



Rizzetta & Company

Summer Woods Community Development District

**Board of Supervisors' Meeting
August 6, 2025**

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

www.summerwoodscdd.org

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219

Board of Supervisors	Matthew Ruxton	Chairman
	Mark Sigman	Vice Chair
	Joey Johnson	Assistant Secretary
	Matthew Ruxton	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 (813-533-2950. 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

Board of Supervisors
Summer Woods Community
Development District

8/5/2025

Call In # 321-754-9488 Conf ID: 534 488 810#

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Summer Woods Community Development District will be held on **Wednesday, August 6, 2025, at 6:00 p.m.** at the Harrison Ranch Clubhouse, **located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.** The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
 - A.** Introduction of New Landscape Vendor
 - B.** Landscape Inspection Report..... Tab 1
 - C.** Aquatics Report..... Tab 2
- 3. BUSINESS ADMINISTRATION**
 - A.** District Counsel
 1. Update on Lighting Dispute
 - B.** District Management
 1. Review of Financial Report for June 2025 Tab 3
 2. **Discussion of Goals and Objectives** Tab 4
- 4. BUSINESS ITEMS**
 - A.** Public Hearing on Fiscal Year 2025/2026 Final Budget
 1. Public Comments on the Fiscal Year 2025-2026 Final Budget
 2. Consideration of Resolution 2025-03, Adopting The Final Budget for FY 25-26 Tab 5
 - B.** Public Hearing on Fiscal Year 2025/2026 Assessments
 1. Public Comments on the Fiscal Year 2025-2026 Special Assessments
 2. Consideration of Resolution 2025-04, Levying O&M Assessment for FY 25-26..... Tab 6
 - C.** **Consideration of Resolution 2024-05, Setting the Meeting Schedule for FY 25-26** Tab 7
 - D.** Discussion of Mailbox Kiosk Covering
 - E.** Discussion of Off-Site Storage Tab 8
 - F.** Discussion of Temporary Fencing Tab 9
 - G.** Discussion of Lighting Solutions Proposal..... Tab 10
 - H.** Discussion of Vending Machines..... Tab 11
 - I.** Discussion of Pedestrian Gate Access..... Tab 12
 - J.** **Consideration of 2nd Quarter Website Audit**..... Tab 13
 - K.** **Consideration of the 2024 Financial Audit** Tab 14
 - L.** **Discussion of Pool Access Discrepancies**
- 12. SUPERVISOR REQUESTS AND COMMENTS**

13. 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.

Yours truly,

Matt O'Nolan

Matt O'Nolan
District Manager

Tab 1

SUMMER WOODS

LANDSCAPE INSPECTION REPORT



June 25, 2025
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Summerwoods Dr and Amenity Area

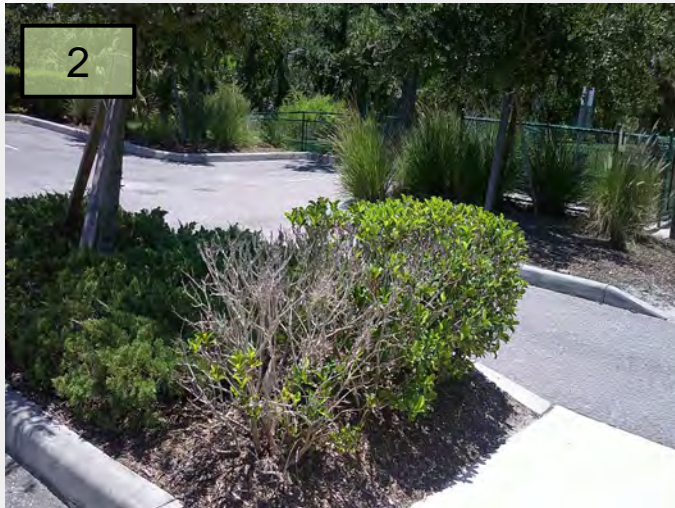
General Updates, Recent & Upcoming Maintenance Events

- ☐ Still leaning trees throughout the district.
- ☐ Ensure trees are being backfilled when stood up or straightened.
- ☐ Currently in Nitrogen blackout period that ends September 31.

The following are action items for Yellowstone 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. Need to reattach a 2x4 on the staking system of an Oak Tree by the large dog park at the amenities area.
6. **Diagnose and treat the declining Foxtail Palms that appear chlorotic in the splash pad area. (Pic. 6)**

2. Diagnose and treat a declining Viburnum on the East side of the amenities parking lot. (Pic. 2)



3. Diagnose and treat declining turf by the bicycle rack at the amenities parking lot.
4. Diagnose and treat declining Indian Hawthorne in front of the pool entrance on the East side. Remove any dead or diseased material. (Pic. 4>)
5. Schedule a pruning event for the shrubs inside the pool and splash pad area.



Daybreak Glen and Amenity Area

7. Treat weeds in the tree rings on Daybreak Glen North ROW between Summerwoods Dr. and Corkscrew Crossing.
8. Straighten a small leaning Oak in front of the lift station and playground area.
9. Need to remove the dead fronds and fruiting structures out of the Pygmy Date Palms behind the splash pad area.
10. Remove any dead material in the Shell Ginger in the splash pad area. Need to consider a different species as this has full sun exposer.
11. Remove a broken down limb on CDD turf at the pond behind the amenities along the nature trail. (Pic. 11)



12. Set and maintain a defined bed edge on the Eastside of the aluminum fence surrounding the community pool and treat weeds that are overtaking the area.
13. Ensure the drain flume is edged and cleared of vegetation on Eastside of pool area. (Pic. 13>)
14. Remove dead fronds in the palm trees in the medians of Summerwoods Dr.
15. Treat weeds in the beds in the medians on Summerwoods DR.

16. Pull vines off the shrubs at the entrance monument on Summerwoods Dr. and Moccasin Wallow intersection. (Pic. 16)



17. Straighten a tree on the CDD portion of the cul-de-sac of Firefly.


18. Yellowstone arborist to investigate a possible dead tree at the mailbox kiosk on Daybreak Glen inside the gated portion of the community. Report your findings. What is the status here?

19. There are a couple leaning Wax Myrtles that need to be cutback and straightened on Daybreak Glen on the exit corner of Firefly.

20. Diagnose and treat the declining Flax Lilies on the median shared with the gate on Daybreak Glen. Remove dead material.



Summerwoods Dr. and Daybreak Glen

21. Schedule a pruning event for the shrubs at the mailbox kiosk on Daybreak Glen across the street from Corkscrew Crossing.
 22. There are a couple leaning Wax Myrtles at the mailbox kiosk on Daybreak Glen across the street from Corkscrew that need straightened. Was a proposal ever provided?
 23. There are several leaning and uprooted Wax Myrtles and Pines behind the homes on Daybreak Glen between Rain Lily Xing and Bonfire Way. Uprooted ones should have already been replanted. Proposal has not been provided.
 24. There are a few ponds throughout the district that have been mowed but are not being lined trimmed. Ensure this is going to occur each service.
 25. Several dead trees behind the mailbox kiosk on Daybreak Glen between Sunshower Pl. and Popsicle Xing. Provide a proposal for removal.
 26. There is a leaning Holly on the South ROW and a declining Holly on the North ROW of Daybreak Glen at the end of the lots before heading to the new section of Summerwoods. (Pic. 26)
- 
27. Treat the weeds and maintain the shrubs behind the houses on Zinnia Ln. at Daybreak Glen intersection.
 28. Remove sucker growth off the trunks of the Crepe Myrtles at the lift station on Daybreak Glen between Eventide Trl. and Snap Pop Ln.
 29. It appears there is a few struggling Cedars and possibly a dead one at the lift station on Daybreak Glen between Eventide Trl. and Snap Pop Ln. Investigate and report findings.
 30. There are several trees that need to be straightened and possibly staked at the lift station and mailbox kiosk on Daybreak Glen North and South of Snap Pop Ln.
 31. Need to schedule the mowing event for the powerlines. This should be done monthly during the rainy season.
 32. Treat joint crack weeds between the concrete curbing and asphalt on Daybreak Glen just North of Snap Pop Ln.
 33. Noting new trees and ornamental grasses have been installed on Daybreak Glen West of Westernwoods Ave. Ensure weeds are being treated between and in front of each one.
 34. Weedeat the signage posts indicating the start of the preserve on Daybreak Glen ROW between Westernwoods Ave. and Sawgrass Rd.
 35. Noting new turf, trees, and shrubs have been installed on Sawgrass Rd. ROW from Daybreak Glen to South end of the property. Will be meeting with Kolter and SSLM to hand off to new vendor.
 36. Noting there is a dead Pine Tree in new landscape on Sawgrass Rd. than needs replaced.



Westernwoods Ave. and High Noon Trail

- 37. There is a dead Sable on the West ROW of Westernwoods Ave. along the aluminum fence before entering the gated portion. (Pic. 37)**



38. Schedule a pruning event for the shrubs and palms on Westernwoods Ave. medians and ROWs.
39. Need to detail the large Summerwoods monument on the Southeast corner of Westernwoods Ave. and Moccasin Wallow. Including weeding the beds and pruning shrubs.
40. Remove sucker growth off the trunks of the Crepe Myrtles and resecure the staking systems on the Oaks at the parking area of Ladybug Cove.
41. Set a defining bed edge and maintain on Ladybug Cove shared with the powerlines area. Need to treat weeds overtaking this area.
- 42. Need proposal to remove a dead Pine at the Greenspace on High Noon Tr. across the street from Rain Lily Crossing. (Pic. 42>)**
43. Treat weeds in the beds and tree rings on High Noon Trail from Rain Lily Crossing to Summerwoods Dr.

- 44. Leaning trees that need to be straightened on High Noon Tr. ROW. by dry pond across from Rain Lily Crossing. (Pic. 37)**



- 45. Trees were stood up on Westernwoods Ave. ROWs but not replanted with backfilling the root balls with soil. This needs to be done to ensure the trees can establish.**
46. Diagnose and treat a couple declining Magnolia trees on Westernwoods Ave. on the West ROW between Moccasin Wallow and Daybreak Glen.
- 47. Noting a lot of the trees along Moccasin Wallow have been tended to. However, there are a few that are leaning and need to be straightened. There also appears to be a few that are dead.**



Moccasin Wallow

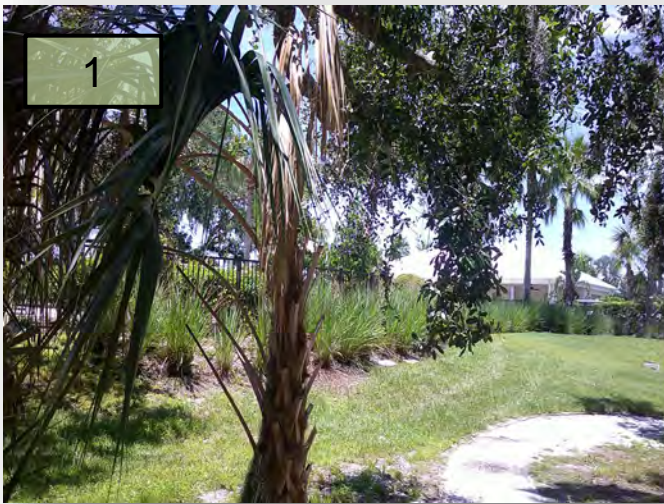
48. Noting construction for the widening of Moccasin Wallow is on going. Need to emphasize that all CDD property behind the silt fence is still to be maintained. There are areas not being mowed, pruned, or weeds treated.

49. Need to ensure the shrubs are being pruned and the turf mowed on Moccasin Wallow ROW East of Summerwoods Dr. This is not being serviced.



Proposals

1. Yellowstone to provide a proposal to flush cut and remove two dead Sable Palm along the nature trail. One behind the amenities area of the CDD. Second is the beginning of the path by the dog park. (Pic. 1)



Tab 2

Summerwoods CDD
Lake Treatment Report
Treatment Dates June 2025

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
2	Treated	Grasses/Weeds		6/5	Treated shoreline grasses and weeds
3	Treated	Grasses/Weeds		6/5	Treated shoreline grasses and weeds
4	Treated	Grasses/Weeds		6/5	Treated shoreline grasses and weeds
5	Treated	Grasses/Weeds		6/12	Treated shoreline grasses and weeds
9	Treated	Grasses/Weeds	Planktonic Algae	6/12 and 6/19	Treated shoreline grasses and weeds
13	Treated	Grasses/Weeds		6/12	Treated shoreline grasses and weeds
16	Treated	Grasses/Weeds		6/12	Treated shoreline grasses and weeds
18	Treated	Algae		6/5	Treated shoreline Algae
19	Treated	Grasses/Weeds		6/12	Treated shoreline grasses and weeds
20	Inspected			6/12	No problems noted monitor and treated as needed
20A	Inspected			6/12	No problems noted monitor and treated as needed
21	Treated	Algae	Planktonic Algae	6/5 and 6/12	Treated shoreline Algae
22	Treated	Hydrilla		6/12	Treated lake for submersed weeds
23	Treated	Grasses/Weeds		6/5	Treated shoreline grasses and weeds
24	Treated	Algae	Grasses/Weeds	6/5 - 6/12- 6/19	Treated shoreline Algae

Summerwoods CDD
Lake Treatment Report
Treatment Dates June 2025

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
25	Treated	Grasses/Weeds		6/12	Treated shoreline grasses and weeds
30	Inspected			6/12	No problems noted monitor and treated as needed
31	Treated	Grasses/Weeds	Planktonic Algae	6/5 - 6/12- 6/19	Treated shoreline grasses and weeds
32	Treated	Grasses/Weeds		6/5 and 6/12	Treated shoreline grasses and weeds
33	Treated	Grasses/Weeds		6/5 and 6/12	Treated shoreline grasses and weeds
34	Treated	Grasses/Weeds	Planktonic Algae	6/5 - 6/12- 6/19	Treated shoreline grasses and weeds
35	Treated	Grasses/Weeds		6/12	Treated shoreline grasses and weeds
36	Treated	Grasses/Weeds	Planktonic Algae	6/5 - 6/12- 6/19	Treated shoreline grasses and weeds
37	Treated	Grasses/Weeds	Planktonic Algae	6/12 -6/19	Treated shoreline grasses and weeds
38	Treated	Grasses/Weeds	Planktonic Algae	6/5 - 6/12- 6/19	Treated shoreline grasses and weeds
					Treated shoreline grasses and weeds

**Summerwoods CDD
Lake Treatment Report
Treatment Dates June 2025**

Lake inspection was completed on July 26th. Property looks good, there were a few minor issues that are being address
Lake 16, needs Alligatorweed treated, and lakes 22, 34, 35 and 36 will need follow up treatments for Torpedograsses
Water levels are up and all lake are at control elevation and flowing
With the increased water we are seeing an increase in Torpedograsses which is to be expected we are actively treating
this will be an on going process due to Torpedograss roots 10 to 15 feet long so it can take multiple treatments to kill.

Summerwoods CDD

Lake Treatment Report

Treatment Dates June 2025



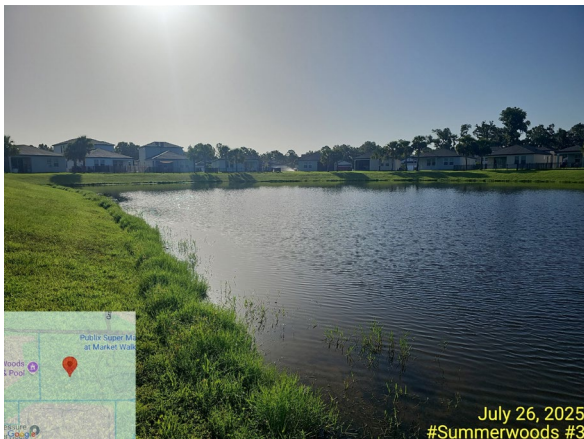
Lake **2**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **3**

Notes/Comments

Moderate
Torpedograss

Action Needed

Monitor and treat as needed



Lake **4**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Summerwoods CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **5**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



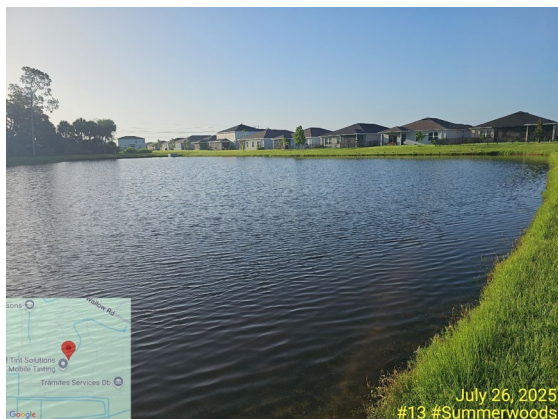
Lake **9**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **13**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Summerwoods CDD

Lake Treatment Report

Treatment Dates June 2025



Lake 16

Notes/Comments

Moderate
Alligatorweed

Action Needed

Will be treated on the next scheduled service



Lake 18

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 19

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Summerwoods CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **20**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **20A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **22**

Notes/Comments

Moderate
Alligatorweed

Action Needed

Recently treated

Summerwoods CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **23**

Notes/Comments

Minimal
Torpedograss

Action Needed

Monitor and treat as needed



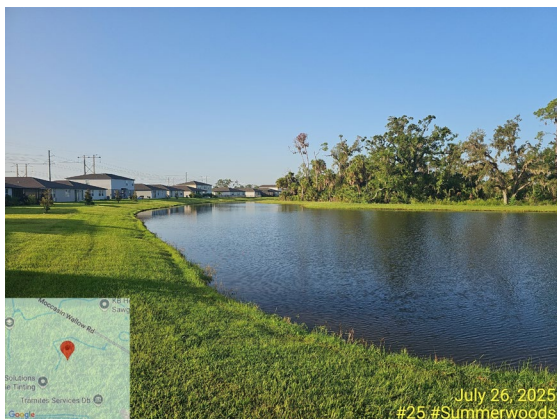
Lake **24**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **25**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Summerwoods CDD

Lake Treatment Report

Treatment Dates June 2025



Lake 30

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



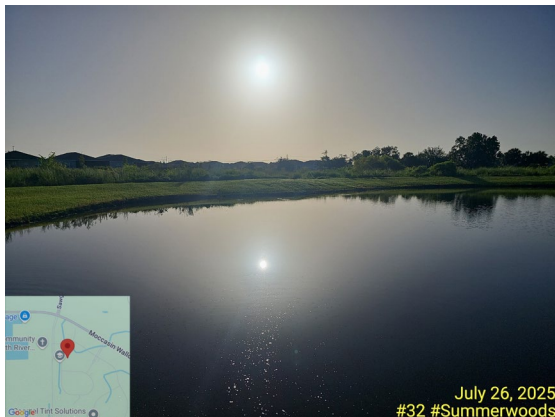
Lake 31

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 33

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Summerwoods CDD

Lake Treatment Report

Treatment Dates June 2025



Lake 34

Notes/Comments

Moderate
Torpedograss

Action Needed

Will be treated on the next scheduled service



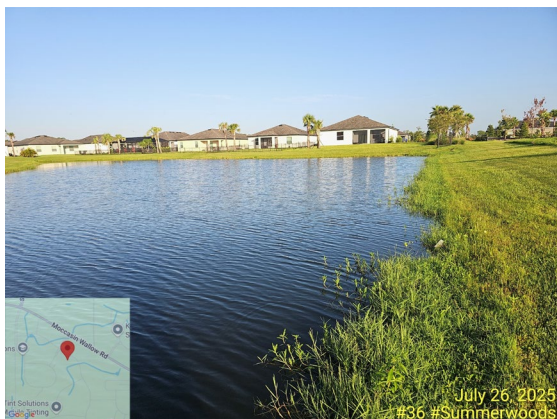
Lake 35

Notes/Comments

Moderate
Torpedograss

Action Needed

Will be treated on the next scheduled service



Lake 36

Notes/Comments

Moderate
Torpedograss

Action Needed

Will be treated on the next scheduled service

Summerwoods CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **37**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **38**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Tab 3



Rizzetta & Company

Summer Woods Community Development District

**Financial Statements
(Unaudited)**

June 30, 2025

Prepared by: Rizzetta & Company, Inc.

summerwoodscdd.org
rizzetta.com

Summer Woods Community Development District

Balance Sheet

As of 06/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	119,856	0	910	0	120,766	0	0
Investments	977,286	25,280	1,200,884	41,242	2,244,692	0	0
Prepaid Expenses	1,458	0	0	0	1,459	0	0
Refundable Deposits	5,600	0	0	0	5,600	0	0
Due From Other	9,911	0	0	0	9,910	0	0
Fixed Assets	0	0	0	0	0	13,354,397	0
Amount Available in Debt Service	0	0	0	0	0	0	1,201,794
Amount To Be Provided Debt Service	0	0	0	0	0	0	16,663,206
Total Assets	1,114,111	25,280	1,201,794	41,242	2,382,427	13,354,397	17,865,000
Liabilities							
Accounts Payable	1,747	0	0	0	1,747	0	0
Accrued Expenses	87,744	0	0	0	87,744	0	0
Other Current Liabilities	51	0	0	0	51	0	0
Due To Other	81	0	910	0	991	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	17,865,000
Total Liabilities	89,623	0	910	0	90,533	0	17,865,000
Fund Equity & Other Credits							
Beginning Fund Balance	442,276	0	1,320,863	447,115	2,210,254	0	0
Investment In General Fixed Assets	0	0	0	0	0	13,354,397	0
Net Change in Fund Balance	582,212	25,280	(119,979)	(405,873)	81,640	0	0
Total Fund Equity & Other Credits	1,024,488	25,280	1,200,884	41,242	2,291,894	13,354,397	0
Total Liabilities & Fund Equity	1,114,111	25,280	1,201,794	41,242	2,382,427	13,354,397	17,865,000

See Notes to Unaudited Financial Statements

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,419	11,419
Special Assessments				
Tax Roll	1,308,258	1,308,258	1,323,725	15,467
Total Revenues	1,308,258	1,308,258	1,335,144	26,886
Expenditures				
Legislative				
Supervisor Fees	7,000	5,250	5,000	250
Total Legislative	7,000	5,250	5,000	250
Financial & Administrative				
Accounting Services	20,651	15,488	15,489	0
Administrative Services	5,163	3,873	3,872	0
Arbitrage Rebate Calculation	900	0	0	0
Assessment Roll	5,736	5,736	5,736	0
Auditing Services	4,000	4,000	4,000	0
Disclosure Report	8,000	6,000	6,000	0
District Engineer	15,000	11,250	20,437	(9,188)
District Management	23,060	17,295	17,295	0
Dues, Licenses & Fees	2,000	2,000	466	1,534
Financial & Revenue Collections	4,130	3,097	3,098	0
Legal Advertising	3,000	2,250	326	1,924
Public Officials Liability Insurance	4,000	4,000	3,027	973
Trustees Fees	13,000	13,000	19,986	(6,986)
Website Hosting, Maintenance, Backup & E	3,458	2,594	2,793	(200)
Total Financial & Administrative	112,098	90,583	102,525	(11,943)
Legal Counsel				
District Counsel	30,000	22,500	29,400	(6,899)
Total Legal Counsel	30,000	22,500	29,400	(6,899)
Electric Utility Services				
Utility - Recreation Facilities	20,000	15,000	10,882	4,117
Utility - Street Lights	180,180	135,135	164,620	(29,485)
Total Electric Utility Services	200,180	150,135	175,502	(25,368)
Water-Sewer Combination Services				
Utility - Irrigation	10,000	7,500	8,092	(591)
Utility - Recreation Facilities	7,000	5,250	3,793	1,457
Total Water-Sewer Combination Services	17,000	12,750	11,885	866
Stormwater Control				
Aquatic Maintenance	42,000	31,500	32,150	(650)
Midge Fly Treatments	20,000	15,000	0	15,000
Wetland Nuisance/Exotic Species Control	80,000	60,000	62,050	(2,050)
Total Stormwater Control	142,000	106,500	94,200	12,300

See Notes to Unaudited Financial Statements

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 06/30/2025	Year To Date 06/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Entry & Walls Maintenance & Repair	7,500	5,625	0	5,625
General Liability Insurance	5,100	5,100	3,700	1,400
Irrigation Maintenance	20,000	15,000	5,055	9,944
Landscape - Mulch	60,000	45,000	3,600	41,400
Landscape Inspection Services	10,800	8,100	8,100	0
Landscape Maintenance	310,000	232,500	256,382	(23,882)
Landscape Replacement Plants, Shrubs, Tr	25,000	18,750	8,482	10,268
Pressure Washing	5,000	3,750	0	3,750
Property Insurance	36,000	36,000	28,747	7,253
Supervisor Workers Comp Insurance	0	0	850	(850)
Total Other Physical Environment	479,400	369,825	314,916	54,908
Parks & Recreation				
Access Control / Security Camera Main- ten	10,000	7,500	1,285	6,216
Amenity Facility - Maintenance & Repair	25,000	18,750	13,364	5,386
Dog Park Maintenance	8,000	6,000	3,492	2,508
Facility A/C & Heating Maintenance & Rep	1,500	1,125	0	1,125
Holiday Decorations	2,500	2,500	0	2,500
Management Contract	55,080	41,310	30,283	11,026
Playground Mulch	5,000	3,750	0	3,750
Playground Repairs	3,000	2,250	0	2,250
Pool Furniture Replacement	20,000	15,000	7,363	7,637
Pool Repairs	10,000	7,500	13,247	(5,746)
Pool Service Contract	36,000	27,000	33,390	(6,390)
Security Services & Patrols	75,000	56,250	0	56,250
Security System Monitoring Services & Ma	22,000	16,500	6,858	9,642
Telephone, Internet, Cable	2,500	1,875	1,440	435
Trail/Bike Path Maintenance	5,000	3,750	0	3,750
Total Parks & Recreation	280,580	211,060	110,722	100,339
Contingency				
Miscellaneous Contingency	40,000	30,000	37,524	(7,524)
Total Contingency	40,000	30,000	37,524	(7,524)
Total Expenditures	1,308,258	998,603	881,674	116,929
Total Excess of Revenues Over(Under) Ex- penditures	0	309,655	453,470	143,815
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	129,653	129,652
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(911)	(910)
Total Other Financing Sources(Uses)	0	0	128,742	128,742

See Notes to Unaudited Financial Statements

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Fund Balance, Beginning of Period	0	0	442,276	442,276
Total Fund Balance, End of Period	0	309,655	1,024,488	714,833

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	280	280
Special Assessments				
Tax Roll	25,000	25,000	25,000	0
Total Revenues	<u>25,000</u>	<u>25,000</u>	<u>25,280</u>	<u>280</u>
Expenditures				
Contingency				
Capital Reserve	25,000	25,000	0	25,000
Total Contingency	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Expenditures	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>25,280</u>	<u>25,280</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>25,280</u>	<u>25,280</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,765	10,765
Special Assessments				
Tax Roll	242,399	242,399	245,211	2,812
Total Revenues	<u>242,399</u>	<u>242,399</u>	<u>255,976</u>	<u>13,577</u>
Expenditures				
Debt Service				
Interest	177,399	177,399	171,200	6,199
Principal	65,000	65,000	65,000	0
Total Debt Service	<u>242,399</u>	<u>242,399</u>	<u>236,200</u>	<u>6,199</u>
Total Expenditures	<u>242,399</u>	<u>242,399</u>	<u>236,200</u>	<u>6,199</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>19,776</u>	<u>19,776</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	193	193
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(86,405)	(86,405)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(86,212)</u>	<u>(86,212)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>417,474</u>	<u>417,474</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>351,038</u>	<u>351,038</u>

See Notes to Unaudited Financial Statements

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,894	11,894
Special Assessments				
Prepayments	0	0	2,788	2,788
Tax Roll	353,899	353,899	357,499	3,600
Total Revenues	<u>353,899</u>	<u>353,899</u>	<u>372,181</u>	<u>18,282</u>
Expenditures				
Debt Service				
Interest	218,899	218,899	216,548	2,351
Principal	135,000	135,000	145,000	(10,000)
Total Debt Service	<u>353,899</u>	<u>353,899</u>	<u>361,548</u>	<u>(7,649)</u>
Total Expenditures	<u>353,899</u>	<u>353,899</u>	<u>361,548</u>	<u>(7,649)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>10,633</u>	<u>10,633</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	281	281
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(8,562)	(8,562)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(8,281)</u>	<u>(8,281)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>327,387</u>	<u>327,387</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>329,739</u>	<u>329,739</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	18,873	18,873
Special Assessments				
Tax Roll	548,551	548,551	554,914	6,363
Total Revenues	<u>548,551</u>	<u>548,551</u>	<u>573,787</u>	<u>25,236</u>
Expenditures				
Debt Service				
Interest	338,551	338,551	337,915	636
Principal	210,000	210,000	205,000	5,000
Total Debt Service	<u>548,551</u>	<u>548,551</u>	<u>542,915</u>	<u>5,636</u>
Total Expenditures	<u>548,551</u>	<u>548,551</u>	<u>542,915</u>	<u>5,636</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>30,872</u>	<u>30,872</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	437	437
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(87,204)	(87,204)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(86,767)</u>	<u>(86,767)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>576,002</u>	<u>576,002</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>520,107</u>	<u>520,107</u>

193 Capital Projects Fund S2018 **Summer Woods Community Development District**

Statement of Revenues and Expenditures

As of 06/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	71	71
Total Revenues	0	0	71	71
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	86,406	(86,406)
Total Other Physical Environment	0	0	86,406	(86,406)
Total Expenditures	0	0	86,406	(86,406)
Total Excess of Revenues Over(Under) Ex-	0	0	(86,335)	(86,335)
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	86,405	86,405
Total Other Financing Sources(Uses)	0	0	86,405	86,405
Fund Balance, Beginning of Period	0	0	377	377
Total Fund Balance, End of Period	0	0	447	447

See Notes to Unaudited Financial Statements

193 Capital Projects Fund S2020 **Summer Woods Community Development District**
Statement of Revenues and Expenditures
As of 06/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	643	643
Total Revenues	<u>0</u>	<u>0</u>	<u>643</u>	<u>643</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>643</u>	<u>643</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	8,562	8,562
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>8,562</u>	<u>8,562</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>15,197</u>	<u>15,197</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>24,402</u>	<u>24,402</u>

See Notes to Unaudited Financial Statements

193 Capital Projects Fund S2021 **Summer Woods Community Development District**
Statement of Revenues and Expenditures
As of 06/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	829	829
Contributions & Donations from Private Sources				
Developer Contributions	0	0	12,391	12,391
Total Revenues	<u>0</u>	<u>0</u>	<u>13,220</u>	<u>13,220</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	385,919	(385,919)
Total Other Physical Environment	<u>0</u>	<u>0</u>	<u>385,919</u>	<u>(385,919)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>385,919</u>	<u>(385,919)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(372,699)</u>	<u>(372,699)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	87,204	87,204
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(129,653)	(129,653)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(42,449)</u>	<u>(42,449)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>431,542</u>	<u>431,542</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>16,394</u>	<u>16,394</u>

See Notes to Unaudited Financial Statements

**Summer Woods CDD
Investment Summary
6/30/2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2025</u>
Valley National Bank	Governmental Checking/ICS	\$ 977,286
Total General Fund Investments		\$ 977,286
Valley National Bank	Governmental Checking	\$ 25,280
Total Reserve Fund Investments		\$ 25,280
Regions Series 2018 A-1 Revenue	Goldman Sachs Financial Square Govt Fund	\$ 225,959
Regions Series 2018 A-1 Reserve	Goldman Sachs Financial Square Govt Fund	124,840
Regions Series 2018 A-1 Interest	Goldman Sachs Financial Square Govt Fund	11
Regions Series 2018 A-1 Principal	Goldman Sachs Financial Square Govt Fund	196
Regions Series 2018 A-1 Sinking Fund	Goldman Sachs Financial Square Govt Fund	34
Regions Series 2020 Revenue	Goldman Sachs Financial Square Govt Fund	147,292
Regions Series 2020 Reserve	Goldman Sachs Financial Square Govt Fund	179,344
Regions Series 2020 Interest	Goldman Sachs Financial Square Govt Fund	13
Regions Series 2020 Principal	Goldman Sachs Financial Square Govt Fund	15
Regions Series 2020 Prepayment	Goldman Sachs Financial Square Govt Fund	2,662
Regions Series 2020 Sinking Fund	Goldman Sachs Financial Square Govt Fund	305
Regions Series 2020 Redemption	Goldman Sachs Financial Square Govt Fund	108
Regions Series 2021 A-2 Revenue	Goldman Sachs Financial Square Govt Fund	79,608
Regions Series 2021 A-2 Reserve	Goldman Sachs Financial Square Govt Fund	73,914
Regions Series 2021 A-2 Interest	Goldman Sachs Financial Square Govt Fund	5
Regions Series 2021 A-2 Prepayment	Goldman Sachs Financial Square Govt Fund	1,217
Regions Series 2021 A-2 Sinking Fund	Goldman Sachs Financial Square Govt Fund	6
Regions Series 2021 A-3 Revenue	Goldman Sachs Financial Square Govt Fund	162,849
Regions Series 2021 A-3 Reserve	Goldman Sachs Financial Square Govt Fund	202,472
Regions Series 2021 A-3 Interest	Goldman Sachs Financial Square Govt Fund	15
Regions Series 2021 A-3 Sinking Fund	Goldman Sachs Financial Square Govt Fund	19
Total Debt Service Fund Investments		\$ 1,200,884
Regions Series 2018 A-1 Construction	Goldman Sachs Financial Square Govt Fund	\$ 67
Regions Series 2018 A-2 Construction	Goldman Sachs Financial Square Govt Fund	380
Regions Series 2020 Construction	Goldman Sachs Financial Square Govt Fund	24,402
Regions Series 2021 A-2 Construction	Goldman Sachs Financial Square Govt Fund	407
Regions Series 2021 A-3 Construction	Goldman Sachs Financial Square Govt Fund	15,986
Total Capital Projects Fund Investments		\$ 41,242

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Summer Woods Community Development District
Summary A/P Ledger
From 06/01/2025 to 06/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
193, 2190						
	193 General Fund	06/30/2025	Eco-Logic Services, LLC	5457	Pond Maintenance - Ponds 26, 27, 28, & 29 06/25	775.00
	193 General Fund	06/04/2025	Frontier Florida, LLC	941-776-8134-060420	Internet Service 06/25	160.00
	193 General Fund	06/30/2025	Harrison Ranch CDD	SWC0725-01	Rent- Meeting 05/01/2025 and Meeting 06/03/2025 07/25	275.00
	193 General Fund	06/17/2025	Manatee County Utilities Department	100016059 05/25 ACH	100016059 05/25 ACH	537.40
Sum for 193, 2190						1,747.40
Sum for 193						1,747.40
Sum Total						1,747.40

Summer Woods Community Development District
Notes to Unaudited Financial Statements
June 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 06/30/25.
2. See EMMA (Electronic Municipal Market Access) at <https://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 4



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Professionals in Community Management

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MEMORANDUM

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2025/2026

This memo outlines potential district goals and objectives for the 2025-2026 fiscal year in accordance with the recent legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

Financial Goals and Objectives:

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.
- Investment Strategy - periodically review the district's investment objectives and performance.

Board Meeting Goals and Objectives:

- Productive Meetings – commit to conducting an orderly and efficient meeting.
- Audience Comments – adhere to this requirement to foster informed decision-making.
- Teamwork - work as a team and not as individuals.
- Provide a healthy and safe working environment for the board, staff and audience.
- Respect others and allow everyone that wishes to speak to be heard.

Administrative Goals and Objectives:

- Website Maintenance - ensure that the website is always up-to-date and in compliance.
- Adhere to the board's established Rules of Procedure.
- Review the district's Rules of Procedure on an annual basis (or as frequent as the board desires) and update, as necessary.
- Records Retention - periodically review the district's policy on records retention.

Operational Goals and Objectives:

- Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.
- District Assets - safeguard the district's assets and ensure they are maintained in good condition.
- Ongoing Tasks - staff to provide continual updates on assigned tasks until conclusion.
- Reserve Study – if applicable, ensure periodic and consistent reviews and update as needed.

Tab 5

Summer Woods Community Development District

SummerWoodsCDD.org

**Approved Proposed
Budget for
Fiscal Year
2025-2026**

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Proposed Budget Summer WoodsCommunity Development District General Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 03/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 1,320,028	\$ 1,320,028	\$ 1,308,258	\$ 11,770	\$ 1,344,788	\$ 36,530	
6								
7	Assessment Revenue Subtotal	\$ 1,320,028	\$ 1,320,028	\$ 1,308,258	\$ 11,770	\$ 1,344,788	\$ 36,530	
8								
9	OTHER REVENUES							
10								
11	Miscellaneous Revenue	\$ 3,413	\$ 6,826	\$ -	\$ 6,826	\$ -	\$ -	
12								
13	Other Revenue Subtotal	\$ 3,413	\$ 6,826	\$ -	\$ 6,826	\$ -	\$ -	
14								
15	TOTAL REVENUES	\$ 1,323,441	\$ 1,326,854	\$ 1,308,258	\$ 18,596	\$ 1,344,788	\$ 36,530	
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 2,200	\$ 4,400	\$ 7,000	\$ 2,600	\$ 7,000	\$ -	7 meetings* 5 members
21	Financial & Administrative							
22	Accounting Services	\$ 10,325	\$ 20,650	\$ 20,651	\$ 1	\$ 21,447	\$ 796	contract price
23	Administrative Services	\$ 2,582	\$ 5,164	\$ 5,163	\$ (1)	\$ 5,370	\$ 207	contract price
24	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 900	\$ 900	\$ 900	\$ -	contract price
25	Assessment Roll	\$ 5,736	\$ 5,736	\$ 5,736	\$ -	\$ 5,965	\$ 229	contract price
26	Auditing Services	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 5,100	\$ 1,100	contract price
27	Disclosure Report	\$ 4,000	\$ 4,000	\$ 8,000	\$ 4,000	\$ 8,000	\$ -	contract price
28	District Engineer	\$ 9,187	\$ 18,374	\$ 15,000	\$ (3,374)	\$ 20,000	\$ 5,000	hourly rate
29	District Management	\$ 11,530	\$ 23,060	\$ 23,060	\$ -	\$ 23,982	\$ 922	contract price
30	Dues, Licenses & Fees	\$ 216	\$ 432	\$ 2,000	\$ 1,568	\$ 2,000	\$ -	\$1,782 spent last FY
31	Financial and Revenue Collections	\$ 2,065	\$ 4,130	\$ 4,130	\$ -	\$ 4,295	\$ 165	contract price
32	Legal Advertising	\$ 142	\$ 284	\$ 3,000	\$ 2,716	\$ 1,000	\$ (2,000)	\$764 spent last FY
33	Public Officials Liability Insurance	\$ 3,027	\$ 3,027	\$ 4,000	\$ 973	\$ 4,100	\$ 100	EGIS 25/26 Estimate
34	Trustees Fees	\$ 17,945	\$ 17,945	\$ 13,000	\$ (4,945)	\$ 14,000	\$ 1,000	\$12,933 spent last FY, \$17,945 YTD
35	Website Hosting, Maintenance, and Email	\$ 1,809	\$ 3,618	\$ 3,458	\$ (160)	\$ 3,698	\$ 240	contract price
36	Legal Counsel							
37	District Counsel	\$ 15,633	\$ 31,266	\$ 30,000	\$ (1,266)	\$ 100,000	\$ 70,000	High Estimate
38								
39	Administrative Subtotal	\$ 86,397	\$ 142,086	\$ 149,098	\$ 7,012	\$ 226,857	\$ 77,759	
40								
41	EXPENDITURES - FIELD OPERATIONS							
42								
43	Electric Utility Services							
44	Utility Services - Amenity Center	\$ 6,976	\$ 13,952	\$ 20,000	\$ 6,048	\$ 20,000	\$ -	Trending \$18,000 per year
45	Utility Services - Street Lights	\$ 82,170	\$ 164,340	\$ 180,180	\$ 15,840	\$ 180,180	\$ -	RET lease 250 poles plus monitoring
46	Water-Sewer Combination Services							
47	Utility - Irrigation	\$ 4,325	\$ 8,650	\$ 10,000	\$ 1,350	\$ 12,000	\$ 2,000	\$10,870 spent last FY
48	Utility - Recreation Facilities	\$ 2,674	\$ 5,348	\$ 7,000	\$ 1,652	\$ 10,000	\$ 3,000	\$8,650 spent last FY
49	Stormwater Control							
50	Aquatic Maintenance	\$ 21,175	\$ 42,350	\$ 42,000	\$ (350)	\$ 47,200	\$ 5,200	contract price + additional services
51	Midge Fly Control	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$0 spent last FY
52	Wetland Maintenance/Exotic Nuisance Removal	\$ 40,950	\$ 81,900	\$ 80,000	\$ (1,900)	\$ 84,000	\$ 4,000	contract price plus additional work \$103,325 spent LY

Proposed Budget Summer WoodsCommunity Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 03/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
53	Other Physical Environment						
54	Entry & Walls Maintenance & Repair	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 3,500	\$ (4,000)
55	General Liability Insurance	\$ 3,700	\$ 3,700	\$ 5,100	\$ 1,400	\$ 4,463	\$ (637)
56	Irrigation Maintenance	\$ 1,788	\$ 3,576	\$ 20,000	\$ 16,424	\$ 20,000	\$ -
57	Landscape - Mulch	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 70,000	\$ 10,000
58	Landscape Field Services	\$ 5,400	\$ 10,800	\$ 10,800	\$ -	\$ 12,000	\$ 1,200
59	Landscape Maintenance	\$ 169,891	\$ 339,782	\$ 310,000	\$ (29,782)	\$ 300,000	\$ (10,000)
60	Plant Replacement	\$ 7,337	\$ 14,674	\$ 25,000	\$ 10,326	\$ 30,000	\$ 5,000
61	Pressure Washing	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 1,500	\$ (3,500)
62	Property Insurance	\$ 28,747	\$ 28,747	\$ 36,000	\$ 7,253	\$ 37,047	\$ 1,047
63	Storm Cleanup	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
64	Parks and Recreation						
65	Access Control	\$ 950	\$ 1,900	\$ 10,000	\$ 8,100	\$ 7,000	\$ (3,000)
66	Amenity Center Maintenance	\$ 8,468	\$ 16,936	\$ 25,000	\$ 8,064	\$ 25,000	\$ -
67	Dog Park/Station Maintenance	\$ 2,328	\$ 4,656	\$ 8,000	\$ 3,344	\$ 5,000	\$ (3,000)
68	Facility HVAC maintenance	\$ 850	\$ 1,700	\$ 1,500	\$ (200)	\$ 1,500	\$ -
69	Holiday Decorations	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
70	Management Contract	\$ 16,876	\$ 33,752	\$ 55,080	\$ 21,328	\$ 59,841	\$ 4,761
71	Playground Mulch	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
72	Playground Repairs	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
73	Pool Furniture Repair/Replacement	\$ 7,363	\$ 14,726	\$ 20,000	\$ 5,274	\$ 20,000	\$ -
74	Pool Repairs - Splashpad	\$ 606	\$ 1,212	\$ 10,000	\$ 8,788	\$ 5,000	\$ (5,000)
75	Pool Service Contract	\$ 18,000	\$ 36,000	\$ 36,000	\$ -	\$ 49,200	\$ 13,200
76	Security Services & Patrols	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 25,000	\$ (50,000)
77	Security System Monitoring Services	\$ 4,485	\$ 8,970	\$ 22,000	\$ 13,030	\$ 14,500	\$ (7,500)
78	Telephone, Internet, Cable	\$ 960	\$ 1,920	\$ 2,500	\$ 580	\$ 2,500	\$ -
79	Trail Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 1,000	\$ (4,000)
80	Contingency						
81	Miscellaneous Contingency	\$ 16,214	\$ 32,428	\$ 40,000	\$ 7,572	\$ 40,000	\$ -
82							
83	Field Operations Subtotal	\$ 452,233	\$ 872,019	\$ 1,159,160	\$ 287,141	\$ 1,117,931	\$ (41,229)
84							
85	TOTAL EXPENDITURES	\$ 538,630	\$ 1,014,105	\$ 1,308,258	\$ 294,153	\$ 1,344,788	\$ 36,530
86							
87	EXCESS OF REVENUES OVER EXPENDITURES	\$ 784,811	\$ 312,749	\$ -	\$ 312,749	\$ -	\$ -
88							

Comments
\$0 spent last FY
EGIS 25/26 Estimated Cost
RFP in progress
RFP in progress
contract price
RFP in progress (High Estimate)
Storm Cleanup/Tree Trimming included
\$0 spent last FY
EGIS 25/26 Estimated Cost
\$5,674 spent last FY
\$18,852 spent last FY
\$4,656 spent last FY
Trending \$1,700 TY
\$0 spent last FY
contract price
\$0 spent last FY
\$0 spent last FY
\$7,363 spent YTD
\$550 spent last FY
contract price
\$123,276 spent last FY
contract price
\$1,956 spent last FY
\$0 spent last FY
Reserve Study

Proposed Budget
Summer Woods Community Development District
 Reserve Fund
 Fiscal Year 2025/2026

Comments

Special Assessments		Actual YTD through 03/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll	\$ -	\$ -	\$ 25,000	\$ (25,000)	\$ 50,000	\$ 25,000
6							
7	Assessment Revenue Subtotal	\$ -	\$ -	\$ 25,000	\$ (25,000)	\$ 50,000	\$ 25,000
8							
9	OTHER REVENUES						
10							
11	Other Miscellaneous Revenues						
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ -	\$ -	\$ 25,000	\$ (25,000)	\$ 50,000	\$ 25,000
17							
18	EXPENDITURES						
19							
20	Contingency						
21	Capital Reserves	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 50,000	\$ 25,000
22							
23	TOTAL EXPENDITURES	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 50,000	\$ 25,000
24							
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26							

Summer Woods Community Development District					
Debt Service					
Fiscal Year 2025/2026					
Chart of Accounts Classification	Series 2018A-1 (AA1)	Series 2020 (AA2)	Series 2021 (AA2)	Series 2021 (AA3)	Budget for 2025/2026
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$242,399.63	\$353,199.24	\$147,800.26	\$400,751.22	\$1,144,150.35
TOTAL REVENUES	\$242,399.63	\$353,199.24	\$147,800.26	\$400,751.22	\$1,144,150.35
EXPENDITURES					
Administrative					
Debt Service Obligation	\$242,399.63	\$353,199.24	\$147,800.26	\$400,751.22	\$1,144,150.35
Administrative Subtotal	\$242,399.63	\$353,199.24	\$147,800.26	\$400,751.22	\$1,144,150.35
TOTAL EXPENDITURES	\$242,399.63	\$353,199.24	\$147,800.26	\$400,751.22	\$1,144,150.35
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Manatee County Collecction Costs (3%) and Early Payment Discounts (4%):	7.0%
GROSS ASSESSMENTS	\$1,228,683.80

Notes:
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.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2025/2026 O&M Budget:		\$1,394,788.00		2024/2025 O&M Budget:	\$1,333,258.00
Collection Costs:		3%	\$44,993.16	2025/2026 O&M Budget:	\$1,394,788.00
Early Payment Discounts:		4%	\$59,990.88		
2025/2026 Total:		\$1,499,772.04		Total Difference:	\$61,530.00

Lot Size		Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
			2024/2025	2025/2026	\$	%
Assessment Area One (2018)						
Single Family 40'	Series 2018A-1 Debt Service		\$1,073.88	\$1,073.88	\$0.00	0.00%
	Operations/Maintenance		\$1,295.63	\$1,355.42	\$59.79	4.61%
	Total		\$2,369.51	\$2,429.30	\$59.79	2.52%
Single Family 40' Gated	Series 2018A-1 Debt Service		\$1,181.27	\$1,181.27	\$0.00	0.00%
	Operations/Maintenance		\$1,295.63	\$1,355.42	\$59.79	4.61%
	Total		\$2,476.90	\$2,536.69	\$59.79	2.41%
Single Family 50'	Series 2018A-1 Debt Service		\$1,181.27	\$1,181.27	\$0.00	0.00%
	Operations/Maintenance		\$1,619.53	\$1,694.27	\$74.74	4.61%
	Total		\$2,800.80	\$2,875.54	\$74.74	2.67%
Assessment Area Two (2020)						
Single Family 40'	Series 2020 Debt Service		\$1,181.27	\$1,181.27	\$0.00	0.00%
	Operations/Maintenance		\$1,295.63	\$1,355.42	\$59.79	4.61%
	Total		\$2,476.90	\$2,536.69	\$59.79	2.41%
Single Family 50'	Series 2020 Debt Service		\$1,288.66	\$1,288.66	\$0.00	0.00%
	Operations/Maintenance		\$1,619.53	\$1,694.27	\$74.74	4.61%
	Total		\$2,908.19	\$2,982.93	\$74.74	2.57%
Single Family 40'	Series 2020 Debt Service		\$1,073.88	\$1,073.88	\$0.00	0.00%
	Operations/Maintenance		\$1,295.63	\$1,355.42	\$59.79	4.61%
	Total		\$2,369.51	\$2,429.30	\$59.79	2.52%
Single Family 50'	Series 2020 Debt Service		\$1,181.27	\$1,181.27	\$0.00	0.00%
	Operations/Maintenance		\$1,619.53	\$1,694.27	\$74.74	4.61%
	Total		\$2,800.80	\$2,875.54	\$74.74	2.67%
Assessment Area Two (2021)						
Single Family 40'	Series 2021 (AA2) Debt Service		\$1,181.27	\$1,181.27	\$0.00	0.00%
	Operations/Maintenance		\$1,295.63	\$1,355.42	\$59.79	4.61%
	Total		\$2,476.90	\$2,536.69	\$59.79	2.41%
Single Family 50'	Series 2021 (AA2) Debt Service		\$1,315.51	\$1,315.51	\$0.00	0.00%
	Operations/Maintenance		\$1,619.53	\$1,694.27	\$74.74	4.61%
	Total		\$2,935.04	\$3,009.78	\$74.74	2.55%
Assessment Area Three (2021)						
Single Family 40'	Series 2021 (AA3) Debt Service		\$1,420.33	\$1,420.33	\$0.00	0.00%
	Operations/Maintenance		\$1,295.63	\$1,355.42	\$59.79	4.61%
	Total		\$2,715.96	\$2,775.75	\$59.79	2.20%
Single Family 50'	Series 2021 (AA3) Debt Service		\$1,420.33	\$1,420.33	\$0.00	0.00%
	Operations/Maintenance		\$1,619.53	\$1,694.27	\$74.74	4.61%
	Total		\$3,039.86	\$3,114.60	\$74.74	2.46%

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,394,788.00
COLLECTION COSTS @	3.0%	\$44,993.16
EARLY PAYMENT DISCOUNT @	4.0%	\$59,990.88
TOTAL O&M ASSESSMENT		\$1,499,772.04

UNITS ASSESSED					
LOT SIZE	O&M	SERIES 2018A-1 (AA1)	SERIES 2020 (AA2)	SERIES 2021 (AA2)	SERIES 2021 (AA3)
		DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾
Assessment Area One (2018)					
Single Family 40'	40	40	0	0	0
Single Family 40' gated	143	143	0	0	0
Single Family 50'	41	41	0	0	0
Assessment Area Two (2020)					
Single Family 40'	2	0	2	0	0
Single Family 50'	1	0	1	0	0
Single Family 40'	187	0	187	0	0
Single Family 50'	148	0	148	0	0
Assessment Area Two (2021)					
Single Family 40'	23	0	0	23	0
Single Family 50'	100	0	0	100	0
Assessment Area Three (2021)					
Single Family 40'	119	0	0	0	119
Single Family 50'	184	0	0	0	184
Total Community	988	224	338	123	303

ALLOCATION OF O&M ASSESSMENT			
EAU	TOTAL EAU\$	% TOTAL EAU\$	O&M PER UNIT
1.00	40.00	3.62%	\$54,216.79
1.00	143.00	12.92%	\$193,825.04
1.25	51.25	4.63%	\$69,465.27
1.00	2.00	0.18%	\$2,710.84
1.25	1.25	0.11%	\$1,694.27
1.00	187.00	16.90%	\$253,463.51
1.25	185.00	16.72%	\$250,752.67
1.00	23.00	2.08%	\$31,174.66
1.25	125.00	11.30%	\$169,427.48
1.00	119.00	10.75%	\$161,294.96
1.25	230.00	20.79%	\$311,746.56
1106.50		100%	\$1,499,772.04

PER LOT ANNUAL ASSESSMENT					
O&M	SERIES 2018A-1 (AA1) DEBT SERVICE ⁽²⁾	SERIES 2020 (AA2) DEBT SERVICE ⁽²⁾	SERIES 2021 (AA2) DEBT SERVICE ⁽²⁾	SERIES 2021 (AA3) DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$1,355.42	\$1,073.88	\$0.00	\$0.00	\$0.00	\$2,429.30
\$1,355.42	\$1,181.27	\$0.00	\$0.00	\$0.00	\$2,536.69
\$1,694.27	\$1,181.27	\$0.00	\$0.00	\$0.00	\$2,875.54
\$1,355.42	\$0.00	\$1,181.27	\$0.00	\$0.00	\$2,536.69
\$1,694.27	\$0.00	\$1,288.66	\$0.00	\$0.00	\$2,982.93
\$1,355.42	\$0.00	\$1,073.88	\$0.00	\$0.00	\$2,429.30
\$1,694.27	\$0.00	\$1,181.27	\$0.00	\$0.00	\$2,875.54
\$1,355.42	\$0.00	\$0.00	\$1,181.27	\$0.00	\$2,536.69
\$1,694.27	\$0.00	\$0.00	\$1,315.51	\$0.00	\$3,009.78
\$1,355.42	\$0.00	\$0.00	\$0.00	\$1,420.33	\$2,775.75
\$1,694.27	\$0.00	\$0.00	\$0.00	\$1,420.33	\$3,114.60

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

(\$104,984.04)

Net Revenue to be Collected	\$1,394,788.00
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⁽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 2025 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.

RESOLUTION 2025-03

[FY 2026 APPROPRIATION RESOLUTION]

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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Summer Woods Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) 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 general-purpose government(s) 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 on the Proposed Budget 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 in accordance with Section 189.016, *Florida Statutes*; 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. 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.

- b. 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, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 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 this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF ____, 2025.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Tab 6

RESOLUTION 2025-04
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); 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, located in Manatee County, Florida (“**County**”); 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, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), 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**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; 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. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** (“**Assessment Roll**”).

2. **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 **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - 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.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). 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 property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect 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.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. 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.
6. **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.
7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS ____ DAY OF ____, 2025.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Tab 7

RESOLUTION 2025-05

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 COPPERSPRING 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 6th day of August, 2025.

ATTEST:

**SUMMER WOODS
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman of the Board of Supervisors

EXHIBIT "A"
BOARD OF SUPERVISORS' MEETING DATES
SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

October 2, 2025 *

December 4, 2025

February 5, 2026 *

April 30, 2026- Budget Workshop

May 28, 2026 *- Proposed Budget

July 30, 2026 - Final Budget

September 3, 2026 *

All meetings with a * will be convened at 10:00 a.m. all other meetings will be at 6:00 p.m. at The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd, Parrish, Florida 34219

Tab 8



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Estimate 33831243
Estimate Date 7/22/2025

Billing Address

Summer Woods CDD
11205 Daybreak Glen
Parrish, FL 34219 USA

Job Address

Summer Woods CDD
11205 Daybreak Glen
Parrish, FL 34219 USA

Description of work

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Remove all battery generator boxes from original storage location in Summer Woods, load and secure each battery box on trailer to transport to Owens Electric Inc. main office. Transport all battery boxes to main office, and unload onsite. All battery boxes will be stored in exterior of property that is fenced in, locked and has 24hr security cameras. (will be stored in direct view of security camera)

Owens Electric Inc. has a locked facility with 24hr security cameras. Owens Electric Inc. is not responsible for any damage to batteries while being stored.

Load and Transport : \$2,500

Monthly Storage Fee: \$500

Monthly storage fee August 1st, 2025 to December 31st 2025 (new storage contract will be submitted for 2026, for same dollar amount)

PAYMENT SCHEDULE AS FOLLOWS:

Upon Approval: \$ \$2,500

Monthly payment starting August 1st 2025: \$500

Total for loading, transport and unloading, includes storage fees through December 31st 2025: \$5000

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____ Estimate #: _____

Print Name: _____ Signature: _____

Sub-Total	\$5,000.00
Tax	\$0.00
Total Due	\$5,000.00
Deposit/Downpayment	\$0.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (365) day warranty on contracted projects, and (30) days on service and repair work. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.

Any alteration or deviations from the above specifications will be executed only upon written orders, and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed and payment is expected within 30 days from the date of the invoice. Fixtures, devices and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as restocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Tab 9



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Estimate 33846617
Estimate Date 7/23/2025

Billing Address

Summer Woods CDD
11205 Daybreak Glen
Parrish, FL 34219 USA

Job Address

Summer Woods CDD
11205 Daybreak Glen
Parrish, FL 34219 USA

Description of work

WE PROPOSE a complete installation including all labor, material, code requirements and completed in accordance with the below specifications.

Installation and removal, 510' of chain link 6' temporary fence around pole lighting materials. (1) 12' wide lockable gate (no windscreen). Fencing can be used as long as needed.

Total Proposal: \$11,885

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Approval: \$5,942.50
50% Upon Completion: \$5,942.50

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____ Estimate#: _____

Print Name: _____ Signature: _____

Prepared by: Matthew Aloy

Sub-Total	\$11,885.00
Tax	\$0.00
Total Due	\$11,885.00
Deposit/Downpayment	\$0.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (365) day warranty on contracted projects, and (30) days on service and repair work. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.

Any alteration or deviations from the above specifications will be executed only upon written orders, and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed and payment is expected within 30 days from the date of the invoice. Fixtures, devices and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Tab 10



SOLAR STREET LIGHTING

The pioneer and leader in off grid solar street lighting.

For more information contact: Monte Bains
941-724-0610 | OffGridLighting.co
Monte@offgridlighting.co





BENEFITS OF SOLAR LIGHTING

Reduced infrastructure costs.

Upfront overhead or underground infrastructure costs are eliminated. Financing programs make deploying solar lights on a community scale easy.

Rapid design and complete layout flexibility.

Photometric designs for off-grid solar lights are provided from the start and can be adjusted up to the last minute if the project changes. Solar lights can be installed at any phase of a project and can even be relocated after installation for minimal cost.

Resilient and sustainable outdoor lighting solution.

Solar lights work when the grid is down and they are easier to repair or replace than a damaged power line. Solar lights are known to have a positive impact on the purchase decision of homeowners.

Guaranteed lighting performance.

The performance of today's solar lighting systems is comparable to that of grid-connected lights. Sizing is calculated for the installation location to ensure optimal performance and autonomy.

One-stop shop for outdoor lighting infrastructure.

Complete turnkey services from Layout Design, Photometrics, Custom Style Selection, Financing, Installation, Service and Maintenance.

Reduced down-time and maintenance costs.

With optional cloud-based remote monitoring alerts are sent when a light is down, and local wireless diagnostics make troubleshooting and repairing quick and easy.

COMPREHENSIVE PRODUCT PORTFOLIO



Bollards

- 7-year warranty.
- Smart lighting algorithms to guarantee operation 365 nights/year.
- Extreme temperature and hurricane resistant.
- Lighting-fast installation: less than 20 minutes.
- Remote monitoring.
- Custom operating profiles and motion-sensing.
- Up to 800 lumens, single or dual side lighting.



Pole Top Series

- 7-year warranty.
- Smart lighting management: guaranteed operation 365 nights/year.
- Custom fixture selection, cobrahead or decorative.
- Reduced installation time: 30 minutes with pole.
- Remote monitoring.
- Custom operating profiles and motion-sensing.
- Up to 15,000 lumens, single or dual side lighting.



Wrapped Pole Series

- 7-year warranty.
- New install or retrofitting of existing pole
- Multiple styles available
- Motion-sensing
- Remote monitoring
- Dusk to dawn or scheduled dimming operating profiles.
- Up to 6,400 lumens, single or dual side lighting.

DIFFERENT PRODUCTS FOR DIFFERENT APPLICATIONS



FINANCING PROGRAM FOR SOLAR LIGHTS



No upfront
infrastructure costs.



Rapid design, manufacturing
and deployment



Upgrades, maintenance and
repairs are all included.



A program that is CDD and
HOA ready.



Lighting performance that is
guaranteed.



Complete flexibility in
lighting layout.

INFRASTRUCTURE PLANNING & DEPLOYMENT

We reduce a lengthy and time-consuming process – from initial design through installation from ‘months’ to mere ‘weeks’ while eliminating all upfront infrastructure costs. Solar lighting can be implemented in your project much later than standard grid connected lighting.

Photometrics	1 week
Lighting Plan	1 week
Manufacturing	12-16 weeks (Volume Dependent)
Delivery	1-6 weeks (Air or Sea Freight)
Installation	1 to 2 lights per hour

TOTAL TIME 90-120 Days



QUALITY:

OGLS continues to invest in the solar lighting technology. The product line has been specified to provide efficient and best in class lighting for your communities. All our products are ISO 9001 certified and are tested before leaving the factory.

COMPONENTS

- Chosen from very strict specifications and standards amongst the best suppliers.
- Tested randomly on arrival.



QUALITY CHECK THROUGHOUT OUR MANUFACTURING PROCESS

- ISO 9001 Certified
- High-end manufacturing line
- 100% of our products are tested before they leave the factory.





OGLS has successfully worked with national land developers to install thousands of lights for their communities.



For more information contact: Monte Bains
941-724-0610 Viasol-Lighting.com

A nighttime photograph of a park or garden path. Several tall, black, solar-powered streetlights are visible, each with a solar panel on top and a bright light fixture. The lights are illuminating the path and the surrounding area, which is filled with palm trees and other tropical vegetation. The sky is dark, and the overall scene is peaceful and well-lit. A large, diagonal, semi-transparent orange and grey graphic overlay covers the right side of the image, providing a background for the text.

THANK YOU

Off Grid Lighting Solutions

Your trusted solar lighting experts

Wrapped Pole Series





VERTICAL WRAP SERIES CYLINDER



Light Head

Peak power	120W
Luminous flux	23,520 Lumens
LED	Philips SMD5050
Efficacy	>235 lm/W
CRI	>70
CCT	2700K-5000K 1
Rated Life	00,000 hours
Operating Temp.	-10°C ~ +65°C
IP Rate	IP66
IK Rate	IK09
Warranty	10 Years



Vertical Solar Cylinder

Peak Power	80W	100W	140W
Max. power voltage	6V	6V	9V
Solar cells efficiency	22.3%	22.3%	22.3%
Dimension	D160*1040mm	D190*1040mm	D240*1040mm
Technology	Mono-crystalline photovoltaic panels		
Cable & connector	2.5mm ² with Mc4 plugs(80W) / 4mm ² with Mc4 plugs(100W&140W)		
Operating Temperature	-40 °C ~ +85 °C		
Lifetime	>20 years		
Waranty	10 years		



Waldon MPPT Controller

MPPT tracking efficiency	98%
Programmable	√
Motion Sensor	360° Motion Sensor 2.4G
Operating temperature	-35 °C ~ +65 °C
IP rate	IP67
Warranty	10 Years



LiFePO4 Lithium Battery

Nominal Capacity	12.8V 36AH~120AH
Charge mode	C.C + C.V
Storage Temperature	5°C ~ 35°C
Operating Temperature	-10°C ~ +65°C
Lifetime (D.O.D. 50%)	5,000 cycles D.O.D 50%
IP rate	IP67
Warranty	10 Years



**7-YEAR
WARRANTY**

Our products are backed by a 7-year limited warranty, warranting them to be free from defects in material and workmanship for up to 7 years from the date of shipment. This limited warranty covers all components, provided that the installation and operating instructions provided by Waldon are followed. The clamps are suitable for ambient temperatures of -10° to 50°. PV panels: 20-year performance warranty, controllers and batteries: 7 years





LUMINAIRE HOUSING & LEDS

- Waldon's low copper aluminum materials, manufactured using high pressure die-casting
- Industry leading 7 year finish warranty utilizing
- **AkzoNobel** 2 Stage Polyester/Epoxy Powder Finish
- Salt Spray Protection
- UV Protection

Waldon's Industry Leading Fixture Specifications

- SMD5050 Philips chips, 196lm / Efficacy
- Type II, III, IV, V Light optics
- **TRU TEMP® STAINLESS** steel Black Oxide Treated Hardware
- IP65+
- IK07 Lens



AkzoNobel
Powder Coatings

Interpon
POWDER COATINGS



TRU TEMP® STAINLESS

SAME SAFE TEMP. DARKER & CLEANER BLACK.

You asked us for a darker and cleaner finish. TRU TEMP® 2ND GEN delivers on that and more. The new patent pending TRU TEMP® 2ND GEN mid-temperature black oxide is a re-engineered and improved finish based on the original and widely used TRU TEMP® XL introduced in 2001.

Operating at the same safe temperature range of 200° – 210°F, TRU TEMP® 2ND GEN achieves a superior dark black finish that will not rub off when handled. The clean-to-the-touch magnetite coating is non-dimensional (1 micron thick) and ideal for machined components, non-machined components, powdered metals, MIM, tooling, gears, sucker rods and more.

STAINLESS STEEL BEFORE & AFTER BLACKENING

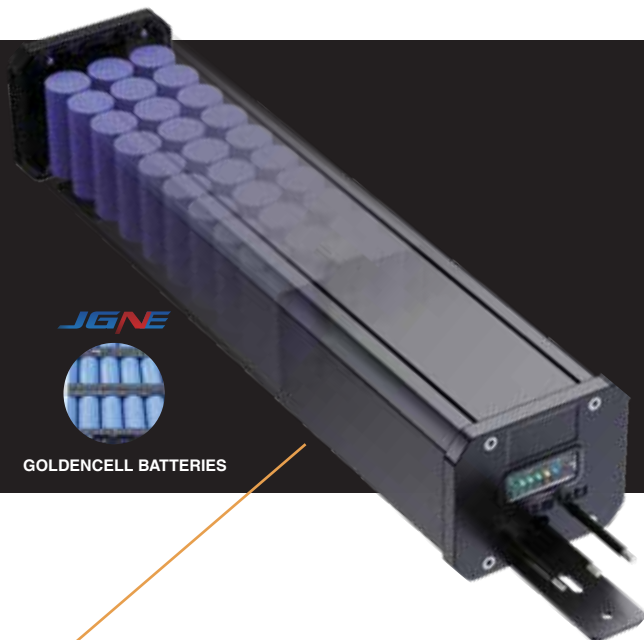
VERTICAL SOLAR CYLINDER

Employing SUNPOWER cells manufactured in the U.S.A., the SolarWrap boasts remarkable power generation efficiency, capable of flexing without cracking and outperforming traditional monocrystalline solar panels by 10% in low-light conditions. Protected by tempered glass, it withstands wind, sand, and UV exposure, resisting dust accumulation and ensuring a service life exceeding **20 years**. Multiple SolarWrap units can be mounted on a single pole to enhance power generation.

Our PV panel conversion efficiency

Waldon monocrystalline silicon panel	↑ 22.3%
Monocrystalline silicon panel	15~21%
Polycrystalline silicon panel	13~17%
CIGS thin-film panel	10~20%





BATTERY LIFEPO4

+ OVER 10 YEARS LIFETIME

LiFePO4 technology is a safe, long-lasting, eco-friendly battery solution. It offers enhanced thermal stability, often exceeding **5,000 charge cycles**, and contains no toxic heavy metals. Its combination of safety, durability, and sustainability makes it popular for renewable energy and electric vehicles.

Bms Electronic Protection Battery Management System

Our batteries are equipped with electronic circuit boards for a higher protection, ensuring battery functioning optimization no matter the situation.



The BMS Protects against

Over/under Current • Overload • Over/under Voltage
Over/under Charge • Temperature Management

Aluminum Waterproof Casing & Natural Airflow

High temperatures greatly negatively affect the battery's lifespan. This is why our batteries are encapsulated in an aluminum waterproof casing for a perfect heat dissipation.

In addition to that, the casing enjoys a natural airflow which keeps the battery to ambient temperature.

CONTROLLER MPPT

- Minimal stand-by power consumption
- Current consumption $\leq 10\text{mA}$
- Intelligent LED driver Auto detecting of Dusk and Dawn for automatic operation, 7 Lighting Programs Configuration.
- ANTI BLACK OUT : Load adjust according to battery capacity assuring all night long lighting in any weather conditions.
- The controller also acts against:
 - Overcurrent
 - Overvoltage / Overload
 - Overtemperature
 - Overdischarge

Remote Control Monitoring

In order to facilitate all maintenance operations and above all to diagnose any possible problem, without having to intervene mechanically on the luminaire, Waldon luminaires are equipped with a wireless diagnostic system via remote control



With a simple click it is possible to have real-time information such as:

- Automatic diagnosis in case of malfunction
- State of charge and battery history
- Real Time load and solar panel energy production history
- Age of the product and installation
- Temperature and its history



In a search for performance and reliability, our products are equipped with MPPT technology controller offering the best charging efficiency on the market up to 98%

MOTION SENSOR MICROWAVE

Waldon luminaires are equipped with microwave sensors that use the Doppler effect (like car radars) to detect a nearby objects and measure the distance. The sensor emits a high frequency wave to reflect off of and analyze the objects in the vicinity.




Since the microwaves only detect specific objects, detection reliability increases resulting in :

- Much better reliability compared to the Infrared sensor
- Up to 360° Directivity
- Insensitivity to other environmental variations such as light, color, temperature, etc.



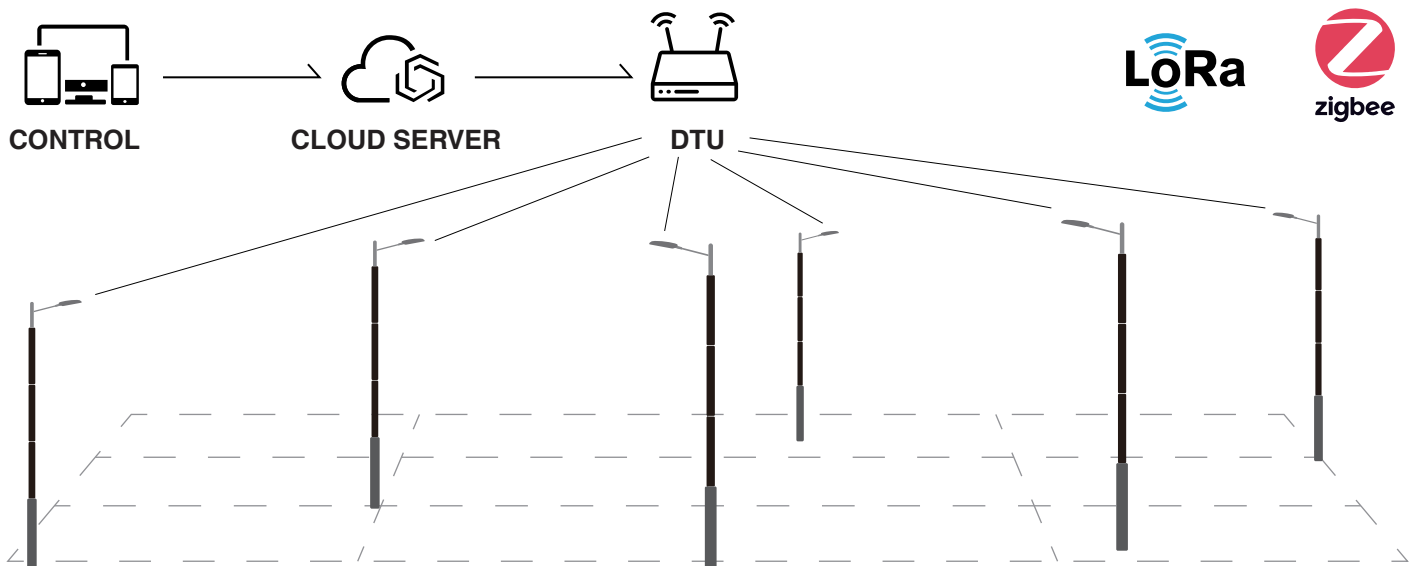
OPERATION MODE & LIGHTING SCHEDULE

In addition to automatic switching on and off , you have the possibility of choosing among different modular operating modes according to the needs of the project

			
Pr 1	5H	5H	4H
Pr 2	4H	10H	
Pr 3	3H	7H	4H
Pr 4	14H		
	100% 100% ON	30%+70% Motion sensor 30% - 100%	30% 30% DIM

REMOTE MONITORING TECHNOLOGY

Waldon has developed a special tool for remote monitoring of solar lamps. It uses low frequency technology LORA or ZIGBEE to monitor solar lamps in real time.







JAZZ - ALL IN ONE SERIES



Light Head

Peak power	30W
Lumens	7,050
LED	Philips SMD5050
Efficacy	>235 lm/W
CRI	>90
CCT	2700K-5000K 1
LM Rating	8.33 Years
Operating Temp.	-10°C ~ +65°C
IP Rate	IP66
IK Rate	IK09
Warranty	10 Years

Solar Panel

Peak Power	80W
Max. power voltage	18V
Solar cells efficiency	22.3%
Dimension	20in x 20 in
Technology	Mono-crystalline photovoltaic panels
Cable & connector	2.5mm ² with Mc4 plugs(80W) / 4mm ² with Mc4 plugs(100W&140W)
Operating Temperature	-40 °C ~ +85 °C
Lifetime	>20 years
Waranty	10 years

Waldon MPPT Controller

MPPT tracking efficiency	98%
Programmable	√
Motion Sensor	360° Motion Sensor 2.4G
Operating temperature	-35 °C ~ +65 °C
IP rate	IP67
Warranty	10 Years

LiFePO4 Lithium Battery

Nominal Capacity	12.8V 48AH
Charge mode	C.C + C.V
Storage Temperature	5°C ~ 35°C
Operating Temperature	-10°C ~ +65°C
Lifetime (D.O.D. 50%)	5,000 cycles D.O.D 50%
IP rate	IP67
Warranty	10 Years

Our products are backed by a 10-year limited warranty, warranting them to be free from defects in material and workmanship for up to 7 years from the date of shipment. This limited warranty covers all components, provided that the installation and operating instructions provided by Waldon are followed. The clamps are suitable for ambient temperatures of -10° to 50°. PV panels: 20-year performance warranty, controllers and batteries: 7 years



LUMINAIRE HOUSING & LEDS



OGLS low copper aluminum materials, manufactured using high pressure die-casting

- Industry leading 7 year finish warranty utilizing
- **AkzoNobel** 2 Stage Polyester/Epoxy Powder Finish
- Salt Spray Protection
- UV Protection

OGLS's Industry Leading Fixture Specifications

- SMD5050 Philips chips, 235lm/ Efficacy
- Type II, III, IV, V Light optics
- **TRU TEMP® STAINLESS** steel Black Oxide Treated Hardware
- IP65+
- IK07 Lens



AkzoNobel
Powder Coatings

Interpon
POWDER COATINGS



TRU TEMP® STAINLESS

SAME SAFE TEMP. DARKER & CLEANER BLACK.

You asked us for a darker and cleaner finish. TRU TEMP® 2ND GEN delivers on that and more. The new patent pending TRU TEMP® 2ND GEN mid-temperature black oxide is a re-engineered and improved finish based on the original and widely used TRU TEMP® XL introduced in 2001.

Operating at the same safe temperature range of 200° – 210°F, TRU TEMP® 2ND GEN achieves a superior dark black finish that will not rub off when handled. The clean-to-the-touch magnetite coating is non-dimensional (1 micron thick) and ideal for machined components, non-machined components, powdered metals, MIM, tooling, gears, sucker rods and more.

STAINLESS STEEL BEFORE & AFTER BLACKENING

JAZZ SOLAR CELLS

Employing SUNPOWER cells manufactured in the U.S.A., the SolarWrap boasts remarkable power generation efficiency, capable of flexing without cracking and outperforming traditional monocrystalline solar panels by 10% in low-light conditions. Protected by tempered glass, it withstands wind, sand, and UV exposure, resisting dust accumulation and ensuring a service life exceeding **20 years**. Multiple SolarWrap units can be mounted on a single pole to enhance power generation.

Our PV panel conversion efficiency

Waldon monocrystalline silicon panel	↑ 22.3%
Monocrystalline silicon panel	15 ~ 21%
Polycrystalline silicon panel	13 ~ 17%
CIGS thin-film panel	10 ~ 20%





BATTERY LIFEPO4

+ OVER 10 YEARS LIFETIME

LiFePO4 technology is a safe, long-lasting, eco-friendly battery solution. It offers enhanced thermal stability, often exceeding **5,000 charge cycles**, and contains no toxic heavy metals. Its combination of safety, durability, and sustainability makes it popular for renewable energy and electric vehicles.

Bms Electronic Protection Battery Management System

Our batteries are equipped with electronic circuit boards for a higher protection, ensuring battery functioning optimization no matter the situation.



The BMS Protects against

Over/under Current • Overload • Over/under Voltage Over/under Charge • Temperature Management

Aluminum Waterproof Casing & Natural Airflow

High temperatures greatly negatively affect the battery's lifespan. This is why our batteries are encapsulated in an aluminum waterproof casing for a perfect heat dissipation.

In addition to that, the casing enjoys a natural airflow which keeps the battery to ambient temperature.

CONTROLLER MPPT

- Minimal stand-by power consumption
- Current consumption $\leq 10\text{mA}$
- Intelligent LED driver Auto detecting of Dusk and Dawn for automatic operation, 7 Lighting Programs Configuration.
- ANTI BLACK OUT : Load adjust according to battery capacity assuring all night long lighting in any weather conditions.
- The controller also acts against:
 - Overcurrent
 - Overvoltage / Overload
 - Overdischarge
 - Overtemperature

In a search for performance and reliability, our products are equipped with MPPT technology controller offering the best charging efficiency on the market up to 98%



Remote Control Monitoring

In order to facilitate all maintenance operations and above all to diagnose any possible problem, without having to intervene mechanically on the luminaire, Waldon luminaires are equipped with a wireless diagnostic system via remote control



With a simple click it is possible to have real-time information such as:

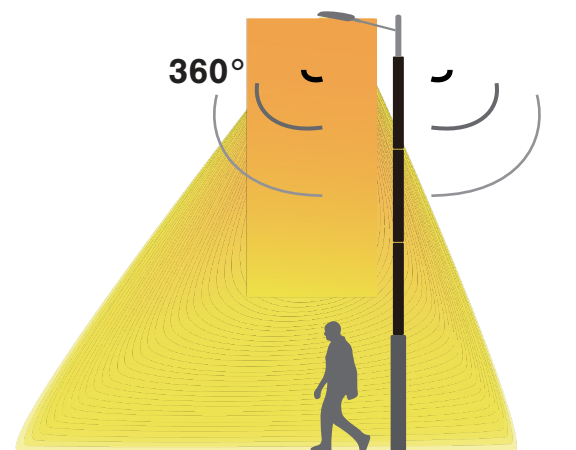
- Automatic diagnosis in case of malfunction
- State of charge and battery history
- Real Time load and solar panel energy production history
- Age of the product and installation
- Temperature and its history

MICROWAVE MOTION SENSOR

Waldon luminaires are equipped with microwave sensors that use the Doppler effect (like car radars) to detect nearby objects and measure the distance. The sensor emits a high frequency wave to reflect off of and analyze the objects in the vicinity.

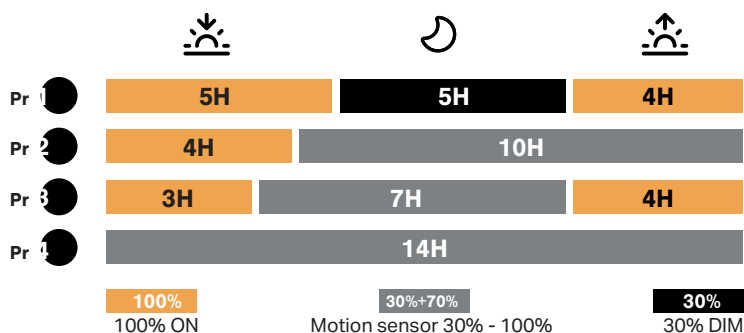
Since the microwaves only detect specific objects, detection reliability increases resulting in :

- Much better reliability compared to the Infrared sensor
- Up to 360° Directivity
- Insensitivity to other environmental variations such as light, color, temperature, etc.



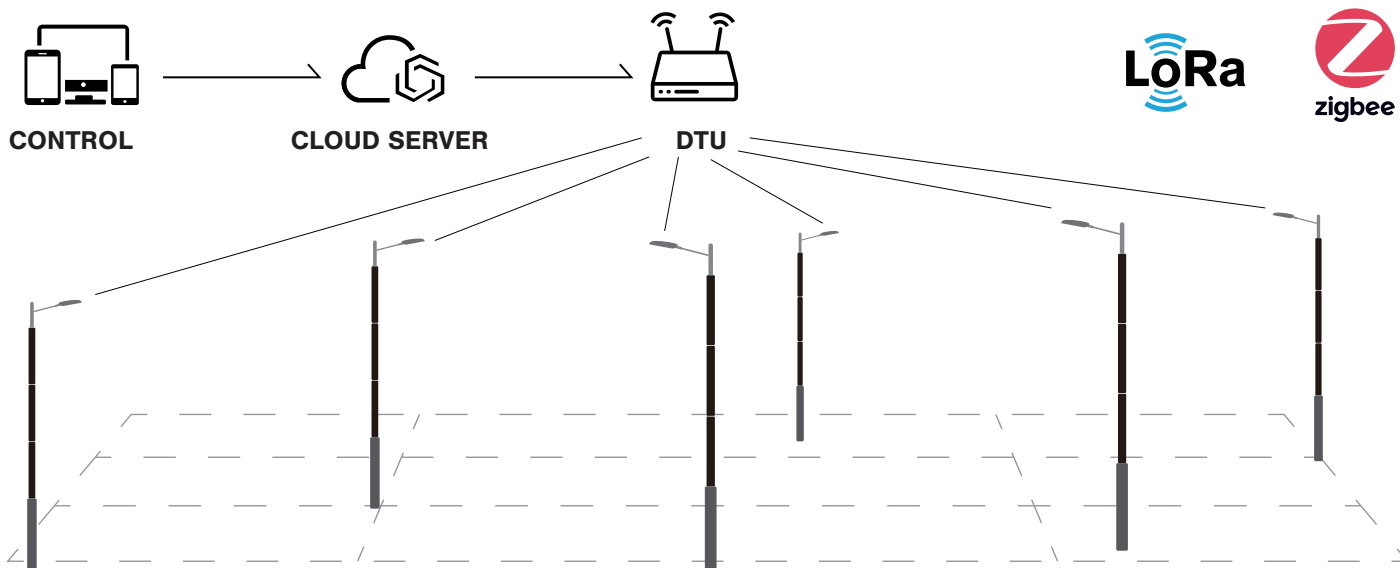
OPERATION MODE & LIGHTING SCHEDULE

In addition to automatic switching on and off, you have the possibility of choosing among different modular operating modes according to the needs of the project



REMOTE MONITORING TECHNOLOGY

Waldon has developed a special tool for remote monitoring of solar lamps. It uses low frequency technology LORA or ZIGBEE to monitor solar lamps in real time.





Off Grid Lighting Solutions

20005 US Highway 27 Suite266 Clermont, FL
34715 USA
(773) 230-9164
info@offgridlighting.co



Estimate

ADDRESS

Matt O'Nolan

Summerwoods Community Development District

ESTIMATE

1022

DATE

07/25/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	All in One Jazz	Option 1 - All in One Solar Light System JAZZ	266	29.00	7,714.00
	Vertical Round	Option 2 - Round Solar Street Light with decorative base and Bell Head Fixture	266	47.00	12,502.00
	Vertical Round	Option 3 - Round Solar Street Light with decorative base and Carriage Fixture	266	45.00	11,970.00
	Vertical Round	Option 4 - Round Solar Street Light with Cobra Fixture	266	44.00	11,704.00
	Services	Service and Maintenance	266	6.00	1,596.00

Please see the attached estimate for the Summerwoods project. This proposal outlines several lighting options that can be considered for the community. Once we complete a full photometric analysis, we will be able to adjust the quote based on the actual number of lights required.

After you've had a chance to review the estimate, we'd appreciate the opportunity to discuss the available options with you. Please note that the service and maintenance will be billed annually, while the lighting options are presented as estimated monthly costs.

We look forward to your feedback.

Accepted By Accepted Date

Option 1



Option 2



Option 3



Option 4



Tab 11

Anna Lee Booker and Michael Booker

To: Board of Directors
Summerwood CDD
Via Community Manager

Proposal to Install a Vending Machine in the Pool Area

Dear Board Members,

I am writing to formally propose the installation of a vending machine within the community pool area for the benefit of residents and guests. This initiative is intended to provide residents convenient access to healthy snacks while using the pool.

Proposal Summary

Objective:

To install a professionally maintained, attractive vending machine in the pool area to enhance resident amenities and convenience.

Benefits to the Community:

- **Convenience:** Immediate access to healthy food options without needing to leave the pool area, while remaining in designated areas.
 - **Revenue Opportunity:** A portion of proceeds can be directed to the HOA. \$0.05 of every \$1.00 of quarterly gross sales, not to exceed \$60.00.
 - **Added Value:** Enhances the overall resident experience and can be viewed as a modern amenity.
 - **Low Maintenance:** Machines are fully serviced by the vending operator; no effort is required from the CDD or management.
-

Proposed Vending Details

- **Type of Machine:** “VE Revision Door” Standard non-refrigerated machine capable of offering light snacks, gum, and even sunblock.
 - **Dimensions:** 72” H x 38” W x 35” D
 - **Power Requirements:** Standard 3 prong outlet (115V).
 - **Location:** Suggested placement along the south face of the pool club house within the gated area, on either side of the entrance and under the roof.
 - **Noise & Aesthetics:** Modern machine is quiet and LED-lit, low power usage.
 - **Photo included below**
-

Operator Responsibilities

- Machine stocked and maintained by Anna Lee and Michael Booker, Summerwoods residents.
 - Weekly servicing and restocking
 - 24/7 customer service for refunds and maintenance issues.
 - General liability insurance not to exceed 1 million in coverage and signed indemnification agreement provided.
-

Next Steps

I welcome the opportunity to discuss this proposal during the next CDD meeting in August. Should the board approve, I will coordinate with the selected vending provider to ensure seamless and compliant installation.

Thank you for your time and consideration.

Warm regards,

Anna Lee and Michael Booker

11105 Daybreak Glen



CHANGE COIN NUMBER
WITH THE MONITOR ON THE RIGHT

SELECT



PUSH

Tab 12



Access Control

Prepared for: Summerwoods CDD

Created by: Thomas Giella | CEO of Complete I.T. Corp

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203



- Your Technology Professionals -
Sales, Training, & Support

Hi Summerwoods CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



Access Control & Proptech Solutions for the Built World

A Simpler Way
to Manage & Understand
Your Space

Simply Powerful. Powerfully Simple.

Smart spaces start with access control. Brivo gives you the power to elevate the experience you provide to employees, residents and customers who pass through your properties without compromising safety. You get more than access control with Brivo. You get incomparable insight into the usage of your space, possible security threats as well as savings opportunities.

One Platform to Manage Your Portfolio

The Brivo platform provides you unparalleled portfolio visibility. On one screen, you can monitor a single facility or regional and global assets all at once. Brivo's simplicity doesn't stop there. You can connect video surveillance and visitor management to better manage your facilities. With Brivo you get simply better security.

Provide More Choice & Flexibility

Thermostats, workplace management, and video surveillance are just a few examples of intelligent environments. Our complete solution integrates with hundreds of third-party devices, applications, and platforms. Brivo's open API allows you to manage your facilities the way you want, with the tools you want.

Putting More Insights in Sight

In today's world data is vital. But more crucially, you need to understand the facts to act. Brivo has changed not just security but also portfolio management. With Brivo, you can access, manage, and trend your asset data all in one location. Our technology empowers everyone with data, from security guards to SOC managers to CEOs. Insights like: access events, anomalous behaviors, foot traffic patterns and space utilization trends.

Brivo Leads the Way



23+ MILLION
USERS AND GROWING



10+ YEARS
OF CYBER AUDITS

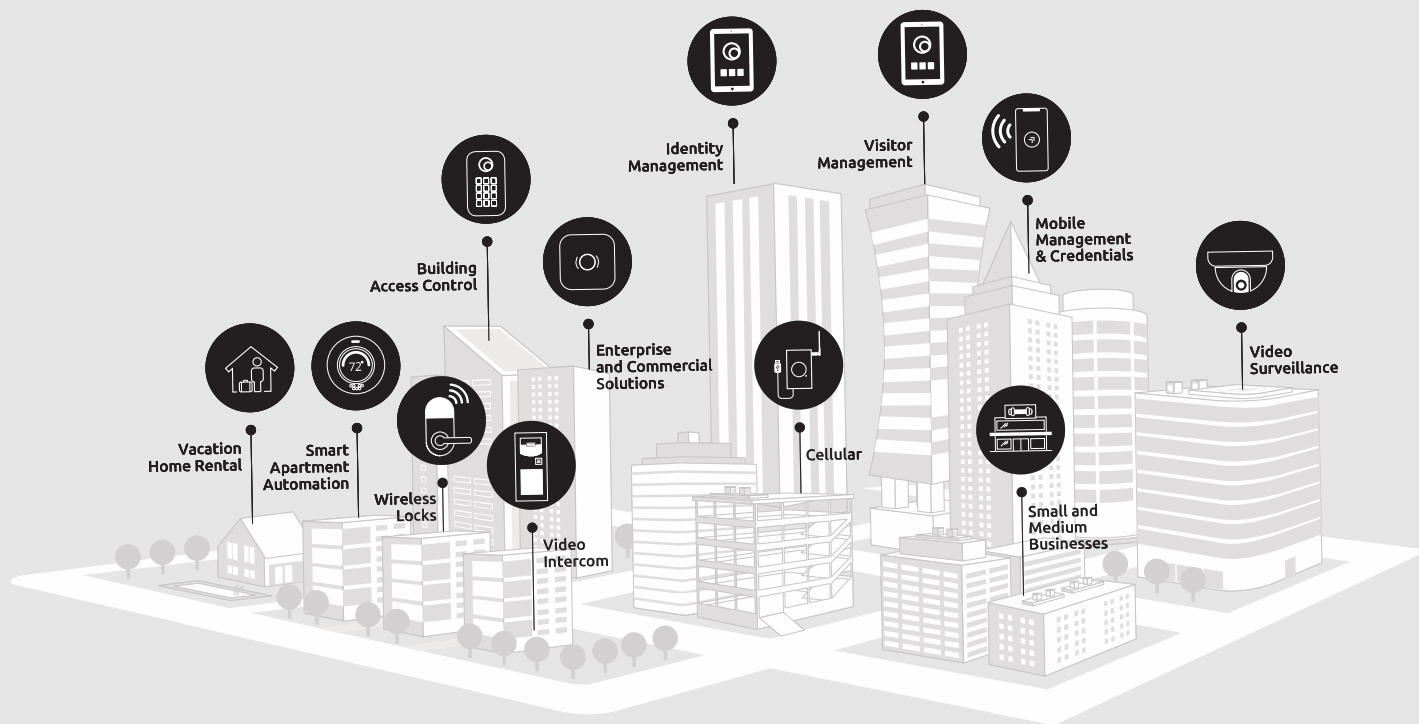


GLOBAL REACH
SECURING FACILITIES
IN **40+ COUNTRIES**

FORTUNE
500

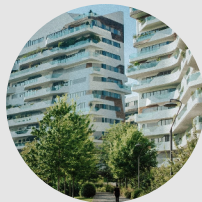
SECURING **200**
FORTUNE 500
CUSTOMERS

Brivo is Smart Solutions for Any Business



ENTERPRISE SOLUTIONS

To manage security risks, compliance, and employee access, you need visibility across offices and employees anywhere. Brivo ensures employee health and safety.



MULTIFAMILY SOLUTIONS

Attract and retain residents with smart, safe communities. Brivo provides a unified mobile resident experience from common areas to smart home amenities.



COMMERCIAL REAL ESTATE

Protect your assets while providing tenants with modern experiences they'll love. Brivo gives you portfolio-wide visibility and uniform access control.



SMALL BUSINESS SOLUTIONS

Your business is your dream. With Brivo you can focus on your interests, not alarms or keys. Manage your company from a client meeting or your kid's soccer game.



VACATION RENTAL

Rental unit management has never been this easy until Brivo. Get energy savings and simplify check-in and check-out with automated access codes.



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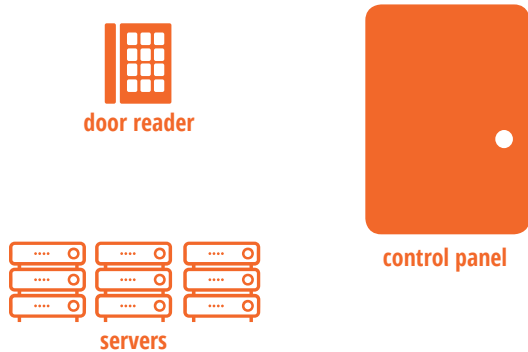
Contact us:
sales@brivo.com
1.833.462.7486



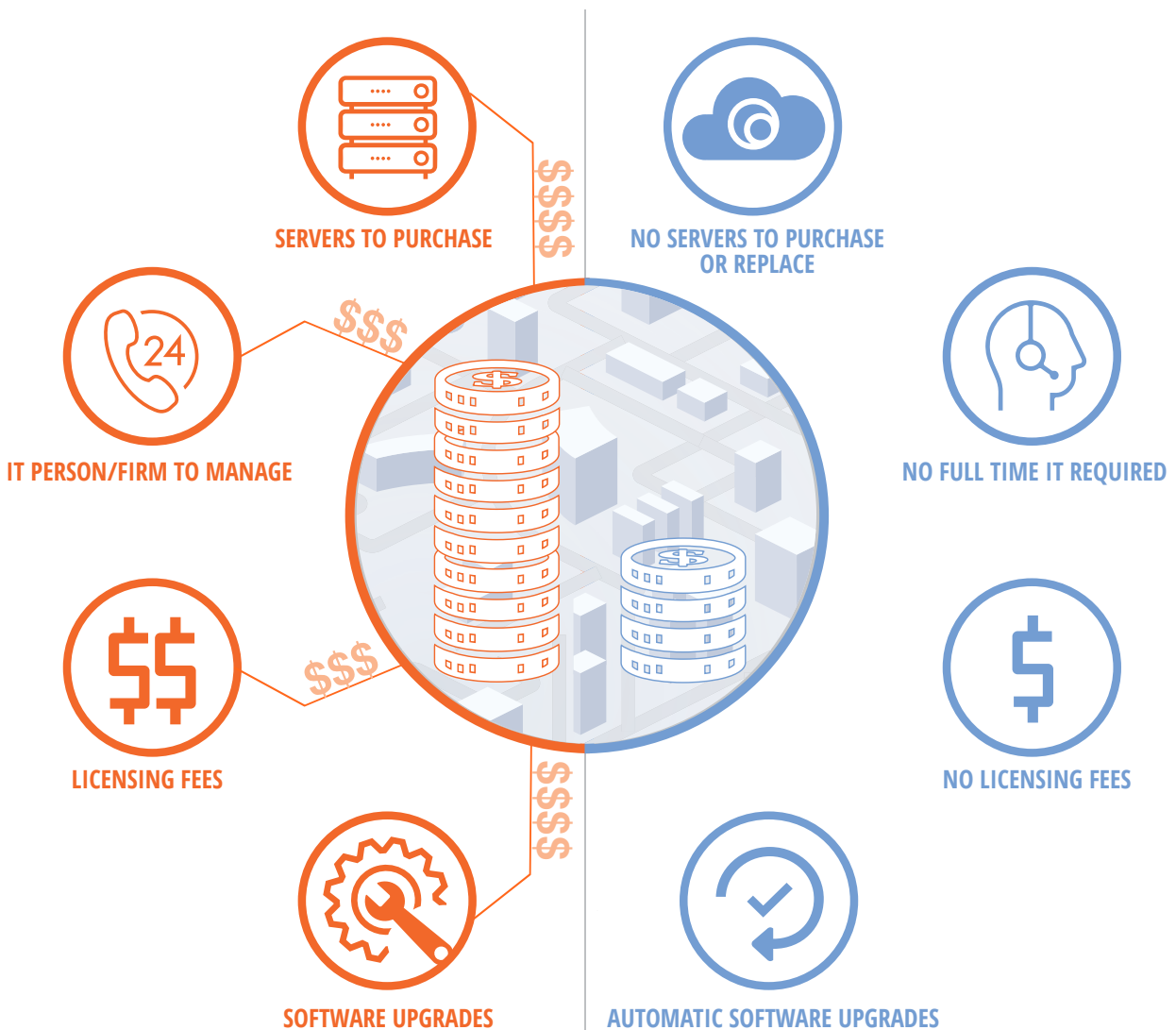
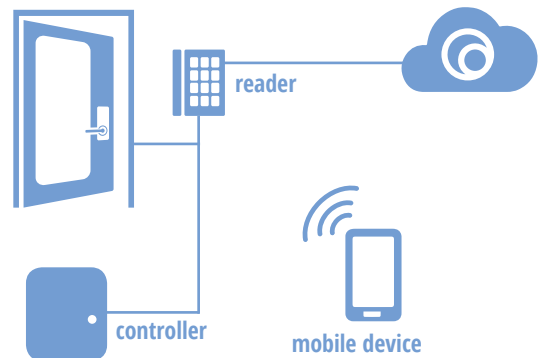
OLD WAYS DON'T SECURE NEW DOORS

TIME TO UPDATE YOUR ELECTRONIC ACCESS CONTROL

THE OLD WAY



THE BRIVO WAY



LIMITATIONS

OUR BENEFITS

SECURITY RISK

Lost, misplaced, copied or stolen keys with no knowledge of who has access to the premises



BETTER SECURITY

Ability to revoke access if a key card is lost or stolen

LIMITED FLEXIBILITY

You need to be onsite to lock or open doors



FLEXIBILITY

Secure or open doors from anywhere on your mobile device

LIMITED SCALABILITY

More doors and locations require more locks and keys as well as onsite assistance to lock and open doors

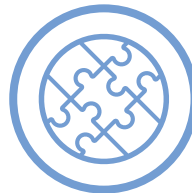


UNLIMITED SCALABILITY

Add as many doors, offices and users you need at anytime

INTEGRATIONS ARE NON-EXISTENT

No ability to integrate with other systems



INTEGRATE WITH KEY SYSTEMS

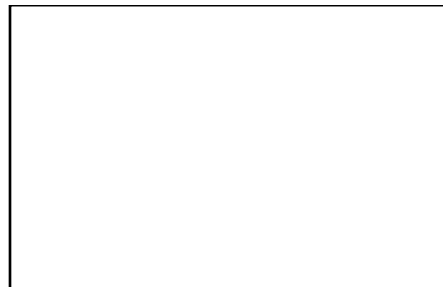
Including alarms and surveillance cameras

WHY BRIVO

Over ten million users around the globe trust Brivo to protect their facilities and their people. Brivo disrupted the access control industry in 2002 by being the first company to deliver modern remotely driven access control to businesses who were tired of the inconveniences of on-premise solutions. As a small business, we believe in building long term relationships with our customers and never stop providing them with technical support. Trust the power and convenience of mobile device managed access control and video management, trust Brivo.



Contact your local Brivo dealer to request additional information.





THE SMARTER WAY TO OPEN DOORS

Brivo Mobile Pass Credential



Reduce the hassle of lost or forgotten credentials by issuing mobile credentials and digital badges.

Protect high-security areas with two-factor authentication without a biometric reader using fingerprint and facial recognition already built into smartphones.

Remotely assign and revoke credentials sent directly to the user's smartphone.

Give users a more secure credential than traditional access cards.



A Credential That Meets Your Needs

Convenient, multi-site access in one app

Instant credentialing for authorized users

Biometrics to verify true identity

Secure credential storage

Managed directly from Brivo Access

Easy to use and install

Your phone is your badge



Complete I.T. Access Control Proposal

- This will add access control to the pedestrian gate and vehicle fence operators
- Access control will work on the same database as the pool pavilion
- Instead of Spectrum ISP, Brivo Cellular using Verizon will be used.

Solution	Price
Access Control System <ul style="list-style-type: none">• Brivo Access Control<ul style="list-style-type: none">• (1) ACS300 Panels• NEMA Box• (2) Brivo Readers w/ hood box• Brivo Cellular• Connect Brivo to Resident fence gate and to double gate on operators• Installation of magentic lock to double gate operators• Power Supply• Conduit & Trenching• Electric reimbursement• Labor	\$6,928.00

Estimated Project Total \$6,928.00

Software Licenses:

All Licenses & Services	Price	QTY	Subtotal
Brivo Access Control <ul style="list-style-type: none">• Per Door/Gate• Includes phone and email support	\$18.00	2	\$36.00
Brivo Cellular Verizon	\$25.00	1	\$25.00

Monthly Licensing/Service \$61.00

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

Tab 13



Quarterly Compliance Audit Report

Summer Woods

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

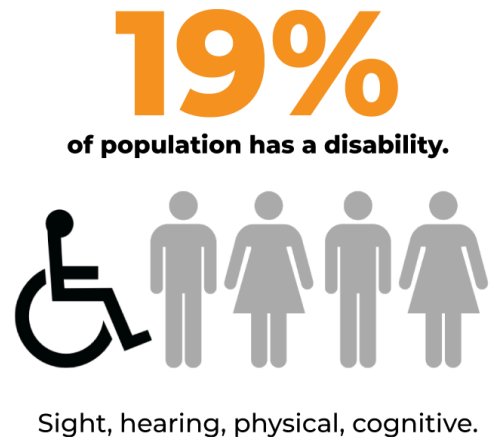
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 14

Financial Report

September 30, 2024

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, 2024, 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, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2024, 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* (GAS), 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 Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and GAS, 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 our report dated June 2, 2025, 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 2, 2025

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, 2024. 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 liabilities of the District exceeded its assets at September 30, 2024 by \$4,875,622, a decrease in net position of \$7,986,997.
- At September 30, 2024, the District's governmental funds reported fund balances of \$2,210,254, an increase of \$530,343.

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 \$(4,875,622) at September 30, 2024. The analysis that follows focuses on the net position of the District's governmental activities.

	<u>2024</u>	<u>2023</u>
Assets, excluding capital assets	\$ 2,225,783	\$ 1,796,518
Capital assets, net of depreciation	11,619,148	20,555,959
Total assets	<u>13,844,931</u>	<u>22,352,477</u>
Liabilities, excluding long-term liabilities	318,609	424,629
Long-term liabilities	18,401,944	18,816,473
Total liabilities	<u>18,720,553</u>	<u>19,241,102</u>
Net Position:		
Net investment in capital assets	(6,335,681)	1,892,452
Restricted for debt service	1,017,783	954,320
Unrestricted	442,276	264,603
Total net position	<u><u>\$ (4,875,622)</u></u>	<u><u>\$ 3,111,375</u></u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2024 and 2023.

	2024	2023
Revenues:		
Program revenues	\$ 2,657,583	\$ 2,753,062
General revenues	6,451	393
Special items	(8,467,385)	-
Total revenues	(5,803,351)	2,753,455
Expenses:		
General government	142,067	120,776
Maintenance and operations	971,039	644,038
Parks and recreation	342,078	204,710
Interest on long-term debt	728,462	750,082
Total expenses	2,183,646	1,719,606
Change in net position	(7,986,997)	1,033,849
Net position, beginning	3,111,375	2,077,526
Net position, ending	\$ (4,875,622)	\$ 3,111,375

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2024 was \$2,183,646. 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, 2024, the District's governmental funds reported combined ending fund balances of \$2,210,254. Of this total, \$48,419 is non-spendable, \$1,767,978 is restricted, and the remainder of \$393,857 is unassigned.

The fund balance of the general fund increased \$177,673 due to increased assessment revenue. The debt service fund balance increased by \$58,521 due to excess revenues over expenditures. The capital projects fund balance increased \$294,149 due to proceeds from the sale of capital asset.

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, 2024, the District had \$11,619,148 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, 2024, the District had \$18,280,000 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, 2024

	Governmental Activities
Assets:	
Cash	\$ 805,829
Receivables	13,210
Prepaid costs	42,819
Deposits	5,600
Restricted assets:	
Temporarily restricted investments	1,358,325
Capital assets:	
Capital assets not being depreciated	4,869,725
Capital assets being depreciated, net	6,749,423
Total assets	13,844,931
Liabilities:	
Accounts payable and accrued expenses	15,529
Accrued interest payable	303,080
Noncurrent liabilities:	
Due within one year	405,000
Due in more than one year	17,996,944
Total liabilities	18,720,553
Net Position:	
Net investment in capital assets	(6,335,681)
Restricted for debt service	1,017,783
Unrestricted	442,276
Total net position	\$ (4,875,622)

Summer Woods Community Development District
Statement of Activities
Year Ended September 30, 2024

		Program Revenue			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental Activities:					
General government	\$ 142,067	\$ 125,836	\$ -	\$ -	\$ (16,231)
Maintenance and operations	971,039	860,101	-	126,494	15,556
Parks and recreation	342,078	302,997	-	-	(39,081)
Interest on long-term debt	728,462	1,164,675	69,003	8,477	513,693
Total governmental activities	\$ 2,183,646	\$ 2,453,609	\$ 69,003	\$ 134,971	473,937
General Revenues:					
					6,451
					409,653
					(8,877,038)
					(8,460,934)
					(7,986,997)
					3,111,375
					\$ (4,875,622)

Summer Woods Community Development District
Balance Sheet - Governmental Funds
September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets:				
Cash	\$ 396,176	\$ -	\$ 409,653	\$ 805,829
Investments	-	1,320,863	37,462	1,358,325
Receivables	13,210	-	-	13,210
Prepaid costs	42,819	-	-	42,819
Deposits	5,600	-	-	5,600
Total assets	\$ 457,805	\$ 1,320,863	\$ 447,115	\$ 2,225,783
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	\$ 15,529	\$ -	\$ -	\$ 15,529
Total liabilities	15,529	-	-	15,529
Fund Balances:				
Nonspendable - prepaids and deposits	48,419	-	-	48,419
Restricted for:				
Debt service	-	1,320,863	-	1,320,863
Capital projects	-	-	447,115	447,115
Unassigned	393,857	-	-	393,857
Total fund balances	442,276	1,320,863	447,115	2,210,254
Total liabilities and fund balances	\$ 457,805	\$ 1,320,863	\$ 447,115	
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.				11,619,148
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.				
Accrued interest payable		(303,080)		
Bonds payable		(18,401,944)		(18,705,024)
Net Position of Governmental Activities				\$ (4,875,622)

Summer Woods Community Development District
Statement of Revenues, Expenditures and Changes in the Fund Balances -
Governmental Funds
Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues:				
Special assessments	\$ 1,288,934	\$ 1,155,230	\$ -	\$ 2,444,164
Special assessments - prepayments	-	9,445	-	9,445
Developer contributions	-	-	126,494	126,494
Investment and miscellaneous income	6,451	69,003	8,477	83,931
Total revenues	1,295,385	1,233,678	134,971	2,664,034
Expenditures:				
Current:				
General government	142,067	-	-	142,067
Maintenance and operations	731,819	-	-	731,819
Culture and recreation	243,826	-	-	243,826
Debt Service:				
Interest	-	737,933	-	737,933
Principal	-	410,000	-	410,000
Capital Outlay	-	-	277,699	277,699
Total expenditures	1,117,712	1,147,933	277,699	2,543,344
Excess (Deficit) of Revenues Over Expenditures	177,673	85,745	(142,728)	120,690
Other Financing Sources (Uses) :				
Transfers in	-	-	27,224	27,224
Transfers out	-	(27,224)	-	(27,224)
Sale of capital asset	-	-	409,653	409,653
Total other financing sources (uses)	-	(27,224)	436,877	409,653
Net change in fund balances	177,673	58,521	294,149	530,343
Fund balances, beginning of year	264,603	1,262,342	152,966	1,679,911
Fund balances, end of year	\$ 442,276	\$ 1,320,863	\$ 447,115	\$ 2,210,254

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, 2024

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds	\$ 530,343
--	------------

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	294,180	
Depreciation expense	<u>(353,953)</u>	(59,773)

Coveyance of capital assets is recorded as an expense in the statement of activities. While the amount does not affect the fund financial statements as the amount had previously been recorded as an expenditure.	(8,877,038)
--	-------------

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.	410,000
---	---------

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	4,942	
Amortization of bond premium	4,684	
Amortization of bond discount	<u>(155)</u>	<u>9,471</u>
Change in Net Position of Governmental Activities		<u>\$ (7,986,997)</u>

Summer Woods Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual - General Fund
Year Ended September 30, 2024

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special assessments	\$ 1,276,904	\$ 1,276,904	\$ 1,288,934	\$ 12,030
Investment and miscellaneous income	-	-	6,451	6,451
Total revenues	1,276,904	1,276,904	1,295,385	18,481
Expenditures:				
Current:				
General government	140,036	140,036	142,067	(2,031)
Maintenance and operations	880,171	880,171	731,819	148,352
Culture and recreation	256,697	256,697	243,826	12,871
Total expenditures	1,276,904	1,276,904	1,117,712	159,192
Excess (deficit) of revenues over expenditures	-	-	177,673	177,673
Net change in fund balance	-	-	177,673	177,673
Fund balance, beginning	264,603	264,603	264,603	-
Fund balance, ending	\$ 264,603	\$ 264,603	\$ 442,276	\$ 177,673

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, 2024, one of the Board of Supervisors are affiliated with the Developer, VK Summerwoods Investors, LLC.

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, 2024.

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, 2024.

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 2024, 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, 2024 are summarized below.

Investment Type	Amortized Cost	Credit Rating	Weighted Average Maturity
Goldman Sachs Financial Square Government Fund	\$ 1,358,325	AAAm	39 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, 2024, 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, 2024, 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, 2024 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities:				
Capital assets not being depreciated:				
Improvements under construction	\$ 15,315,736	\$ 294,180	\$ (10,740,191)	\$ 4,869,725
Total capital assets not being depreciated	15,315,736	294,180	(10,740,191)	4,869,725
Capital assets being depreciated:				
Stormwater	3,666,319	1,863,153	-	5,529,472
Landscape and streetscape	517,826	-	-	517,826
Recreational facilities	1,965,050	-	-	1,965,050
Total capital assets being depreciated	6,149,195	1,863,153	-	8,012,348
Less accumulated depreciation for:				
Stormwater	(525,506)	(221,179)	-	(746,685)
Landscape and streetscape	(123,704)	(34,522)	-	(158,226)
Recreational facilities	(259,762)	(98,252)	-	(358,014)
Total accumulated depreciation	(908,972)	(353,953)	-	(1,262,925)
Total capital assets being depreciated, net	5,240,223	1,509,200	-	6,749,423
Governmental activities capital assets, net	\$ 20,555,959	\$ 1,803,380	\$ (10,740,191)	\$ 11,619,148

NOTE 4 CAPITAL ASSETS (CONTINUED)

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. During 2024, the District conveyed infrastructure of \$8,877,038 to other governments.

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.

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 2024 was \$255,701 charged to maintenance and operations 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.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

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, 2024 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, 2024, total principal and interest remaining on the Series 2018 Special Assessment Revenue Bonds was \$5,908,819. Principal and interest of \$239,125 was paid for the year ended September 30, 2024. Total special assessment revenue pledged was \$244,562.

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, 2024 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 2020 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue.

As of September 30, 2024, total principal and interest remaining on the Series 2020 Special Assessment Revenue Bonds was \$9,182,586. Principal and interest paid was \$360,848 for the year ended September 30, 2024. Total special assessment revenue pledged was \$366,628.

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.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

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, 2024 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, 2024, total principal and interest remaining on the Series 2021 Special Assessment Revenue Bonds was \$3,899,500. Principal and interest paid was \$148,470 and special assessment revenue pledged was \$149,129.

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, 2024 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, 2024, total principal and interest remaining on the Series 2021 Special Assessment Revenue Bonds was \$11,267,482. Principal and interest paid was \$399,490 and special assessment revenue pledged was \$404,356.

Long-term liability activity for the year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds Payable:					
Series 2018	\$ 3,335,000	\$ -	\$ (65,000)	\$ 3,270,000	\$ 65,000
Series 2020	5,865,000	-	(140,000)	5,725,000	135,000
Less: Discount	(4,198)	-	155	(4,043)	-
Series 2021	2,480,000	-	(60,000)	2,420,000	55,000
Add: Premium	38,357	-	(1,387)	36,970	-
Series 2021 A3	7,010,000	-	(145,000)	6,865,000	150,000
Add: Premium	92,314	-	(3,297)	89,017	-
Governmental activity long-term liabilities	\$ 18,816,473	\$ -	\$ (414,529)	\$ 18,401,944	\$ 405,000

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

At September 30, 2024, the scheduled debt service requirements on the bonds payable were as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2025	\$ 405,000	\$ 725,763
2026	425,000	713,267
2027	440,000	699,663
2028	450,000	684,288
2029	465,000	668,466
2030-2034	2,625,000	3,075,544
2035-2039	3,195,000	2,525,556
2040-2044	3,825,000	1,840,821
2045-2049	4,760,000	941,919
2050-2054	1,690,000	103,100
	<u>\$ 18,280,000</u>	<u>\$ 11,978,387</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 \$640,789 for the year ended September 30, 2024 which is 26% of the assessment revenue. Additionally, the Developer contributed \$126,494 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. Settled claims from these risks have not exceeded commercial insurance coverage in the previous three years.

The Summer Woods Community Development District is involved in an ongoing dispute with a lighting vendor. In connection with the dispute, the vendor has threatened litigation. The District has responded and disputed these claims. At this time, and given the early stage of the dispute, we cannot express judgement as to the likelihood of an unfavorable outcome, nor can we estimate the amount of any potential loss.

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 the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (government auditing standards), 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, 2024, and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated June 2, 2025.

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 audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and 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 2, 2025

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, 2024, and have issued our report thereon dated June 2, 2025.

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 2, 2025, 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 financial audit report. There were no findings or recommendations made in the preceding 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)7, 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 8.
- 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 \$467,550.

- 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)9 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- \$1,240.86 – \$1,551.08; Debt Service- \$1,073.88 – \$1,610.82.
- b. The total amount of special assessments collected by or on behalf of the District as \$2,453,609.
- 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 2, 2025



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**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, 2024. 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, 2024.

McDermitt Davis

Orlando, Florida
June 2, 2025

Matt,

Summer Woods Community Development District Audited Financial Statements for the year ended September 30, 2024.

Presentation of the audited financial statements to the BOS:

The financial statements of the District are required to be audited pursuant to the requirements outlined in Florida Statutes Chapter 218. The Audited financial statements should be evaluated based on several items: The Auditor's Report, the financial statements and the notes to the financial statements, the Report on Internal Control and the Management Letter.

Auditor's Opinion -

An unqualified opinion is the Auditor's opinion of the financial statements, given without any reservations. Such an opinion basically states that the auditor feels the District followed all accounting rules appropriately and that the financial reports are an accurate representation of the District's financial condition.

Is the Auditor's opinion unqualified for this district ☒ YES NO (Circle one.)

See pages 1-2 of audit report.

Financial Statements and the Notes to the Financial Statements -

The financial statements themselves are presented in accordance with generally accepted accounting principles and include the notes to the financial statements. The phrase "see notes to the financial statements" (or similar wording) is a phrase you will see at the bottom of the financial statements. This means that reading the notes in conjunction with the financial statements will provide a more complete picture of the District's financial position and the results of its operations. The notes serve to explain, clarify, and expand upon the figures presented in the financial statements, and provide some additional information as well.

Report on Internal Control -

Report on Internal Control over financial reporting and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards. The auditor includes this report to specifically identify any internal control deficiencies or instances of noncompliance with laws, regulations and contracts.

Instances or adverse findings reported for this district YES ☒ NO (Circle one.) If yes, see further explanation below.

See pages 23

Management Letter -

The Management Letter is issued pursuant to the rules of the Auditor General of the State of Florida. This report is issued by the auditors to present any findings or recommendations the auditors may have as well as the status of any findings that may have been identified in the prior year. This report also identifies compliance with the provisions of the Auditor General of the State of Florida.

Instances or adverse findings reported for this district in the current year	YES	<input checked="checked" type="radio"/> NO
Instances or adverse findings reported for this district in the prior year	YES	<input checked="checked" type="radio"/> NO
(Circle one.) If yes, see further explanation below.		
See pages 24-25		

If there are any questions with the audit report, the numbers or any of the disclosures, please contact Michelle White.

Please let me know when the BOS accepts the report.

Thanks,

Michelle