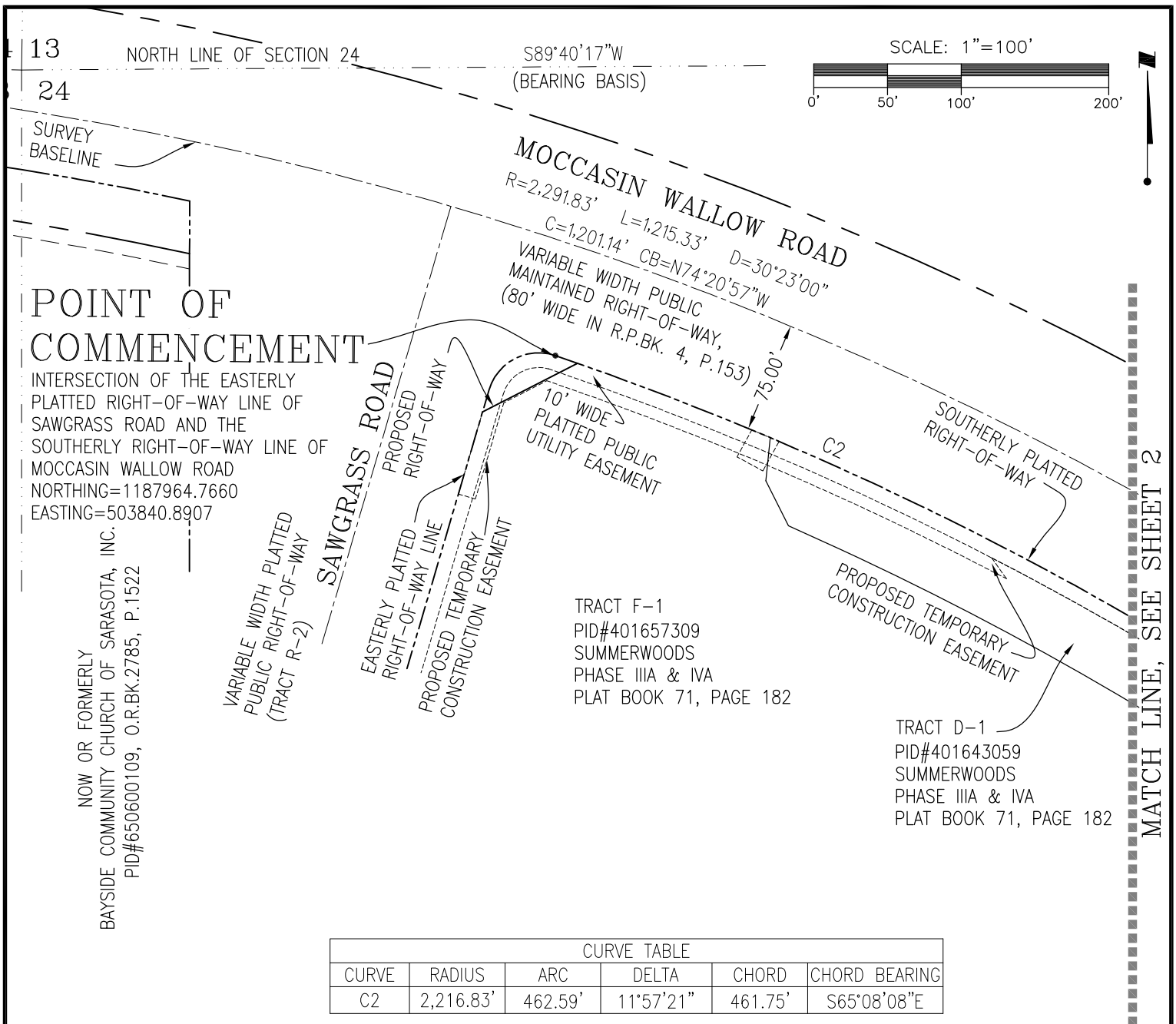
SKETCH & DESCRIPTION OF A
PUBLIC DRAINAGE EASEMENT PARCEL 818A
IN SECTION 24, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE CO., FL.



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
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Licensed Business Number 7866

TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0009_de	PROJECT NO: 215617221	SHEET 2 OF 2	DRAWING INDEX NO: 215617221v-sk0009_de	REV:
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CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C2	2,216.83'	462.59'	11°57'21"	461.75'	S65°08'08"E

ABBREVIATIONS LEGEND:
 O.R.BK. = OFFICIAL RECORDS BOOK
 O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER
 P. = PAGE
 R.P.BK. = ROAD PLAT BOOK
 PID# = PROPERTY IDENTIFICATION NUMBER
 S.F. = SQUARE FEET

ABBREVIATIONS LEGEND:
 R = RADIUS
 L = LENGTH OF ARC
 D = DELTA ANGLE
 C = CHORD
 CB = CHORD BEARING

SEE SHEETS 1-3 FOR SKETCHES
 SEE SHEET 4 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

May 03, 2023 - 12:09:50 BCUNNINGHAM\I:\2156\active\215617221\survey\drawing\taking-sketches\215617221v-sk0009_de-PAR 818A-818F.dwg

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SKETCH & DESCRIPTION OF A
 PUBLIC DRAINAGE EASEMENT PARCEL 818D IN
 SECTION 24, TOWNSHIP 33 SOUTH,
 RANGE 18 EAST, MANATEE CO., FL.

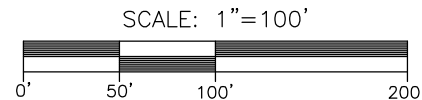


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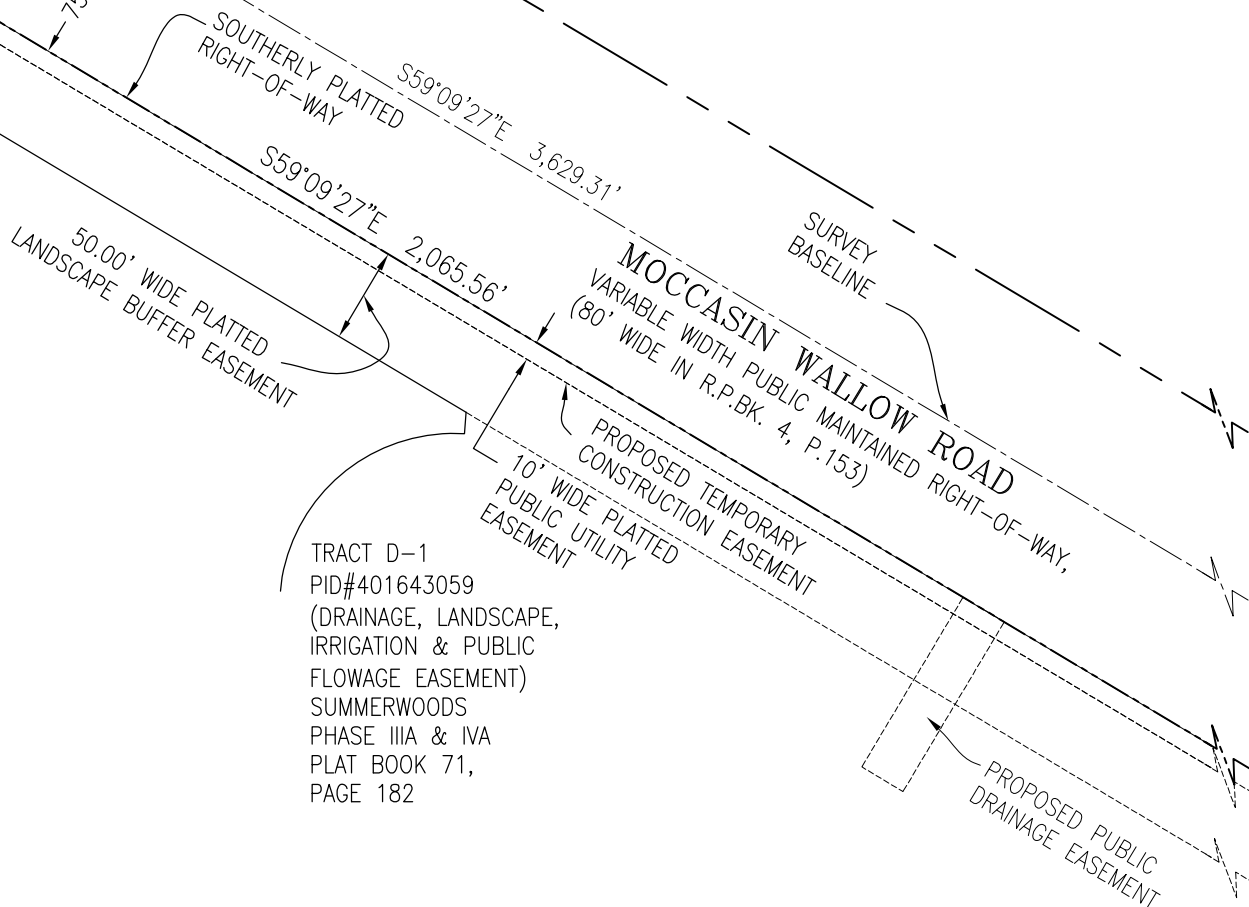
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TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0009_de	PROJECT NO: 215617221	SHEET 1 OF 4	DRAWING INDEX NO: 215617221v-sk0009_de	REV:
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MATCH LINE, SEE SHEET 1



R=2,291.83' L=1,215.33' D=30°23'00"
C=1,201.14' CB=N74°20'57"W



SEE SHEET 3 FOR CONTINUATION

TRACT D-1
PID#401643059
(DRAINAGE, LANDSCAPE,
IRRIGATION & PUBLIC
FLOWAGE EASEMENT)
SUMMERWOODS
PHASE IIIA & IVA
PLAT BOOK 71,
PAGE 182

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C2	2,216.83'	462.59'	11°57'21"	461.75'	S65°08'08"E

SEE SHEETS 1-3 FOR SKETCHES
SEE SHEET 4 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

May 03, 2023 - 12:09:50 BCUNNINGHAM\I:\2156\active\215617221\survey\drawing\taking-sketches\215617221v-sk0009_de-PAR 818A-818F.dwg

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SKETCH & DESCRIPTION OF A
PUBLIC DRAINAGE EASEMENT PARCEL 818D IN
SECTION 24, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE CO., FL.



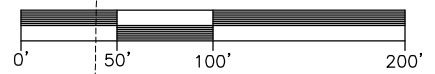
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Licensed Business Number 7866

TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0009_de	PROJECT NO: 215617221	SHEET 2 OF 4	DRAWING INDEX NO: 215617221v-sk0009_de	REV:
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SEE SHEET 2 FOR CONTINUATION

SCALE: 1"=100'



MOCCASIN WALLOW ROAD
VARIABLE WIDTH PUBLIC MAINTAINED RIGHT-OF-WAY,
(80' WIDE IN R.P.BK. 4, P.153)

10' WIDE PLATTED
PUBLIC UTILITY
EASEMENT
50.00' WIDE PLATTED
LANDSCAPE BUFFER EASEMENT

TRACT D-2
PID#401643309
(DRAINAGE, LANDSCAPE,
IRRIGATION & PUBLIC
FLOWAGE EASEMENT)
SUMMERWOODS
PHASE IIIA & IVA
PLAT BOOK 71, PAGE 182

330.00' WIDE FPL EASEMENT,
O.R.BK.483, P.655

S59°09'27"E 3,629.31'
S59°09'27"E 10' WIDE
2,065.56' PLATTED PUBLIC
UTILITY EASEMENT

SURVEY
BASELINE

SOUTHERLY PLATTED
RIGHT-OF-WAY

POINT OF
BEGINNING

Northing=1186549.0261
Easting=507575.2243

PARCEL 818D
5,020 S.F.±
0.1152 Acres±

TRACT D-5
PID#401643309
SUMMERWOODS
PHASE IV, SUBPHASE C
PLAT BOOK 72, PAGE 140

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S59°09'27"E	54.24'
L13	S37°31'09"E	225.77'
L14	S52°28'51"W	20.00'
L15	N37°31'09"W	276.18'

PROPOSED TEMPORARY
CONSTRUCTION
EASEMENT

Northing=1186329.9712
Easting=507743.4268

TRACT D-1
PID#401648209
SUMMERWOODS
PHASE IV, SUBPHASE C
PLAT BOOK 72, PAGE 140

SEE SHEETS 1-3 FOR SKETCHES
SEE SHEET 4 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

May 03, 2023 - 12:09:50 BCUNNINGHAM\V:\2156\active\215617221\survey\drawing\taking-sketches\215617221v-sk0009_de-PAR 818A-818F.dwg

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SKETCH & DESCRIPTION OF A
PUBLIC DRAINAGE EASEMENT PARCEL 818D IN
SECTION 24, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE CO., FL.



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Licensed Business Number 7866

TASK CODE: 330	DRAWN BY: JWB	CHKED BY: RRC	CAD FILE: 215617221v-sk0009_de	PROJECT NO: 215617221	SHEET 3 OF 4	DRAWING INDEX NO: 215617221v-sk0009_de	REV:
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Tracts D-1 and D-5, Summerwoods, Phase IV, Subphase C, as recorded in Plat Book 72, Page 140 in the Public Records of Manatee County, Florida and being in Section 24, Township 33 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

Commence at the intersection of the easterly right-of-way line of Sawgrass Road (variable width platted public right-of-way) and the southerly right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as shown on the plat of Summerwoods, Phases IIIA and IVA, recorded in Plat Book 71, Page 182 in said Public Records, said point being a point of curvature of a non-tangent curve to the right, having a radius of 2,216.83 feet and a central angle of 11°57'21"; thence along said southerly right-of-way line for the following three (3) calls; (1) thence southeasterly along the arc of said curve, a distance of 462.59 feet, said curve having a chord bearing and distance of S.65°08'08"E., 461.75 feet; (2) thence S.59°09'27"E., a distance of 2,065.56 feet to the POINT OF BEGINNING; (3) thence continue S.59°09'27"E., a distance of 54.24 feet; thence S.37°31'09"E., a distance of 225.77 feet; thence S.52°28'51"W., a distance of 20.00 feet; thence N.37°31'09"W., a distance of 276.18 feet to the POINT OF BEGINNING.

Said tract contains 5,020 square feet or 0.1152 acres, more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE (NAVD '83, 2011), AND HAVING A BEARING OF S.89°40'17"W. ON THE NORTH LINE OF SECTION 24. COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "H 565" AND "GIS 009".
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. TITLE REPORT #1980092 FOR TRACT D-1, DATED MARCH 17, 2023 AND #1980074 FOR TRACT D-5, DATED MARCH 28, 2023, BY STEWART TITLE GUARANTY COMPANY .

5/03/2023

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

SEE SHEETS 1-3 FOR SKETCHES
SEE SHEET 4 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

This is NOT a Survey and Not valid without all sheets.

May 03, 2023 - 12:09:50 BCUNNINGHAM[V:\2156\active\215617221\survey\drawing\taking-sketches\215617221v-sk0009_de-PAR 818A-818F.dwg

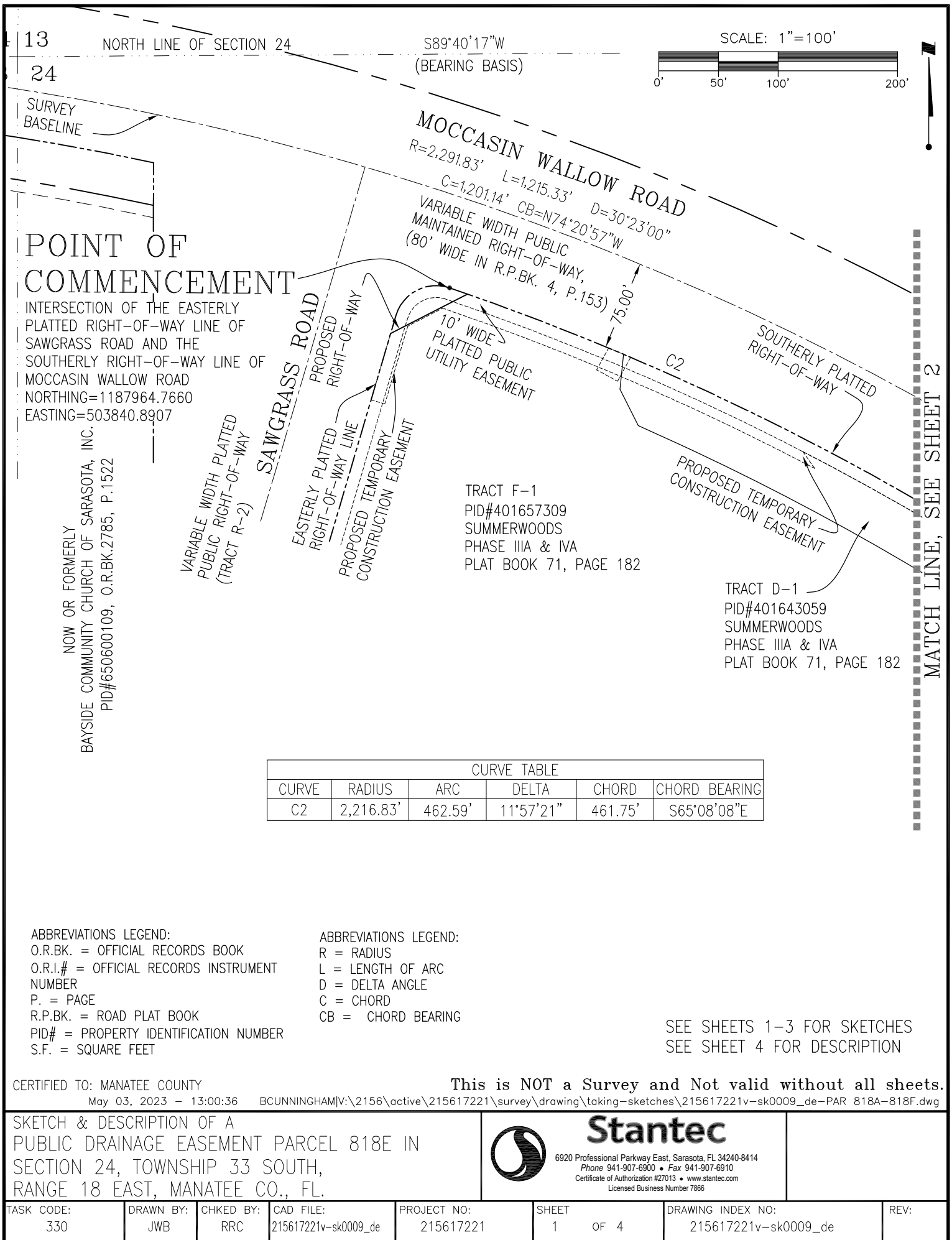
SKETCH & DESCRIPTION OF A
PUBLIC DRAINAGE EASEMENT PARCEL 818D IN
SECTION 24, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE CO., FL.



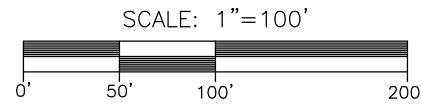
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Licensed Business Number 7866

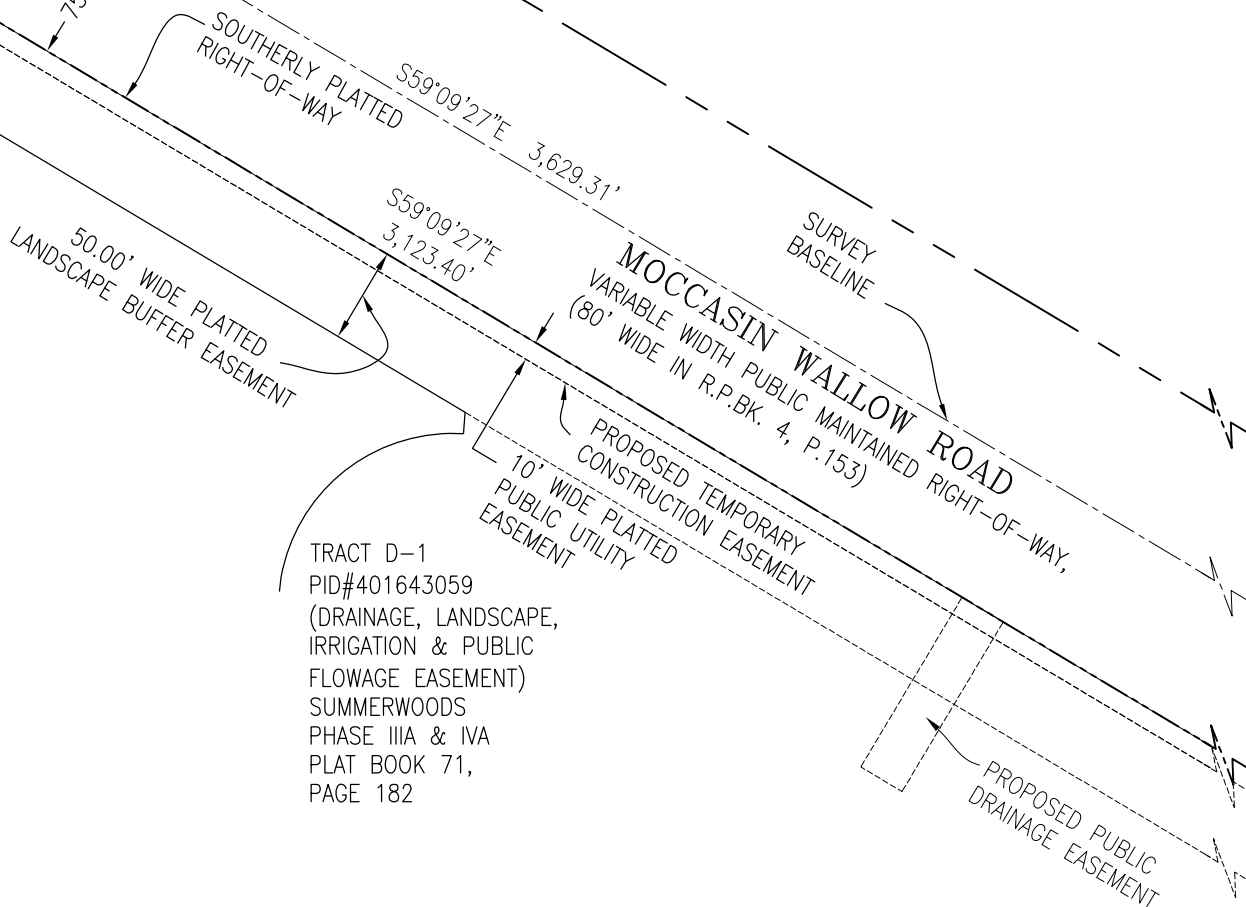
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MATCH LINE, SEE SHEET 1



R=2,291.83' L=1,215.33' D=30°23'00"
C=1,201.14' CB=N74°20'57"W



SEE SHEET 3 FOR CONTINUATION

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C2	2,216.83'	462.59'	11°57'21"	461.75'	S65°08'08"E

SEE SHEETS 1-3 FOR SKETCHES
SEE SHEET 4 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

May 03, 2023 - 13:00:36

BCUNNINGHAM\I:\2156\active\215617221\survey\drawing\taking-sketches\215617221v-sk0009_de-PAR 818A-818F.dwg

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SKETCH & DESCRIPTION OF A
PUBLIC DRAINAGE EASEMENT PARCEL 818E IN
SECTION 24, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE CO., FL.



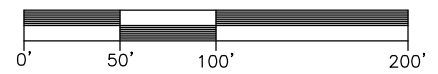
Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
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Licensed Business Number 7866

TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0009_de	PROJECT NO: 215617221	SHEET 2 OF 4	DRAWING INDEX NO: 215617221v-sk0009_de	REV:
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SEE SHEET 2 FOR CONTINUATION

SCALE: 1"=100'



MOCCASIN WALLOW ROAD
VARIABLE WIDTH PUBLIC MAINTAINED RIGHT-OF-WAY,
(80' WIDE IN R.P.BK. 4, P.153)

SOUTHERLY PLATTED
RIGHT-OF-WAY

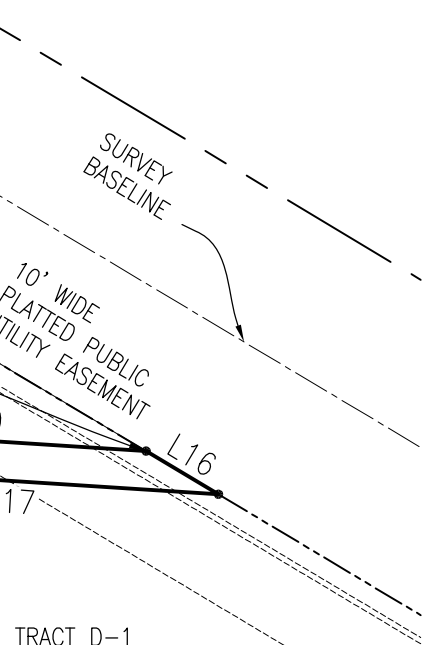
PROPOSED TEMPORARY
CONSTRUCTION
EASEMENT
50.00' WIDE PLATTED
LANDSCAPE BUFFER EASEMENT

POINT OF
BEGINNING

Northing=1186006.6931
Easting=508483.4664

Northing=1185998.0924
Easting=508306.4812

PARCEL 818E
3,911 S.F.±
0.0898 Acres±



TRACT D-1
PID#401648209
SUMMERWOODS
PHASE IV, SUBPHASE C
PLAT BOOK 72, PAGE 140

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S59°09'27"E	43.84'
L17	N86°18'05"W	215.07'
L18	N03°41'55"E	20.00'
L19	S86°18'05"E	176.06'

SEE SHEETS 1-3 FOR SKETCHES
SEE SHEET 4 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

May 03, 2023 - 13:00:36

BCUNNINGHAM\I:\2156\active\215617221\survey\drawing\taking-sketches\215617221v-sk0009_de-PAR 818A-818F.dwg

This is NOT a Survey and Not valid without all sheets.

SKETCH & DESCRIPTION OF A
PUBLIC DRAINAGE EASEMENT PARCEL 818E IN
SECTION 24, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE CO., FL.



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0009_de	PROJECT NO: 215617221	SHEET 3 OF 4	DRAWING INDEX NO: 215617221v-sk0009_de	REV:
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Tract D-1, Summerwoods, Phase IV, Subphase C, as recorded in Plat Book 72, Page 140 in the Public Records of Manatee County, Florida and being in Section 24, Township 33 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

Commence at the intersection of the easterly right-of-way line of Sawgrass Road (variable width platted public right-of-way) and the southerly right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as shown on the abovementioned plat of Summerwoods, Phases IIIA and IVA, as recorded in Plat Book 71, Page 182 in the Public Records of Manatee County, Florida, said point being a point of curvature of a non-tangent curve to the right, having a radius of 2,216.83 feet and a central angle of 11°57'21"; thence along said southerly right-of-way line for the following three (3) calls; (1) thence southeasterly along the arc of said curve, a distance of 462.59 feet, said curve having a chord bearing and distance of S.65°08'08"E., 461.75 feet; (2) thence S.59°09'27"E., a distance of 3,123.40 feet to the POINT OF BEGINNING; (3) thence continue S.59°09'27"E., a distance of 43.84 feet; thence N.86°18'05"W., a distance of 215.07 feet; thence N.03°41'55"E., a distance of 20.00 feet; thence S.86°18'05"E., a distance of 176.06 feet to the POINT OF BEGINNING.

Said tract contains 3,911 square feet or 0.0898 acres, more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE (NAVD '83, 2011), AND HAVING A BEARING OF S.89°40'17"W. ON THE NORTH LINE OF SECTION 24. COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "H 565" AND "GIS 009".
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. TITLE REPORT #1980092, DATED MARCH 17, 2023, BY STEWART TITLE GUARANTY COMPANY.

5/03/2023

SEE SHEETS 1-3 FOR SKETCHES
SEE SHEET 4 FOR DESCRIPTION

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

CERTIFIED TO: MANATEE COUNTY

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May 03, 2023 - 13:00:36 BCUNNINGHAM[V:\2156\active\215617221\survey\drawing\taking-sketches\215617221v-sk0009_de-PAR 818A-818F.dwg

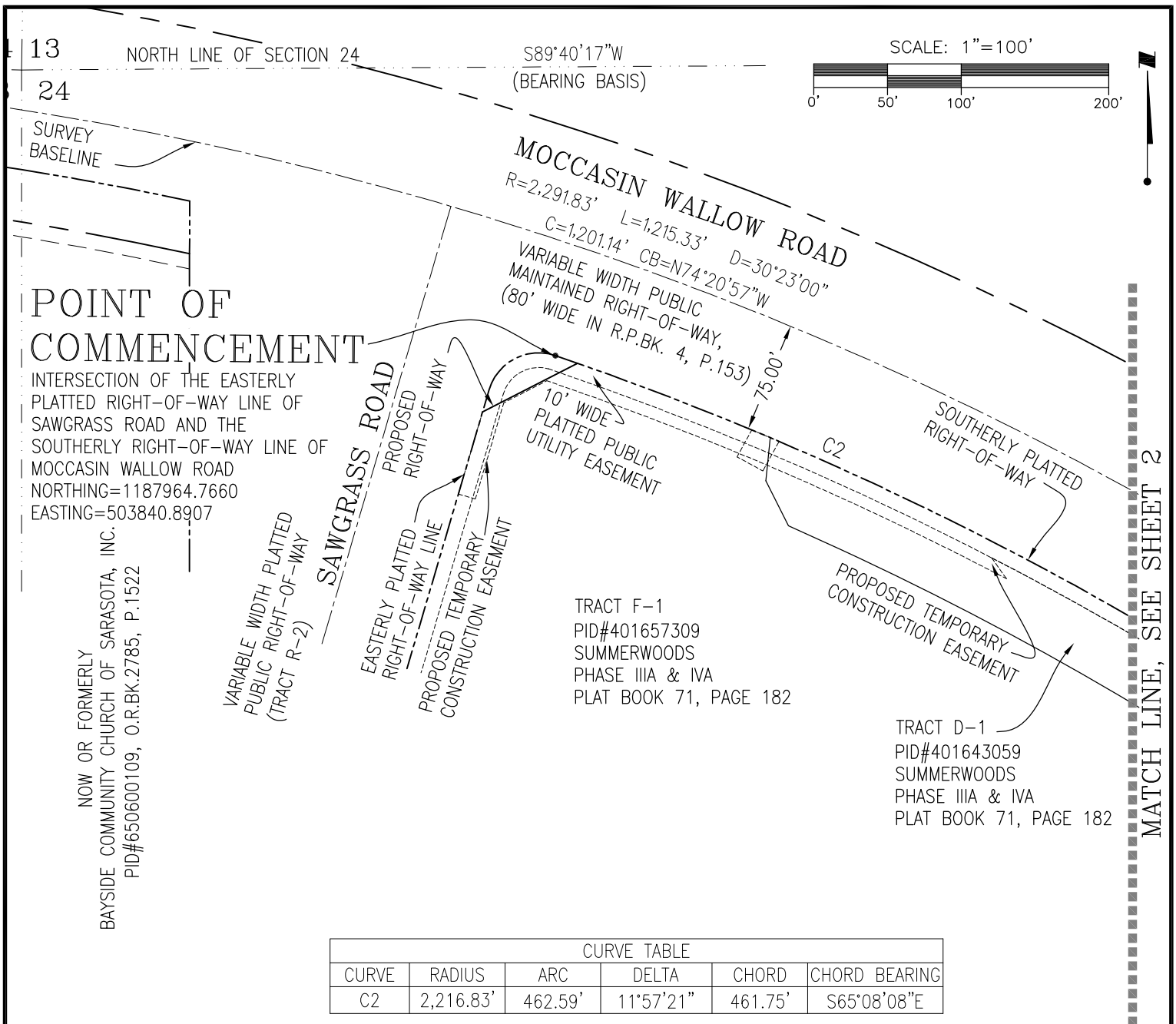
SKETCH & DESCRIPTION OF A
PUBLIC DRAINAGE EASEMENT PARCEL 818E IN
SECTION 24, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE CO., FL.



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
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TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0009_de	PROJECT NO: 215617221	SHEET 4 OF 4	DRAWING INDEX NO: 215617221v-sk0009_de	REV:
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ABBREVIATIONS LEGEND:

O.R.BK. = OFFICIAL RECORDS BOOK
O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER
P. = PAGE
R.P.BK. = ROAD PLAT BOOK
PID# = PROPERTY IDENTIFICATION NUMBER
S.F. = SQUARE FEET

ABBREVIATIONS LEGEND:

R = RADIUS
L = LENGTH OF ARC
D = DELTA ANGLE
C = CHORD
CB = CHORD BEARING

SEE SHEETS 1-4 FOR SKETCHES
SEE SHEET 5 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

Apr 24, 2023 - 12:57:32 JBRANNON[C:\Users\jbrannon\Documents\v-drive\2156\active\215617221_mocwallow\215617221v-sk0009_de.dwg

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SKETCH & DESCRIPTION OF A
PUBLIC DRAINAGE EASEMENT PARCEL 818F IN
SECTION 24, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE CO., FL.

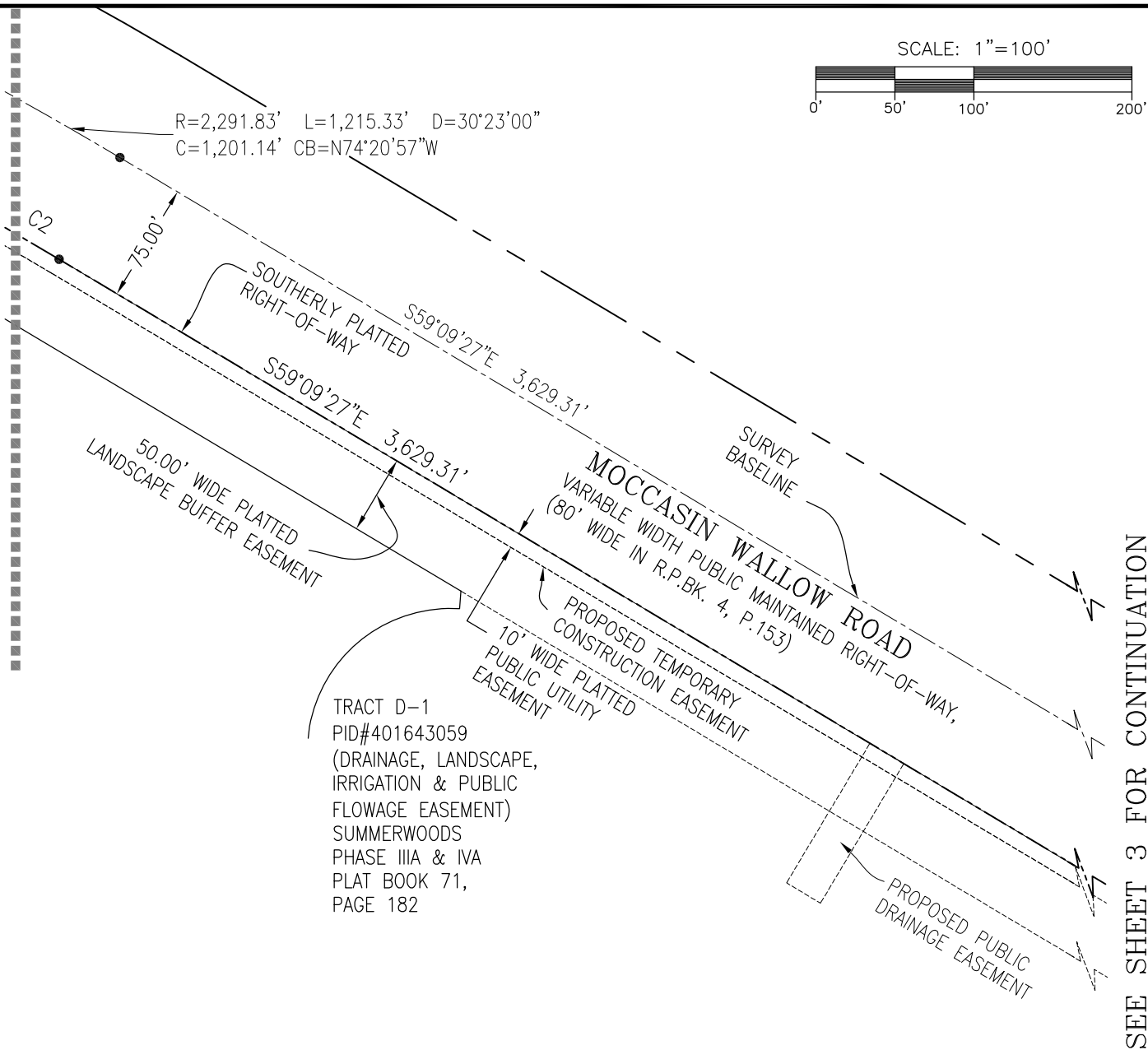


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MATCH LINE, SEE SHEET 1



TRACT D-1
PID#401643059
(DRAINAGE, LANDSCAPE,
IRRIGATION & PUBLIC
FLOWAGE EASEMENT)
SUMMERWOODS
PHASE IIIA & IVA
PLAT BOOK 71,
PAGE 182

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C2	2,216.83'	462.59'	11°57'21"	461.75'	S65°08'08"E

SEE SHEETS 1-4 FOR SKETCHES
SEE SHEET 5 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

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SKETCH & DESCRIPTION OF A
PUBLIC DRAINAGE EASEMENT PARCEL 818F IN
SECTION 24, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE CO., FL.



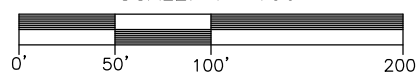
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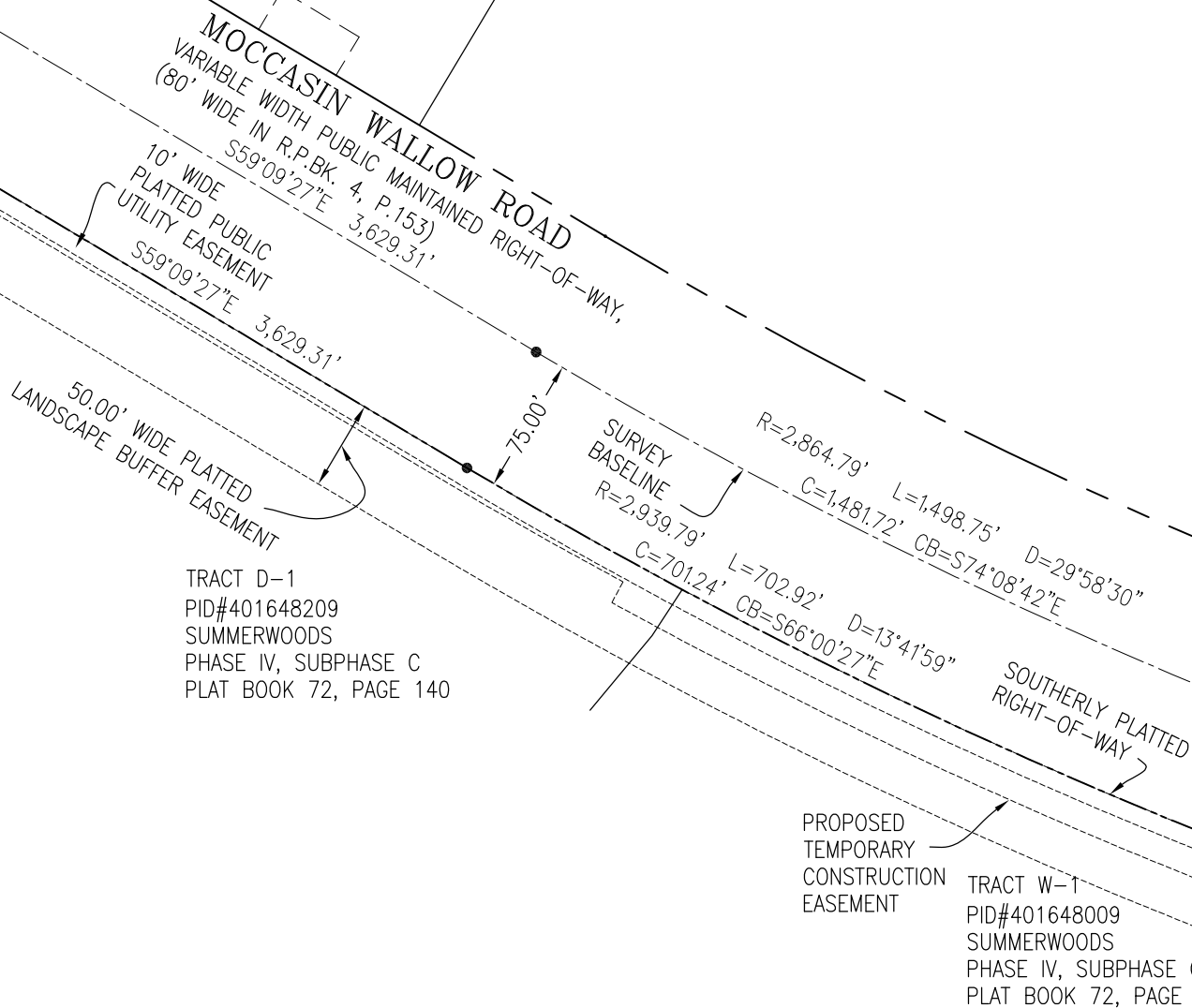
TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0009_de	PROJECT NO: 215617221	SHEET 2 OF 5	DRAWING INDEX NO: 215617221v-sk0009_de	REV:
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SEE SHEET 2 FOR CONTINUATION

SCALE: 1"=100'



MATCH LINE, SEE SHEET 4



SEE SHEETS 1-4 FOR SKETCH
SEE SHEET 5 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

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SKETCH & DESCRIPTION OF A
PUBLIC DRAINAGE EASEMENT PARCEL 818F IN
SECTION 24, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE CO., FL.



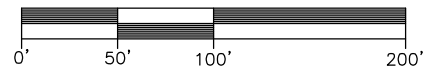
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TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0009_de	PROJECT NO: 215617221	SHEET 3 OF 5	DRAWING INDEX NO: 215617221v-sk0009_de	REV:
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MATCH LINE, SEE SHEET 3

SCALE: 1"=100'



MOCCASIN WALLOW ROAD
VARIABLE WIDTH PUBLIC MAINTAINED RIGHT-OF-WAY,
(80' WIDE IN R.P.BK. 4, P.153)

POINT OF
BEGINNING

R=2,939.79' D=13°41'59"
L=702.92'
C=701.24' CB=S66°00'27"E

Northing=1185462.1853
Easting=509558.4853

R=2,864.79' L=1,498.75' D=29°58'30"
C=1,481.72' CB=S74°08'42"E

TRACT W-1
PID#401648009
SUMMERWOODS
PHASE IV, SUBPHASE C
PLAT BOOK 72, PAGE 140

PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT

TRACT F-B1-1
SUMMERWOODS
PHASE IA
PLAT BOOK 64, PAGE 62

PARCEL 818F
625 S.F.±
0.0143 Acres±

SOUTH LINE
OF TRACT F-2

Northing=1185430.9987
Easting=509575.1343

SURVEY
BASELINE
SOUTHERLY PLATTED
RIGHT-OF-WAY

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C4	2,939.79'	25.00'	00°29'14"	25.00'	S73°06'03"E

LINE TABLE

LINE	BEARING	DISTANCE
L20	S16°54'34"W	25.00'
L21	N73°06'03"W	25.00'
L22	N16°54'34"E	25.00'

SEE SHEETS 1-4 FOR SKETCHES
SEE SHEET 5 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

Apr 24, 2023 - 12:57:32 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215617221_mocwallow\215617221v-sk0009_de.dwg

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SKETCH & DESCRIPTION OF A
PUBLIC DRAINAGE EASEMENT PARCEL 818F IN
SECTION 24, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE CO., FL.



Stantec

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TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0009_de	PROJECT NO: 215617221	SHEET 4 OF 5	DRAWING INDEX NO: 215617221v-sk0009_de	REV:
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Tract W-1, Summerwoods, Phase IV, Subphase C, as recorded in Plat Book 72, Page 140 in the Public Records of Manatee County, Florida and being in Section 24, Township 33 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

Commence at the intersection of the easterly right-of-way line of Sawgrass Road (variable width platted public right-of-way) and the southerly right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as shown on the plat of Summerwoods, Phases IIIA and IVA, as recorded in Plat Book 71, Page 182 in the Public Records of Manatee County, Florida, said point being a point of curvature of a non-tangent curve to the right, having a radius of 2,216.83 feet and a central angle of 11°57'21"; thence along said southerly right-of-way line for the following four (4) calls; (1) thence southeasterly along the arc of said curve, a distance of 462.59 feet, said curve having a chord bearing and distance of S.65°08'08"E., 461.75 feet; (2) thence S.59°09'27"E., a distance of 3,629.31 feet to the point of curvature of a curve to the left having a radius of 2,939.79 feet and a central angle of 13°41'59"; (3) thence southeasterly along the arc of said curve, a distance of 702.92 feet to the POINT OF BEGINNING; (4) thence continue easterly along said curve, having a radius of 2,939.79 feet, through a central angle of 00°29'14", a distance of 25.00 feet to the end of said curve; thence S.16°54'34"W., a distance of 25.00 feet; thence N.73°06'03"W., a distance of 25.00 feet; thence N.16°54'34"E., a distance of 25.00 feet to the POINT OF BEGINNING.

Said tract contains 625 square feet or 0.0143 acres, more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE (NAVD '83, 2011), AND HAVING A BEARING OF S.89°40'17"W. ON THE NORTH LINE OF SECTION 24. COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "H 565" AND "GIS 009".
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. TITLE REPORT #1980082, DATED MARCH 14, 2023, BY STEWART TITLE GUARANTY COMPANY.

5/03/2023

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

SEE SHEETS 1-4 FOR SKETCHES
SEE SHEET 5 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

Apr 24, 2023 - 12:57:32 JBRANNON[C:\Users\jbrannon\Documents\v-drive\2156\active\215617221_mocwallow\215617221v-sk0009_de.dwg

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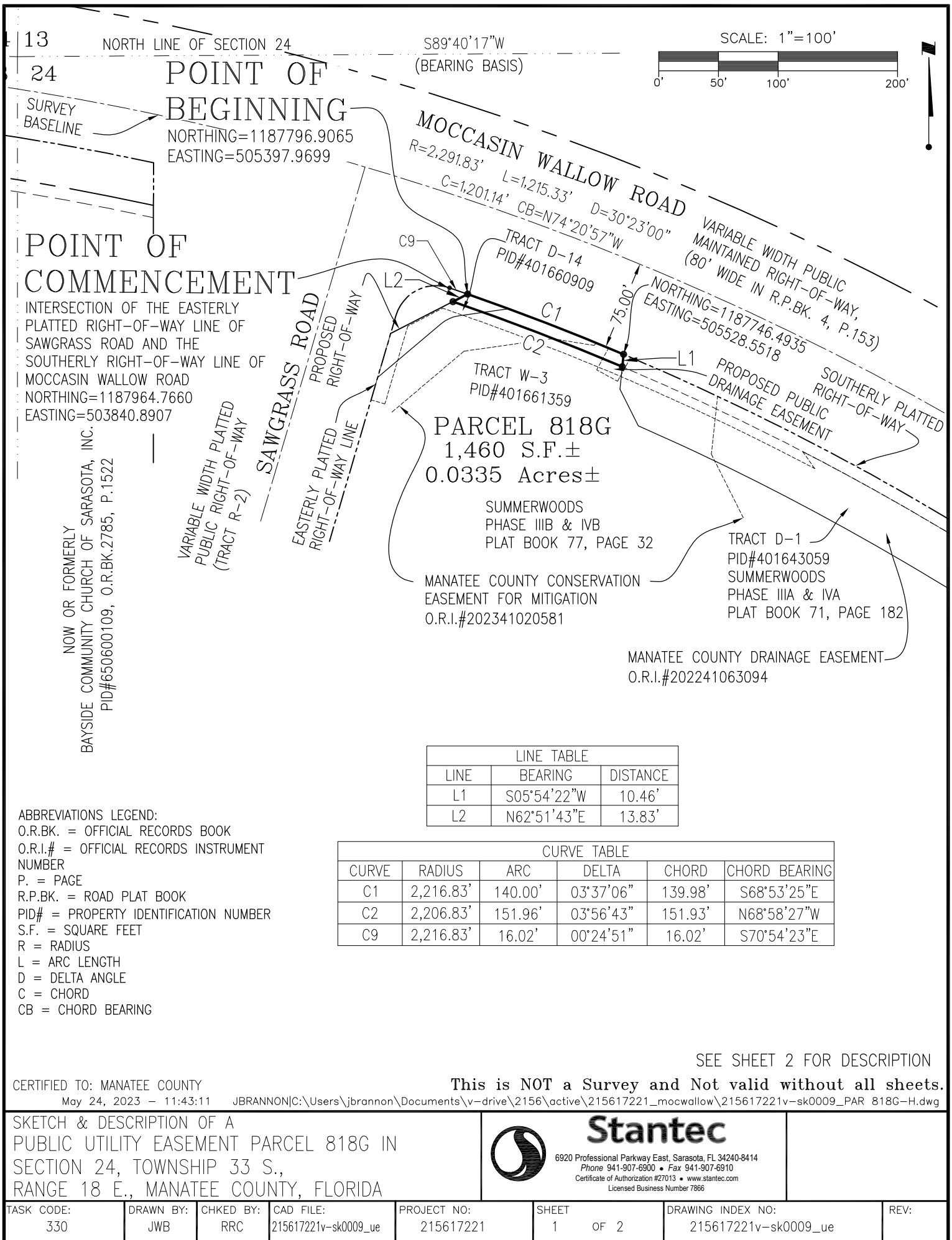
SKETCH & DESCRIPTION OF A
PUBLIC DRAINAGE EASEMENT PARCEL 818F IN
SECTION 24, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE CO., FL.



Stantec

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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A strip of land lying in Tracts D-14 and W-3 in Summerwoods, Phases IIIB and IVB, as recorded in Plat Book 77, Page 32, both in the Public Records of Manatee County, Florida and being in Section 24, Township 33 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

Commence at the intersection of the easterly right-of-way line of Sawgrass Road (variable width platted public right-of-way) and the southerly right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as shown on the plat, said point being a point of curvature of a non-tangent curve to the right, having a radius of 2,216.83 feet and a central angle of 00°24'51"; thence southeasterly along the arc of said curve, also being the southerly right-of-way of Moccasin Wallow Road, a distance of 16.02 feet, said curve having a chord bearing and distance of S.70°54'23"E., 16.02 feet, to the POINT OF BEGINNING; thence continue easterly along said southerly right-of-way line and said curve having a radius of 2,216.83 feet and a central angle of 03°37'06", a distance of 140.00 feet to a point on the east line of the abovementioned Tract W-3 thence S.05°54'22"W., along the east line of said Tract W-3, a distance of 10.46 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,206.83 feet and a central angle of 03°56'43"; thence westerly along the arc of said curve, a distance of 151.96 feet, said curve having a chord bearing and distance of N.68°58'27"W., 151.93 feet, to the end of said curve; thence N.62°51'43"E., a distance of 13.83 feet to the POINT OF BEGINNING.

Said tract contains 1,460 square feet or 0.0335 acres, more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE (NAVD '83, 2011), AND HAVING A BEARING OF S.89°40'17"W. ON THE NORTH LINE OF SECTION 24. COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "H 565" AND "GIS 009".
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. TITLE REPORTS BY STEWART TITLE GUARANTY COMPANY:
#2028017 FOR TRACT D-14, DATED MAY 10, 2023;
#2035151 FOR TRACT W-3, DATED MAY 17, 2023.

5/25/2023

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

SEE SHEET 1 FOR SKETCH

CERTIFIED TO: MANATEE COUNTY

May 24, 2023 - 11:43:11 JBRANNON[C:\Users\jbrannon\Documents\v-drive\2156\active\215617221_mocwallow\215617221v-sk0009_PAR 818G-H.dwg

This is NOT a Survey and Not valid without all sheets.

SKETCH & DESCRIPTION OF A
PUBLIC UTILITY EASEMENT PARCEL 818G IN
SECTION 24, TOWNSHIP 33 S.,
RANGE 18 E., MANATEE COUNTY, FLORIDA

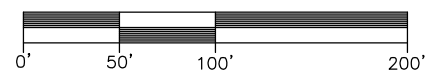


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TASK CODE: 330	DRAWN BY: JWB	CHKED BY: RRC	CAD FILE: 215617221v-sk0009_ue	PROJECT NO: 215617221	SHEET 2 OF 2	DRAWING INDEX NO: 215617221v-sk0009_ue	REV:
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SCALE: 1"=100'



MOCCASIN WALLOW ROAD
 VARIABLE WIDTH WITH PUBLIC MAINTAINED RIGHT-OF-WAY,
 (80' WIDE IN R.P.BK. 4, P.153)

10' WIDE PLATTED
 PUBLIC UTILITY
 EASEMENT

50.00' WIDE PLATTED
 LANDSCAPE BUFFER EASEMENT

TRACT D-2
 PID#401643309
 SUMMERWOODS
 PHASE IIIA & IVA
 PLAT BOOK 71, PAGE 182

330.00' WIDE FPL EASEMENT,
 O.R.BK.483, P.655

SURVEY
 BASELINE

S59°09'27"E 3,629.31'
 NORTHING=1186652.0691
 EASTING=507402.6588

SOUTHERLY PLATTED
 RIGHT-OF-WAY

PARCEL 818H
 26,635 S.F.±
 0.6115 Acres±

WEST LINE OF TRACT D-5

TRACT D-5
 PID#401648209
 SUMMERWOODS
 PHASE IV, SUBPHASE C
 PLAT BOOK 72, PAGE 140

PROPOSED
 DRAINAGE
 EASEMENT

75.00'
 PLATTED
 DRAINAGE
 EASEMENT

PROPOSED
 TEMPORARY
 CONSTRUCTION
 EASEMENT

TRACT D-1
 PID#401648209
 SUMMERWOODS
 PHASE IV, SUBPHASE C
 PLAT BOOK 72, PAGE
 140

MATCH LINE, SEE SHEET 2

ABBREVIATIONS LEGEND:

O.R.BK. = OFFICIAL RECORDS BOOK
 O.R.I.# = OFFICIAL RECORDS INSTRUMENT
 NUMBER
 P. = PAGE
 R.P.BK. = ROAD PLAT BOOK
 PID# = PROPERTY IDENTIFICATION NUMBER
 S.F. = SQUARE FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N59°09'27"W	1,758.97'
L5	N00°52'32"E	11.54'
L6	S59°09'27"E	1,764.74'

SEE SHEETS 1-4 FOR SKETCH
 SEE SHEET 5 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

May 23, 2023 - 16:46:46

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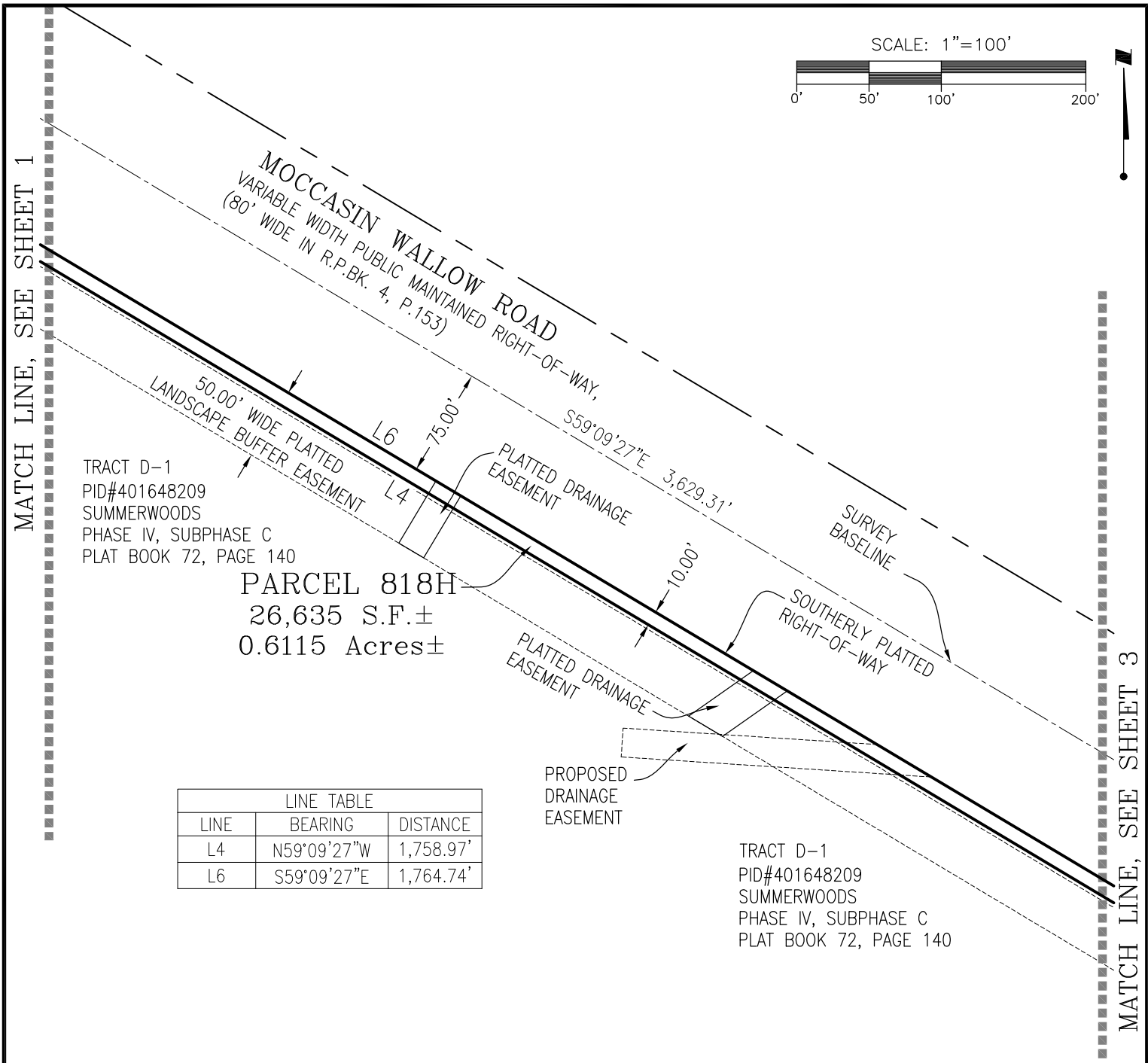
SKETCH & DESCRIPTION OF A
 PUBLIC UTILITY EASEMENT PARCEL 818H IN
 SECTION 24, TOWNSHIP 33 S.,
 RANGE 18 E., MANATEE COUNTY, FLORIDA



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LINE TABLE		
LINE	BEARING	DISTANCE
L4	N59°09'27"W	1,758.97'
L6	S59°09'27"E	1,764.74'

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TRACT D-1
PID#401648209
SUMMERWOODS
PHASE IV, SUBPHASE C
PLAT BOOK 72, PAGE 140

SEE SHEETS 1-4 FOR SKETCH
SEE SHEET 5 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY
May 23, 2023 - 16:46:46 BCUNNINGHAM\I:\2156\active\215617221\survey\drawing\taking-sketches\215617221v-sk0009_PAR 818G-H.dwg

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SKETCH & DESCRIPTION OF A
PUBLIC UTILITY EASEMENT PARCEL 818H IN
SECTION 24, TOWNSHIP 33 S.,
RANGE 18 E., MANATEE COUNTY, FLORIDA



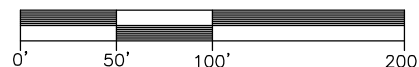
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MATCH LINE, SEE SHEET 2

SCALE: 1"=100'



MOCCASIN WALLOW ROAD
 VARIABLE WIDTH PUBLIC MAINTAINED RIGHT-OF-WAY,
 (80' WIDE IN R.P.BK. 4, P.153)
 S59°09'27"E 3,629.31'

TRACT D-1
 PID#401648209
 SUMMERWOODS
 PHASE IV, SUBPHASE C
 PLAT BOOK 72, PAGE 140

PARCEL 818H
 26,635 S.F.±
 0.6115 Acres±

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N59°09'27"W	1,758.97'
L6	S59°09'27"E	1,764.74'

SURVEY
 BASELINE

R=2,864.79' L=1,498.75' D=29°58'30"
 C=1,481.72' CB=S74°08'42"E

50.00' WIDE PLATTED
 LANDSCAPE BUFFER EASEMENT

PROPOSED
 TEMPORARY
 CONSTRUCTION
 EASEMENT

TRACT W-1
 PID#401648009
 SUMMERWOODS
 PHASE IV, SUBPHASE C
 PLAT BOOK 72, PAGE 140

MATCH LINE, SEE SHEET 4

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 PID# = PROPERTY IDENTIFICATION NUMBER
 S.F. = SQUARE FEET
 R = RADIUS
 L = ARC LENGTH
 D = DELTA ANGLE
 C = CHORD DISTANCE
 CB = CHORD BEARING

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C5	2,949.79'	881.76'	17°07'37"	878.48'	N67°43'16"W
C6	2,939.79'	921.96'	17°58'08"	918.19'	S68°08'31"E

SEE SHEETS 1-4 FOR SKETCH
 SEE SHEET 5 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

May 23, 2023 - 16:46:46

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SKETCH & DESCRIPTION OF A
 PUBLIC UTILITY EASEMENT PARCEL 818H IN
 SECTION 24, TOWNSHIP 33 S.,
 RANGE 18 E., MANATEE COUNTY, FLORIDA



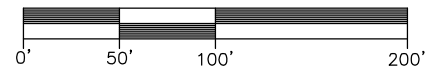
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TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0009_ue	PROJECT NO: 215617221	SHEET 3 OF 5	DRAWING INDEX NO: 215617221v-sk0009_ue	REV:
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MATCH LINE, SEE SHEET 3

SCALE: 1"=100'



MOCCASIN WALLOW ROAD
VARIABLE WIDTH PUBLIC MAINTAINED RIGHT-OF-WAY,
(80' WIDE IN R.P.BK. 4, P.153)

SOUTHERLY PLATTED
RIGHT-OF-WAY

PROPOSED
DRAINAGE
EASEMENT

$R=2,864.79'$ $L=1,498.75'$ $D=29^{\circ}58'30''$
 $C=1,481.72'$ $CB=S74^{\circ}08'42''E$

SURVEY
BASELINE

**POINT OF
BEGINNING**

TRACT W-1
PID#401648009
SUMMERWOODS
PHASE IV, SUBPHASE C
PLAT BOOK 72, PAGE 140

SOUTH LINE
OF TRACT W-1

TRACT F-B1-1
SUMMERWOODS
PHASE IA
PLAT BOOK 64, PAGE 62

FPL EASEMENT
O.R.BK.1044, P.841

SOUTHEAST CORNER OF
TRACT W-1
NORTHING=1185405.4748
EASTING =509770.0113

PARCEL 818H
26,635 S.F.±
0.6115 Acres±

ABBREVIATIONS LEGEND:

O.R.BK. = OFFICIAL RECORDS BOOK
O.R.I.# = OFFICIAL RECORDS INSTRUMENT
NUMBER
P. = PAGE
R.P.BK. = ROAD PLAT BOOK
PID# = PROPERTY IDENTIFICATION NUMBER
S.F. = SQUARE FEET
R = RADIUS
L = ARC LENGTH
D = DELTA ANGLE
C = CHORD DISTANCE
CB = CHORD BEARING

LINE TABLE

LINE	BEARING	DISTANCE
L3	N89°43'11"W	44.41'

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C5	2,949.79'	881.76'	17°07'37"	878.48'	N67°43'16"W
C6	2,939.79'	921.96'	17°58'08"	918.19'	S68°08'31"E

SEE SHEETS 1-4 FOR SKETCH
SEE SHEET 5 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

May 23, 2023 - 16:46:46

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SKETCH & DESCRIPTION OF A
PUBLIC UTILITY EASEMENT PARCEL 818H IN
SECTION 24, TOWNSHIP 33 S.,
RANGE 18 E., MANATEE COUNTY, FLORIDA



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TASK CODE: 330	DRAWN BY: JWB	CHKED BY: RRC	CAD FILE: 215617221v-sk0009_ue	PROJECT NO: 215617221	SHEET 4 OF 5	DRAWING INDEX NO: 215617221v-sk0009_ue	REV:
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A strip of land lying in Tracts D-1, D-5, and W-1, Summerwoods, Phase IV, Subphase C, as recorded in Plat Book 72, Page 140 in the Public Records of Manatee County, Florida and being in Section 24, Township 33 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

BEGIN at the southeast corner of said Tract W-1; thence N.89°43'11"W., along the south line of said Tract W-1, a distance of 44.41 feet to the point of curvature of a non-tangent curve to the right, having a radius of 2,949.79 feet and a central angle of 17°07'37"; thence westerly along the arc of said curve, a distance of 881.76 feet, said curve having a chord bearing and distance of N.67°43'16"W., 878.48 feet, to the point of tangency of said curve; thence N.59°09'27"W., a distance of 1,758.97 feet to a point on the west line of the abovementioned Tract D-5; thence N.00°52'32"E., along said west tract line, a distance of 11.54 feet to a point on the southerly platted right-of-way line of Moccasin Wallow Road (variable width public right-of-way); thence along said southerly platted right-of-way line for the following two (2) calls: (1) thence S.59°09'27"E., a distance of 1,764.74 feet to the point of curvature of a curve to the left having a radius of 2,939.79 feet and a central angle of 17°58'08"; (2) thence easterly along the arc of said curve, a distance of 921.96 feet to the POINT OF BEGINNING.

Said strip contains 26,635 square feet or 0.6115 acres, more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE (NAVD '83, 2011), AND HAVING A BEARING OF S.89°40'17"W. ON THE NORTH LINE OF SECTION 24. COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "H 565" AND "GIS 009".
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. TITLE REPORTS BY STEWART TITLE GUARANTY COMPANY:
#1980092 FOR TRACT D-1, SUMMERWOODS IV-C, DATED MARCH 17, 2023;
#1980074 FOR TRACT D-5, SUMMERWOODS IV-C, DATED MARCH 28, 2023.
#1980082 FOR TRACT W-1, SUMMERWOODS IV-C, DATED MARCH 14, 2023.

5/23/2023

SEE SHEETS 1-4 FOR SKETCH
SEE SHEET 5 FOR DESCRIPTION

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

CERTIFIED TO: MANATEE COUNTY

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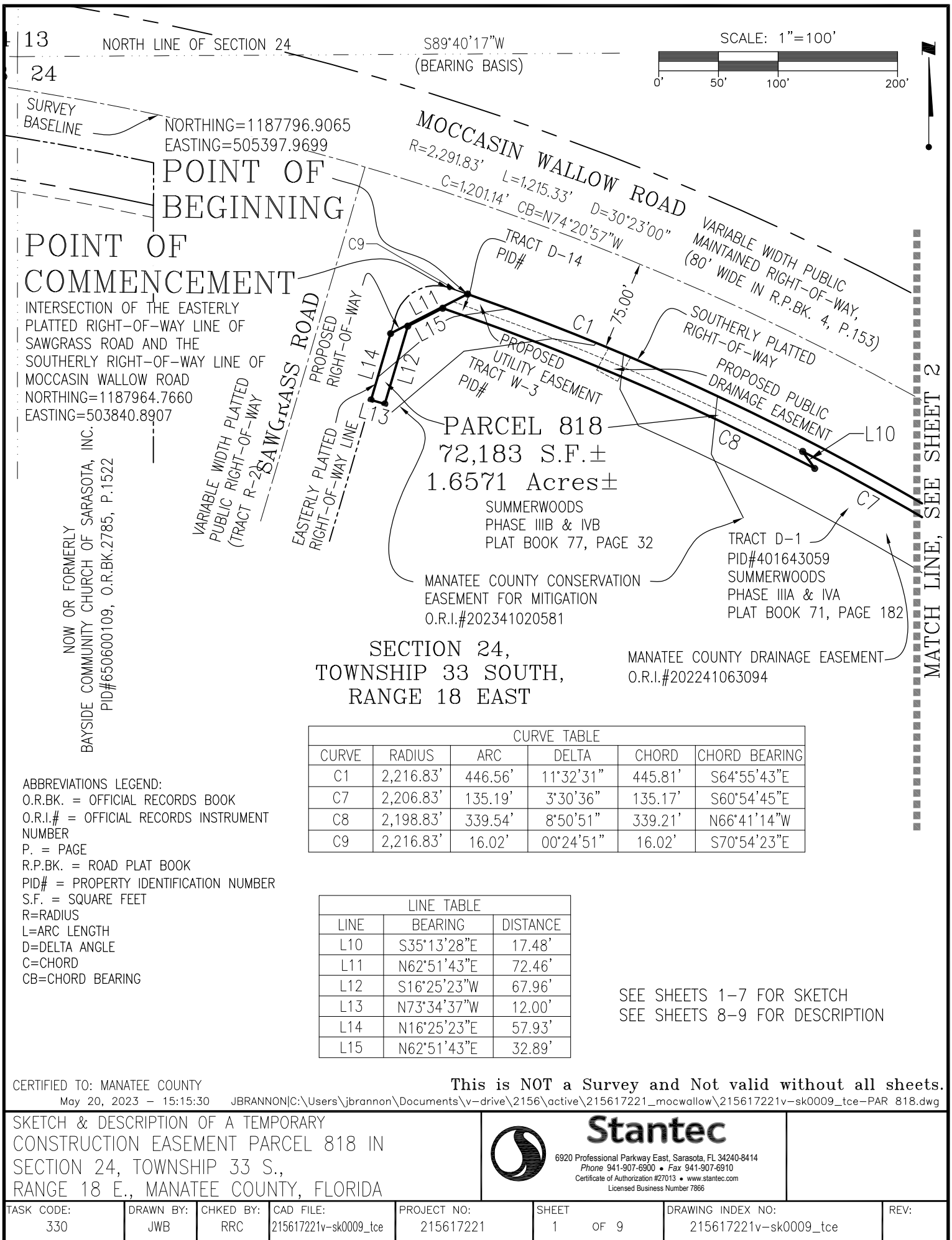
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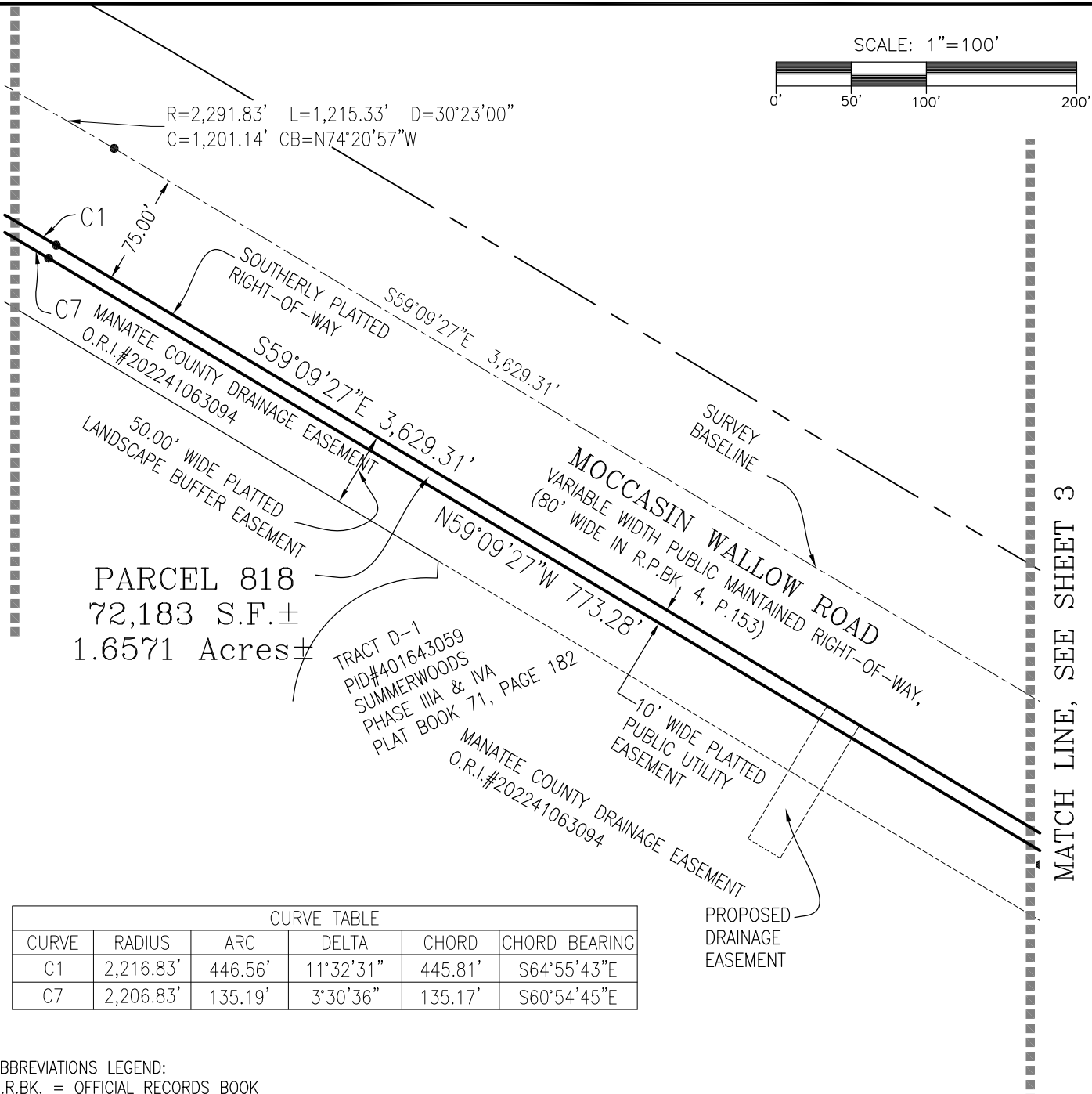


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MATCH LINE, SEE SHEET 1



CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	2,216.83'	446.56'	11°32'31"	445.81'	S64°55'43"E
C7	2,206.83'	135.19'	3°30'36"	135.17'	S60°54'45"E

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L=ARC LENGTH
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CB=CHORD BEARING

SEE SHEETS 1-7 FOR SKETCH
SEE SHEETS 8-9 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

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SKETCH & DESCRIPTION OF A TEMPORARY
CONSTRUCTION EASEMENT PARCEL 818 IN
SECTION 24, TOWNSHIP 33 S.,
RANGE 18 E., MANATEE COUNTY, FLORIDA

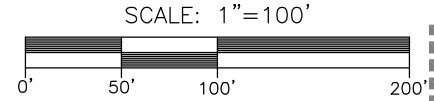


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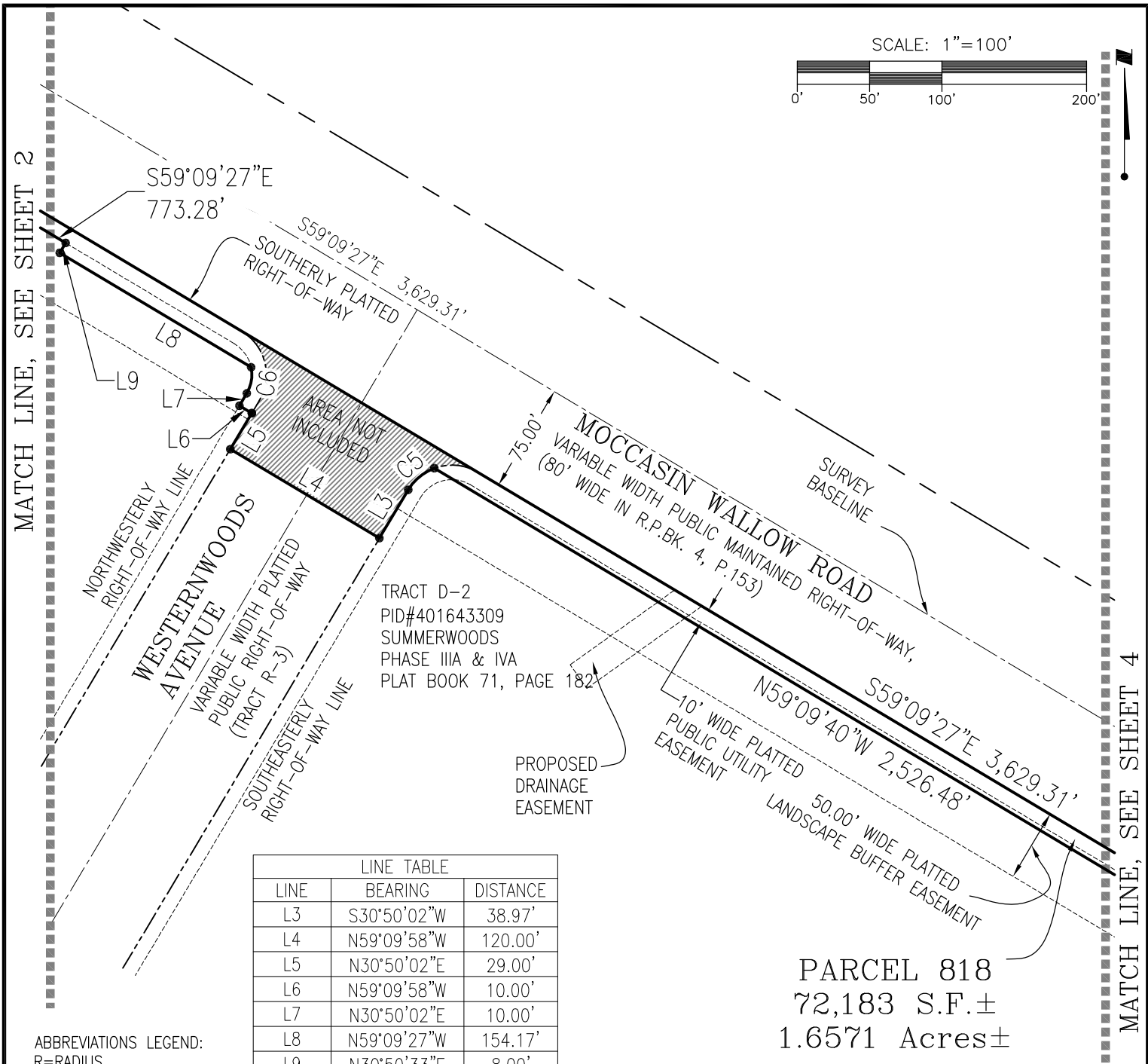
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TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0009_tce	PROJECT NO: 215617221	SHEET 2 OF 9	DRAWING INDEX NO: 215617221v-sk0009_tce	REV:
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MATCH LINE, SEE SHEET 2



MATCH LINE, SEE SHEET 4



TRACT D-2
PID#401643309
SUMMERWOODS
PHASE IIIA & IVA
PLAT BOOK 71, PAGE 182

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S30°50'02"W	38.97'
L4	N59°09'58"W	120.00'
L5	N30°50'02"E	29.00'
L6	N59°09'58"W	10.00'
L7	N30°50'02"E	10.00'
L8	N59°09'27"W	154.17'
L9	N30°50'33"E	8.00'

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PID# = PROPERTY IDENTIFICATION NUMBER
S.F. = SQUARE FEET

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C5	35.00'	23.80'	38°57'12"	23.34'	S50°18'38"W
C6	25.00'	18.69'	42°50'06"	18.26'	N09°24'59"E

PARCEL 818
72,183 S.F.±
1.6571 Acres±

SEE SHEETS 1-7 FOR SKETCH
SEE SHEETS 8-9 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

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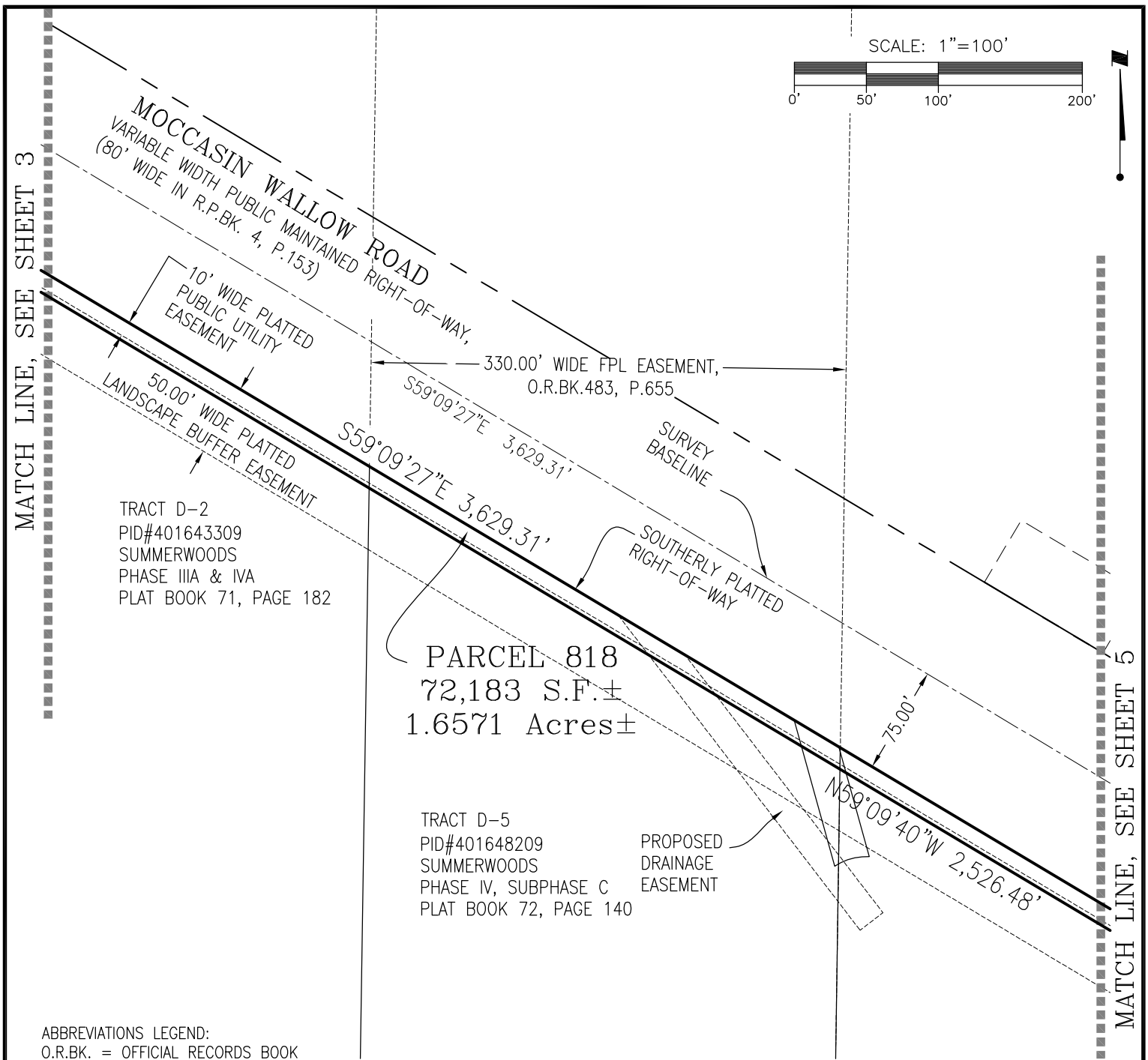
SKETCH & DESCRIPTION OF A TEMPORARY
CONSTRUCTION EASEMENT PARCEL 818 IN
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CB=CHORD BEARING

SEE SHEETS 1-7 FOR SKETCH
SEE SHEETS 8-9 FOR DESCRIPTION

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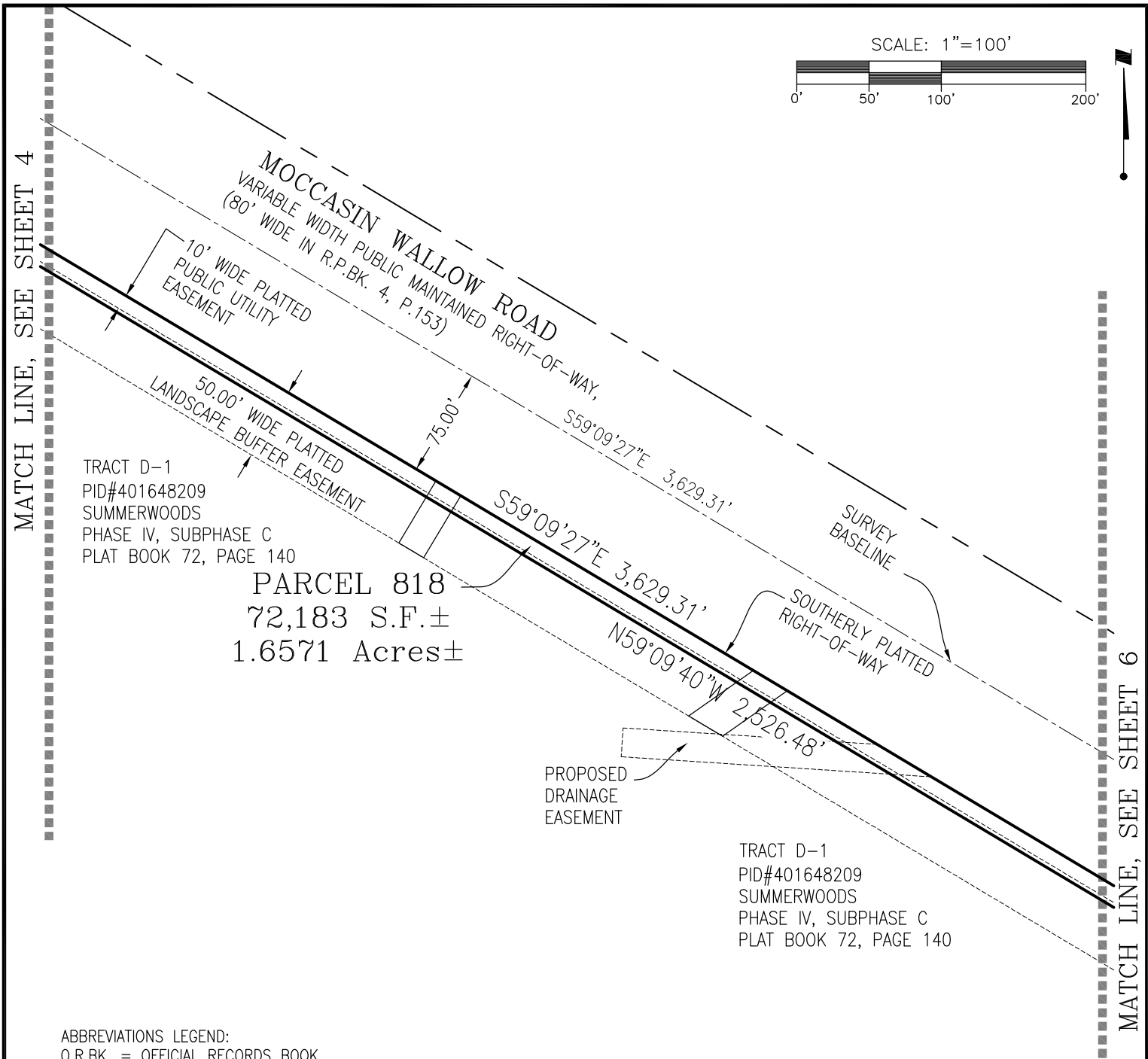
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SEE SHEETS 1-7 FOR SKETCH
 SEE SHEETS 8-9 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY
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SKETCH & DESCRIPTION OF A TEMPORARY
 CONSTRUCTION EASEMENT PARCEL 818 IN
 SECTION 24, TOWNSHIP 33 S.,
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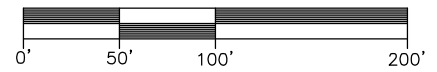
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MATCH LINE, SEE SHEET 5

SCALE: 1"=100'



MOCCASIN WALLOW ROAD
VARIABLE WIDTH PUBLIC MAINTAINED RIGHT-OF-WAY,
(80' WIDE IN R.P.BK. 4, P.153)
S59°09'27"E 3,629.31'

10' WIDE PLATTED
PUBLIC UTILITY
EASEMENT

TRACT D-1
PID#401648209
SUMMERWOODS
PHASE IV, SUBPHASE C
PLAT BOOK 72, PAGE 140

PARCEL 818
72,183 S.F.±
1.6571 Acres±

C4
L2

SURVEY
BASELINE

R=2,864.79' L=1,498.75' D=29°58'30"
C=1,481.72' CB=S74°08'42"E

50.00' WIDE PLATTED
LANDSCAPE BUFFER EASEMENT

SOUTHERLY PLATTED
RIGHT-OF-WAY

C2

C3

TRACT W-1
PID#401648009
SUMMERWOODS
PHASE IV, SUBPHASE C
PLAT BOOK 72, PAGE 140

PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N28°15'51"E	13.17'

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S.F. = SQUARE FEET

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C2	2,939.79'	921.96'	17°58'08"	918.19'	S68°08'31"E
C3	2,964.79'	718.47'	13°53'05"	716.71'	N68°10'42"W
C4	2,835.84'	137.91'	02°47'11"	137.90'	N60°23'01"W

SEE SHEETS 1-7 FOR SKETCH
SEE SHEETS 8-9 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

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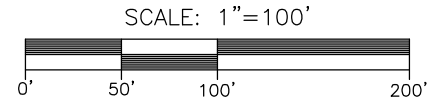


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MATCH LINE, SEE SHEET 6



MOCCASIN WALLOW ROAD
 VARIABLE WIDTH PUBLIC MAINTAINED RIGHT-OF-WAY,
 (80' WIDE IN R.P.BK. 4, P.153)

10' WIDE PLATTED
 PUBLIC UTILITY
 EASEMENT
 SOUTHERLY PLATTED
 RIGHT-OF-WAY

TRACT W-1
 PID#401648009
 SUMMERWOODS
 PHASE IV, SUBPHASE-C
 PLAT BOOK 72, PAGE 140

PROPOSED
 DRAINAGE
 EASEMENT

$R=2,864.79'$ $L=1,498.75'$ $D=29^{\circ}58'30''$
 $C=1,481.72'$ $CB=S74^{\circ}08'42''E$

SURVEY
 BASELINE

SOUTH LINE
 OF TRACT W-1

$N89^{\circ}43'11''W$
 $106.33'$

TRACT F-B1-1
 SUMMERWOODS
 PHASE IA
 PLAT BOOK 64, PAGE 62

SOUTHEAST CORNER OF
 TRACT W-1
 NORTHING=1185405.4748
 EASTING =509770.0113

PARCEL 818
72,183 S.F.±
1.6571 Acres±

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C2	2,939.79'	921.96'	17°58'08"	918.19'	S68°08'31"E
C3	2,964.79'	718.47'	13°53'05"	716.71'	N68°10'42"W

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SEE SHEETS 1-7 FOR SKETCH
 SEE SHEETS 8-9 FOR DESCRIPTION

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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Tracts D-1, and D-2, Summerwoods, Phases IIIA and IVA, as recorded in Plat Book 71, Page 182 and Tracts D-1, D-5, Tract W-1, Summerwoods, Phase IV, Subphase C, as recorded in Plat Book 72, Page 140, and Tracts D-14 and W-3 in Summerwoods, Phases IIIB and IVB, as recorded in Plat Book 77, Page 32, all in the Public Records of Manatee County, Florida and being in Section 24, Township 33 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

Commence at the intersection of the easterly right-of-way line of Sawgrass Road (variable width platted public right-of-way) and the southerly right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as shown on the abovementioned plat of Summerwoods, Phases IIIA and IVA, said point being a point of curvature of a non-tangent curve to the right, having a radius of 2,216.83 feet and a central angle of 00°24'51"; thence southeasterly along the arc of said curve, also being the southerly right-of-way of Moccasin Wallow Road, a distance of 16.02 feet, said curve having a chord bearing and distance of S.70°54'23"E., 16.02 feet, to the POINT OF BEGINNING; thence continue along said southerly right-of-way line for the following three (3) calls: (1) thence continue along the arc of said curve, having a radius of 2,216.83 feet, through a central angle of 11°32'31"; (2) thence southeasterly along the arc of said curve, a distance of 446.56 feet, said curve having a chord bearing and distance of S.64°55'43"E., 445.81 feet, to the point of tangency of said curve; (2) thence S.59°09'27"E., a distance of 3,629.31 feet to the point of curvature of a curve to the left having a radius of 2,939.79 feet and a central angle of 17°58'08"; (3) thence easterly along the arc of said curve, a distance of 921.96 feet to the end of said curve, also being the southeast corner of the abovementioned Tract W-1; thence N.89°43'11"W., along the south line of said Tract W-1, a distance of 106.33 feet to the point of curvature of a non-tangent curve to the right, having a radius of 2,964.79 feet and a central angle of 13°53'05"; thence westerly along the arc of said curve, a distance of 718.47 feet, said curve having a chord bearing and distance of N.68°10'42"W., 716.71 feet, to the end of said curve; thence N.28°15'51"E., a distance of 13.17 feet to the point of curvature of a non-tangent curve to the right, having a radius of 2,835.84 feet and a central angle of 02°47'11"; thence northwesterly along the arc of said curve, a distance of 137.91 feet, said curve having a chord bearing and distance of N.60°23'01"W., 137.90 feet, to the point of tangency of said curve; thence N.59°09'40"W., a distance of 2,526.48 feet to the point of curvature of a non-tangent curve to the left, having a radius of 35.00 feet and a central angle of 38°57'12", said point also being on the southeasterly right-of-way line of Westernwoods Avenue (variable width platted public right-of-way, Tract R-3); thence along said southeasterly right-of-way line for the following two (2) calls: (1) thence southwesterly along the arc of said curve, a distance of 23.80 feet, said curve having a chord bearing and distance of S.50°18'38"W., 23.34 feet, to the point of tangency of said curve; (2) thence S.30°50'02"W., a distance of 38.97 feet; thence

SEE SHEETS 1-7 FOR SKETCH

SEE SHEETS 8-9 FOR DESCRIPTION

SEE SHEET 9 FOR CONTINUATION

CERTIFIED TO: MANATEE COUNTY

May 20, 2023 - 15:15:30 JBRANNON[C:\Users\jbrannon\Documents\v-drive\2156\active\215617221_mocwallow\215617221v-sk0009_tce-PAR 818.dwg

This is NOT a Survey and Not valid without all sheets.

SKETCH & DESCRIPTION OF A TEMPORARY
CONSTRUCTION EASEMENT PARCEL 818 IN
SECTION 24, TOWNSHIP 33 S.,
RANGE 18 E., MANATEE COUNTY, FLORIDA



Stantec

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TASK CODE: 330	DRAWN BY: JWB	CHKED BY: RRC	CAD FILE: 215617221v-sk0009_tce	PROJECT NO: 215617221	SHEET 8 OF 9	DRAWING INDEX NO: 215617221v-sk0009_tce	REV:
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CONTINUED FROM SHEET 8

N.59°09'58"W., a distance of 120.00 feet to a point on the northwesterly right-of-way line of said Westernwoods Avenue; thence N.30°50'02"E., along said northwesterly right-of-way line, a distance of 29.00 feet; thence N.59°09'58"W., a distance of 10.00 feet; thence N.30°50'02"E., a distance of 10.00 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 42°50'06"; thence northerly along the arc of said curve, a distance of 18.69 feet to the end of said curve; thence N.59°09'27"W., a distance of 154.17 feet; thence N.30°50'33"E., a distance of 8.00 feet; thence N.59°09'27"W., a distance of 773.28 feet to the point of curvature of a curve to the left having a radius of 2,206.83 feet and a central angle of 03°30'36"; thence northwesterly along the arc of said curve, a distance of 135.19 feet to the end of said curve; thence S.35°13'28"E., a distance of 17.48 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,198.83 feet and a central angle of 08°50'51"; thence northwesterly along the arc of said curve, a distance of 339.54 feet, said curve having a chord bearing and distance of N.66°41'14"W., 339.21 feet, to the end of said curve; thence S.62°51'43"W., a distance of 32.89 feet; thence S.16°25'23"W., a distance of 67.96 feet; thence N.73°34'37"W., a distance of 12.00 feet to a point on the easterly right-of-way line of Sawgrass Road (variable width public right-of-way, Tract R-2); thence N.16°25'23"E., along said easterly right-of-way line, a distance of 57.93 feet; thence N.62°51'43"E., a distance of 72.46 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that portion lying in Tract R-3 (Westernwoods Avenue, public right-of-way) as shown on said plat of Summerwoods Phases IIIA and IVA in said Public Records.

Said tract contains 72,183 square feet or 1.6571 acres, more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE (NAVD '83, 2011), AND HAVING A BEARING OF S.89°40'17"W. ON THE NORTH LINE OF SECTION 24. COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "H 565" AND "GIS 009".
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. TITLE REPORTS BY STEWART TITLE GUARANTY COMPANY, #1980133 FOR TRACT D-1, SUMMERWOODS IIIA & IVA, DATED MARCH 28, 2023; #18555626 FOR TRACT F-1, SUMMERWOODS IIIA & IVA, DATED OCTOBER 7, 2022; #1980092 FOR TRACT D-1, SUMMERWOODS IV-C, DATED MARCH 17, 2023; #1980074 FOR TRACT D-5, SUMMERWOODS IV-C, DATED MARCH 28, 2023.

6/02/2023

SEE SHEETS 1-7 FOR SKETCH
SEE SHEETS 8-9 FOR DESCRIPTION

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

CERTIFIED TO: MANATEE COUNTY

May 20, 2023 - 15:15:30 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215617221_mocwallow\215617221v-sk0009_tce-PAR 818.dwg

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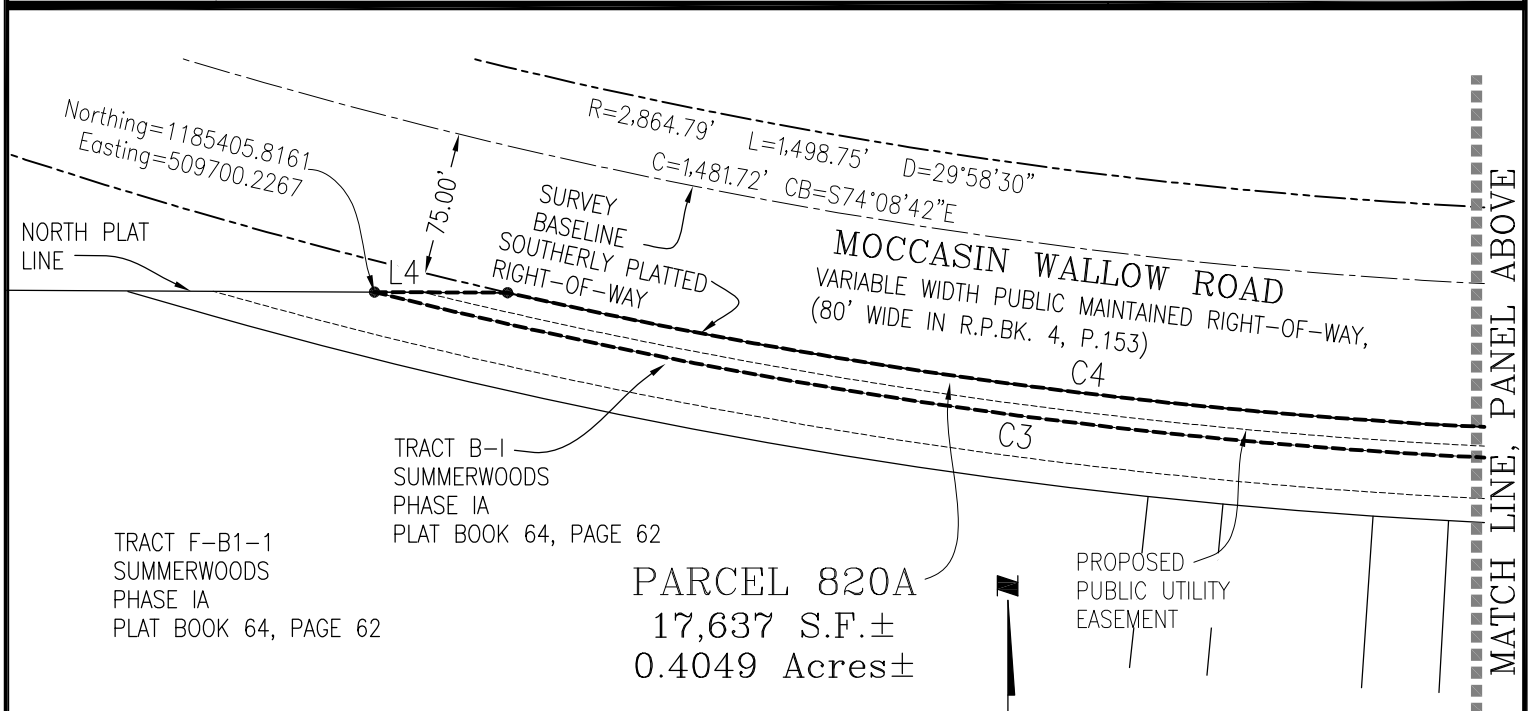
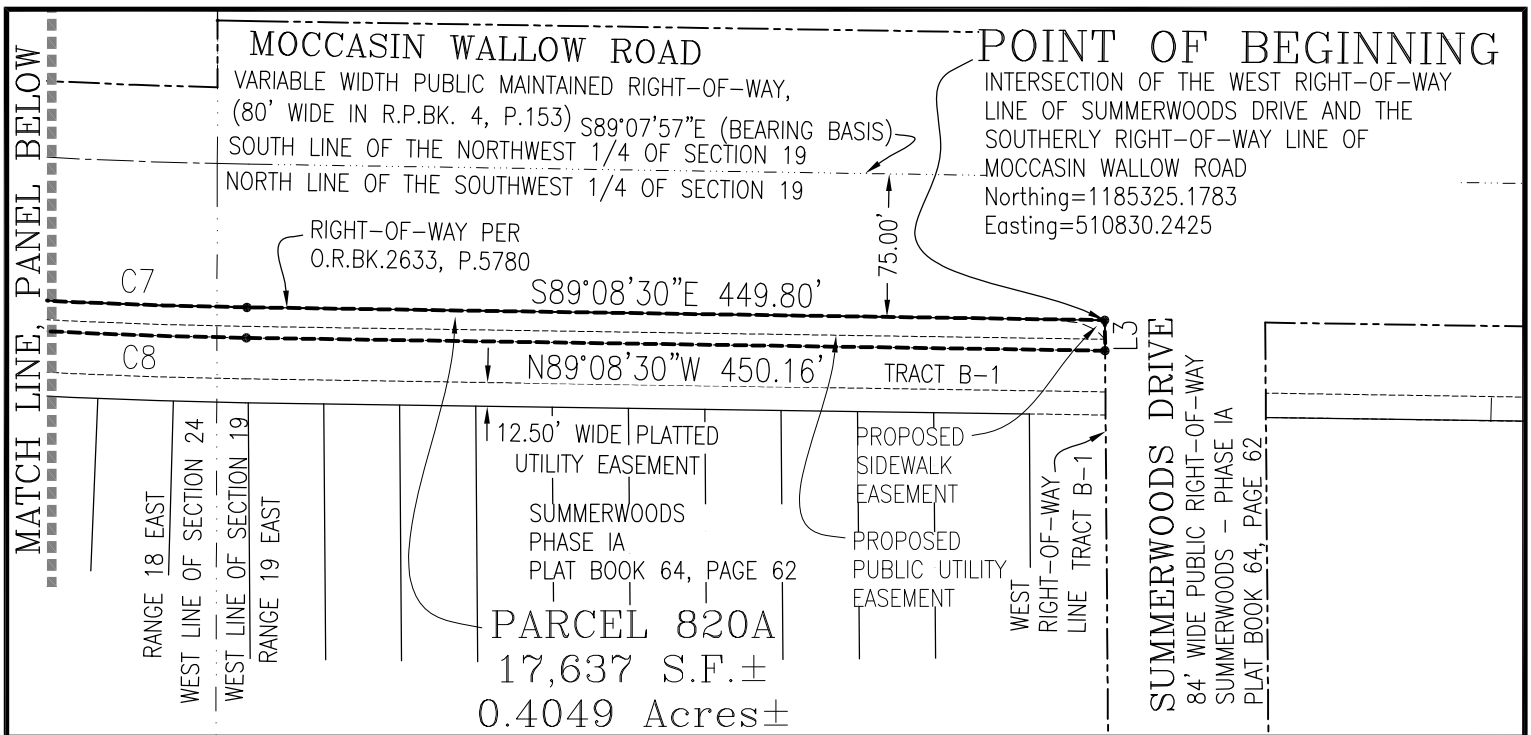
SKETCH & DESCRIPTION OF A TEMPORARY
CONSTRUCTION EASEMENT PARCEL 818 IN
SECTION 24, TOWNSHIP 33 S.,
RANGE 18 E., MANATEE COUNTY, FLORIDA



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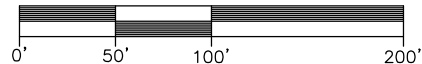
TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0009_tce	PROJECT NO: 215617221	SHEET 9 OF 9	DRAWING INDEX NO: 215617221v-sk0009_tce	REV:
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ABBREVIATIONS LEGEND:

O.R.BK. = OFFICIAL RECORDS BOOK
O.R.I.# = OFFICIAL RECORDS INSTRUMENT
NUMBER
P. = PAGE
R.P.BK. = ROAD PLAT BOOK
PID# = PROPERTY IDENTIFICATION NUMBER
S.F. = SQUARE FEET

SCALE: 1"=100'



SEE SHEET 2 FOR CURVE/LINE TABLES AND DESCRIPTION

This is NOT a Survey and Not valid without all sheets.

CERTIFIED TO: MANATEE COUNTY

May 17, 2023 - 09:27:54 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215617221_mocwallow\215617221v-sk0022-PAR 820-820B.dwg

SKETCH & DESCRIPTION OF A TEMPORARY
CONSTRUCTION EASEMENT PARCEL 820A IN SECTION
24, TOWNSHIP 33 S., RANGE 18 E. & SECTION 19,
TOWNSHIP 33 S., RANGE 19 E., MANATEE CO., FL.



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TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0022_esmt	PROJECT NO: 215617221	SHEET 1 OF 2	DRAWING INDEX NO: 215617221v-sk0022_esmt	REV:
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A strip of land lying in Tract "B-1", Summerwoods, Phase 1A, as recorded in Plat Book 64, Page 62 in the Public Records of Manatee County, Florida and being in Section 24, Township 33 South, Range 18 East, and Section 19, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

BEGIN at the intersection of the west right-of-way line of Summerwoods Drive (84.00 foot wide platted public right-of-way) and the south right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as recorded in Official Records Book 2633, Book 5780 in said Public Records; thence S.00°26'14"E., along said west right-of-way line, a distance of 16.00 feet; thence N.89°08'30"W., a distance of 450.16 feet to the point of curvature of a curve to the right having a radius of 2,955.93 feet and a central angle of 13°19'33"; thence westerly along the arc of said curve, a distance of 687.49 feet, said curve having a chord bearing and distance of N.82°28'10"W., 685.94 feet, to a point on the north line of said Plat of Summerwoods, Phase 1A; thence S.89°43'11"E., along said north plat line, a distance of 69.79 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,939.93 feet and a central angle of 12°00'20", said point also being on the abovementioned south right-of-way line of Moccasin Wallow Road; thence along said south right-of-way line for the following two (2) calls: (1) thence easterly along the arc of said curve, a distance of 616.02 feet, said curve having a chord bearing and distance of S.83°07'46"E., 614.90 feet, to the point of tangency of said curve; (2) thence S.89°08'30"E., a distance of 449.80 feet to the POINT OF BEGINNING.

Said strip contains 17,637 square feet or 0.4049 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S00°26'14"E	16.00'
L4	S89°43'11"E	69.79'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C3	2,955.93'	687.49'	13°19'33"	685.94'	N82°28'10"W
C4	2,939.93'	616.02'	12°00'20"	614.90'	S83°07'46"E

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE (NAVD '83, 2011), AND HAVING A BEARING OF S.89°40'17"W. ON THE NORTH LINE OF SECTION 24. COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "H 565" AND "GIS 009".
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. TITLE REPORT #1996685, DATED APRIL 11, 2023 WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY.

5/18/2023

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

SEE SHEET 1 FOR SKETCH

CERTIFIED TO: MANATEE COUNTY

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May 17, 2023 - 09:27:54 JBRANNON|C:\Users\jbrannon\Documents\drive\2156\active\215617221_mocwallow\215617221v-sk0022-PAR 820-820B.dwg

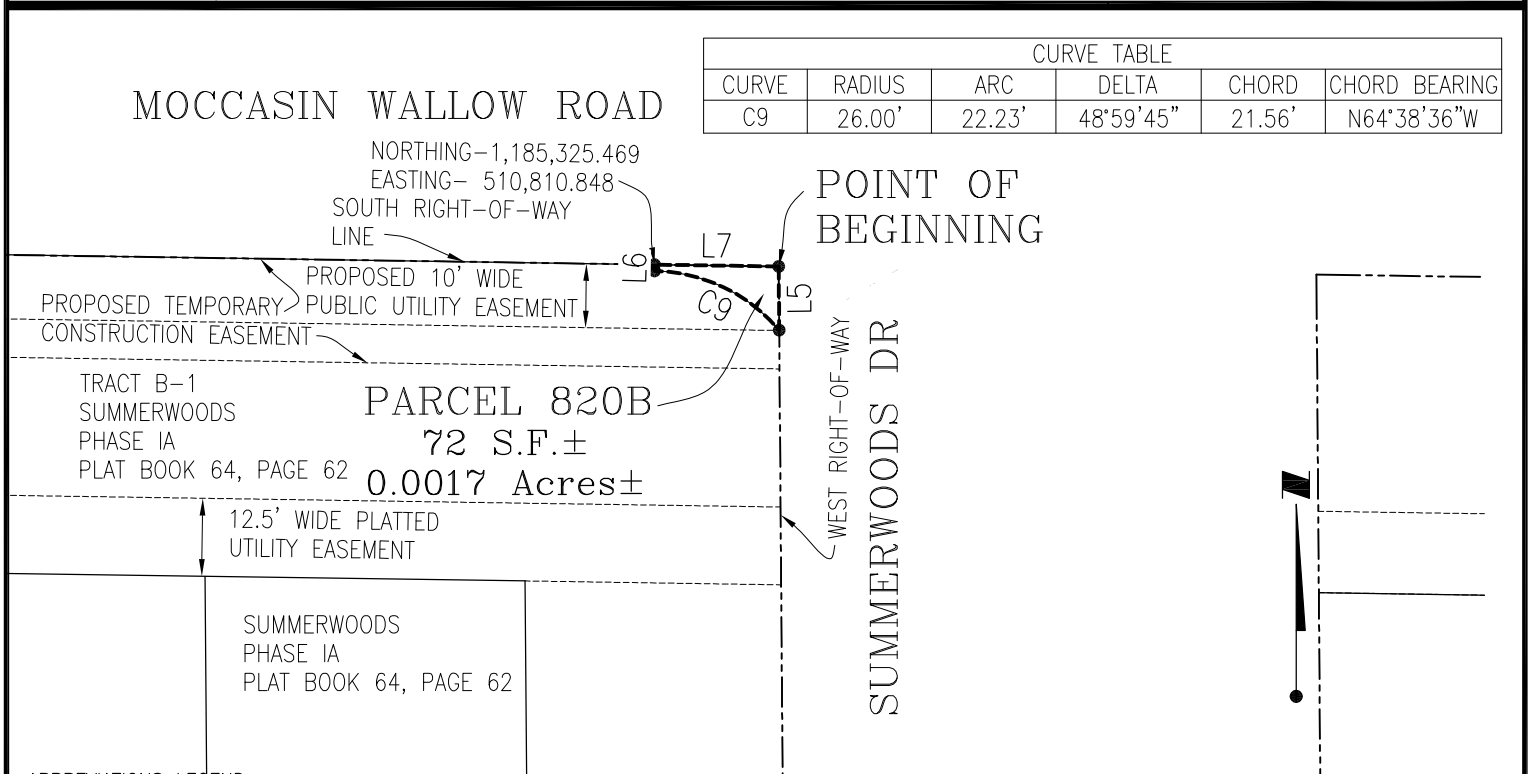
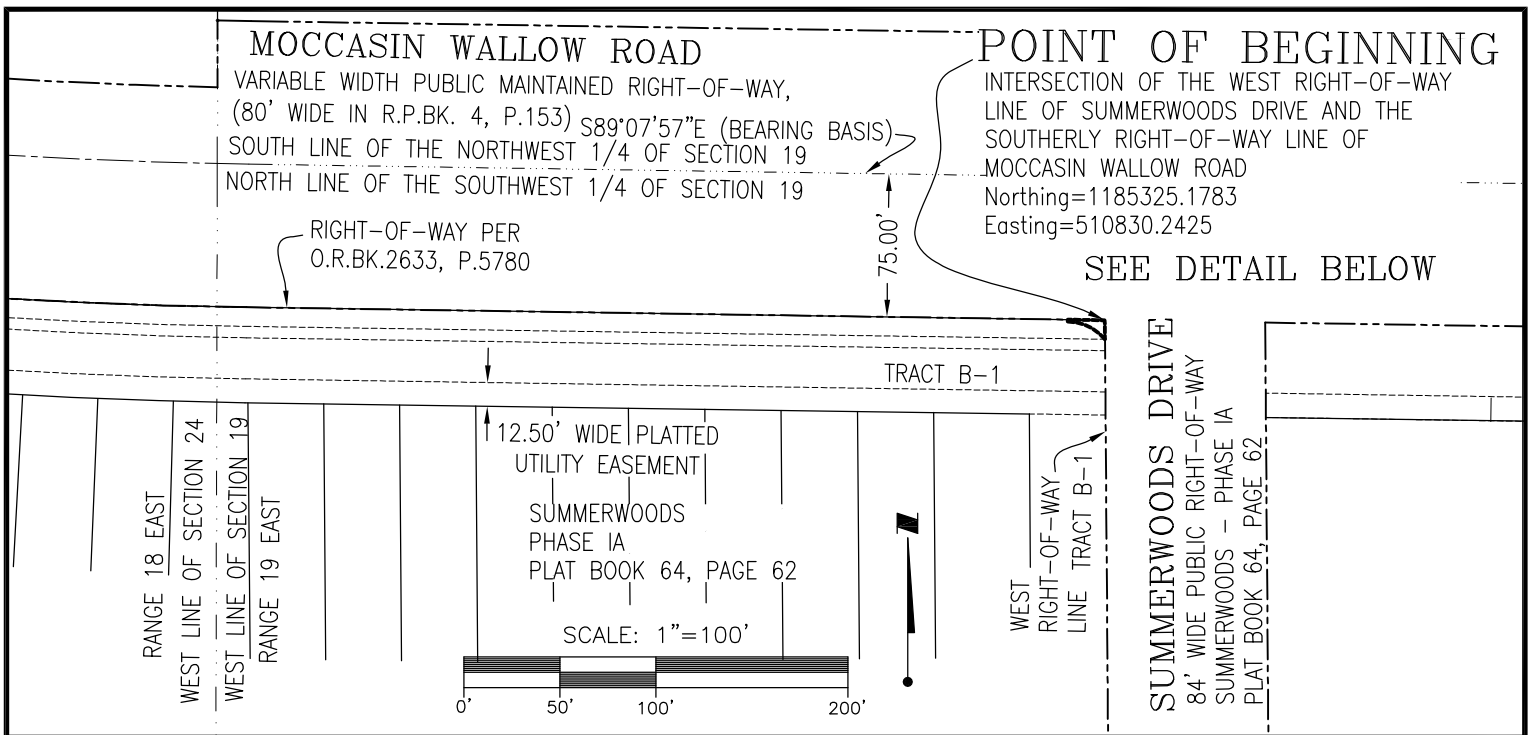
SKETCH & DESCRIPTION OF A TEMPORARY
CONSTRUCTION EASEMENT PARCEL 820A IN SECTION
24, TOWNSHIP 33 S., RANGE 18 E., & SECTION 19,
TOWNSHIP 33 S., RANGE 19 E., MANATEE CO., FL.



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TASK CODE: 330	DRAWN BY: JWB	CHKED BY: RRC	CAD FILE: 215617221v-sk0022_esmt	PROJECT NO: 215617221	SHEET 2 OF 2	DRAWING INDEX NO: 215617221v-sk0022_esmt	REV:
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ABBREVIATIONS LEGEND:
 O.R.BK. = OFFICIAL RECORDS BOOK
 O.R.I.# = OFFICIAL RECORDS INSTRUMENT
 NUMBER
 P. = PAGE
 R.P.BK. = ROAD PLAT BOOK
 PID# = PROPERTY IDENTIFICATION NUMBER
 S.F. = SQUARE FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S00°26'14"E	9.94'
L6	N00°51'32"E	1.00'
L7	S89°08'30"E	19.40'

SEE SHEET 2 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

May 02, 2023 - 16:56:38 BCUNNINGHAM\V:\2156\active\215617221\survey\drawing\taking-sketches\215617221v-sk0022-PAR 820-820B.dwg

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SKETCH & DESCRIPTION OF A
 SIDEWALK EASEMENT PARCEL 820B IN SECTION
 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



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TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0022_esmt	PROJECT NO: 215617221	SHEET 1 OF 2	DRAWING INDEX NO: 215617221v-sk0022_esmt	REV:
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Tract "B-1", Summerwoods, Phase IA, as recorded in Plat Book 64, Page 62 in the Public Records of Manatee County, Florida and being in Section 19, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

BEGIN at the intersection of the west right-of-way line of Summerwoods Drive (84.00 foot wide platted public right-of-way) and the south right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as recorded in Official Records Book 2633, Book 5780 in said Public Records; thence S.00°26'14"E., along said west right-of-way line, a distance of 9.94 feet to the point of curvature of a non-tangent curve to the left, having a radius of 26.00 feet and a central angle of 48°59'45"; thence northwesterly along the arc of said curve, a distance of 22.23 feet, said curve having a chord bearing and distance of N.64°38'36"W., 21.56 feet, to the end of said curve; thence N.00°51'32"E., a distance of 1.00 foot to a point on the abovementioned south right-of-way line of Moccasin Wallow Road; thence S.89°08'30"E., along said south right-of-way line, a distance of 19.40 feet to the POINT OF BEGINNING.

Said tract contains 72 square feet or 0.0017 acres, more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE (NAVD '83, 2011), AND HAVING A BEARING OF S.89°40'17"W. ON THE NORTH LINE OF SECTION 24. COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "H 565" AND "GIS 009".
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. TITLE REPORT #1996685, DATED APRIL 11, 2023 WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY.

5/18/2023

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

SEE SHEET 1 FOR SKETCH

CERTIFIED TO: MANATEE COUNTY

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May 02, 2023 - 16:56:38 BCUNNINGHAM|V:\2156\active\215617221\survey\drawing\taking-sketches\215617221v-sk0022-PAR 820-820B.dwg

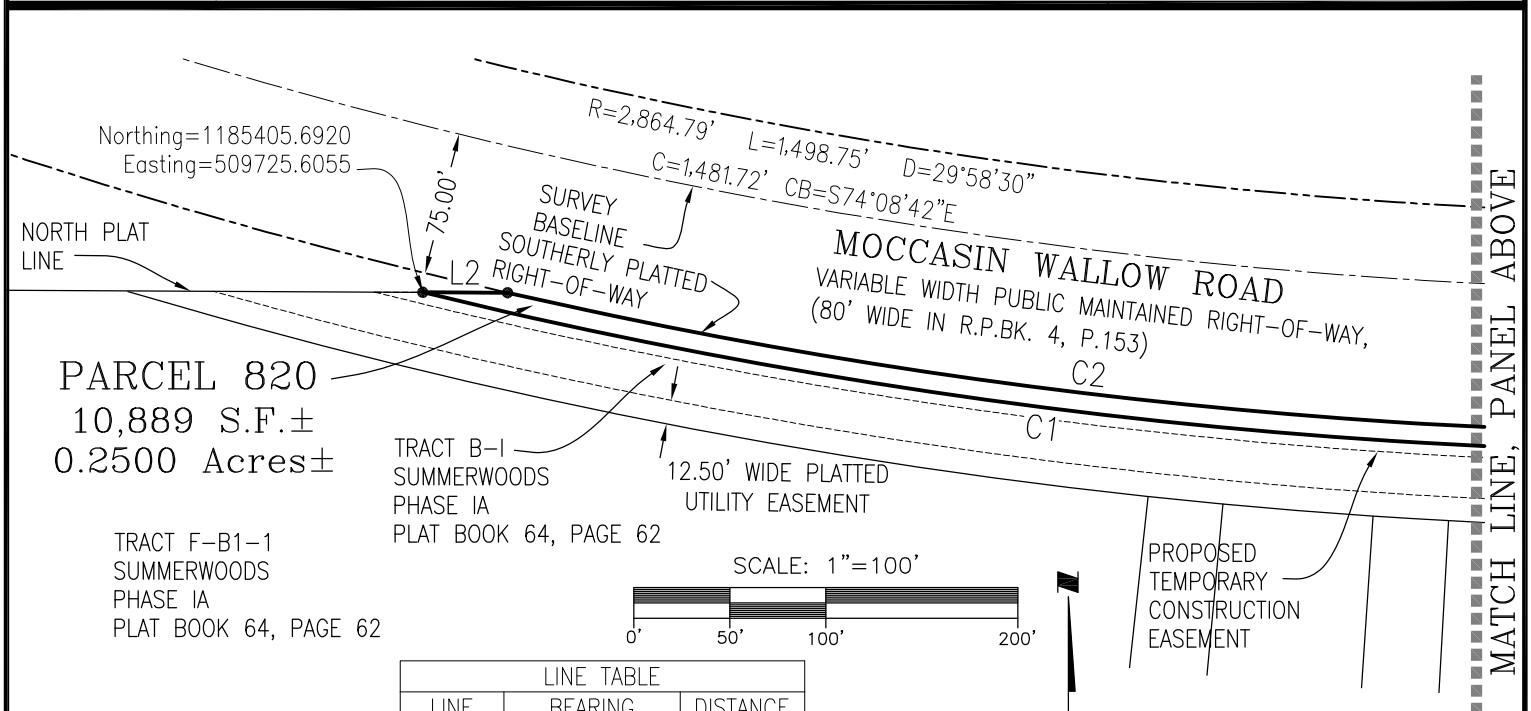
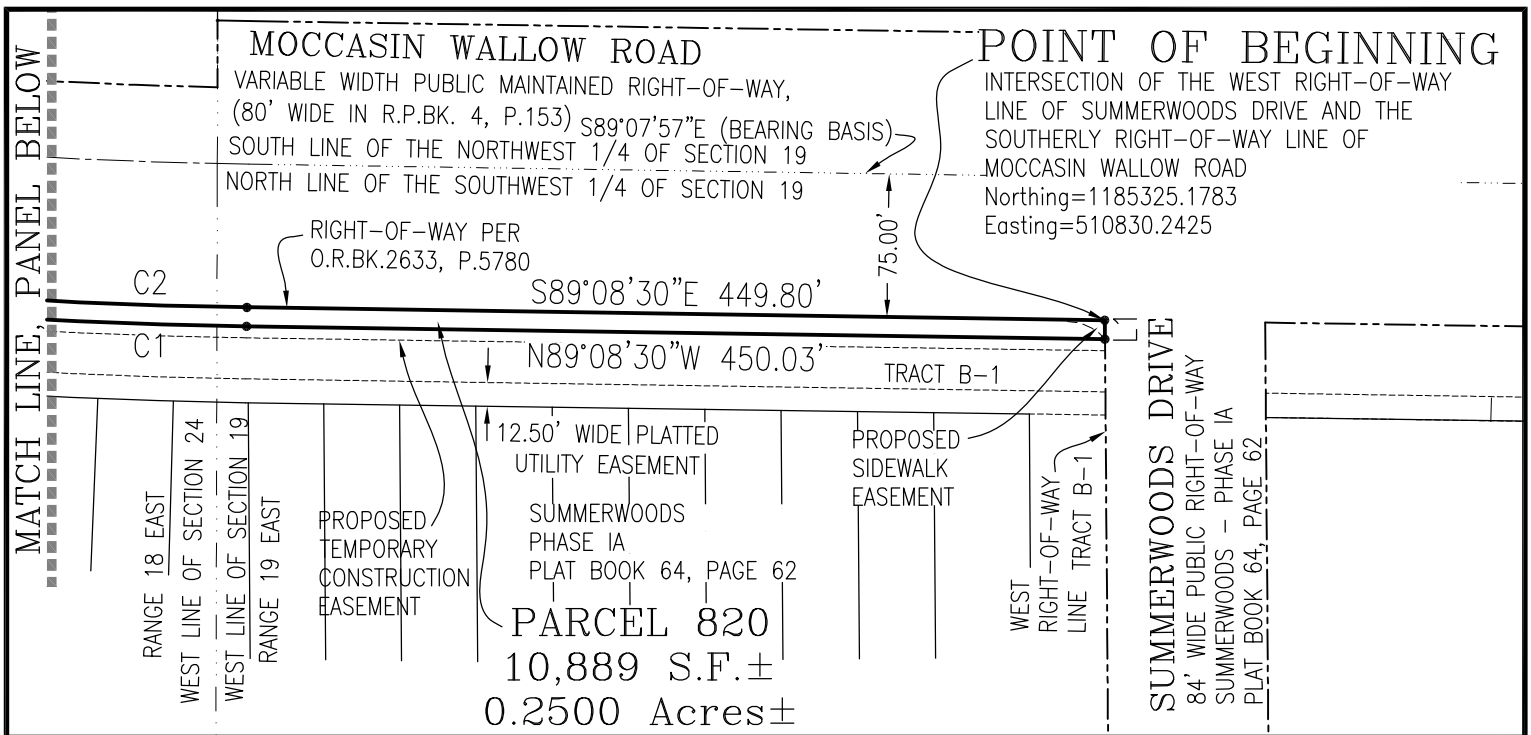
SKETCH & DESCRIPTION OF A
SIDEWALK EASEMENT PARCEL 820B IN SECTION
19, TOWNSHIP 33 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA



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TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0022_esmt	PROJECT NO: 215617221	SHEET 2 OF 2	DRAWING INDEX NO: 215617221v-sk0022_esmt	REV:
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ABBREVIATIONS LEGEND:

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O.R.I.# = OFFICIAL RECORDS INSTRUMENT
NUMBER
P. = PAGE
R.P.BK. = ROAD PLAT BOOK
PID# = PROPERTY IDENTIFICATION NUMBER
S.F. = SQUARE FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°26'14"E	10.00'
L2	S89°43'11"E	44.41'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	2,949.93'	661.46'	12°50'50"	660.07'	N82°42'31"W
C2	2,939.93'	616.02'	12°00'20"	614.90'	S83°07'46"E

SEE SHEET 2 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

May 17, 2023 - 09:21:43 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215617221_mocwallow\215617221v-sk0022-PAR 820-820B.dwg

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SKETCH & DESCRIPTION OF A
PUBLIC UTILITY EASEMENT PARCEL 820 IN SECTION
24, TOWNSHIP 33 S., RANGE 18 E. & SECTION 19,
TOWNSHIP 33 S., RANGE 19 E., MANATEE CO., FL.



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TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0022_esmt	PROJECT NO: 215617221	SHEET 1 OF 2	DRAWING INDEX NO: 215617221v-sk0022_esmt	REV:
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A 10.00 foot wide strip of land lying in Tract "B-1", Summerwoods, Phase 1A, as recorded in Plat Book 64, Page 62 in the Public Records of Manatee County, Florida and being in Section 24, Township 33 South, Range 18 East, and Section 19, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

BEGIN at the intersection of the west right-of-way line of Summerwoods Drive (84.00 foot wide platted public right-of-way) and the south right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as recorded in Official Records Book 2633, Book 5780 in said Public Records; thence S.00°26'14"E., along said west right-of-way line, a distance of 10.00 feet; thence N.89°08'30"W., a distance of 450.03 feet to the point of curvature of a curve to the right having a radius of 2,949.93 feet and a central angle of 12°50'50"; thence westerly along the arc of said curve, a distance of 661.46 feet, said curve having a chord bearing and distance of N.82°42'31"W., 660.07 feet, to a point on the north line of said Plat of Summerwoods, Phase 1A; thence S.89°43'11"E., along said north plat line, a distance of 44.41 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,939.93 feet and a central angle of 12°00'20", said point also being on the abovementioned south right-of-way line of Moccasin Wallow Road; thence along said south right-of-way line for the following two (2) calls: (1) thence easterly along the arc of said curve, a distance of 616.02 feet, said curve having a chord bearing and distance of S.83°07'46"E., 614.90 feet, to the point of tangency of said curve; (2) thence S.89°08'30"E., a distance of 449.80 feet to the POINT OF BEGINNING.

Said strip contains 10,889 square feet or 0.2500 acres, more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE (NAVD '83, 2011), AND HAVING A BEARING OF S.89°40'17"W. ON THE NORTH LINE OF SECTION 24. COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "H 565" AND "GIS 009".
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. TITLE REPORT #1996685, DATED APRIL 11, 2023 WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY.

5/18/2023

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

SEE SHEET 1 FOR SKETCH

CERTIFIED TO: MANATEE COUNTY

May 17, 2023 - 09:21:43 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215617221_mocwallow\215617221v-sk0022-PAR 820-820B.dwg

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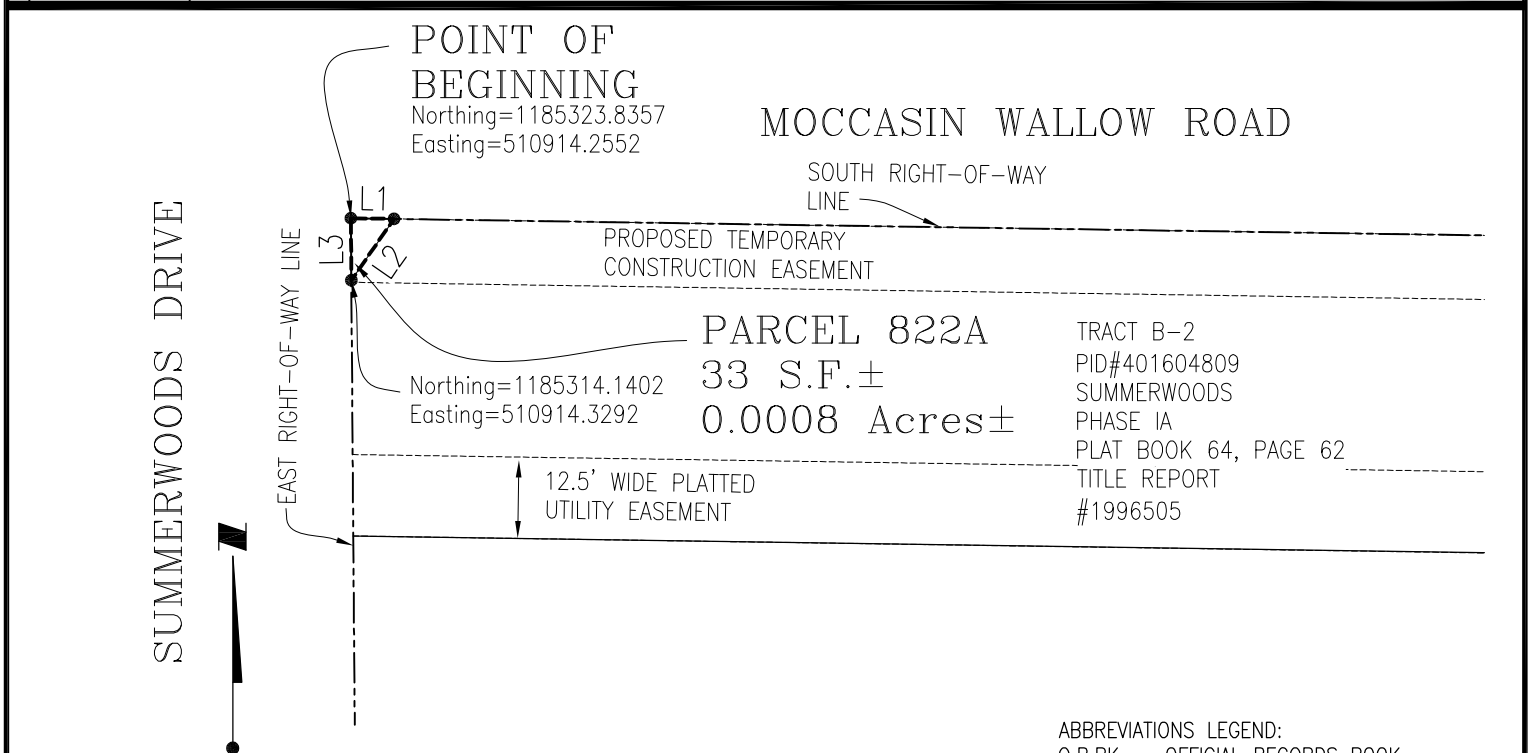
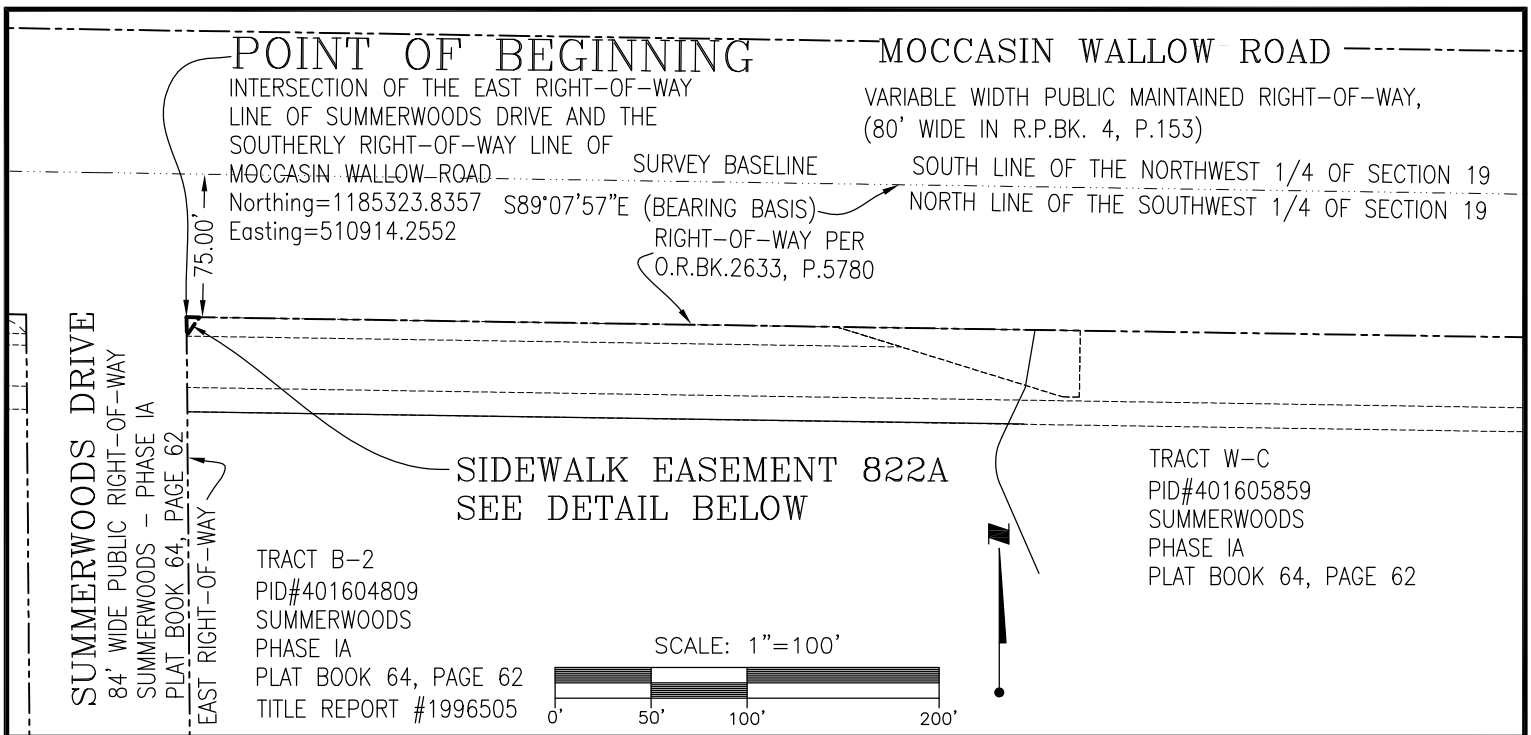
SKETCH & DESCRIPTION OF A
PRIVATE UTILITY EASEMENT PARCEL 820 IN SECTION
24, TOWNSHIP 33 S., RANGE 18 E., & SECTION 19,
TOWNSHIP 33 S., RANGE 19 E., MANATEE CO., FL.



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Licensed Business Number 7866

TASK CODE: 330	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215617221v-sk0022_esmt	PROJECT NO: 215617221	SHEET 2 OF 2	DRAWING INDEX NO: 215617221v-sk0022_esmt	REV:
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°07'57"E	6.74'
L2	S34°48'13"W	11.68'
L3	N00°26'14"W	9.70'

ABBREVIATIONS LEGEND:
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O.R.I.# = OFFICIAL RECORDS INSTRUMENT
NUMBER
P. = PAGE
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PID# = PROPERTY IDENTIFICATION NUMBER
S.F. = SQUARE FEET

SEE SHEET 2 FOR DESCRIPTION

CERTIFIED TO: MANATEE COUNTY

Apr 24, 2023 - 15:32:21

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This is NOT a Survey and Not valid without all sheets.

SKETCH & DESCRIPTION OF A
SIDEWALK EASEMENT PARCEL 822A IN SECTION
19, TOWNSHIP 33 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA



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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Tract "B-2", Summerwoods, Phase IA, as recorded in Plat Book 64, Page 62 in the Public Records of Manatee County, Florida and being in Section 19, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

BEGIN at the intersection of the east right-of-way line of Summerwoods Drive (84.00 foot wide platted public right-of-way) and the south right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as recorded in Official Records Book 2633, Book 5780 in said Public Records; thence S.89°07'57"E., along said south right-of-way line, a distance of 6.74 feet; thence S.34°48'13"W., a distance of 11.68 feet to a point on the abovementioned east right-of-way line of Summerwoods Drive; thence N.00°26'14"W., along said east right-of-way line, a distance of 9.70 feet to the POINT OF BEGINNING.

Said tract contains 33 square feet or 0.0008 acres, more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE (NAVD '83, 2011), AND HAVING A BEARING OF S.89°40'17"W. ON THE NORTH LINE OF SECTION 24. COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "H 565" AND "GIS 009".
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. TITLE REPORT BY STEWART TITLE GUARANTY COMPANY, #1996505 FOR TRACT B-2, DATED APRIL 5, 2023;

05/01/2023

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

SEE SHEET 1 FOR SKETCH

CERTIFIED TO: MANATEE COUNTY

Apr 24, 2023 - 15:32:21 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215617221_mocwallow\215617221v-sk0023_esmt.dwg

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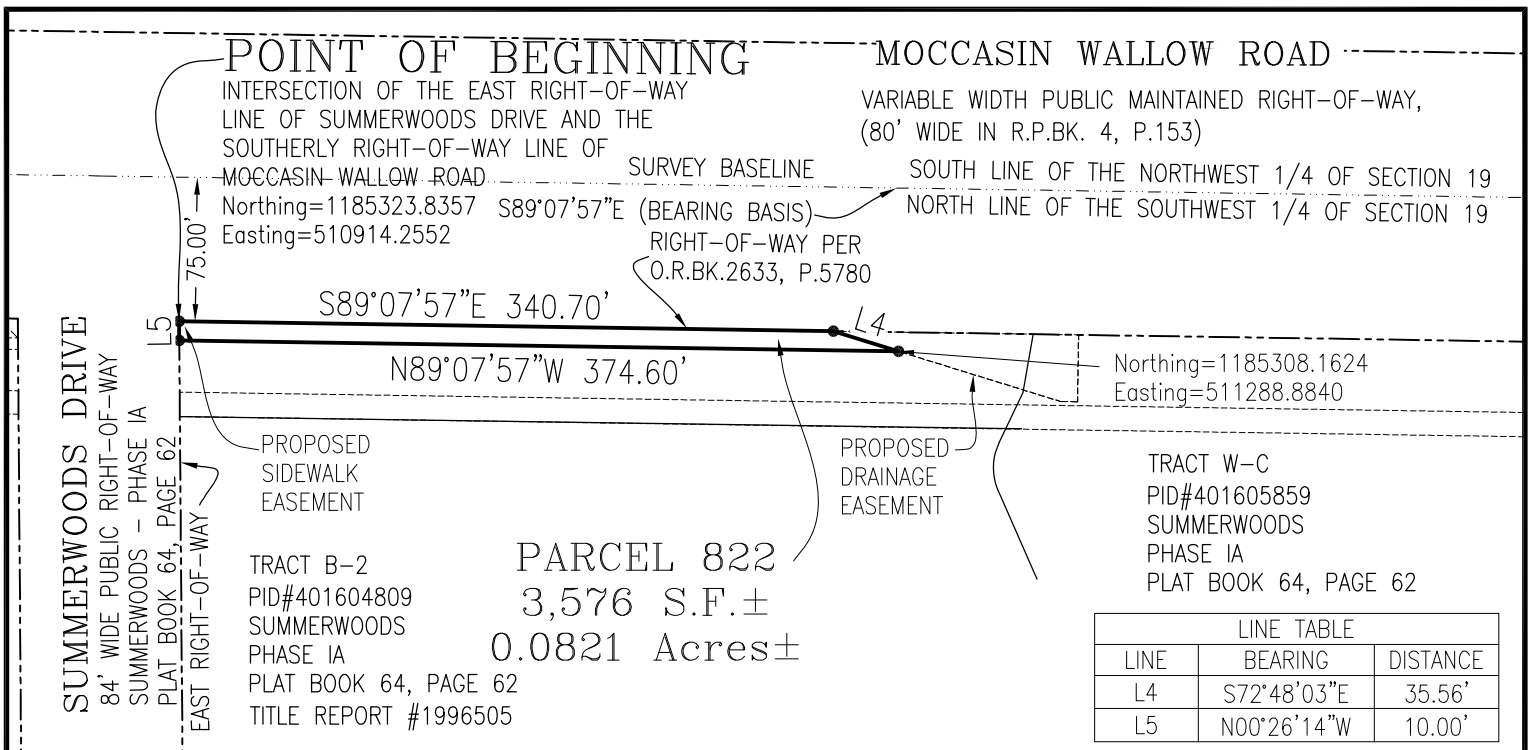
SKETCH & DESCRIPTION OF A
SIDEWALK EASEMENT PARCEL 822A IN SECTION
19, TOWNSHIP 33 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA



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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

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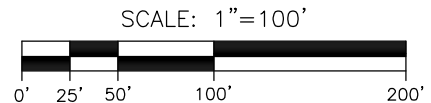
Said strip contains 3,576 square feet or 0.0821 acres, more or less.

NOTES:

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3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. TITLE REPORT #1996505, DATED APRIL 5, 2023, BY STEWART TITLE GUARANTY COMPANY.

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5/02/2023

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

CERTIFIED TO: MANATEE COUNTY

Apr 05, 2023 - 09:29:36 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215617221_mocwallow\215617221v-sk0023_esmt.dwg

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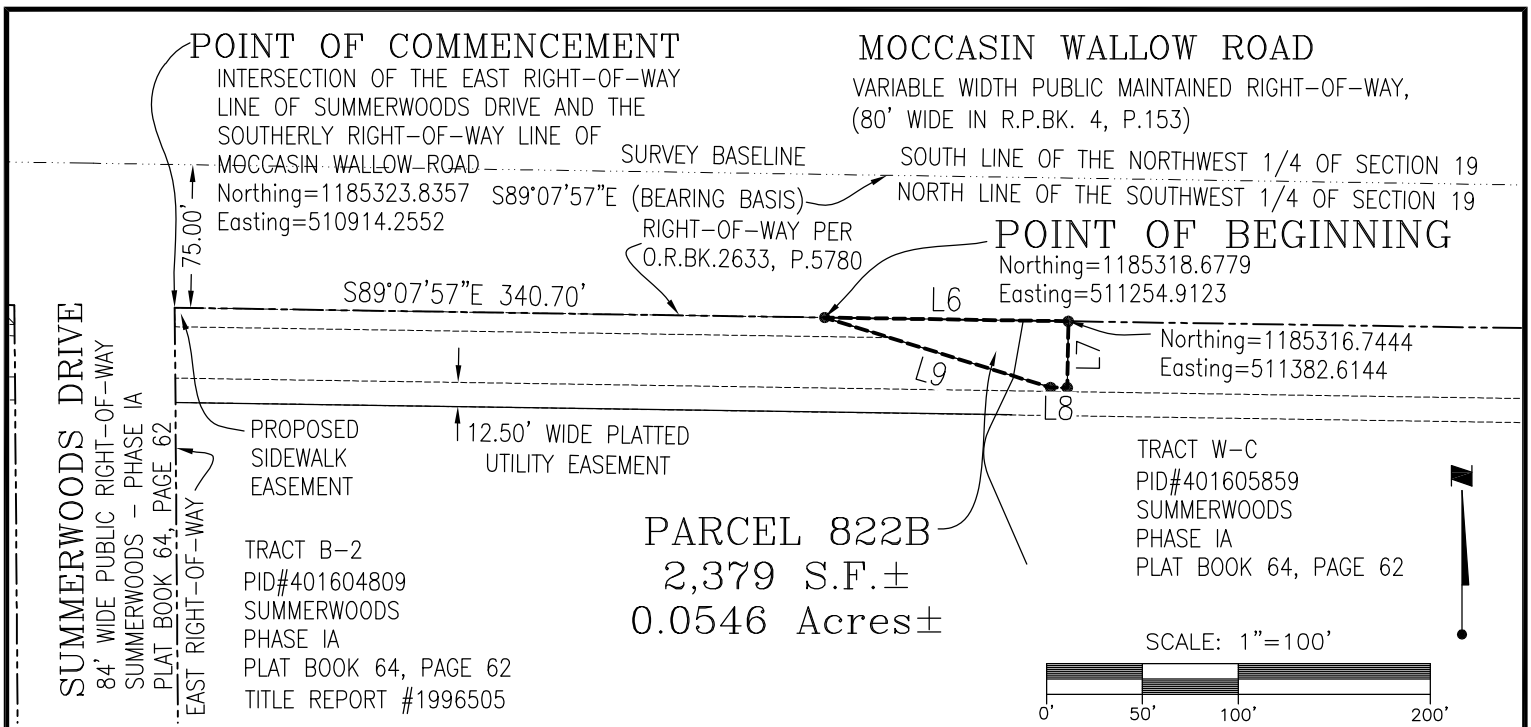
SKETCH & DESCRIPTION OF A TEMPORARY CONSTRUCTION EASEMENT PARCEL 822 IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



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LINE TABLE		
LINE	BEARING	DISTANCE
L6	S89°07'57"E	127.72'
L7	S00°51'32"W	34.85'
L8	N89°08'28"W	8.79'
L9	N72°48'03"W	123.93'

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4. TITLE REPORT #1996505, DATED APRIL 5, 2023, BY STEWART TITLE GUARANTEE COMPANY.

5/02/2023

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

CERTIFIED TO: MANATEE COUNTY

Mar 30, 2023 - 10:18:12

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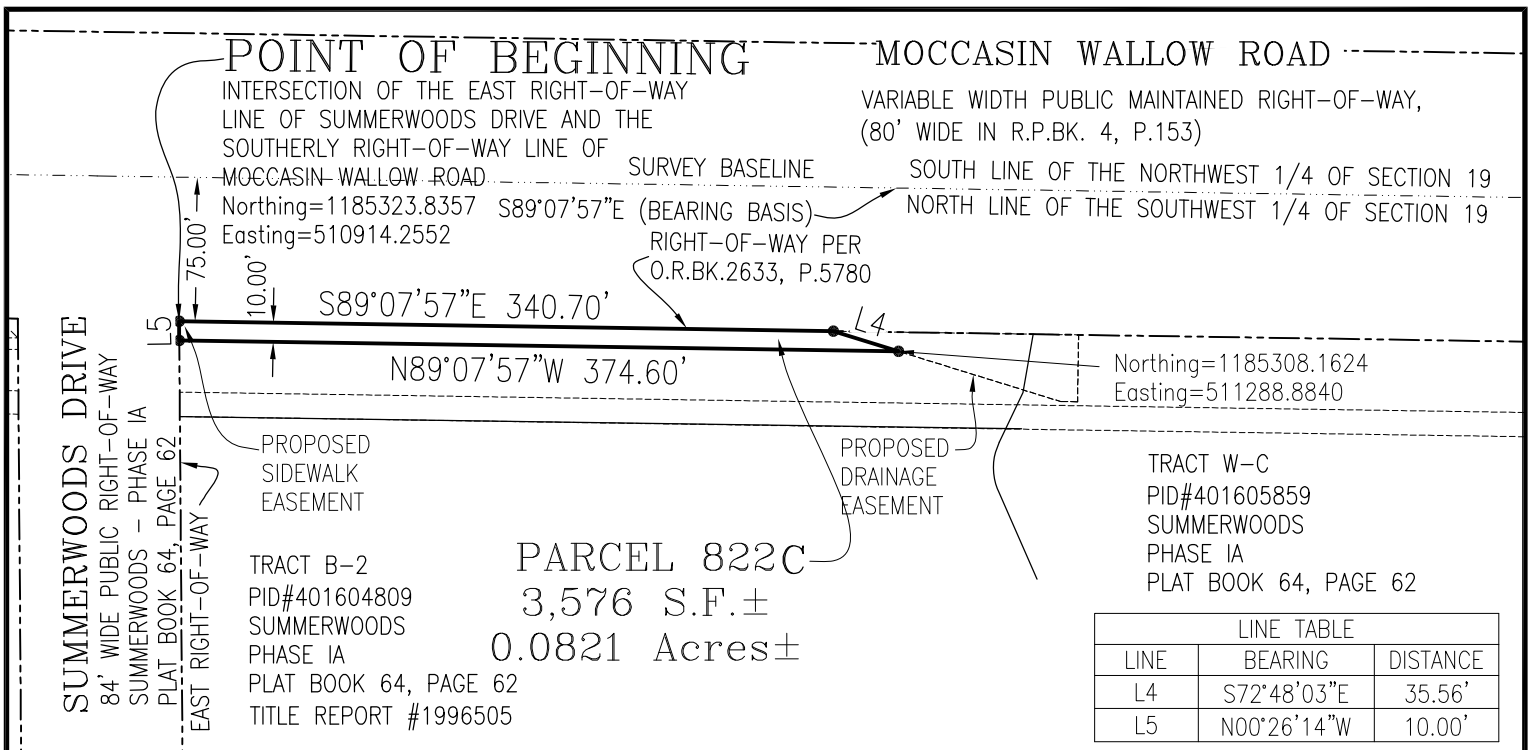
SKETCH & DESCRIPTION OF A
DRAINAGE EASEMENT PARCEL 822B IN
SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA



Stantec

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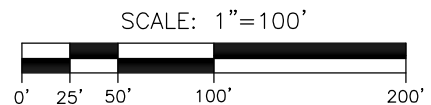
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5/23/2023

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

CERTIFIED TO: MANATEE COUNTY

May 10, 2023 - 08:19:04 JBRANNON[C:\Users\jbrannon\Documents\v-drive\2156\active\215617221_mocwallow\215617221v-sk0023-PAR 822-822A.dwg

This is NOT a Survey and Not valid without all sheets.

SKETCH & DESCRIPTION OF A
PUBLIC UTILITY EASEMENT PARCEL 822C IN
SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA



Stantec

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Tab 9

RESOLUTION 2023-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Summer Woods Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Summer Woods Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this ____ day of _____, 2023.

ATTEST:

**SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Title: _____

By: _____

Its: _____

Exhibit A: Fiscal Year 2023/2024 Budget(s)



Rizzetta & Company

Summer Woods Community Development District

SummerWoodsCDD.org

**Approved Proposed
Budget for Fiscal
Year 2023-2024**

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General Fund Budget for Fiscal Year 2023-2024	1
Debt Service Fund Budget for Fiscal Year 2023-2024	2
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General Fund Budget Account Category Descriptions	6
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Approved Proposed Budget
Summer Woods Community Development District
General Fund
Fiscal Year 2023/2024

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 823,474	\$ 823,474	\$ 822,813	\$ 661	\$ 1,276,904	\$ 454,091	
TOTAL REVENUES	\$ 825,946	\$ 826,246	\$ 1,072,813	\$ (246,567)	\$ 1,276,904	\$ 204,091	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 600	\$ 1,200	\$ 2,400	\$ 1,200	\$ 7,000	\$ 4,600	7 meetings* 5 members
Financial & Administrative							
Administrative Services	\$ 2,458	\$ 4,917	\$ 4,917	\$ -	\$ 5,163	\$ 246	contract price
District Management	\$ 10,981	\$ 21,962	\$ 21,962	\$ -	\$ 23,060	\$ 1,098	contract price
Accounting Services	\$ 9,833	\$ 19,667	\$ 19,667	\$ -	\$ 20,651	\$ 984	contract price
Auditing Services	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	contract price
District Engineer	\$ 5,925	\$ 11,850	\$ 5,000	\$ (6,850)	\$ 15,000	\$ 10,000	hourly rate
Disclosure Report	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ 7,000	\$ (1,000)	contract price
Trustees Fees	\$ 11,456	\$ 11,456	\$ 8,200	\$ (3,256)	\$ 12,000	\$ 3,800	\$9,333 spent last FY
Assessment Roll	\$ 5,463	\$ 5,463	\$ 5,463	\$ -	\$ 5,736	\$ 273	contract price
Arbitrage Rebate Calculation	\$ 900	\$ 900	\$ 900	\$ -	\$ 900	\$ -	contract price
Financial and Revenue Collections	\$ 1,967	\$ 3,933	\$ 3,933	\$ -	\$ 4,130	\$ 197	contract price
Public Officials Liability Insurance	\$ 2,733	\$ 2,733	\$ 3,050	\$ 317	\$ 3,143	\$ 93	EGIS 23/24 proposal projected 15% inc
Legal Advertising	\$ 559	\$ 1,118	\$ 3,000	\$ 1,882	\$ 3,000	\$ -	\$1,433 spent last FY
Dues, Licenses & Fees	\$ 1,175	\$ 2,350	\$ 1,500	\$ (850)	\$ 1,500	\$ -	\$927 spent last FY
Website Hosting, Maintenance, and Email	\$ 1,913	\$ 2,753	\$ 2,753	\$ -	\$ 2,753	\$ -	contract price
Legal Counsel							
District Counsel	\$ 8,991	\$ 17,982	\$ 25,000	\$ 7,018	\$ 25,000	\$ -	\$15,129 spent last FY
Administrative Subtotal	\$ 72,954	\$ 120,284	\$ 119,745	\$ (539)	\$ 140,036	\$ 20,291	
EXPENDITURES - FIELD OPERATIONS							
Electric Utility Services							
Utility Services - Amenity Center	\$ 9,252	\$ 18,504	\$ 20,000	\$ 1,496	\$ 20,000	\$ -	\$17,415 spent last FY
Utility Services - Street Lights	\$ 3,803	\$ 7,606	\$ 170,000	\$ 162,394	\$ 180,180	\$ 10,180	RET lease
Water-Sewer Combination Services							
Utility - Irrigation	\$ 3,710	\$ 7,420	\$ 12,000	\$ 4,580	\$ 20,000	\$ 8,000	\$10,127 spent last FY - new phases
Utility - Amenity Center Trash Removal	\$ 331	\$ 662	\$ 3,500	\$ 2,838	\$ 1,500	\$ (2,000)	manatee county trash collection
Stormwater Control							
Aquatic Maintenance	\$ 9,050	\$ 18,100	\$ 32,400	\$ 14,300	\$ 42,000	\$ 9,600	contract price + new phases
Wetland Maintenance/Exotic Nuisance Removal	\$ 1,250	\$ 2,500	\$ 76,700	\$ 74,200	\$ 80,000	\$ 3,300	contract price \$71,100 plus potential add ons or removals
Midge Fly Control	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	new line item
Other Physical Environment							
Landscape Maintenance	\$ 129,607	\$ 259,214	\$ 325,000	\$ 65,786	\$ 325,000	\$ -	future addendum for phases 3+4 \$179,251
Landscape Mulch	\$ -	\$ -	\$ 92,613	\$ 92,613	\$ 92,613	\$ -	current contract \$62,613 + future addendum phase 3+4 \$30,000
Irrigation Maintenance	\$ 1,068	\$ 2,136	\$ 10,000	\$ 7,864	\$ 10,000	\$ -	Brightview proposed phases 1-4
Plant Replacement	\$ 12,264	\$ 24,528	\$ 15,000	\$ (9,528)	\$ 25,000	\$ 10,000	\$10,127 spent last FY + new phases
General Liability Insurance	\$ 3,819	\$ 3,819	\$ 3,730	\$ (89)	\$ 4,392	\$ 662	EGIS 23/24 proposal projected 15% inc
Property Insurance	\$ 19,924	\$ 19,924	\$ 10,331	\$ (9,593)	\$ 29,886	\$ 19,555	EGIS 23/24 proposal projected 50% inc
Pressure Washing	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$0 spent last FY
Entry & Walls Maintenance & Repair	\$ 510	\$ 1,020	\$ 15,000	\$ 13,980	\$ 15,000	\$ -	new line item current FY, includes fences
Field Services	\$ 4,200	\$ 8,400	\$ 9,000	\$ 600	\$ 9,600	\$ 600	contract price + new additions
Parks and Recreation							
Management Contract	\$ 2,792	\$ 5,584	\$ -	\$ (5,584)	\$ 25,000	\$ 25,000	contract price
Dog Park/Station Maintenance	\$ 1,164	\$ 2,328	\$ 5,000	\$ 2,672	\$ 8,000	\$ 3,000	contract price (5k), plus additions to new phases
Nature Trail Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	new line item current FY
Pool Service Contract	\$ 8,502	\$ 17,004	\$ 20,000	\$ 2,996	\$ 18,408	\$ (1,592)	contract price
Pool /Splashpad Repairs	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000	new line item current FY
Pool Furniture Repair/Replacement	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	new line item current FY
Amenity Center Maintenance	\$ 7,841	\$ 15,682	\$ 25,000	\$ 9,318	\$ 25,000	\$ -	\$21,491 spent last FY-includes janitorial staff
HVAC maintenance	\$ -	\$ -	\$ 374	\$ 374	\$ 1,500	\$ 1,126	new line item current FY
Telephone, Internet, Cable	\$ 979	\$ 1,958	\$ 1,920	\$ (38)	\$ 2,500	\$ 580	\$1,967 spent last FY
Playground Mulch	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$0 spent last FY
Playground Repairs	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$0 spent last FY
Access Control	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$180 spent last FY
Security	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 95,000	\$ 75,000	for increased security
Holiday Decorations	\$ 4,500	\$ 4,500	\$ -	\$ (4,500)	\$ 15,000	\$ 15,000	\$4,500 spent last season (one entrance, will have two this year)
Contingency							
Miscellaneous Contingency	\$ 22,686	\$ 45,372	\$ 30,000	\$ (15,372)	\$ 15,789	\$ (14,211)	\$12,031 spent last FY
Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	need to have reserve study completed
Field Operations Subtotal	\$ 247,252	\$ 466,261	\$ 953,068	\$ 486,807	\$ 1,136,868	\$ 183,800	
TOTAL EXPENDITURES	\$ 320,206	\$ 586,545	\$ 1,072,813	\$ 486,268	\$ 1,276,904	\$ 204,091	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 505,740	\$ 239,701	\$ -	\$ (732,835)	\$ -	\$ -	

Summer Woods Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2018A-1 (AA1)	Series 2020 (AA2)	Series 2021 (AA2)	Series 2021 (AA3)	Budget for 2023/2024
REVENUES					
Special Assessments					
Net Special Assessments	\$242,399.63	\$355,803.92	\$149,149.97	\$400,752.50	\$1,148,106.02
TOTAL REVENUES	\$242,399.63	\$355,803.92	\$149,149.97	\$400,752.50	\$1,148,106.02
EXPENDITURES					
Administrative					
Financial & Administrative					
Debt Service Obligation	\$242,399.63	\$355,803.92	\$149,149.97	\$400,752.50	\$1,148,106.02
Administrative Subtotal	\$242,399.63	\$355,803.92	\$149,149.97	\$400,752.50	\$1,148,106.02
TOTAL EXPENDITURES	\$242,399.63	\$355,803.92	\$149,149.97	\$400,752.50	\$1,148,106.02
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

Gross assessments

\$1,232,931.72

Notes:

1. Tax Roll Collection Costs (3%) and Early Payment Discounts (4%) are a total 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$1,276,903.80
Collection Cost @ 3%		\$41,190.45
Early Payment Discount @ 4%		\$54,920.59
2023/2024 Total		<u>\$1,373,014.84</u>

2022/2023 O&M Budget	\$822,813.00
2023/2024 O&M Budget	\$1,276,903.80

Total Difference	<u><u>\$454,090.80</u></u>
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	PER UNIT ANNUAL ASSESSMENT ⁽¹⁾		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2018A-1 Debt Service - SF 40' (AA1)	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,167.98	\$1,240.86	\$72.88	6.24%
Total	\$2,241.86	\$2,314.74	\$72.88	3.25%
Series 2018A-1 Debt Service - SF 40' gated (AA1)	\$1,181.27	\$1,181.27	\$0.00	0.00%
Operations/Maintenance - SF 40' gated	\$1,167.98	\$1,240.86	\$72.88	6.24%
Total	\$2,349.25	\$2,422.13	\$72.88	3.10%
Series 2018A-1 Debt Service - SF 50' (AA1)	\$1,181.27	\$1,181.27	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,459.98	\$1,551.08	\$91.10	6.24%
Total	\$2,641.25	\$2,732.35	\$91.10	3.45%
Series 2020 Debt Service - SF 40' (AA2)	\$1,181.00	\$1,181.00	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,167.98	\$1,240.86	\$72.88	6.24%
Total	\$2,348.98	\$2,421.86	\$72.88	3.10%
Series 2020 Debt Service - SF 50' (AA2)	\$1,289.00	\$1,289.00	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,459.98	\$1,551.08	\$91.10	6.24%
Total	\$2,748.98	\$2,840.08	\$91.10	3.31%
Series 2020 Debt Service - SF 40' Partial (AA2)	\$1,073.88	\$1,073.88	\$0.00	0.00%
Operations/Maintenance - SF 40' Partial	\$1,167.98	\$1,240.86	\$72.88	6.24%
Total	\$2,241.86	\$2,314.74	\$72.88	3.25%
Series 2020 Debt Service - SF 50' Partial (AA2)	\$1,181.27	\$1,181.27	\$0.00	0.00%
Operations/Maintenance - SF 50' Partial	\$1,459.98	\$1,551.08	\$91.10	6.24%
Total	\$2,641.25	\$2,732.35	\$91.10	3.45%
Series 2021 Debt Service - SF 40' (AA2)	\$1,610.82	\$1,610.82	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,167.98	\$1,240.86	\$72.88	6.24%
Total	\$2,778.80	\$2,851.69	\$72.89	2.62%
Series 2021 Debt Service - SF 40' Partial (AA2)	\$1,181.27	\$1,181.27	\$0.00	0.00%
Operations/Maintenance - SF 40' Partial	\$1,167.98	\$1,240.86	\$72.88	6.24%
Total	\$2,349.25	\$2,422.13	\$72.88	3.10%
Series 2021 Debt Service - SF 50' (AA2)	\$1,610.82	\$1,610.82	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,459.98	\$1,551.08	\$91.10	6.24%
Total	\$3,070.80	\$3,161.90	\$91.10	2.97%
Series 2021 Debt Service - SF 50' Partial (AA2)	\$1,315.51	\$1,315.51	\$0.00	0.00%
Operations/Maintenance - SF 50' Partial	\$1,459.98	\$1,551.08	\$91.10	6.24%
Total	\$2,775.49	\$2,866.59	\$91.10	3.28%

Series 2021 Debt Service - SF 40' (AA3)	\$1,420.33	\$1,420.33	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$0.00	\$1,240.86	\$1,240.86	(1)
Total	\$1,420.33	\$2,661.20	\$1,240.87	87.36%
Series 2021 Debt Service - SF 50' (AA3)	\$1,420.33	\$1,420.33	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$0.00	\$1,551.08	\$1,551.08	(1)
Total	\$1,420.33	\$2,971.41	\$1,551.08	109.21%

⁽¹⁾ FY 2023-2024 will be the first year of levied O&M assessments for Assessment Area 3.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

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FISCAL YEAR 2023/2024 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TOTAL BUDGET		\$1,276,903.80
COLLECTION COSTS @	3.0%	\$41,190.45
EARLY PAYMENT DISCOUNT @	4.0%	\$54,920.59
TOTAL O&M ASSESSMENT		\$1,373,014.84

UNITS ASSESSED

ALLOCATION OF O&M ASSESSMENT

PER LOT ANNUAL ASSESSMENT

LOT SIZE	UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT					
	SERIES 2018A-1 (AA1)	SERIES 2020 (AA2)	Series 2021 (AA2)	Series 2021 (AA3)		TOTAL	% TOTAL	O&M		SERIES 2018A-1 (AA1)	SERIES 2020 (AA2)	Series 2021 (AA2)	Series 2021 (AA3)		
	O&M	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	EAU	EAUs	EAUs	PER PARCEL	O&M ⁽⁴⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
<u>Assessment Area One (2018)</u>															
Single Family 40'	40	40	0	0	0	1.00	40.00	3.62%	\$49,634.52	\$1,240.86	\$1,073.88	\$0.00	\$0.00	\$0.00	\$2,314.74
Single Family 40' gated	143	143	0	0	0	1.00	143.00	12.92%	\$177,443.40	\$1,240.86	\$1,181.27	\$0.00	\$0.00	\$0.00	\$2,422.13
Single Family 50'	41	41	0	0	0	1.25	51.25	4.63%	\$63,594.23	\$1,551.08	\$1,181.27	\$0.00	\$0.00	\$0.00	\$2,732.35
<u>Assessment Area Two (2020)</u>															
Single Family 40'	8	0	8	0	0	1.00	8.00	0.72%	\$9,926.90	\$1,240.86	\$0.00	\$1,181.00	\$0.00	\$0.00	\$2,421.86
Single Family 50'	21	0	21	0	0	1.25	26.25	2.37%	\$32,572.65	\$1,551.08	\$0.00	\$1,289.00	\$0.00	\$0.00	\$2,840.08
Single Family 40' (Partial)	181	0	181	0	0	1.00	181.00	16.36%	\$224,596.19	\$1,240.86	\$0.00	\$1,073.88	\$0.00	\$0.00	\$2,314.74
Single Family 50' (Partial)	128	0	128	0	0	1.25	160.00	14.46%	\$198,538.07	\$1,551.08	\$0.00	\$1,181.27	\$0.00	\$0.00	\$2,732.35
<u>Assessment Area Two (2021)</u>															
Single Family 40'	2	0	0	2	0	1.00	2.00	0.18%	\$2,481.73	\$1,240.86	\$0.00	\$0.00	\$1,610.82	\$0.00	\$2,851.69
Single Family 40' (Partial)	21	0	0	21	0	1.00	21.00	1.90%	\$26,058.12	\$1,240.86	\$0.00	\$0.00	\$1,181.27		\$2,422.13
Single Family 50'	2	0	0	2	0	1.25	2.50	0.23%	\$3,102.16	\$1,551.08	\$0.00	\$0.00	\$1,610.82	\$0.00	\$3,161.90
Single Family 50' (Partial)	98	0	0	98	0	1.25	122.50	11.07%	\$152,005.71	\$1,551.08	\$0.00	\$0.00	\$1,315.51	\$0.00	\$2,866.59
<u>Assessment Area Three (2021)</u>															
Single Family 40'	119	0	0	0	119	1.00	119.00	10.75%	\$147,662.69	\$1,240.86	\$0.00	\$0.00	\$0.00	\$1,420.33	\$2,661.20
Single Family 50'	184	0	0	0	184	1.25	230.00	20.79%	\$285,398.48	\$1,551.08	\$0.00	\$0.00	\$0.00	\$1,420.33	\$2,971.41
Total Planned	988	224	338	123	303		1106.50	100%	\$1,373,014.84						

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

(\$96,111.04)

Net Revenue to be Collected

\$1,276,903.80

⁽¹⁾ Reflects the number of total lots with Series 2018A-1 (AA1), 2020 (AA2), 2021 (AA2) and 2021 (AA3) debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2018A-1 (AA1), Series 2020 (AA2), Series 2021 (AA2), Series 2021 (AA3) bond issues. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2023 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 10

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT:

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for

operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to sold lots (as set forth in **Exhibits “A” and “B”**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2023/2024 at the time of sale, and as evidenced by an estoppel letter prepared by the District’s Manager. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment for Fiscal Year 2023/2024. Instead, any additional costs of the District’s Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2023/2024.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2023/2024 at the time of sale, and as evidenced by an estoppel letter prepared by the District’s Manager. Any such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

- ii. Debt service assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this ____ day of _____, 2023.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

Tab 11

RESOLUTION 2023-10

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

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

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

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Manatee County, a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED this 3rd day of August, 2023.

ATTEST:

**SUMMER WOODS
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

**EXHIBIT “A”
BOARD OF SUPERVISORS’ MEETING DATES
SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024**

November 2, 2023

February 1, 2024

May 2, 2024

August 1, 2024

All meetings will convene at 10:00 a.m. at The Eagle Pointe Clubhouse, located at 11450 Moonsail Drive, Parrish, Florida 34219

Tab 12



Protection With Confidence

Marc Security Services, LLC

- ❖ Address: 5118 N 56th street ste 122/152
 - Tampa, FL 33610
- ❖ Office: (877)262-6372
- ❖ Email: Info@marcss.com
- ❖ Website: www.marcss.com

Taylor Nielsen
Summer Woods
Parrish, FL

The Marc Security organization is a team, with every person in the company a player, expected and needed to perform to their fullest capacity. **Marc Security Services** provided protection with confidence, by providing innovative, comprehensive security solutions incorporating high value, superior quality, and measurable results. We earn respect and loyalty by focusing fully on client satisfaction. Marc Security objective is to make a fair profit, achieve sales and budgeting goals, while at the same time remaining committed to quality service and strengthening the connection between its employees and clients.

Our mission is to provide professional security services for our clients' personnel and property. Marc Security Services earned its reputation through attention to detail, accountability, and highly experienced personnel. We recognize that commitment by Marc management and staff is the foundation of every successful security program. We work closely with each client to understand their requirements, and then design a custom program to establish and maintain the necessary level of security. We implement the program with talented management, reliable staff and vigilant monitoring.

Capability Statement

Marc Security Services has grown to the extent where it can compete successfully for a contract of any size. A smaller company would not have the flexibility, quality of training and ability to offer such a wide range of services. The national companies tend to be less efficient, and do not have the responsiveness and personal commitment as our locally owned company. We offer the best of both worlds.

Motivation - Team Spirit - Commitment

Proposal: Summer Woods

The **Marc Security Services** of today is made up of motivated people filled with team spirit, proud of the reputation we've earned through our commitment to total customer satisfaction, and living up to our motto: **[SAFETY]**

- **S**atisfying customers Security Needs
- **A**lways there.
- **F**or All of your Security Needs
- **E**thical in every situation
- **T**he professional approach to security.
- **Y**our Trusted Security Company.

Management Systems

Proven management systems are ready to handle up to twice the current business volume without significant changes, leaving a large unused capacity waiting to be filled.

Client Access to Management

When client telephones Marc Security (any time of day), you have the option of speaking directly to any member of our company's supervisory, management, or executive staff. There is always a manager on duty, 24-hours a day, every day. The dispatcher can page or patch your management to an executive or manager, anytime. All managers are required to check their voice mail, even on days off.

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Marc Security routinely provides its clients with security awareness bulletins and other information that might be needed to make informed security decisions. Our top-level executives and managers lecture on security issues at meetings set up with client personnel and their tenants.

The Future is Now

As Marc Security turns now to the future, it is more important than ever that commitment to quality remain alive in every manager for all employees to observe and learn from. An honest, open communication between both clients and company, and employees and managers, is an essential part of this philosophy, and is encouraged and practiced by everyone.

Equal Employment Opportunity

In order to provide equal employment and advancement opportunities to all individuals, employment decisions at Marc Security will be based on merit, qualifications, and abilities. Except where required or permitted by law, employment practices will not be influenced or affected by an applicant's or employee's race, color, religion, sex, national origin, age, disability, or any other characteristic protected by law.

Marc security is in full compliance with the federal mandates of the Americans with Disabilities Act. Marc security will make reasonable accommodations for qualified individuals with known disabilities unless doing so would result in an undue hardship. This policy governs all aspects of employment, including selection, job assignment, compensation, discipline, termination, and access to benefits and training.

In addition to a commitment to provide equal employment opportunities to all qualified individuals, Marc Security Services has established an affirmative action program to promote opportunities for individuals in certain protected classes throughout the organization.

Marc Security Services believes that the work conditions, wages, and benefits it offers to its employees are competitive with those offered by other employers in this area and in this industry. If employees have concerns about work conditions or compensation, they are strongly encouraged to voice these concerns openly and directly to their supervisors.

Our experience has shown that when employees deal openly and directly with supervisors, the work environment can be excellent, communications can be clear, and attitudes can be positive. We believe that Marc Security Services amply demonstrates its commitment to employees by responding effectively to employee concerns.

In an effort to protect and maintain direct employer/employee communications, we will resist organization, within applicable legal limits, and protect the right of employees to speak for themselves.

If and when employees examine the option of representation by individuals outside Marc Security Services, however, we strongly encourage careful consideration of such related issues as regular deductions from paychecks for representation fees, the potential for outside interference with supervisory relationships, and the commitment to comply with directions from third parties.

Immigration Law

Compliance

Marc Security Services is committed to employing only United States citizens and aliens who are authorized to work in the United States and does not unlawfully discriminate on the basis of citizenship or national origin.

In compliance with the Immigration Reform and Control Act of 1986, each new employee, as a condition of employment, must complete the Employment Eligibility Verification Form I-9 and present documentation establishing identity and employment eligibility. Former employees who are rehired must also complete the form if they have not completed an I-9 with Marc Security Services within the past three years, or if their previous I-9 is no longer retained or valid.

Smoke-Free Workplace

In keeping with Marc Security Services' intent to provide a safe and healthful work environment, smoking in the workplace is prohibited except in those locations that have been specifically designated as smoking areas. In situations where the preferences of smokers and nonsmokers are in direct conflict, the preferences of nonsmokers will prevail.

Security officers shall not smoke while on-duty in public view, or in areas where it is prohibited, including client managed properties and Marc Security Services owned vehicles.

Drug and Alcohol Use

It is Marc Security Services' desire to provide a drug-free, healthful, and safe workplace. To promote this goal, employees are required to report to work in appropriate mental and physical condition to perform their jobs in a satisfactory manner.

While on Marc Security Services premises and while conducting business-related activities off [Marc Security Services premises, no employee may use, possess, distribute, sell, or be under the influence of alcohol or engage in the unlawful manufacture, distribution, dispensation, possession, or use of illegal drugs. Violations of this policy may lead to disciplinary action, up to and including immediate termination of employment, and/or required participation in a substance abuse rehabilitation or treatment program. Such violations may also have legal consequences. The legal use of prescribed drugs is permitted on the job only if it does not impair an employee's ability to perform the essential functions of the job effectively and in a safe manner that does not endanger other individuals in the workplace.

The legal use of over-the-counter drugs is permitted on the job only if it does not impair an employee's ability to perform the essential functions of the job effectively and in a safe manner that does not endanger other individuals in the workplace.

Operating company vehicles while taking any drugs which may impair the driver's performance is against the law and strictly prohibited. This includes, but is not limited to illegal drugs, alcohol, prescribed drugs and over-the-counter drugs (such as antihistamines, cough medications containing alcohol or codeine, etc.).

To inform employees about important provisions of this policy, Marc Security Services has established a drug-free awareness program. The program provides information on the dangers and effects of substance abuse in the workplace, resources available to employees, and consequences for violations of this policy.

Drug Testing

Marc Security Services is committed to providing a safe, efficient, and productive work environment for all employees. In keeping with this commitment, employees and job applicants may be asked to provide body substance samples (e.g., blood, urine) to determine the illicit use of marijuana, cocaine, opiates, amphetamines, alcohol, barbiturates, and phencyclidine (PCP). Marc Security Services will attempt to protect the confidentiality of all drug test results. Drug tests may be conducted in any of the following situations:

PRE-EMPLOYMENT - As a pre-qualification to assuming any position, prospective employees are required to provide a body substance sample for drug testing. This occurs in connection with the pre-employment medical examination.

PERIODIC - This Marc Security Services occurs in connection with qualifying medical examinations for required licenses.

REASONABLE CAUSE - Marc Security Services of this kind occurs when workplace unusual behavior in the workplace indicates that an employee is under the influence of drugs. Such behavior must be witnessed by at least one supervisor.

POST-ACCIDENT - Any current employee who is involved in a serious incident or accident while on duty, whether on or off the employer's premises, may be asked to provide a body substance sample to verify physical condition.

RANDOM Marc Security Services - Employees holding safety-sensitive positions may be subject to tell [Marc Security Services] at any time on a random basis.

Subject to any limitations imposed by law, a refusal to provide a body substance sample under the conditions described above may result in disciplinary action, up to and including termination of employment.

Any driver who refuses to be tested under the provisions of the DOT regulations will not be permitted to operate a commercial motor vehicle. Any driver who tests positive for drugs will be immediately disqualified and taken off the road. Where test results are positive, the driver will be advised by the Disciplinary Review Officer as to what drug was discovered.

Position descriptions and requirements

Guard I & II:

Duties: Detect and report criminal acts. Stop, question and as a last resort arrest suspected criminals. Provide security against loss from fire or mechanical equipment failure. Enforce property rules and regulations. Respond to emergency situations involving the safety and security of the facility. Control access to specific areas of a facility or building and act as a crowd control monitor. Reports to Security Officer Supervisor.

Minimum**Education And**

experiences: Must be at least 21 years old, have high school diploma and one year of specialized experience with the knowledge, skills, and abilities to successfully perform the duties of a security guard, such as work with a Federal, State, municipal, local, or private protective organization that involves the protection of property against such hazards as fire, theft, damage, accident, trespassing or maintaining order and protecting life. Requires good communications skills and a valid driver's license. Must be a U.S. citizen and speak English.

Security clerk**Duties:**

Performs specialized support services relating to a broad range of administrative functions such as: budget and financial management, personnel management, training, procurement, contracts, property management, space management, and travel. Maintains monitors and performs preliminary analysis of budget and fiscal control records. Translates budget data into prescribed budget formats to be used for the purposes of budget formulation. Organizes and maintains departmental filing system for quick location. Reports to Project Manager.

Minimum**Education****And experience:**

Must be a high school graduate and have the ability to operate in state-of-the-art software in a Local Area Network (LAN) environment, including word processing, scheduling and calendar software, graphics, spreadsheets, records management and electronic mail. Individual must possess demonstrated interpersonal communication skills; must have experience in managing inter and intra office incoming and outgoing correspondence. Person must have one year of related experience. Must be a U.S. citizen and speak English.

Project Manager:

Duties: Client consultation to conduct a site survey for entries/exits, security personnel required, client concerns and special request. Coordinates with Shift Security Officer Supervisor the responsibilities of MPS staff, their shift assignments, necessary equipment required, emergency protocol and site emergency procedures. Schedules all site-specific training for assigned security personnel, including the mandatory safety orientation for all workers. Serves as liaison between the client and MPS staff, assuring all channels of communication are consistent

**Minimum
Education**

And experience: Bachelor's degree from an accredited university or college in law enforcement, security management or related fields, or ten (10) years of directly related experience in the application of security principles for the protection of critical national assets, including the protection of sensitive materials, weapons, facilities, and personnel. Advanced/specialized educational courses in areas related to law enforcement are required. Demonstrated ability to understand the application of a wide range of national, state, and local laws and security requirements sufficient to develop and evaluate complex protection strategies for assets. Must be a U.S. citizen and speak English.

SECURITY OFFICER SUPERVISOR

Duties: Reviews, coordinates, and interprets policy standards and directives, analyzing these directives to devise requirements and formulate strategies for the resolution of issues and concerns. Directly responsible for supervision and management of all security and emergency dispatch personnel. Perform duties as first responder for all medical emergencies. Prepares and/or oversees the preparation, update and modification of relative instructions and procedures. Analyzes resources and workload, making recommendations for modifications and/or changes to management. Ensures that personnel under his/her cognizance are assigned and supervised in a productive manner. Continually reviews and evaluates his/her organizations' performance and implements changes to improve operations and/or morale. Supervises and coordinates the activities of the various shifts and patrols through assigned shift supervisors and other staff members. Responsible for determining the training needs of subordinates. Responds to medical emergencies providing initial first aid and CPR required actions. Reports to Project Manager.

**Minimum
Education**

And experience: Associates Degree from an accredited university or college in law enforcement, security management, business, or related fields or three (3) years of directly experience in the application of security principles for the protection of critical national assets, including the protection of sensitive materials, weapons, facilities, and personnel. Advanced/specialized educational courses in areas related to law enforcement are required. Must be CPR certified, and /or State Firearms certification. Must be a U.S. citizen and speak English.

Proposal: Summer Woods

Price sheet Armed, unarmed and Patrol

Type of service Hourly Rate

Unarmed Guard	\$23.05	
---------------	---------	--

Hourly RATE	
Patrol Vehicle	\$ 7.10

Holiday pay is the original rate X 1.5

The manpower:

Monday

Tuesday:

Wednesday:

Thursday:

Friday

Saturday:

Sunday:

Approve signature: _____

Date: _____

Time: _____

Type of service: _____

Start date: _____

From: [Offduty](#)
To: [Matt O'Nolan](#)
Subject: [EXTERNAL]RE: Off Duty Officer
Date: Tuesday, July 11, 2023 12:26:46 PM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Good Afternoon,

Which neighborhood are you looking to hire Deputies for? I have to put it on our contract. The first step to this process is to complete an electronic contract with us that will be reviewed by management. If approved, you will receive an invoice from our vendor, Power Details. We do require pre-payment before the details can be posted to the Deputies. Once we receive pre-payment to begin services, we can move to at the end of the month billing from then on if you would like services for longer than 2 months.

Our rate is \$65 per hour with a 3 hour minimum. You can have shifts longer than 3hrs if you would like as well, but anything less than 3hrs you will have to pay for 3. If you have any questions please let me know. Thank you!

Nicole Crosby

Off-Duty Employment Specialist
Manatee County Sheriff's Office
600 301 Blvd W Ste 202
Bradenton FL 34205
941-747-3011 Ext 2283
C 941-737-0671

From: Matt O'Nolan <MONolan@rizzetta.com>
Sent: Tuesday, July 11, 2023 11:55 AM
To: Offduty <Offduty@manateesherriff.com>
Subject: Off Duty Officer

Caution: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information.

Utilize the Phishing Button in Outlook to report suspected phishing emails.

Hello,

We are looking into hiring off duty officers to secure our Amenity Center, can you please send me the details/contract on how to do this.

Thank you!

Matt O’Nolan
District Manager

813.533.2950 Ext.: 2928
monolan@rizzetta.com

rizzetta.com

Electronic Mail Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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Please note: Florida has very broad public records laws. Most written communications to or from the Manatee County Sheriff’s Office are public records available to the public upon request. Your e-mail, including your e-mail address, may be subject to public disclosure.

CLIENT COPY

GLOBAL RESPONSE SERVICE, LLC.
9340 NORTH 56TH STREET 222 SUITE F
877-477-6771
B-3100228



Proposal: FOR SECURITY GUARD SERVICES

Client: Premises / site security

Global Response Service, an independent contractor (hereinafter referred to as "Security Company") and the above-named client (hereinafter referred to as "Client")

WITNESSETH that in consideration of the mutual covenants and agreements to be kept and performed on the part of the parties hereto, the parties hereby agree as follows:

All guards and supervisors must meet the following minimum requirements:

Security Officer Level 2 - An unarmed individual with a Class D license, A minimum of two years' experience either as a Class D Licensed Security Officer or having served in the military or law enforcement. The Client agrees to pay 20 dollars per hour for the services of the Security Officer Level 2.

Security Officer Level 4 - An armed individual with Class D and Class G licenses. A minimum of five years' experience as a Class D Licensed Security Officer and two years' experience as a Class G Licensed Security Officer or five years having served in the military or law enforcement. The Client agrees to pay 25 dollars per hour for the services of the Security Officer Level 4.

Description Of Services

Global Response Service Officers shall perform all tasks in accordance with the duties outlined within the Statement of Work (SOW) and Facility Port Orders.

Our Officers will provide courteous, timely service while maintaining control of all personnel and vehicles entering the facility.

Our Officers will patrol facility perimeter and secure areas for hazards and unsafe conditions and unauthorized visitors.

Our Officers will observe for signs of criminal activity or disorder and investigate disturbances.

Client hereby retains Security Company as an independent contractor to provide the services of 1 security guard for the above-described service/event.

Global Response Service is Licensed and Insured

CLIENT COPY



VANGUARD SECURITY GROUP

PROPOSAL FOR SERVICES

ATTN: Matthew O’Nolan, Rizzetta & Company
Date: 06/07/2023

VANGUARD SECURITY GROUP is pleased to present this proposal for security guard services. We understand the need your organization has for a security presence at your facility and we are confident that our proposed services will effectively address your needs. With over 40 years of experience and a good relationship with Tampa Bay Police, our successful track record makes us a capable partner. We look forward to forming a mutually rewarding relationship.

CONTACT



(813) 406-0304



info@vanguardsecuritygroup.com

OVERVIEW

Vanguard Security Group can provide:

- Armed and/or unarmed licensed guards
 - Professionals with ample security experience
 - With uniform or without uniform/incognito
- Foot and/or car patrols around the perimeter of your facility
- Random inspections of your facility by Vanguard Security Group management staff
- Customized security training to better protect your facility
- Free consultation 24/7 concerning any other security needs that may present

PRICE QUOTE

Our security officers have completed our training and have been certified by the State of Florida. Their licenses must remain active for the duration of the contract. They all have previous experience in security, police work, and/or criminal investigations.

Armed and Unarmed Security Services

The rate per security officer per hour is as follows: **\$30 plus tax**

Equipment and Uniforms

1. Uniforms (Presentable 2 – 3 per year): no charges
2. Two-way radios (with coverage across the United States): no charges
3. Cell Phones: no charges
4. Electronic patrol tracking system (Intelligent System): no charges
5. Umbrellas: no charges
6. Jacket/rain coat: no charges
7. Security ID Badge: no charges

COMPANY BACKGROUND

Since 2010, Vanguard Security Group has been in the business of protecting South Florida with a broad range of security services. Vanguard Security Group is also a member of the American Board for Certification in Homeland Security. Using our extensive Israeli military experience, we train local personnel with the latest techniques to excel when it comes to keeping residential and commercial properties safe.

Founded by Meir Amram and his father Victor Amram, PhD, Vanguard Security Group has more than 40 years of experience in security and crime prevention. In 1998, Venezuela nominated Mr. Victor Amram to the position of Secretary General of the International Criminal Police Organization (INTERPOL). Having served nine years as the Director of the University of Criminal Justice in Venezuela, Mr. Meir Amram was the leading authority in investigating cases related to narcotics and kidnappings situations. Mr. Amram holds degrees in Forensic Sciences, Psychology and certifications in the State of Florida as a security officer + instructor, private investigator + instructor and recovery instructor. Currently, Mr. Amram teaches Law Enforcement in Dade County and recently received the Master in National Security, Nova University USA.

CONCLUSION

We are confident that we can meet and exceed your expectations when it comes to providing high-quality security guard services at your facility.

If you would like to discuss further or have any questions about this proposal, please contact Sani Berger at (813) 406-0304.

Thank You for Your Consideration,

Meir Amram

Vanguard Security Group



Protection With Confidence

Marc Security Services, LLC

- ❖ Address: 5118 N 56th street ste 122/152
 - Tampa, FL 33610
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Taylor Nielsen
Summer Woods
Parrish, FL

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Our experience has shown that when employees deal openly and directly with supervisors, the work environment can be excellent, communications can be clear, and attitudes can be positive. We believe that Marc Security Services amply demonstrates its commitment to employees by responding effectively to employee concerns.

In an effort to protect and maintain direct employer/employee communications, we will resist organization, within applicable legal limits, and protect the right of employees to speak for themselves.

If and when employees examine the option of representation by individuals outside Marc Security Services, however, we strongly encourage careful consideration of such related issues as regular deductions from paychecks for representation fees, the potential for outside interference with supervisory relationships, and the commitment to comply with directions from third parties.

Immigration Law

Compliance

Marc Security Services is committed to employing only United States citizens and aliens who are authorized to work in the United States and does not unlawfully discriminate on the basis of citizenship or national origin.

In compliance with the Immigration Reform and Control Act of 1986, each new employee, as a condition of employment, must complete the Employment Eligibility Verification Form I-9 and present documentation establishing identity and employment eligibility. Former employees who are rehired must also complete the form if they have not completed an I-9 with Marc Security Services within the past three years, or if their previous I-9 is no longer retained or valid.

Smoke-Free Workplace

In keeping with Marc Security Services' intent to provide a safe and healthful work environment, smoking in the workplace is prohibited except in those locations that have been specifically designated as smoking areas. In situations where the preferences of smokers and nonsmokers are in direct conflict, the preferences of nonsmokers will prevail.

Security officers shall not smoke while on-duty in public view, or in areas where it is prohibited, including client managed properties and Marc Security Services owned vehicles.

Drug and Alcohol Use

It is Marc Security Services' desire to provide a drug-free, healthful, and safe workplace. To promote this goal, employees are required to report to work in appropriate mental and physical condition to perform their jobs in a satisfactory manner.

While on Marc Security Services premises and while conducting business-related activities off [Marc Security Services premises, no employee may use, possess, distribute, sell, or be under the influence of alcohol or engage in the unlawful manufacture, distribution, dispensation, possession, or use of illegal drugs. Violations of this policy may lead to disciplinary action, up to and including immediate termination of employment, and/or required participation in a substance abuse rehabilitation or treatment program. Such violations may also have legal consequences. The legal use of prescribed drugs is permitted on the job only if it does not impair an employee's ability to perform the essential functions of the job effectively and in a safe manner that does not endanger other individuals in the workplace.

The legal use of over-the-counter drugs is permitted on the job only if it does not impair an employee's ability to perform the essential functions of the job effectively and in a safe manner that does not endanger other individuals in the workplace.

Operating company vehicles while taking any drugs which may impair the driver's performance is against the law and strictly prohibited. This includes, but is not limited to illegal drugs, alcohol, prescribed drugs and over-the-counter drugs (such as antihistamines, cough medications containing alcohol or codeine, etc.).

To inform employees about important provisions of this policy, Marc Security Services has established a drug-free awareness program. The program provides information on the dangers and effects of substance abuse in the workplace, resources available to employees, and consequences for violations of this policy.

Drug Testing

Marc Security Services is committed to providing a safe, efficient, and productive work environment for all employees. In keeping with this commitment, employees and job applicants may be asked to provide body substance samples (e.g., blood, urine) to determine the illicit use of marijuana, cocaine, opiates, amphetamines, alcohol, barbiturates, and phencyclidine (PCP). Marc Security Services will attempt to protect the confidentiality of all drug test results. Drug tests may be conducted in any of the following situations:

PRE-EMPLOYMENT - As a pre-qualification to assuming any position, prospective employees are required to provide a body substance sample for drug testing. This occurs in connection with the pre-employment medical examination.

PERIODIC - This Marc Security Services occurs in connection with qualifying medical examinations for required licenses.

REASONABLE CAUSE - Marc Security Services of this kind occurs when workplace unusual behavior in the workplace indicates that an employee is under the influence of drugs. Such behavior must be witnessed by at least one supervisor.

POST-ACCIDENT - Any current employee who is involved in a serious incident or accident while on duty, whether on or off the employer's premises, may be asked to provide a body substance sample to verify physical condition.

RANDOM Marc Security Services - Employees holding safety-sensitive positions may be subject to tell [Marc Security Services] at any time on a random basis.

Subject to any limitations imposed by law, a refusal to provide a body substance sample under the conditions described above may result in disciplinary action, up to and including termination of employment.

Any driver who refuses to be tested under the provisions of the DOT regulations will not be permitted to operate a commercial motor vehicle. Any driver who tests positive for drugs will be immediately disqualified and taken off the road. Where test results are positive, the driver will be advised by the Disciplinary Review Officer as to what drug was discovered.

Position descriptions and requirements

Guard I & II:

Duties: Detect and report criminal acts. Stop, question and as a last resort arrest suspected criminals. Provide security against loss from fire or mechanical equipment failure. Enforce property rules and regulations. Respond to emergency situations involving the safety and security of the facility. Control access to specific areas of a facility or building and act as a crowd control monitor. Reports to Security Officer Supervisor.

Minimum**Education And**

experiences: Must be at least 21 years old, have high school diploma and one year of specialized experience with the knowledge, skills, and abilities to successfully perform the duties of a security guard, such as work with a Federal, State, municipal, local, or private protective organization that involves the protection of property against such hazards as fire, theft, damage, accident, trespassing or maintaining order and protecting life. Requires good communications skills and a valid driver's license. Must be a U.S. citizen and speak English.

Security clerk**Duties:**

Performs specialized support services relating to a broad range of administrative functions such as: budget and financial management, personnel management, training, procurement, contracts, property management, space management, and travel. Maintains monitors and performs preliminary analysis of budget and fiscal control records. Translates budget data into prescribed budget formats to be used for the purposes of budget formulation. Organizes and maintains departmental filing system for quick location. Reports to Project Manager.

Minimum**Education****And experience:**

Must be a high school graduate and have the ability to operate in state-of-the-art software in a Local Area Network (LAN) environment, including word processing, scheduling and calendar software, graphics, spreadsheets, records management and electronic mail. Individual must possess demonstrated interpersonal communication skills; must have experience in managing inter and intra office incoming and outgoing correspondence. Person must have one year of related experience. Must be a U.S. citizen and speak English.

Project Manager:

Duties: Client consultation to conduct a site survey for entries/exits, security personnel required, client concerns and special request. Coordinates with Shift Security Officer Supervisor the responsibilities of MPS staff, their shift assignments, necessary equipment required, emergency protocol and site emergency procedures. Schedules all site-specific training for assigned security personnel, including the mandatory safety orientation for all workers. Serves as liaison between the client and MPS staff, assuring all channels of communication are consistent

**Minimum
Education**

And experience: Bachelor's degree from an accredited university or college in law enforcement, security management or related fields, or ten (10) years of directly related experience in the application of security principles for the protection of critical national assets, including the protection of sensitive materials, weapons, facilities, and personnel. Advanced/specialized educational courses in areas related to law enforcement are required. Demonstrated ability to understand the application of a wide range of national, state, and local laws and security requirements sufficient to develop and evaluate complex protection strategies for assets. Must be a U.S. citizen and speak English.

SECURITY OFFICER SUPERVISOR

Duties: Reviews, coordinates, and interprets policy standards and directives, analyzing these directives to devise requirements and formulate strategies for the resolution of issues and concerns. Directly responsible for supervision and management of all security and emergency dispatch personnel. Perform duties as first responder for all medical emergencies. Prepares and/or oversees the preparation, update and modification of relative instructions and procedures. Analyzes resources and workload, making recommendations for modifications and/or changes to management. Ensures that personnel under his/her cognizance are assigned and supervised in a productive manner. Continually reviews and evaluates his/her organizations' performance and implements changes to improve operations and/or morale. Supervises and coordinates the activities of the various shifts and patrols through assigned shift supervisors and other staff members. Responsible for determining the training needs of subordinates. Responds to medical emergencies providing initial first aid and CPR required actions. Reports to Project Manager.

**Minimum
Education**

And experience: Associates Degree from an accredited university or college in law enforcement, security management, business, or related fields or three (3) years of directly experience in the application of security principles for the protection of critical national assets, including the protection of sensitive materials, weapons, facilities, and personnel. Advanced/specialized educational courses in areas related to law enforcement are required. Must be CPR certified, and /or State Firearms certification. Must be a U.S. citizen and speak English.

Proposal: Summer Woods

Price sheet Armed, unarmed and Patrol

Type of service Hourly Rate

Unarmed Guard	\$23.05	
---------------	---------	--

Hourly RATE

Patrol Vehicle	\$

Holiday pay is the original rate X 1.5

The manpower:

Monday

Tuesday:

Wednesday:

Thursday:

Friday

Saturday:

Sunday:

Approve signature: _____

Date: _____

Time: _____

Type of service: _____

Start date: _____

Tab 13

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Summer Woods CDD
C/O Rizzetta and Company
3434 Colwell Ave; Suite 200
Tampa, FL 33614

(813) 533-2950

JOB DESCRIPTION

Holiday lighting and decoration for Summer Woods CDD - Front Entrance

ITEMIZED ESTIMATE: TIME AND MATERIALS

Front Entrance	Entrance Side Install warm white C9s across the top of the Summer Woods entrance sign / wall Install clear, warm white LEDs mini lights in 10 palm trees behind entrance sign	\$4,500.00
OPTION	Install permanent track lighting across the top edge of the Summer Woods entrance sign / wall	\$5,175.00
OPTION	Install Warm White C9 lights outlining the front edge of the Amenity Center	\$2,250.00
OPTION	Install permanent track lighting outlining the front edge of the Amenity Center	\$7,750.00
	Requires 50% deposit	
TOTAL ESTIMATED JOB COST		\$4,500.00

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

*** NOTE: OPTIONS LISTED ABOVE ARE NOT INCLUDED IN TOTAL ESTIMATED JOB COST**

Tim Gay
PREPARED BY

7/25/2023
DATE

AUTHORIZED SIGNATURE FOR SUMMER WOODS CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel of Summers Woods CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Tab 14

Financial Report

September 30, 2022

Summer Woods Community Development District

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Summer Woods Community Development District

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, and each major fund of the *Summer Woods Community Development District* (the "District"), as of and for the 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 accompanying financial statements present fairly, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the 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 related 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 Responsibility for the Audit of 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 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 judgement 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 judgement, 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 starting on page 3, 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 Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 20, 2023, on our consideration of the District's internal control over financial reporting and 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 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.

McDermitt Davis

Orlando, Florida
June 20, 2023

Our discussion and analysis of *Summer Woods Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2022 by \$2,077,526, a decrease in net position of \$10,617.
- At September 30, 2022, the District's governmental funds reported fund balances of \$1,973,334, an increase of \$1,353,729.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to *Summer Woods Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

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 of the District's assets and liabilities, with the difference between the two 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 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 general government, maintenance and operations, public safety, and parks and recreation related 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.

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.

Governmental Funds

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 government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

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 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

Statement of Net Position

The District's net position was \$2,077,526 at September 30, 2022. The analysis that follows focuses on the net position of the District's governmental activities.

	2022	2021
Assets, excluding capital assets	\$ 2,394,499	\$ 1,607,738
Capital assets, net of depreciation	20,409,474	15,345,073
Total assets	22,803,973	16,952,811
Liabilities, excluding long-term liabilities	745,445	1,218,045
Long-term liabilities	19,981,002	13,646,623
Total liabilities	20,726,447	14,864,668
Net Position:		
Net investment in capital assets	587,232	1,698,450
Restricted for debt service	1,391,088	1,036,983
Unrestricted	99,206	(647,290)
Total net position	\$ 2,077,526	\$ 2,088,143

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2022 and 2021.

	2022	2021
Revenues:		
Program revenues	\$ 4,192,009	\$ 5,246,505
General revenues	200	20
Total revenues	4,192,209	5,246,525
Expenses:		
General government	429,945	380,061
Maintenance and operations	2,854,208	441,440
Parks and recreation	150,821	63,258
Interest on long-term debt	767,852	519,957
Total expenses	4,202,826	1,404,716
Change in net position	(10,617)	3,841,809
Net position, beginning	2,088,143	(1,753,666)
Net position, ending	\$ 2,077,526	\$ 2,088,143

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2022 was \$4,202,826. The majority of these costs are maintenance and operations and interest on long-term debt.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$1,973,334. Of this total, \$22,794 is non-spendable, \$1,874,128 is restricted, and the remainder of \$76,412 is unassigned.

The fund balance of the general fund increased \$99,206 due to increased assessment revenue. The debt service fund balance increased by \$448,473 due to bonds issued. The capital projects fund balance increased \$806,050 due to bonds issued.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments during the year. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2022, the District had \$20,409,474 invested in capital assets. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt

At September 30, 2022, the District had \$19,850,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Summer Woods Community Development District's* Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

Summer Woods Community Development District
Statement of Net Position
September 30, 2022

	Governmental Activities
Assets:	
Cash	\$ 156,481
Assessments receivable	522,444
Prepaid costs	21,094
Deposits	1,700
Restricted assets:	
Temporarily restricted investments	1,692,780
Capital assets:	
Capital assets not being depreciated	14,889,824
Capital assets being depreciated, net	5,519,650
Total assets	22,803,973
Liabilities:	
Accounts payable and accrued expenses	49,882
Accrued interest payable	324,280
Retainage payable	371,283
Noncurrent liabilities:	
Due within one year	410,000
Due in more than one year	19,571,002
Total liabilities	20,726,447
Net Position:	
Net investment in capital assets	587,232
Restricted for debt service	1,391,088
Unrestricted	99,206
Total net position	\$ 2,077,526

Summer Woods Community Development District
Statement of Activities
Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenue			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental Activities:					
General government	\$ 429,945	\$ 73,226	\$ 72,922	\$ -	\$ (283,797)
Maintenance and operations	2,854,208	486,110	-	1,751,624	(616,474)
Parks and recreation	150,821	25,687	-	-	(125,134)
Interest on long-term debt	767,852	1,775,223	5,411	1,806	1,014,588
					-
Total governmental activities	\$ 4,202,826	\$ 2,360,246	\$ 78,333	\$ 1,753,430	(10,817)
General Revenues:					
Miscellaneous					200
Total general revenues					200
Change in net position					(10,617)
Net position, beginning					2,088,143
Net position, ending					\$ 2,077,526

Summer Woods Community Development District
Balance Sheet - Governmental Funds
September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets:				
Cash	\$ 99,320	\$ 57,161	\$ -	\$ 156,481
Investments	-	1,529,212	163,568	1,692,780
Assessments receivable	-	155,969	366,475	522,444
Due from other funds	26,974	-	-	26,974
Prepaid costs	21,094	-	-	21,094
Deposits	1,700	-	-	1,700
Total assets	\$ 149,088	\$ 1,742,342	\$ 530,043	\$ 2,421,473
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	\$ 49,882	\$ -	\$ -	\$ 49,882
Retainage payable	-	-	371,283	371,283
Due to other funds	-	26,974	-	26,974
Total liabilities	49,882	26,974	371,283	448,139
Fund Balances:				
Nonspendable - prepaids and deposits	22,794	-	-	22,794
Restricted for:				
Debt service	-	1,715,368	-	1,715,368
Capital projects	-	-	158,760	158,760
Unassigned	76,412	-	-	76,412
Total fund balances	99,206	1,715,368	158,760	1,973,334
Total liabilities and fund balances	\$ 149,088	\$ 1,742,342	\$ 530,043	
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 in the funds.				20,409,474
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.				
Accrued interest payable		(324,280)		
Bonds payable		(19,981,002)		(20,305,282)
Net Position of Governmental Activities				\$ 2,077,526

Summer Woods Community Development District
Statement of Revenues, Expenditures and Changes in the Fund Balances -
Governmental Funds
Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues:				
Special assessments	\$ 585,023	\$ 933,539	\$ -	\$ 1,518,562
Special assessments - prepayments	-	841,684	-	841,684
Developer contributions	72,922	-	1,751,624	1,824,546
Investment and miscellaneous income	200	5,411	1,806	7,417
Total revenues	658,145	1,780,634	1,753,430	4,192,209
Expenditures:				
Current:				
General government	100,286	-	-	100,286
Maintenance and operations	394,774	-	2,278,259	2,673,033
Culture and recreation	52,569	-	-	52,569
Debt Service:				
Interest	-	678,013	-	678,013
Principal	-	910,000	-	910,000
Bond issue costs	-	-	329,659	329,659
Capital Outlay	-	-	5,343,828	5,343,828
Total expenditures	547,629	1,588,013	7,951,746	10,087,388
Excess (Deficit) of Revenues Over Expenditures	110,516	192,621	(6,198,316)	(5,895,179)
Other Financing Sources (Uses) :				
Transfers in	-	11,310	91,996	103,306
Transfers out	(11,310)	(91,996)	-	(103,306)
Bond issued	-	336,538	6,813,462	7,150,000
Original issue premium	-	-	98,908	98,908
Total other financing sources (uses)	(11,310)	255,852	7,004,366	7,248,908
Net change in fund balances	99,206	448,473	806,050	1,353,729
Fund balances, beginning of year	-	1,266,895	(647,290)	619,605
Fund balances, end of year	\$ 99,206	\$ 1,715,368	\$ 158,760	\$ 1,973,334

Summer Woods Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of
Governmental Funds to the Statement of Activities**
Year Ended September 30, 2022

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds	\$ 1,353,729
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Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Capital outlay	5,343,828	
Depreciation expense	<u>(279,427)</u>	5,064,401

The issuance of bonds are reported as revenue in the fund statements. However, the proceeds are classified as long-term liabilities in the statement of position.

Bonds issued	(7,150,000)	
Bond premium	<u>(98,908)</u>	(7,248,908)

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.	910,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	(94,368)	
Amortization of bond premium	4,684	
Amortization of bond discount	<u>(155)</u>	(89,839)
Change in Net Position of Governmental Activities		<u>\$ (10,617)</u>

Summer Woods Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual - General Fund
Year Ended September 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special assessments	\$ 874,192	\$ 874,192	\$ 585,023	\$ (289,169)
Developer contributions	-	-	72,922	72,922
Investment and miscellaneous income	-	-	200	200
Total revenues	874,192	874,192	658,145	(216,047)
Expenditures:				
Current:				
General government	107,482	107,482	100,286	7,196
Maintenance and operations	717,290	717,290	394,774	322,516
Culture and recreation	49,420	49,420	52,569	(3,149)
Total expenditures	874,192	874,192	547,629	326,563
Excess (deficit) of revenues over expenditures	-	-	110,516	110,516
Other Financing Uses				
Transfers out	-	-	(11,310)	(11,310)
Total other financing uses	-	-	(11,310)	(11,310)
Net change in fund balance	-	-	99,206	99,206
Fund balance, beginning	-	-	-	-
Fund balance, ending	\$ -	\$ -	\$ 99,206	\$ 99,206

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Summer Woods Community Development District, (the "District") was established on September 1, 2011 by the Manatee County, Florida Ordinance No. 11-13 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, all the Board of Supervisors are affiliated with the Developer, VK Summerwoods Investors, LLC. The District is economically dependent on the Developer.

The Board has final responsibility for:

1. Allocating 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 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors 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.

Government-Wide and Fund Financial Statements

The 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, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

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 District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

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. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund - Is the District's primary operating fund. It is used to account for and report all financial resources not accounted for and reported in another fund.

Debt Service Fund - Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Project Fund - Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, Fair Value Measurement and Application. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Prepaid Items

Inventory and prepaid items are recorded as expenditures when consumed rather than when purchased in both government-wide and fund financial statements

Assessments Receivable

Assessments receivable are reported net of an allowance for uncollectibles.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 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:

Assets	Years
Stormwater management	25
Recreational facilities	20
Landscape and streetscape	15

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 over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond 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 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. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2022.

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. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2022.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

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.

New Accounting Standards

In fiscal year 2022, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

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

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 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 categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2022 are summarized below.

Investment Type	Amortized Cost	Credit Rating	Weighted Average Maturity
Goldman Sachs Financial Square Government Fund	\$ 1,692,780	AAAm	11 days

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. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2022, all of the District's bank deposits were in qualified public depositories.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2022, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit 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. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS

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

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities:				
Capital assets not being depreciated:				
Improvements under construction	\$ 9,545,996	\$ 5,343,828	\$ -	\$ 14,889,824
Total capital assets not being depreciated	9,545,996	5,343,828	-	14,889,824
Capital assets being depreciated:				
Stormwater	3,666,319	-	-	3,666,319
Landscape and streetscape	517,826	-	-	517,826
Recreational facilities	1,965,050	-	-	1,965,050
Total capital assets being depreciated	6,149,195	-	-	6,149,195
Less accumulated depreciation for:				
Stormwater	(232,200)	(146,653)		(378,853)
Landscape and streetscape	(54,660)	(34,522)		(89,182)
Recreational facilities	(63,258)	(98,252)	-	(161,510)
Total accumulated depreciation	(350,118)	(279,427)	-	(629,545)
Total capital assets being depreciated, net	5,799,077	(279,427)	-	5,519,650
Governmental activities capital assets, net	\$ 15,345,073	\$ 5,064,401	\$ -	\$ 20,409,474

The total construction project was expected to cost approximately \$16.72 million, with \$6.512 million allocated to the Assessment Area One Project and \$10.208 million allocated to the remainder of the district lands outside of the Assessment Area One. The infrastructure will include roadways, stormwater management systems, water distribution, sanitary sewer, landscaping, irrigation and recreational facilities. The net proceeds from the Series 2018A Bonds are approximately \$5.2 million and will be used by the District to provide funds for the construction of a portion of the Assessment Area One Project. The District entered into an acquisition agreement with the Developer, whereby the Developer has agreed to advance, fund, commence and/or complete certain infrastructure improvements. In connection with the agreement, the District paid the Developer \$1,839,636 as payment for acquired infrastructure improvements in a prior fiscal year. The Developer entered into a completion agreement to fund or cause to be funded the completion of the Assessment Area One Project to the extent that the 2018A Bonds are not sufficient to pay for the entire Assessment Area One Project. Upon completion, certain improvements are expected to be conveyed to other governments.

NOTE 4 CAPITAL ASSETS (CONTINUED)

The District has entered into a construction contract in connection with the construction of various infrastructure improvements. The construction contract covers both private development being conducted for the benefit of the Developer as well as public infrastructure improvements within the scope of the District's capital improvement plan. The District entered into a cost share agreement with the Developer whereby the Developer has agreed to pay for the cost of the work in addition to that work which is identified as being the District's responsibility, for such items of work that are not included in the District's capital improvement plan.

There were no receipts from the Developer during the fiscal year in connection with the cost share agreement.

The District issued Series 2020 Bonds in a prior year to finance the Area Two Project. Area Two Project was revised and will be constructed in two sub-parts, the 2020 Project for the next 338 residential units outside the Area One project, and an additional 123 units to be part of a future project. The total cost of the revised Area Two Project is estimated at \$18.003 million, of which \$13.79 million is estimated for the 2020 Project. The net construction proceeds from the Series 2020 Bonds are approximately \$6.2 million and are used by the District to provide funds for the construction of a portion of the Assessment Area Two- 2020 Project. The Developer entered into a completion agreement to fund or cause to be funded the completion of the 2020 Project.

The District issued Series 2021 Bonds to finance the Area Two 2021 project. The Area Two - 2021 Project consists of infrastructure, including the recreational amenity, and parcel infrastructure associated with either Phase 4A or Phase 3B. The net construction proceeds from the Series 2021 Bonds are approximately \$2.8 million and are used by the District to provide funds for the construction of a portion of the Assessment Area Two- 2021 Project. The Developer entered into a completion agreement to fund or cause to be funded the completion of the 2021 Project.

In the current year, the District issued Series 2021 A3 Bonds to finance the Area Three 2021 project. The Area Three - 2021 Project consists of infrastructure, associated with Phases 3B, 4B and 4C, as well as 11 lots within Phase 3A. The net construction proceeds from the Series 2021 Bonds are approximately \$6.5 million and are used by the District to provide funds for the construction of a portion of the Assessment Area Three- 2021 Project. The Developer entered into a completion agreement to fund or cause to be funded the completion of the 2021 Project.

Depreciation expense for 2022 was \$181,175 charged to physical environment and \$98,252 charged to recreation.

NOTE 5 LONG-TERM LIABILITIES

Series 2018 Special Assessment Revenue Bonds - Public Offering

In May 2018, the District issued \$6,065,000 of Special Assessment Revenue Bonds, Series 2018, consisting of \$3,565,000 Series 2018A-1 multi-term bonds due November 1, 2023 to November 1, 2048 with interest rates of 4% - 5.375%, and \$2,500,000 Series 2018A-2 Term Bonds due November 1, 2029 with an interest rate of 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Series 2018 Bonds is due serially commencing on November 1, 2019 through November 1, 2048.

The Series 2018 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. At September 30, 2022 the reserve requirement was met.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2018 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue.

As of September 30, 2022, total principal and interest remaining on the Series 2018 Special Assessment Revenue Bonds was \$6,384,570. Principal and interest of \$564,506 was paid for the year ended September 30, 2022. Total special assessment revenue pledged was \$337,476.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

Series 2020 Special Assessment Revenue Bonds - Public Offering

In March 2020, the District issued \$6,875,000 of Special Assessment Revenue Bonds, Series 2020, consisting of \$700,000 Term Bonds due May 1, 2025 with an interest rate of 3.0%, \$1,005,000 Term Bonds due May 1, 2031 with an interest rate of 3.3%, \$1,980,000 Term Bonds due May 1, 2040 with an interest rate of 3.75% and \$3,190,000 Term Bonds due May 1, 2050 with an interest rate of 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Series 2020 Bonds is due serially commencing on May 1, 2021 through May 1, 2050.

The Series 2020 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. At September 30, 2022 the reserve requirement was met.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2021 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue.

As of September 30, 2022, total principal and interest remaining on the Series 2020 Special Assessment Revenue Bonds was \$10,253,118. Principal and interest paid was \$584,137 for the year ended September 30, 2022. Total special assessment revenue pledged was \$622,750.

Series 2021 Special Assessment Revenue Bonds - Public Offering

In May 2021, the District issued \$3,290,000 of Special Assessment Revenue Bonds, Series 2021, consisting of \$350,000 Term Bonds due May 1, 2026 with an interest rate of 2.4%, \$405,000 Term Bonds due May 1, 2031 with an interest rate of 3.0%, \$1,035,000 Term Bonds due May 1, 2041 with an interest rate of 3.4% and \$1,500,000 Term Bonds due May 1, 2051 with an interest rate of 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Series 2021 Bonds is due serially commencing on November 1, 2021 through May 1, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. At September 30, 2022 the reserve requirement was met.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2021 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue.

As of September 30, 2022, total principal and interest remaining on the Series 2021 Special Assessment Revenue Bonds was \$5,105,770. Principal and interest paid was \$303,209 and special assessment revenue pledged was \$546,840.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

Series 2021 Special Assessment Revenue Bonds Area 3 - Public Offering

In October 2021, the District issued \$7,150,000 of Special Assessment Revenue Bonds, Series 2021, consisting of \$590,000 Term Bonds due May 1, 2026 with an interest rate of 2.5%, \$850,000 Term Bonds due May 1, 2031 with an interest rate of 3.15%, \$2,170,000 Term Bonds due May 1, 2041 with an interest rate of 3.45% and \$3,540,000 Term Bonds due May 1, 2052 with an interest rate of 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Series 2021 Bonds is due serially commencing on May 1, 2023 through May 1, 2052.

The Series 2021 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. At September 30, 2022 the reserve requirement was met.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2021 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue.

As of September 30, 2022, total principal and interest remaining on the Series 2021 Special Assessment Revenue Bonds was \$12,064,961. Principal and interest paid was \$136,161 and there was no special assessment revenue pledged.

Long-term liability activity for the year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds Payable:					
Series 2018	\$ 3,770,000	\$ -	\$ (375,000)	\$ 3,395,000	\$ 60,000
Series 2020	6,550,000	-	(340,000)	6,210,000	140,000
Less: Discount	(4,508)	-	155	(4,353)	-
Series 2021	3,290,000	-	(195,000)	3,095,000	70,000
Add: Premium	41,131	-	(1,387)	39,744	-
Series 2021 A3	-	7,150,000	-	7,150,000	140,000
Add: Premium	-	98,908	(3,297)	95,611	-
Governmental activity long-term liabilities	\$ 13,646,623	\$ 7,248,908	\$ (914,529)	\$ 19,981,002	\$ 410,000

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

At September 30, 2022, the scheduled debt service requirements on the bonds payable were as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2023	\$ 410,000	\$ 777,070
2024	420,000	765,190
2025	420,000	752,760
2026	440,000	739,905
2027	460,000	725,895
2028-2032	2,535,000	3,377,124
2033-2038	3,090,000	2,862,136
2038-2042	3,665,000	2,213,051
2043-2047	4,565,000	1,377,466
2048-2052	3,845,000	367,822
	<u>\$ 19,850,000</u>	<u>\$ 13,958,419</u>

NOTE 6 DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore assessment revenue in the general and debt service funds include assessments levied on those lots owned by the Developer. The Developer paid \$2,089,838 for the year ended September 30, 2022 which is 80% of the assessment revenue. Additionally, the Developer contributed \$79,922 for general operations, and \$1,751,624 for capital projects.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 7 MANAGEMENT COMPANY

The District has contracted with a management company to perform management 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 agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 8 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. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

COMPLIANCE SECTION

**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
Summer Woods Community Development District

We have audited, in accordance with 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 each major fund of *Summer Woods Community Development District* (the "District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated June 20, 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) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing 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 may exist that have not been 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 grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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*.

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 District'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 District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
June 20, 2023

MANAGEMENT LETTER

Board of Supervisors
Summer Woods Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Summer Woods Community Development District*, (the "District") as of and for the fiscal year September 30, 2022, and have issued our report thereon dated June 20, 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 Compliance and Other Matters Based on an Audit of 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 June 20, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's 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.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the District reported:

- a. The total number of District employees compensated in the last pay period of the District's fiscal year as zero.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 1.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as zero.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$21,613.

- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as none.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, as disclosed in the financial statements.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the district reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the district as O&M- \$1,207; \$1,508.75; Debt Service- \$1,181; \$1,073.38; \$1,289.
- b. The total amount of special assessments collected by or on behalf of the District as \$2,360,246.
- c. The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate 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. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDermitt Davis

Orlando, Florida
June 20, 2023



934 North Magnolia Avenue, Suite 100
Orlando, Florida 32803
407-843-5406
www.mcdermittdavis.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Summer Woods Community Development District

We have examined the *Summer Woods Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on 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 and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

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



McDermitt Davis




Orlando, Florida
June 20, 2023



Tab 15


From: Taylor Nielsen
To: Taylor Nielsen
Date: Tuesday, July 25, 2023 11:05:00 AM
Attachments: [image001.png](#)


10:55



 google.com/search?q=









 WoodStore.Net · In stock
Neighborhood Book Nook Woodwork...

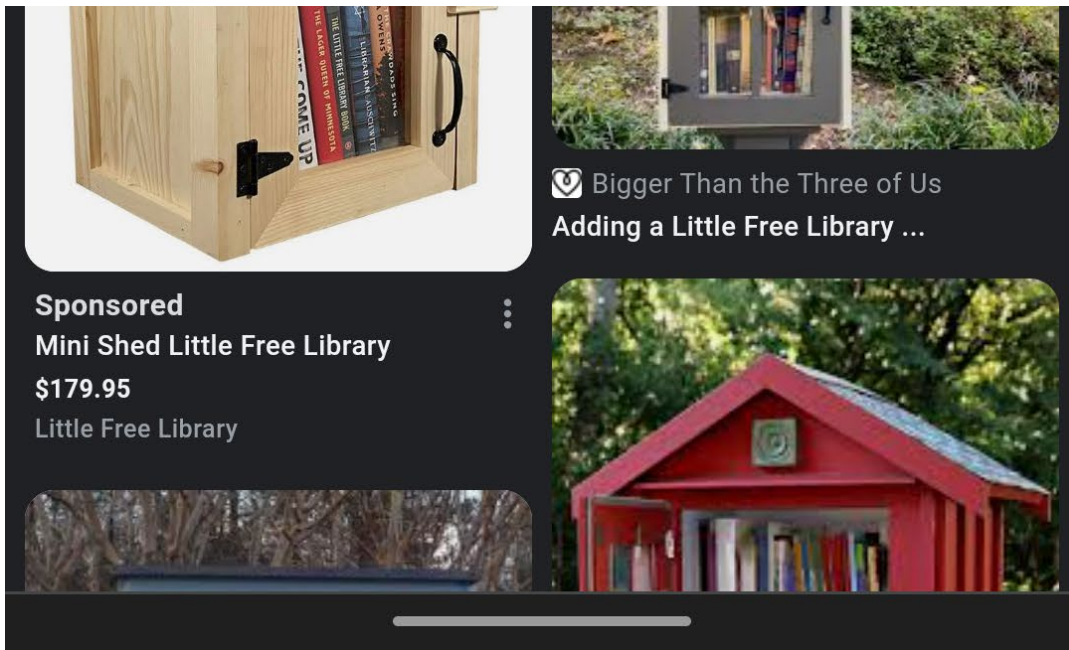
 Amazon.com
LITTLE FREE LIBRARY® Unfinished ...



 The Spruce Crafts
5 DIY Little Free Library Plans That ...

 Etsy
Sale Little Lending Library ...





Thank you,

Taylor Nielsen
Manager, Business Development

813.658.6048
tnielsen@rizzetta.com

rizzetta.com



Rizzetta & Company
Professionals in Community Management

Proud Members of



Urban Land
Institute

Tab 16


Sales Proposal

Rizetta & Company
Taylor Nielsen
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Quote No. SP124544-2
Customer No. C0017736
Document Date 05/30/2023
Expiration Date 07/29/2023

Sales Representative Dara Sizemore
E-Mail DarSiz@Kompan.com
Phone No. 813-404-9534 / 800-426-9788

Project Name US295577 Summer Woods CDD

No.	Description	Qty Unit	Unit Price	Net Price
<u>Equipment</u>				
<u>KSW922-CUSTOM</u>	Custom Swing 20224579	1 Pieces	3,870.00	3,870.00
				
INSTALL SPECIAL	Installation of Kompan Equipment	1 Pieces	3,083.00	3,083.00
FREIGHT	Freight	1 Pieces	928.80	928.80

Excludes sitework, products, & services not listed

Please read attached General Assumptions and
Exclusion document for information on
Install/Sitework.

Please allow 9-11 weeks for product delivery upon
order placement.

Description	Qty	Net Price
No. of Products	1	
Subtotal - Products		3,870.00
Subtotal - Installation		3,083.00
Subtotal - Freight		928.80
Total USD Excl. Tax		7,881.80
Estimated Tax rate		335.92
Total USD Incl. Tax		8,217.72

Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

Summer Woods
10006 Daybreak Glen
Parrish, FL 34219



Sales Proposal

Rizetta & Company
Taylor Nielsen
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Quote No. SP124544-2
Customer No. C0017736
Document Date 05/30/2023
Expiration Date 07/29/2023

Sales Representative Dara Sizemore
E-Mail DarSiz@Kompan.com
Phone No. 813-404-9534 / 800-426-9788

Project Name US295577 Summer Woods CDD

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.

Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.

Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within the Master Agreement, which is hereby acknowledged.

Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.

Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.

KOMPAN Products are "Buy American" qualified, and compliant with the Buy American Act of 1933 and the "Buy American" provision of ARRA of 2009.

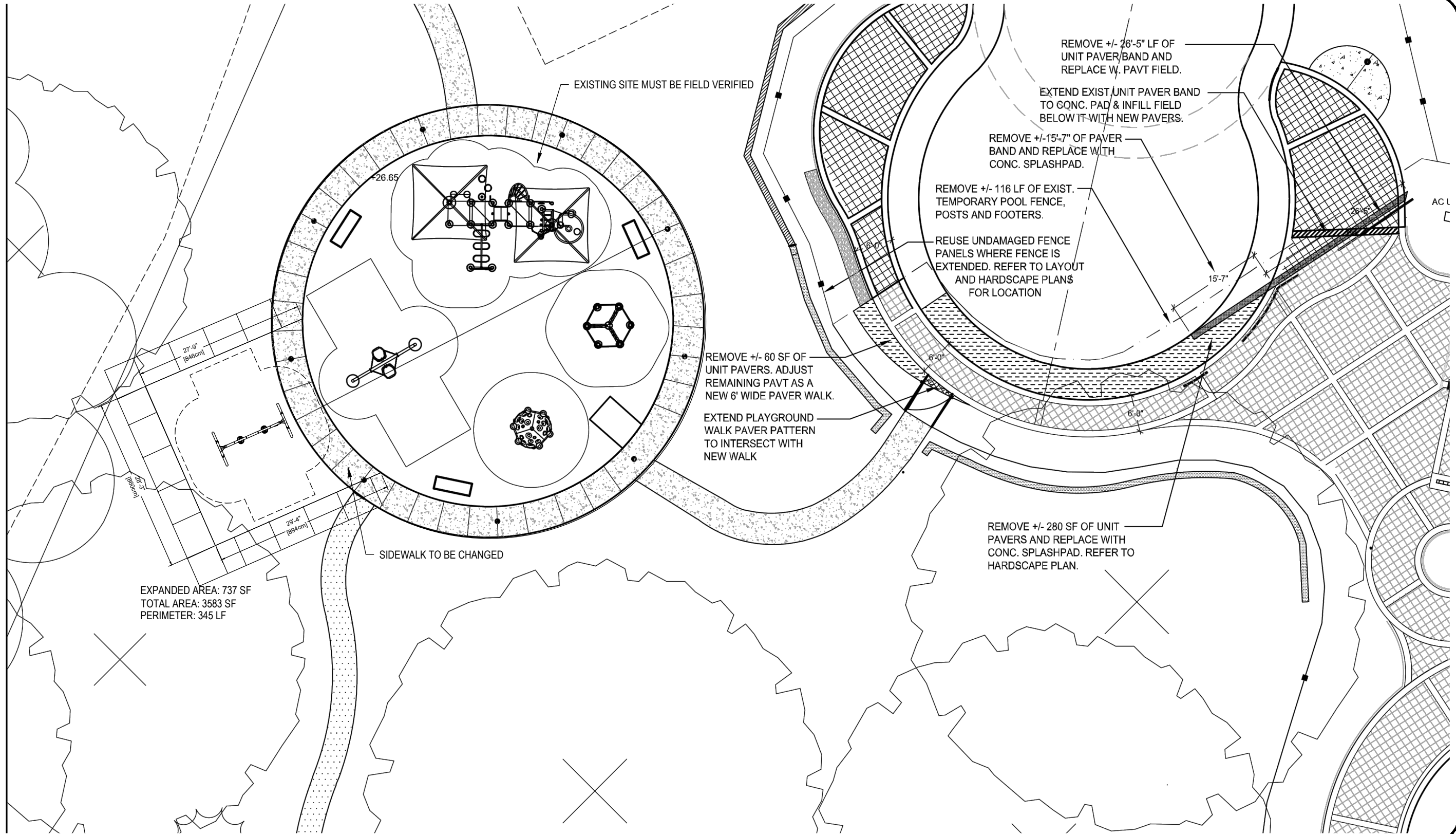
Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

KOMPAN Authorized Signature:

Accepted By (signature): _____

Accepted By (please print): _____

Date: _____



#	Product Number	Product Name	M.F.H.	Count
A	KSW922-CUSTOM_202 24579	2 Infant Seats	7'-11"	1

Summer Woods

10006 Daybreak Glen
Parrish, FL
Site Plan



MANUFACTURER'S SHOP DRAWING:

FOR USE BY CONTRACTOR, ENGINEER, OR DESIGN PROFESSIONAL OF RECORD. SEE SIGNED SALES PROPOSAL FOR COMPLETE SCOPE TO BE PROVIDED BY KOMPAN OR REPRESENTING AGENCY. CONFIRM FINAL PLAN AND SCOPE WITH KOMPAN SALES REP OR PROJECT MANAGER PRIOR TO USE FOR REVIEW, PERMITTING, OR CONSTRUCTION.

TO BE READ CONTINGENTLY WITH KOMPAN'S STANDARDS FOR SITE PREPARATION, MATERIALS AND INSTALLATION PROCESSES. PROVIDED AFTER EQUIPMENT PURCHASE. A COMPLAINT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THE CODE OF CONDUCT.

SLAB BY OTHERS UNLESS OTHERWISE NOTED. FOR SURFACE MOUNT OPTIONS, THE CONCRETE REQUIREMENTS MAY BE UP TO 51/2" OF 3,500 PSI MINIMUM COMPRESSIVE STRENGTH. CONTACT KOMPAN FOR SPECIFIC PRODUCT REQUIREMENTS. ALL COMPOSITE STRUCTURES SHOWN REQUIRE A SITE GRADE OF 2% MAXIMUM, 1% OPTIMAL. SPECIFICATIONS FOR EACH KOMPAN STRUCTURE MAY BE FOUND AT KOMPAN.COM/KOMPANMASTER

DIMENSIONS OF PLAY AREA, SIZE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PREPARED AND PRINTED IN USA BY KOMPAN © 2023 KOMPAN, INC. AUSTIN, TX. USA 800-426-9788

REVIEW BY: DESIGN	DATE: 053023	SHEET: K2.1
REPS NAME: DarSiz	DRAWN BY: MirRig	
REV. NO. -	REV. BY: -	REVISION DATE: -

LAYOUT IS IN ACCORDANCE WITH ASTM F1487

Tab 17

RESOLUTION 2023-11

[TRESPASS AUTHORIZATION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING TRESPASS ENFORCEMENT AND THE ISSUANCE OF CORRESPONDENCE REGARDING THE SAME; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District owns and/or has responsibility for certain real property within its boundaries, including, but not limited to, amenity and recreational facilities, recreational water bodies which also perform stormwater management functions, and parks and common areas (“**District Property**”); and

WHEREAS, on May 6, 2021, by Resolution 2021-08, the Board of Supervisors of the Summer Woods Community Development District (“**Board**”) adopted policies prohibiting trespassing on the District Property referenced in **Exhibit 1**; and

WHEREAS, the District desires to secure the assistance of the County Sheriff’s Office or such other law enforcement agencies as may be available, to prevent trespassing on District Property in contravention of those policies.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. AUTHORITY REGARDING ENFORCEMENT OF TRESPASS LAWS; FORM OF TRESPASS LETTER. The Board hereby authorizes Matt O’Nolan as District Manager, representatives of Rizzetta & Company, Inc. as District Manager, the Chairperson of the Board (presently Candice Smith), and _____ (but with respect to after-hours trespass enforcement only), to act on behalf of the District with respect to the enforcement of the District’s rules and policies, including, but not limited to, taking any actions necessary to the enforcement and/or prosecution of trespass violations on the District’s behalf and pursuant to Florida law. In addition, the Board hereby authorizes the District Manager to issue to the County Sherriff’s Office a copy of this resolution and the trespass letter attached hereto substantially in form as **Exhibit 2**.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Summer Woods Community Development District.

PASSED AND ADOPTED on the 3rd day of August, 2023.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

EXHIBIT 1: Amenities Rules

EXHIBIT 2: Letter Regarding Trespass Enforcement

EXHIBIT 1

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

AMENITIES RULES

**Taylor Nielsen
District Manager
Rizzetta & Company, Inc.
9428 Camden Field Parkway
Riverview, Florida 35578
PH: (813) 533-2950**

PART 1: Summer Woods Community Development District
Amenity Operating Rules

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2020)

Effective Date: _____, 2021

In accordance with Chapters 190 and 120, *Florida Statutes*, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Summer Woods Community Development District adopted the following rules to govern the operation of the District's Amenities. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

DEFINITIONS

The following definitions shall apply to these rules in their entirety:

"Amenities" – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's and swimming pool, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

"Amenities Rules" or "Rules" – shall mean all rules of the District, as amended from time to time, governing the use of the amenities, including but not limited to these "Amenity Operating Rules," the "Rule for Amenities Rates," and the "Disciplinary and Enforcement Rule."

"Annual User Fee" – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's Rule for Amenities Rates.

"Board of Supervisors" or "Board" – shall mean the Board of Supervisors of the District.

"District" – shall mean the Summer Woods Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District (i.e., Rizzetta & Company).

"Family" – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of

majority (i.e., 18 or as otherwise provided by law), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person, other than a Patron, who is expressly authorized by the District to use the Amenities, or invited and accompanied for the day by a Patron to use the Amenities.

“Non-Resident” – shall mean any person that does not own property within the District.

“Non-Resident Patron” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District, and who is therefore a Patron for purposes of these Rules.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Patrons, and Renters.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or Family owning property within the District.

AUTHORIZED USERS

Generally. Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

Residents. A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District’s annual assessment collection resolution and typically will be included on the Resident’s property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

Non-Residents. A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

Renter's Privileges. Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

1. A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the department of their respective Renter.
4. Renters shall be subject to all rules, including but not limited to the Rules, as the Board may adopt from time to time.

Guests. Except as otherwise provided for herein, each Patron may bring a maximum of four Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules, including but not limited to the Rules, as the Board may adopt from time to time.

Registration / Disclaimer. In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A**, along with any other paperwork that may be required by the District Manager.

ACCESS KEY FOBS

Every home is entitled to two Access Fobs, free of charge following closing of a new construction home. If a Resident leases a home, only the lessee shall be entitled to exercise the privileges of a Resident. Additional Fobs are \$50 each. The maximum number of Access Key Fobs per household is limited to four (4). Resale buyers are required to purchase new Access Key Fobs if not passed on from seller. All resale buyers must re-register the old Access Key Fobs. Buyer is required to register with the District Manager to ensure fobs are transferred to new owners.

GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all Rules of the District.

ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE DISTRICT'S RULES AND POLICIES AS MAY BE ADOPTED AND/OR AMENDED FROM TIME TO TIME. AS SET FORTH MORE FULLY LATER HEREIN, THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY ACCIDENTS, PERSONAL INJURY, OR DAMAGE TO, OR LOSS OF PROPERTY ARISING FROM, THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES.

THE DISTRICT DOES NOT PROVIDE ANY SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., THE USE OF THE POOL, ETC. CAN RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND THOSE OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES. THE DISTRICT STRONGLY ENCOURAGES PARENTS AND LEGAL GUARDIANS TO ACCOMPANY AND SUPERVISE THEIR MINOR CHILDREN WHILE AT THE AMENITIES.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager at 813-533-2950.

Hours of Operation. All hours of operation of the Amenities will be established and published by the District. The Amenities will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

Except as otherwise expressly stated herein, the following additional guidelines govern the use of all of the Amenities:

1. ***Guests.*** Guests must be accompanied by a Patron while using the Amenities.
2. ***Minors.*** Because the Amenities are not supervised, and for safety reasons, minors age 10 or younger must be accompanied by a responsible adult when using the Amenities. As noted above, parents and legal guardians are responsible for their minor children who use the Amenities, and the District strongly encourages parents and legal guardians to accompany and supervise their minor children while at the Amenities.

3. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
4. **Food and Drink.** Food and drink will be limited to designated areas only.
5. **Alcohol.** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenities.
6. **No Smoking.** Except in designated areas, smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the District Manager.
7. **Pets.** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
8. **Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
9. **Skateboards, Etc.** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
10. **Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
11. **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
12. **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
13. **Profanity.** Loud, profane or abusive language is prohibited.
14. **Horseplay.** Disorderly conduct and horseplay are prohibited.
15. **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
16. **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
17. **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.

18. **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
19. **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
20. **Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and Rules, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
21. **Surveillance.** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
22. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the District Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

SWIMMING POOL

The following Rules apply to the District's pool:

1. **Swim at Your Own Risk.** The pool areas are not supervised, and so all Patrons use the pool at their own risk.
2. **Operating Hours.** The pool areas are open from dawn to dusk only. No one is permitted in the pool at any other time unless a specific event is scheduled.
3. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, hover boards, skate boards or other similar items are permitted on the pool deck.
4. **Food and Drink.** Patrons are permitted to bring their own snacks and water to the pool; however, no food or beverages are permitted in the pool or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted.
5. **Unsafe Behavior.** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
6. **Diving.** Diving is strictly prohibited at the pool.
7. **Noise.** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
8. **Aquatic Toys and Recreational Equipment.** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings.
9. **Entrances.** Pool entrances, including stairs and ladders, must be kept clear at all times.

10. **Railings.** No swinging on ladders, fences, or railings is allowed.
11. **Pool Furniture.** Pool furniture is not to be removed from the pool area or placed in the pool.
12. **Chemicals.** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
13. **Pets.** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
14. **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
15. **Parties.** Parties at the pool are prohibited, and participants may be asked to leave by the District Manager.
16. **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
17. **Swim Diapers.** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.
18. **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
19. **Lap Lanes.** Lap lanes are to be used only by persons swimming laps or water walking or jogging.
20. **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
21. **Pool Closure.** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
22. **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
23. **Swim Instruction.** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
24. **ADA Compliant Chair Lift.** The chair lift(s) in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pool by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

LAKE OR POND AREAS

The lakes and ponds throughout the community are not designed for swimming or boating. However, Patrons and their Guests may use the ponds for fishing as set forth herein. (NOTE: Only Patrons and their Guests are authorized to use the ponds for fishing, and any access by non-Patrons is prohibited.) We ask that you respect your fellow landowners and access the ponds through the proper access points. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.
2. Pets must be accompanied and in their owners control at all times around ponds.
3. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that Patrons wishing to fish walk or ride bicycles to the ponds.
4. Do not leave fishing poles, lines, equipment or bait unattended.
5. Do not leave any litter. Fishing line is hazardous to wildlife.
6. Do not feed the wildlife anything, ever.
7. Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.
8. Swimming is prohibited in all ponds on District property.
9. No watercrafts of any kind are allowed in any of the ponds on District property.
10. Licensing requirements from other governmental agencies may apply. Check the regulations.
11. Fishing is permitted by poles only. No cast nets are permitted.

PLAYGROUND AND TOT LOTS

The community provides several tot lots and playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

1. **Footwear.** Proper footwear is required and no loose clothing especially with strings should be worn.
2. **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
3. **Food & Drinks.** No food, drinks or gum are permitted at the playground.
4. **Animals.** No pets of any kind are permitted at the playground, with the exception of service animals.
5. **Glass Containers.** No glass containers are permitted at the playground.
6. **No Jumping.** No jumping off from any climbing bar or platform.

7. **Disruptive Behavior.** Profanity, rough-housing, and disruptive behavior are prohibited.
8. **Equipment.** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

USE AT OWN RISK; INDEMNIFICATION

ANY PATRON, GUEST, OR OTHER PERSON WHO PARTICIPATES IN THE ACTIVITIES (AS DEFINED BELOW), SHALL DO SO AT HIS OR HER OWN RISK, AND SHALL INDEMNIFY, DEFEND, RELEASE, HOLD HARMLESS, AND FOREVER DISCHARGE THE DISTRICT AND ITS CONTRACTORS, AND THE PRESENT, FORMER, AND FUTURE SUPERVISORS, STAFF, OFFICERS, EMPLOYEES, REPRESENTATIVES, AGENTS, AND CONTRACTORS OF EACH (TOGETHER, "INDEMNITEES"), FOR ANY AND ALL LIABILITY, CLAIMS, LAWSUITS, ACTIONS, SUITS OR DEMANDS, WHETHER KNOWN OR UNKNOWN, IN LAW OR EQUITY, BY ANY INDIVIDUAL OF ANY AGE, OR ANY CORPORATION OR OTHER ENTITY, FOR ANY AND ALL LOSS, INJURY, DAMAGE, THEFT, REAL OR PERSONAL PROPERTY DAMAGE, EXPENSES (INCLUDING ATTORNEY'S FEES, COSTS AND OTHER EXPENSES FOR INVESTIGATION AND DEFENSE AND IN CONNECTION WITH, AMONG OTHER PROCEEDINGS, ALTERNATIVE DISPUTE RESOLUTION, TRIAL COURT, AND APPELLATE PROCEEDINGS), AND HARM OF ANY KIND OR NATURE ARISING OUT OF, IN WHOLE OR IN PART, THE PARTICIPATION IN THE ACTIVITIES, BY SAID PATRON, GUEST, OR OTHER PERSON, AND ANY OF HIS OR HER GUESTS AND ANY MEMBERS OF HIS OR HER FAMILY.

SHOULD ANY PATRON, GUEST, OR OTHER PERSON, BRING SUIT AGAINST THE INDEMNITEES IN CONNECTION WITH THE ACTIVITIES OR RELATING IN ANY WAY TO THE AMENITIES, AND FAIL TO OBTAIN JUDGMENT THEREIN AGAINST THE INDEMNITEES, SAID PATRON, GUEST, OR OTHER PERSON SHALL BE LIABLE TO THE DISTRICT FOR ALL ATTORNEY'S FEES, COSTS, AND OTHER EXPENSES FOR INVESTIGATION AND DEFENSE AND IN CONNECTION WITH, AMONG OTHER PROCEEDINGS, ALTERNATIVE DISPUTE RESOLUTION, TRIAL COURT, AND APPELLATE PROCEEDINGS. THE WAIVER OF LIABILITY

CONTAINED HEREIN DOES NOT APPLY TO ANY ACT OF INTENTIONAL, WILLFUL OR WANTON MISCONDUCT BY THE INDEMNITEES.

FOR PURPOSES OF THIS SECTION, THE TERM “ACTIVITIES,” SHALL MEAN THE USE OF OR ACCEPTANCE OF THE USE OF THE AMENITIES, OR ENGAGEMENT IN ANY CONTEST, GAME, FUNCTION, EXERCISE, COMPETITION, SPORT, EVENT, OR OTHER ACTIVITY OPERATED, ORGANIZED, ARRANGED OR SPONSORED BY THE DISTRICT, ITS CONTRACTORS OR THIRD PARTIES AUTHORIZED BY THE DISTRICT.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts’ limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Rules shall not affect the validity or enforceability of the remaining provisions, or any part of the Rules not held to be invalid or unenforceable.

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these Rules from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these Rules.

ATTACHMENT A: Consent and Waiver Agreement

SUMMER WOODS CDD - CONSENT AND WAIVER AGREEMENT

The Summer Woods Community Development District ("**District**") owns and operates certain amenities, including a pool, and other facilities, and may from time to time offer certain amenity programs, to the District's patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, "**Activities**"), I, FOR MYSELF AND ON BEHALF OF MY HEIRS, ASSIGNS, PERSONAL REPRESENTATIVES AND NEXT OF KIN, HEREBY VOLUNTARILY ASSUME ANY AND ALL RISK, INCLUDING INJURY OR DEATH TO MY PERSON AND/OR DAMAGE TO MY PROPERTY, RELATING TO THE ACTIVITIES, AND AGREE TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE DISTRICT, AND ANY OF ITS AFFILIATES, SUPERVISORS, OFFICERS, STAFF, AGENTS, EMPLOYEES, VOLUNTEERS, ORGANIZERS, OFFICIALS OR CONTRACTORS (COLLECTIVELY, THE "**INDEMNITEES**") FROM ANY CLAIM, LIABILITY, COST, OR LOSS OF ANY KIND SUSTAINED OR INCURRED BY EITHER ANY OF THE INDEMNITEES OR BY OTHER RESIDENTS, USERS OR GUESTS, AND ARISING OUT OF OR INCIDENT TO THE ACTIVITIES, INCLUDING BUT NOT LIMITED TO WHERE THE LOSS IS WHOLLY OR PARTLY THE RESULT OF INDEMNITEES' NEGLIGENCE, GROSS NEGLIGENCE OR INTENTIONAL, WILLFUL, OR WANTON MISCONDUCT. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law. If any part of this waiver is determined to be invalid by law, all other parts of this waiver shall remain valid and enforceable.

Participant Name: _____

Participant Signature: _____ Date: _____
(if Participant is 18 years of age or older)

FOR PARENTS/GUARDIANS OF PARTICIPANT OF MINOR AGE (UNDER AGE 18 AT TIME OF REGISTRATION)
- This is to certify that I, as parent/guardian with legal responsibility for this participant, do consent and agree to his/her release as provided above and relating to my minor child's involvement or participation in the Activities.

Parent/Guardian Name: _____
(if Participant is a minor child)

Parent/Guardian Signature: _____ Date: _____
(if Participant is a minor child)

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact & Phone Number: _____

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

PART 2: Summer Woods Community Development District
Rule for Amenities Rates

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2020)

Effective Date: _____, 2021

In accordance with Chapters 190 and 120, Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Summer Woods Community Development District adopted the following rules to govern rates for the District's Amenities. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

1. **Introduction.** This rule addresses various rates, fees and charges associated with the Amenities.

2. **Definitions.** All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenity Operating Rules of Summer Woods Community Development District, as amended from time to time.

3. **Annual User Fee.** For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

4. **Prior Rules; Rules.** The District's prior rules setting amenities rates are hereby rescinded. The District's Amenities Rules, as may be amended from time to time, govern all use of the Amenities.

5. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

PART 3: Summer Woods Community Development District

Disciplinary and Enforcement Rule

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2020)

Effective Date: _____, 2021

In accordance with Chapters 190 and 120, Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Summer Woods Community Development District adopted the following rules to govern disciplinary and enforcement matters. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenity Operating Rules.

2. General Rule. All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District's Amenities.

3. Suspension of Rights. The District, through its Board, and District Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Exhibits unsatisfactory behavior, deportment or appearance;
- c. Fails to pay amounts owed to the District in a proper and timely manner;
- d. Fails to abide by any District rules and policies;
- e. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- f. Damages or destroys District property; or
- g. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

4. Authority of District Manager. The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those

described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period to be established by the District Manager. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

5. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 – in addition to any amounts for damages – and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

6. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

7. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

EXHIBIT 2

Summer Woods Community Development District

2700 S. Falkenburg Road, Suite 2745

Riverview, Florida 33578

Telephone – (813)533-2950

August 3, 2023

Manatee County Sheriff's Office
600 Highway 301 Boulevard
West Bradenton, Florida 34205

Re: Summer Woods Community Development District Authorization for
Law Enforcement Officers to Enforce Trespass Violations

To Whom It May Concern:

I serve as District Manager for the Summer Woods Community Development District ("**District**"), a local unit of special-purpose government located in Manatee County, Florida, and am writing on behalf of the District. Please accept this letter as authorization for the County Sheriff's Office to order trespassers to leave the District's property and to otherwise enforce section 810.09, *Florida Statutes*, or any other applicable law related to trespasses on the District's property. For purposes of this authorization, "trespassers" refers to any person who, without being authorized, licensed or invited, willfully enters upon or remains on the District's property, as determined by any of the Authorized Representatives (defined below).

Pursuant to District Resolution 2023-11, a copy of which is attached, the following individuals (together, "**Authorized Representatives**") are authorized to contact law enforcement officers in Polk County, Florida and provide this written authorization to law enforcement officers for the purpose of enforcing the District's policy and Florida law: (a) Matt O'Nolan, the District's Manager; (b) any employees of Rizzetta & Company, Inc., as District Manager; (c) Candice Smith, as Chairperson of the District's Board of Supervisors; and (d) _____. The Board of Supervisors and staff of the Summer Woods Community Development District will aid in the prosecution of any individuals arrested pursuant to this grant of authority.

Should you have any questions regarding this authorization, please contact me at (813)658-6048.

Sincerely,

By: Matt O'Nolan
District Manager

Attachment A: Resolution 2023-11

**WAIVER AND RELEASE OF LIABILITY
FOR VOLUNTEER SERVICES**
Summer Woods Community Development District

This Waiver and Release of Liability ("**Release**") is executed by _____ ("**Volunteer**"), who hereby releases Summer Woods Community Development District ("**District**"), and its present, former, and future supervisors, staff, officers, managers, lawyers, engineers, employees, representatives and agents, and all of the successors and assigns of the foregoing (together, "**Released Parties**"). The Volunteer desires to provide volunteer services for the following District activity: **ASSIST WITH AFTER-HOURS TRESPASS ENFORCEMENT TO THE EXTENT AUTHORIZED BY RESOLUTION 2023-11.**

Volunteer understands that the scope of Volunteer's relationship with the District is limited to a volunteer position and that no compensation is expected in return for services provided by Volunteer; that Volunteer is not an employee of District and has no authority to act on behalf of District except as expressly authorized above; and that Volunteer is responsible for his/her own insurance coverage in the event of personal injury or illness as a result of Volunteer's involvement in the above-listed activity. The following additional provisions apply:

1. **Waiver and Release:** In consideration for allowing Volunteer to participate in the above-referenced activity, the sufficiency and adequacy of which are hereby acknowledged by Volunteer, I, the Volunteer, on behalf of myself, my personal representatives and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Released Parties from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my participation as a volunteer to the District, including any and all on-site or off-site activities related to the services or properties of the District, and any transportation provided by the District to and from such activities. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my participation in any and all of these activities. I understand that the District is not responsible for personal property lost or stolen while participating in these activities.
2. **Insurance:** Further I understand that District does not assume any responsibility for or obligation to provide me with financial or other assistance, including but not limited to medical, health or disability benefits or insurance of any nature in the event of my injury, illness, death or damage to my property.
3. **Medical Treatment:** I hereby release and forever discharge the District from any claim whatsoever which arises or may hereafter arise on account of any first-aid treatment or other medical services rendered in connection with an emergency during my tenure as a volunteer with District.

4. **Rules:** I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time.
5. **Other.** This Release shall be governed by and interpreted in accordance with the laws of the State of Florida, and is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I agree that if any portion of this Release is deemed invalid, that the remainder will remain in full force and effect. Nothing in this Release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

I am of legal age (18 years or older) and am freely signing this Release. I have read this Release and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

Participant Name: _____

Date: _____

Participant

Signature: _____
(if Participant is 18 years of age or older)

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact: _____

Phone Number: _____

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