

Board of Supervisors' Meeting October 2, 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

9/25/2025

Call In # 321-754-9488 Conf ID: 791 591 50#

FINAL AGENDA

Dear Board Members:

4.

The regular meeting of the Board of Supervisors of Summer Woods Community Development District will be held on **Thursday**, **October 2**, **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
3	STAFF REPORTS

CALL TO OPPER/POLL CALL

Αı	FREFORIS
Α.	Landscape Inspection Report and ResponsesUSC
В.	Aquatics ReportTab 1
C.	District Engineer
D.	District Counsel
	Update on Lighting Dispute
E.	District Manager Report
	BUSINESS ADMINISTRATION
Α.	Consideration of the Financial Report for August 2, 2025 Tab 2
В.	Consideration of Operation & Maintenance Expenditures
	for April, May, June, July and August, 2025 Tab 3

- 5. BUSINESS ITEMS
- 6. SUPERVISOR REQUESTS AND COMMENTS
- 7. ADJOURNMENT

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

Yours truly,

Matt O'Nolan

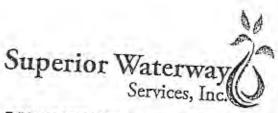
Matt O'Nolan District Manager

Tab 1



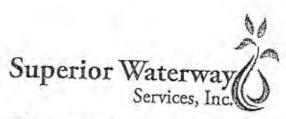
Toll free: 1-877-966-9333 • Fax: (561) 844-9629 www.superiorwaterway.com

CUSTO					DATE 9-4-25
Lake #'s Weeds Treated	S 4 5,24	134,18,14,1424345 Augisting		vercast 11	-15 16+
Ar Bt Ba BI Bv Ct	w = Alligatorweed Co = Baby Tears Cb = Bacopa Dw = Banana Lilies Fw v = Bladderwort Gb = Cattails Hy	= Chara = Coontail = Cuban Bulrush = Duckweed = Fanwort = Giant Bulrush = Hydrilla	Hyg = Hygrophila Ip = Illinois Pondweed Lm = Limnophila Mf = Mosquito Fern N = Naiad Pw = Pennywort Pa = Planktonic Algae	Pr = Primrose Ru = Ruppia Sag = Sago Pondwe Sa = Salvinia Sd = Sedges Ss = Slender Spikeru Sp = Spatterdock	WI = Water Lettuce WIi = Water Lilies
D Id W	EMPERATURE H ₂ O ISSOLVED OXYGEN H READING 'ATER CLARITY	ED AVERAGE) (°F) (ppm.) (Ft.)	☐ High 85-95 ☐ High 6-8 ☐ Acid 1-7 ☐ Good 6 >	☐ Normal 75-86 ☐ Normal 4 -6 ☐ Neutral 7 ☐ Fair 4-5	☐ Low 75 < ☐ Low 4 < ☐ Base 7 — 14 ☐ Poor 4 <
FISH	DLIFE OBSERVATION Cargemouth Bass Mosquitofish Snakehead		☐ Sunshine Bass ☐ Suckermouth Catfish ☐ Florida Gar	☐ Catfish ☐ Peacock Bass ☐ Piranha	Triploid Grass Carp Mayan Clchlid Clown Knife Fish
WILDLIFE	☐ Alligator ☐ Snake	Turtle Wild Hog	☐ Otter ☐ Racoon	☐ Iguana ☐ Coyote	☐ Fox ☐ Manatee
BIRDS	☐ Egret ☐ Anhinga ☐ Limpkin ☐ Moorhen	☐ Muscovies ☐ Cormorant ☐ Pelican ☐ Snail Kite	☐ Coot. ☐ Wild Ducks ☐ Sandhill Crane ☐ Hittle Blue Heron.	☐ Bald Eagle ☐ fbis ☐ Tricolored Heron ☐ Green Heron	☐ Osprey ☐ Wood Stork ☐ Roseate Spoonbill ☐ Great Blue Heron
OTHER:					



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	STOMER Summ MPERATURE <55 55.	4-1/6	OUD COVER Clear	Called 1	DATE8-14-25
Lake Wee Treat	#'s 59/17/6/20/3/57/57		50-75%	25-50% WIND Overcast	0-5> 6-10 11-15 16+
	Aw = Alligatorweed C Bt = Baby Tears C Ba = Bacopa D Bl = Banana Lilies Fy Bw = Bladderwort G	Ch = Chara Co = Coontail Cb = Cuban Bulrus W = Duckweed W = Fanwort b = Giant Bulrush V = Hydrilla Cc + cd Lal	Hyg = Hygrophila Ip = Illinois Pondweed Lm = Limnophila Mf = Mosquito Fem N = Naiad Pw = Pennywort Pa = Planktonic Algae	Pr = Primrose Ru = Ruppia Sag = Sago Pond Sa = Salvinia Sd = Sedges Ss = Slender Spike Sp = Spatterdock	WI = Water Lettuce
	DISSOLVED OXYGEN PH READING WATER CLARITY	(°F) (ppm.) (Ft.)	☐ High 85-95 ☐ High 6-8 ☐ Acid 1-7 ☐ Good 6 >	☐ Normal 75-8 ☐ Normal 4 -6 ☐ Neutral 7 ☐ Fair 4-5	
FISH	LDLIFE OBSERVATION Grangemouth Bass Mosquitofish Snakehead		Sunshine Bass Suckermouth Catfish Florida Gar .	☐ Catfish ☐ Peacock Bass ☐ Piranha	☐ Triploid Grass Carp ☐ Mayan Cichlid ☐ Clown Knife Fish
WILDLIF	E 2 Alligator Snake	Turtle	Otter Raccoon	☐ Iguana ☐ Coyote	Fox Manatee
BIRDS	☐ Egret ☐ Anhinga ☑ Limpkin ☑ Moorhen	☐ Cormorant ☐ Pelican ☐	☐ Coot ☐ Wild Ducks ☐ Sandhill Crane ☐ Little Blue Heron	☐ Bald Eagle ☐ Ibis ☐ Tricolored Heron	Osprey Wood Stork Roseate Spoonbill



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	RATURE <55 55- (°F) 76-85 86-				DATE 8-21-25 55 6-10 -15 16+
Lake #'s Weeds Treated	5,24,34,57.	54,18,74,24,30,115475 Aug Pe, Tg	74,77		
Aw Bt Ba Bl: Bw Ct:	v = Alligatorweed C = Baby Tears C = Bacopa D = Banana Lilies F = Bladderwort G	Ch = Chara Co = Coontail Cb = Cuban Bulrush dw = Duckweed dw = Fanwort Sb = Giant Bulrush y = Hydrilla	Hyg = Hygrophila Ip = Illinois Pondweed Lm = Limnophila Mf = Mosquito Fern N = Naïad Pw = Pennywort Pa = Planktonic Algae	Pr = Primrose Ru = Ruppia Sag = Sago Pondwe Sa = Salvinia Sd = Sedges Ss = Slender Spikerus Sp = Spatterdock	WI = Water Lettuce WIi = Water Lilies
DI pl-	ESTING (COMB EMPERATURE H ₂ O SSOLVED OXYGEN I READING • ATER CLARITY	(°F) (ppm.)	☐ High 85-95 ☐ High 6-8 ☐ Acid 1-7 ☐ Good 6 >	☐ Normal 75-86 ☐ Normal 4 -6 ☐ Neutral 7 ☐ Fair 4-5	☐ Low 4 < ☐ Base 7 — 14
TE DI pH W/ FISH/WILD FISH	SSOLVED OXYGEN READING ATER CLARITY LIFE OBSERVATIO Largemouth Bas Mosquitofish Snakehead	(°F) (ppm.) (Ft.) NS ss	☐ High 6-8 ☐ Acid 1-7	☐ Normal 4 -6 ☐ Neutral 7	□ Low 4 <
TE DI pH W/ FISH/WILD	SSOLVED OXYGEN READING ATER CLARITY LIFE OBSERVATIO Largemouth Bas Mosquitofish Snakehead	(°F) (ppm.) (Ft.) NS ss Bream	☐ High 6-8 ☐ Acid 1-7 ☐ Good 6 > ☐ Sunshine Bass ☐ Suckermouth Catfish	☐ Normal 4 -6 ☐ Neutral 7 ☐ Fair 4-5 ☐ Catfish ☐ Peacock Bass	Low 4 < Base 7 – 14 Poor 4 < Triploid Grass Carp Mayan Cichlid



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	76-85 85-	65 66-75 CLC		25-50% WIND	DATE9-11-25 0-5
Weeds Treated	Aug, Pr. Tg	A			
Bt Ba Bl: Bw Ct:	v = Alligatorweed C = Baby Tears C = Bacopa D = Banana Lilies Fv = Bladderwort GI = Cattails Hy	th = Chara to = Coontail b = Cuban Bulrust w = Duckweed v = Fanwort b = Giant Bulrush v = Hydrilla	Hyg = Hygrophila Ip = Illinois Pondweed Im = Limnophila Mf = Mosquito Fern N = Naiad Pw = Pennywort Pa = Planktonic Algae	Pr = Primrose Ru = Ruppia Sag = Sago Pondwe Sa = Salvinia Sd = Sedges Ss = Slender Spikere Sp = Spatterdock	WI = Water Lettuce WII = Water Lilies ush Wm = Water Meal
	MARKS: in specto			Id uccess Safel	Wt = Wild Taro
WATER TI	oggy condition	NED AVERAGE)		□ Normal 75-86 □ Normal 4-6 □ Neutral 7	Low 75 < Low 4 < Base 7 - 14
WATER TI TE DI PH WA FISH/WILD FISH	ESTING (COMBINEMPERATURE H ₂ O SSOLVED OXYGEN I READING ATER CLARITY PLIFE OBSERVATION LIFE OBSERVATION Margemouth Bass Mosquitofish Snakehead	NED AVERAGE) (°F) (ppm.) (Ft.)	☐ High 85-95 ☐ High 6-8 ☐ Acid 1-7	Normal 75-86 Normal 4-6 Neutral 7 Fair 4-5 Catfish Peacock Bass	Low 75 < Low 4 < Base 7 - 14 Poor 4 < Mayan Cichlid
WATER TI TE DI PH WA FISH/WILD FISH	ESTING (COMBINEMPERATURE H ₂ O SSOLVED OXYGEN I READING ATER CLARITY PLIFE OBSERVATION CATEGORIUS Bass EMosquitofish	NED AVERAGE) (°F) (ppm.) (Ft.) VS S ②Bream Oscar	High 85-95 High 6-8 Acid 1-7 Good 6 >	Normal 75-86 Normal 4-6 Neutral 7 Fair 4-5	Low 75 < Low 4 < Base 7 - 14 Poor 4 < Triploid Grass Carp

Tab 2



Financial Statements (Unaudited)

August 31, 2025

Prepared by: Rizzetta & Company, Inc.

summerwoodscdd.org rizzetta.com

Assets Cash In Bank Investments Prepaid Expenses Refundable Deposits Due From Other Fixed Assets Amount Available in Debt Service Amount To Be Provided Debt Service **Total Assets** Liabilities Accounts Payable Accrued Expenses Other Current Liabilities Due To Other Revenue Bonds Payable-Long Term **Total Liabilities** Fund Equity & Other Credits Beginning Fund Balance Investment In General Fixed Assets Net Change in Fund Balance Total Fund Equity & Other Credits

Total Liabilities & Fund Equity

Summer Woods Community Development District

Balance Sheet As of 08/31/2025 (In Whole Numbers)

Long-Term Debt	Fixed Assets Group	Total Gymnt Fund	Capital Project Fund	Debt Service Fund	Reserve Fund	General Fund
0	0	383,783	0	910	0	382,873
0	0	2,098,623	41,521	1,210,767	25,452	820,883
0	0	1,458	0	0	0	1,459
0	0	5,600	0	0	0	5,600
0	0	7,970	0	0	0	7,970
0	13,354,397	0	0	0	0	0
1,211,677	0	0	0	0	0	0
16,653,323	0	0	0	0	0	0
17,865,000	13,354,397	2,497,434	41,521	1,211,677	25,452	1,218,785
0	0	28,757	0	0	0	28,757
0	0	14,381	0	0	0	14,381
0	0	54	0	0	0	54
0	0	911	0	910	0	0
17,865,000	0	0	0	0	0	0
17,865,000	0	44,103	0	910	0	43,192
				_		
0	0	2,210,254	447,115	1,320,863	0	442,276
0	13,354,397	0	0	0	0	0
0	0	243,078	(405,594)	(110,097)	25,452	733,316
0	13,354,397	2,453,332	41,521	1,210,766	25,452	1,175,592
17,865,000	13,354,397	2,497,434	41,521	1,211,677	25,452	1,218,785

See Notes to Unaudited Financial Statements

	Year Ending 09/30/2025	Through 08/31/2025	Year To D 08/31/20	
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	17,719	17,719
Special Assessments Tax Roll	1,308,258	1,308,258	1,324,018	15,760
Other Misc. Revenues Insurance Proceeds Miscellaneous Revenue Total Revenues	0 0 1,308,258	0 0 1,308,258	498,883 47 1,840,667	498,883 47 532,409
Expenditures				
Legislative Supervisor Fees Total Legislative	7,000 7,000	6,417 6,417	6,000 6,000	416 416
Financial & Administrative Accounting Services Administrative Services Arbitrage Rebate Calculation Assessment Roll Auditing Services Disclosure Report District Engineer District Management Dues, Licenses & Fees Financial & Revenue Collections Legal Advertising Public Officials Liability Insurance Trustees Fees Website Hosting, Maintenance, Backup & E Total Financial & Administrative Legal Counsel District Counsel Total Legal Counsel	20,651 5,163 900 5,736 4,000 8,000 15,000 23,060 2,000 4,130 3,000 4,000 13,000 3,458	18,930 4,733 0 5,736 4,000 7,333 13,750 21,138 2,000 3,786 2,750 4,000 13,000 3,170 104,326	18,930 4,733 900 5,736 4,000 7,334 22,037 21,138 3,103 3,786 842 3,027 19,987 3,577 119,130	0 (900) 0 0 0 (8,287) 0 (1,103) 0 1,908 973 (6,987) (407) (14,803) (29,179)
Electric Utility Services Utility - Recreation Facilities Utility - Street Lights Total Electric Utility Services	20,000 180,180 200,180	18,333 165,165 183,498	13,299 324,670 337,969	5,035 (159,505) (154,470)
Water-Sewer Combination Services Utility - Irrigation Utility - Recreation Facilities Total Water-Sewer Combination Services	10,000 7,000 17,000	9,167 6,417 15,584	11,165 4,635 15,800	(1,999) 1,782 (217)
Stormwater Control Aquatic Maintenance Midge Fly Treatments	42,000 20,000	38,500 18,333	39,125 0	(625) 18,333

See Notes to Unaudited Financial Statements

	Year Ending 09/30/2025	Through 08/31/2025	Year To D 08/31/20	
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Wetland Nuisance/Exotic Species Control	80,000	73,333	81,900	(8,567)
Total Stormwater Control	142,000	130,166	121,025	9,141
Other Physical Environment				
Entry & Walls Maintenance & Repair	7,500	6,875	0	6,875
General Liability Insurance	5,100	5,100	3,700	1,400
Irrigation Maintenance	20,000	18,334	18,230	103
Landscape - Mulch	60,000	55,000	3,600	51,400
Landscape Inspection Services	10,800	9,900	9,900	0
Landscape Maintenance	310,000	284,166	306,719	(22,552)
Landscape Maintenance Landscape Replacement Plants,	25,000	22,917	8,482	14,435
Shrubs, Tr	25,000	22,317	0,402	14,400
Pressure Washing	5,000	4,583	0	4,583
Property Insurance	36,000	36,000	28,747	7,253
Supervisor Workers Comp Insurance	0	0	850	(850)
Total Other Physical Environment	479,400	442,875	380,228	62,647
·	5, .55	,	000,220	02,011
Parks & Recreation				
Access Control / Security Camera Main-	10,000	9,167	1,285	7,882
ten				
Amenity Facility - Maintenance & Repair	25,000	22,917	16,810	6,106
Dog Park Maintenance	8,000	7,333	4,268	3,066
Facility A/C & Heating Maintenance &	1,500	1,375	0	1,375
Rep			_	
Holiday Decorations	2,500	2,500	0	2,500
Management Contract	55,080	50,490	38,727	11,763
Playground Mulch	5,000	4,583	0	4,584
Playground Repairs	3,000	2,750	0	2,750
Pool Furniture Replacement	20,000	18,334	7,363	10,970
Pool Repairs	10,000	9,166	24,999	(15,833)
Pool Service Contract	36,000	33,000	42,790	(9,790)
Security Services & Patrols	75,000	68,750	0	68,750
Security System Monitoring Services &	22,000	20,167	20,262	(95)
Ma	0.500	0.000	4 700	500
Telephone, Internet, Cable	2,500	2,292	1,760	532
Trail/Bike Path Maintenance	5,000	4,583	0	4,583
Total Parks & Recreation	280,580	257,407	158,264	99,143
Contingency				
Miscellaneous Contingency	40,000	36,667	40,998	(4,331)
Total Contingency	40,000	36,667	40,998	(4,331)
Total Expenditures	1,308,258	1,204,440	1,236,093	(31,653)
=	1,000,200	1,201,110	1,200,000	(01,000)
Total Excess of Revenues Over(Under) Ex-	0	103,818	604,574	500,756
penditures				000,700
Total Other Financing Sources(Lless)				
Total Other Financing Sources(Uses) Interfund Transfer (Revenue)				
Interfund Transfer (Revenue) Interfund Transfer	0	0	129,653	129,653
Interfund Transfer (Expense)	U	U	123,000	128,000
Interfund Transfer (Expense)	0	0	(910)	(911)
Interiulia Halisiei	U	U	(910)	(911)

	Year Ending 09/30/2025	Through 08/31/2025	Year To 08/31	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)	0	0	128,743	128,742
Fund Balance, Beginning of Period	0	0	442,275	442,276
Total Fund Balance, End of Period	0	103,818	1,175,592	1,071,774

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To 08/31/ YTD Actual	
Revenues				
Interest Earnings Interest Earnings	0	0	452	452
Special Assessments Tax Roll Total Revenues	25,000 25,000	25,000 25,000	25,000 25,452	0 452
Expenditures				
Contingency Capital Reserve Total Contingency Total Expenditures	25,000 25,000 25,000	25,000 25,000 25,000	0 0 0	25,000 25,000 25,000
Total Excess of Revenues Over(Under) Expenditures	0	0	25,452	25,452
Fund Balance, Beginning of Period	0	0	0	0
Total Fund Balance, End of Period	0	0	25,452	25,452

193 Debt Service Fund S2018

	Year Ending 09/30/2025	Through 08/31/2025	Year To 08/31/	2025
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	13,133	13,133
Special Assessments				
Tax Roll	242,399	242,399	245,265	2,866
Total Revenues	242,399	242,399	258,398	15,999
Expenditures				
Debt Service				
Interest	177,399	177,399	171,200	6,199
Principal	65,000	65,000	65,000	0
Total Debt Service	242,399	242,399	236,200	6,199
Total Expenditures	242,399	242,399	236,200	6,199
Total Excess of Revenues Over(Under) Expenditures	0	0	22,198	22,198
Total Other Financing Sources(Uses) Interfund Transfer (Revenue) Interfund Transfer	0	0	193	193
Interfund Transfer (Expense)	0	0	(00, 400)	(00,400)
Interfund Transfer	0	0	(86,406)	(86,406)
Total Other Financing Sources(Uses)	0	0	(86,213)	(86,213)
Fund Balance, Beginning of Period	0	0	417,475	417,475
Total Fund Balance, End of Period	0	0	353,460	353,460

	Year Ending 09/30/2025	Through 08/31/2025	Year To D 08/31/20	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	14,116	14,116
Special Assessments Prepayments Tax Roll Total Revenues	353,899 353,899	353,899 353,899	4,322 357,577 376,015	4,322 3,678 22,116
Expenditures				
Debt Service Interest Principal Total Debt Service Total Expenditures	218,899 135,000 353,899 353,899	218,899 135,000 353,899 353,899	216,547 145,000 361,547 361,547	2,352 (10,000) (7,648) (7,648)
Total Excess of Revenues Over(Under) Expenditures	0	0	14,468	14,468
Total Other Financing Sources(Uses) Interfund Transfer (Revenue) Interfund Transfer Interfund Transfer (Expense) Interfund Transfer Total Other Financing Sources(Uses)	0 0 0	0 0 0	281 (8,563) (8,282)	281 (8,563) (8,282)
Fund Balance, Beginning of Period	0		327,387	327,387
Total Fund Balance, End of Period	0	0	333,573	333,573

	Year Ending 09/30/2025	Through 08/31/2025	Year To 08/31/	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	22,378	22,378
Special Assessments	540 554	540 554	555,000	0.405
Tax Roll	548,551	548,551	555,036	6,485
Total Revenues	548,551	548,551	577,414	28,863
Expenditures				
Debt Service				
Interest	343,551	343,551	337,915	5,636
Principal _	205,000	205,000	205,000	0
Total Debt Service	548,551	548,551	542,915	5,636
Total Expenditures	548,551	548,551	542,915	5,636
Total Excess of Revenues Over(Under) Expenditures	0	0	34,499	34,499
Total Other Financing Sources(Uses) Interfund Transfer (Revenue) Interfund Transfer	0	0	436	436
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(87,203)	(87,203)
Total Other Financing Sources(Uses)	0	0	(86,767)	(86,767)
Fund Balance, Beginning of Period	0	0	576,001	576,001
Total Fund Balance, End of Period	0	0	523,733	523,733

193 Capital Projects Fund S2018 Summer Woods Community Development District Statement of Revenues and Expenditures

Statement of Revenues and Expenditures
As of 08/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year T 08/31	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	74	74
Total Revenues	0	0	74	74
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) Expenditures	0	0	(86,332)	(86,332)
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	450	450

193 Capital Projects Fund S2020 Summer Woods Community Development District Statement of Revenues and Expenditures

Statement of Revenues and Expenditures
As of 08/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year T 08/31	o Date /2025
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings Total Revenues	0	0	807 807	807 807
Total Nevertues				
Total Excess of Revenues Over(Under) Expenditures	0	0	807	807
Total Other Financing Sources(Uses) Interfund Transfer (Revenue)				
Interfund Transfer	0	0	8,563	8,563
Total Other Financing Sources(Uses)	0	0	8,563	8,563
Fund Balance, Beginning of Period	0	0	15,197	15,197
Total Fund Balance, End of Period	0	0	24,567	24,567

193 Capital Projects Fund S2021 Summer Woods Community Development District Statement of Revenues and Expenditures

Statement of Revenues and Expenditures
As of 08/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year T 08/31	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	940	940
Contributions & Donations from Private Sources				
Developer Contributions	0	0	12,391	12,391
Total Revenues	0	0	13,331	13,331
Expenditures				
Other Physical Environment Improvements Other Than Buildings	0	0	385,919	(385,919)
Total Other Physical Environment	0		385,919	(385,919)
Total Expenditures	0	0	385,919	(385,919)
Total Excess of Revenues Over(Under) Expenditures	0	0	(372,588)	(372,588)
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)	0	0	(42,449)	(42,449)
Fund Balance, Beginning of Period	0	0	431,541	431,541
Total Fund Balance, End of Period	0	0	16,504	16,504

Summer Woods CDD Investment Summary 8/31/2025

<u>Account</u>	<u>Investment</u>	ance as of ust 31, 2025
Valley National Bank	Governmental Checking/ICS	\$ 820,883
	Total General Fund Investments	\$ 820,883
Valley National Bank	Governmental Checking	\$ 25,452
	Total Reserve Fund Investments	\$ 25,452
Regions Series 2018 A-1 Revenue Regions Series 2018 A-1 Reserve Regions Series 2018 A-1 Interest Regions Series 2018 A-1 Principal Regions Series 2018 A-1 Sinking Fund Regions Series 2020 Revenue Regions Series 2020 Reserve Regions Series 2020 Interest Regions Series 2020 Principal Regions Series 2020 Prepayment Regions Series 2020 Sinking Fund Regions Series 2020 Redemption Regions Series 2021 A-2 Revenue Regions Series 2021 A-2 Reserve	Goldman Sachs Financial Square Govt Fund	\$ 227,534 125,683 11 197 34 148,360 180,557 13 15 4,214 307 108 80,176 74,414
Regions Series 2021 A-2 Interest Regions Series 2021 A-2 Prepayment Regions Series 2021 A-2 Sinking Fund Regions Series 2021 A-3 Revenue Regions Series 2021 A-3 Reserve Regions Series 2021 A-3 Interest Regions Series 2021 A-3 Sinking Fund	Goldman Sachs Financial Square Govt Fund Goldman Sachs Financial Square Govt Fund	5 1,226 7 164,031 203,841 15 19
	Total Debt Service Fund Investments	\$ 1,210,767
Regions Series 2018 A-1 Construction Regions Series 2018 A-2 Construction Regions Series 2020 Construction Regions Series 2021 A-2 Construction Regions Series 2021 A-3 Construction	Goldman Sachs Financial Square Govt Fund Goldman Sachs Financial Square Govt Fund	\$ 68 382 24,567 410 16,094
	Total Capital Projects Fund Investments	\$ 41,521

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 08/01/2025 to 08/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
193, 2190						
·	193 General Fund	08/01/2025	Complete IT Corp	17289 Balance Due	17289 Balance Due 08/25	10.00
	193 General Fund	08/30/2025	Eco-Logic Services, LLC	5684	Pond Maintenance - Ponds 26, 27, 28, & 29 08/25	775.00
	193 General Fund	08/31/2025	Harrison Ranch CDD	SWC0925-01	Rent - Meeting 08/06/2025	200.00
	193 General Fund	08/28/2025	Manatee County Utili- ties Department	MCUD Summary 08/25 ACH 193	MCUD Summary 08/25	495.98
	193 General Fund	08/28/2025	Manatee County Utili- ties Department	MCUD Summary 08/25 ACH 193	MCUD Summary 08/25	804.01
	193 General Fund	08/01/2025	RedTree Landscape Systems, LLC	154	Landscape Mainte- nance 08/25	25,000.00
	193 General Fund	08/31/2025	Rizzetta & Company, Inc.	INV0000102403	Cell Phone 08/25	50.00
	193 General Fund	08/29/2025	Rizzetta & Company, Inc.	INV0000102362	Personnel Reimburse- ment 08/25	1,421.93
Sum for 193, 2190 Sum for 193 Sum Total						28,756.92 28,756.92 28,756.9 2

Summer Woods Community Development District Notes to Unaudited Financial Statements August 31, 2025

Balance Sheet

- 1. Trust statement activity has been recorded through 08/31/25.
- 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 3

<u>District Office · Riverview, Florida · (813) 533-2950</u>

<u>Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614</u>

www.summerwoodscdd.org

Operations and Maintenance Expenditures

For Board Approval April 2025

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2025 through April 30, 2025. This does not include expenditures previously approved by the Board.

\$78,729.56

Approval of Expenditures:
Chairperson
Vice Chairperson
Assistant Secretary

The total items being presented:

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Christopher I. Sullivan	200025	CS040335	Poord of Supervisors Meeting 04/02/25	<u> </u>
Christopher L Sullivan	300035	CS040325	Board of Supervisors Meeting 04/03/25	\$200.00
Complete IT Corp	300046	15350	Monthly Cloud Monitoring 11/24	\$206.52
Complete IT Corp	300046	15351	Monthly Cloud Monitoring 12/24	\$206.52
Complete IT Corp	300046	15352	Monthly Cloud Monitoring 01/25	\$206.52
Complete IT Corp	300046	15353	Camera Installation 11/24	\$1,359.60
Complete IT Corp	300046	15354	Camera Installation 11/24	\$679.80
Complete IT Corp	300046	15524	Monthly Cloud Monitoring 01/25	\$206.52
Complete IT Corp	300046	15871	Service Call 03/25	\$330.00
Cooper Pools Inc.	300042	2025-383	Pool Repairs 04/25	\$360.00
Cooper Pools Inc.	300042	2025-390	Service Call 04/25	\$360.00
Cooper Pools Inc.	300042	2025-431	Service Call 04/25	\$180.00
Cooper Pools Inc.	300042	2025-433	Pool Repairs 04/25	\$465.00
Cosmic Pool & Spa LLC	300051	2120401	Monthly Pool Service 04/25	\$3,350.00
David Karshick	300052	33521	Dog Station Maintenance 04/25	\$388.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Decorating Elves, Inc.	300043	I231826101	Semiannual Preventative Maintenance 03/25	\$188.00
Eco-Logic Services, LLC	300047	4751	Maintenance of Planted Ponds 26, 27, 28, &	\$775.00
Everon, LLC	300044	158338171	29 12/24 Security System Services 04/18/25-08/17/25	\$354.92
Everon, LLC	300056	158446143	Security System Services 04/25	\$75.00
Frontier Florida, LLC	20250429	941-776-8134-060420-5	Internet Service 04/25	\$160.00
Jan-Pro of Manasota	300057	04/25 ACH 1595	Janitorial Service 04/25	\$72.41
Johannes L. Johnson	300036	JJ040325	Board of Supervisors Meeting 04/03/25	\$200.00
Jonathan W. Flynn	300037	JF040325	Board of Supervisors Meeting 04/03/25	\$200.00
Kutak Rock, LLP	300048	3549101	Legal Services 02/25	\$4,297.04
Kutak Rock, LLP	300058	3554400	Legal Services 03/25	\$4,148.00
Manatee County Utilities	20250418	MCUD Summary 03/25	MCUD Summary 03/25	\$962.51
Department Mark Sigman	300038	193 MS040325	Board of Supervisors Meeting 04/03/25	\$200.00
· ·			·	
Matthew A Ruxton	300039	MR040325	Board of Supervisors Meeting 04/03/25	\$200.00
Morris Engineering and Consulting, LLC	300059	INV-11053	Engineering Services 03/25	\$1,500.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Nick Knows LLC	300045	SWCDD175	Remove and Install 5 Outdoor Fans 04/25	\$625.00
Nick Knows LLC	300060	SWCDD183	Remove Pool Furniture 04/25	\$500.00
Nick Knows LLC	300060	SWCDD184	Bench Purchase and Installation 04/25	\$1,895.00
Peace River Electric	20250415	Electric Summary 03/25	Electric Summary 03/25	\$130.24
Cooperative, Inc. Peace River Electric	20250422	ACH 185639004 03/25 ACH	9324 Westernwoods Ave 03/25	\$51.58
Cooperative, Inc. Peace River Electric	20250424	170982003 03/25 ACH	Amenity Center 03/25	\$1,060.43
Cooperative, Inc. Regions Bank Corporate Trust	300049	121243	Trustee Fee Series 2021 - Assessment Area 2 03/25	\$3,500.00
Regions Bank Corporate Trust	300061	123308	Trustee Fee Series 2018A-1 04/25	\$3,500.00
Rizzetta & Company, Inc.	300033	INV0000098223	Personnel Reimbursement 03/25	\$1,661.78
Rizzetta & Company, Inc.	300034	INV0000098241	District Management Services 04/25	\$6,183.68
Rizzetta & Company, Inc.	300040	INV0000098377	Cell Phone 03/25	\$50.00
Rizzetta & Company, Inc.	300041	INV0000098400	General Management & Oversight Personnel	\$2,192.79
Rizzetta & Company, Inc.	300055	INV0000098845	Reimbursement 04/25 Personnel Reimbursement 04/25	\$1,602.13
School Now	300050	INV-SN-714	ADA Website Quarterly 04/25	\$384.38

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Summerwoods CDD	DC 040725	DC 040725	Debit Card Replenishment	\$83.99
Summerwoods CDD	DC 042125	DC 042125	Debit Card Replenishment	\$501.81
Summerwoods CDD	DC 042525	DC 042525	Debit Card Replenishment	\$223.93
Superior Waterway Services,	300053	104861	Lake Maintenance 04/25	\$3,100.00
Inc. The Observer Group, Inc.	300054	25-00609M	Legal Advertising 04/25	\$183.75
Yellowstone Landscape	20250430	900058	Irrigation Repairs 04/25	\$2,985.71
Yellowstone Landscape	20250425-1	884049	Monthly Landscape Maintenance 04/25	\$25,337.00
Yellowstone Landscape	20250425-2	893635	Landscape Enhancement 4/25	<u>\$1,145.00</u>
Report Total				\$ 78,729.56

<u>District Office · Riverview, Florida · (813) 533-2950</u>

<u>Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614</u>

www.summerwoodscdd.org

Operations and Maintenance Expenditures

For Board Approval May 2025

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

\$95,343.86

Approval of Expenditures:
Chairperson
Vice Chairperson
Assistant Secretary

The total items being presented:

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
American Mulch & Soil, LLC	300064	5813	Mulch Installed 05/25	\$3,600.00
Christopher L Sullivan	300070	CS050125	Board of Supervisors Meeting 05/0125	\$200.00
Cooper Pools Inc.	300065	2025-606	Pool Repair 05/25	\$688.00
Cooper Pools Inc.	300076	2025-623	Pool ADA Chair Cover 05/25	\$514.75
Cooper Pools Inc.	300076	2025-624	Splash Pad Motor Replacement 05/25	\$1,692.28
Cooper Pools Inc.	300076	2025-625	Commercial Service Call 05/25	\$750.00
Cosmic Pool & Spa LLC	300083	2120501	Monthly Pool Service 05/25	\$3,000.00
David Karshick	300079	33996	Dog Station Maintenance 05/25	\$388.00
Eco-Logic Services, LLC	300066	5213	Maintenance of Buffers & Upland Areas Phase 1-4 04/25	\$21,875.00
Edwin DeWindt	300081	INV0004	Tan Vinyl Fence Installation 05/25	\$10,185.04
Florida Department of Health in	300082	41-BID-7909768	Pool Permit #41601989417 Renewal 05/25	\$250.00
Manatee County Frontier Florida, LLC	20250529	941-776-8134-060420-5	Internet Service 05/25	\$160.00
Jonathan W. Flynn	300071	05/25 ACH JF050125	Board of Supervisors Meeting 05/0125	\$200.00
Kutak Rock, LLP	300077	3568085	Legal Services 04/25	\$5,897.50

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Manatee County Utilities Department	20250521	MCUD Summary 04/25 ACH 193	MCUD Summary 04/25	\$1,139.78
Mark Sigman	300072	MS050125	Board of Supervisors Meeting 05/0125	\$200.00
Matthew A Ruxton	300073	MR050125	Board of Supervisors Meeting 05/0125	\$200.00
Morris Engineering and Consulting, LLC	300078	INV-11701	Engineering Services 04/25	\$1,400.00
Owens Electric, Inc.	300067	32804401	Service Call - Remove Pole from Lot # 709 04/25	\$675.00
Owens Electric, Inc.	300074	32804401 A	Service Call - Remove Pole from Lot # 709 Final 04/30/25	\$825.00
Peace River Electric Cooperative, Inc.	20250515	Electric Summary 04/25 ACH	Electric Summary 04/25	\$190.89
Peace River Electric Cooperative, Inc.	20250522	185639004 04/25 ACH	9324 Westernwoods Ave 04/25	\$51.06
Peace River Electric Cooperative, Inc.	20250527 193	170982003 04/25 ACH	Amenity Center 04/25	\$942.25
Rizzetta & Company, Inc.	300062	INV0000098866	District Management Services 05/25	\$6,183.68
Rizzetta & Company, Inc.	300063	INV0000098999	Cell Phone 04/25	\$50.00
Rizzetta & Company, Inc.	300068	INV0000099027	General Management & Oversight Personnel Reimbursement 05/25	\$2,313.62
Rizzetta & Company, Inc.	300069	INV0000095388	Personnel Reimbursement and General Management & Oversight 11/24	\$1,983.77
Summerwoods CDD	051425 DC	051425 DC	Debit Card Replishment	\$256.24

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Superior Waterway Services,	300080	105593	Lake Maintenance 05/25	\$3,100.00
Inc. TFR Cleaning Services, Inc.	300075	86300	Janitorial Service 05/25	\$1,095.00
Yellowstone Landscape	20250527	900608	Monthly Landscape Maintenance 05/25	\$25,337.00
Report Total				\$ 95,343.86

American Mulch & Soil, LLC 13838 Hays Rd. Spring Hill, FL 34610

Invoice

Date	Invoice #
5/6/2025	5813

Ordered By

Phone # 813-443-2121

Bill To	
Summerwoods CDD	S
11205 Daybreak Glen,	1
Parrish, FL 34219	F

Rep

S.O. No.

Ship To	
Summerwoods CDD 11205 Daybreak Glen, Parrish, FL 34219	

Terms

	RS		7188				Cash Up fro	ont		John
Description		Ordered	Prev. Invoi	Backord	Invoice	ed	U/M	F	Rate	Amount
Coco Mulch Installed		75	0			75			47.00	3,525.00
Fuel Surcharge		75	0			75			1.00	75.00
Contact John Fowler @ 941-98 E: JFowler@rizzetta.com	1-2131									
Map and instructions require scheduling	ed prior to									
installed at the entrance and exi Summerwoods Dr. as well as th All beds around the pool and ar entrance, exit corners of Wester as well as the medians.	e medians. nenities,									
Quantity provided by customer. be liable for any material shorta										
PAYMENT IS DUE PRIOR TO INSTALLATION. Check, ACH Card Accepted. ** A 3.5% conv charge for all credit card payme	or Credit venience									
PRICE ADJUSTED DUE TO D FROM OUR YARD	DISTANCE									
Thank you for your business.				1		— Та	ıtal			

P.O. No.

RECEIVE T

Total \$3,600.00

Payments/Credits \$0.00

Balance Due

\$3,600.00

SUMMER WOODS CDD

1-May-25

SUPERVISOR PAY REQUEST

	Check if	
Name of Board Supervisor	paid	□ IF 05012
Candice Bain Jonathan Flynn		MS 05012
Mark Sigman	-	MIS 050.
Joey Johnson		MR 050
Matthew Ruxton		CS 0501
Chris Sullivan	V	_C3 0301
(*) Does not get paid	REGEL	VED
NOTE: Supervisors are only paid if checked.	1 03/00/	
Meeting Start Time: Meeting End Time:	1:00	
Total Meeting Time:		
Time Over(3) Hours:		
Total at \$175 per Hour:		
Total at \$170 per Flour.		
ADDITIONAL OR CONTINUED MEE Meeting Date: Additional or Continued Meeting? Total Meeting Time:	TING TIME	CARD
ADDITIONAL OR CONTINUED MEE Meeting Date: Additional or Continued Meeting? Total Meeting Time: Total at \$175 per Hour:	TING TIME	CARD
ADDITIONAL OR CONTINUED MEE Meeting Date: Additional or Continued Meeting? Total Meeting Time: Total at \$175 per Hour: Business Mileage Round Trip		CARD
ADDITIONAL OR CONTINUED MEE Meeting Date: Additional or Continued Meeting? Total Meeting Time: Total at \$175 per Hour:	*0.700	CARD

Cooper Pools, CP Leak **Detection, CP** Remodeling/Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551 info@cooperpoolsinc.com +1 (844) 766-5256



Cleaning Commercial Acct:SummerWoods CDD

Bill to

Sumemrwoods CDD 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544

Ship to Summerwoods CDD 11205 Daybreak Glen Parrish FL 34219

Invoice details

Invoice no.: 2025-606

Terms: Net 30

Invoice date: 05/12/2025 Due date: 06/11/2025

Technician: Bob

#	Date	Product or service	Description	Qty	Rate	Amount
1.		45MFL5A2SUAA 120V 50GPD 25PSI .25" FIXED 1-HEAD CLASSIC PUMP		1	\$688.00	\$688.00

Ways to pay

















View and pay

Total

\$688.00



Cooper Pools, CP Leak **Detection, CP** Remodeling/Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551 info@cooperpoolsinc.com +1 (844) 766-5256



\$514.75

Cleaning Commercial Acct:SummerWoods CDD

Bill to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Ship to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Invoice details

Invoice no.: 2025-623

Terms: Net 30

Invoice date: 05/17/2025 Due date: 06/16/2025

Technician: Bob PO#: ADA Chair Cover

#	Date	Product or service	Description	Qty	Rate	Amount
1.		GPPR-375,R-450R,HR- 350DELUXEBLUEPROTECTIVECOV	GPPR-375,R-450R,HR-350 DELUXE	1	\$514.75	\$514.75

Total



















View and pay

Cooper Pools, CP Leak Detection, CP Remodeling/Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551 info@cooperpoolsinc.com +1 (844) 766-5256



Cleaning Commercial Acct:SummerWoods CDD

Bill to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219 Ship to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Invoice details

Invoice no.: 2025-624

Terms: Net 30

Invoice date: 05/17/2025 Due date: 06/16/2025 Technician: Bob PO#: Splash Pad

#	Date	Product or service	Description	Qty	Rate	Amount
1.		PENTAIR MOD RPLCMNT 150SQFT PLM 150 CARTRIDGE	PENTAIR MOD RPLCMNT 150SQFT PLM 150 CARTRIDGE	4	\$261.82	\$1,047.28
2.		GAS SHOCK 150LB	GAS SHOCK 150LB - Standard	1	\$135.00	\$135.00
3.		GAS SHOCK 150LB	GAS SHOCK 150LB - Safety	1	\$150.00	\$150.00
4.		COMMERCIAL SERVICE CALL / INSTALLATION	Drain and clean	2	\$180.00	\$360.00







RECEIVE 05/17/25

Total \$1,692.28

View and pay

Cooper Pools, CP Leak **Detection, CP** Remodeling/Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551 info@cooperpoolsinc.com +1 (844) 766-5256



\$750.00

Cleaning Commercial Acct:SummerWoods CDD

Bill to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Ship to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Invoice details

Invoice no.: 2025-625

Terms: Net 30

Invoice date: 05/17/2025 Due date: 06/16/2025

Technician: Bob PO#: Equipment

#	Date	Product or service	Description	Qty	Rate	Amount
1.		GAS SHOCK 150LB	GAS SHOCK 150LB - Standard	2	\$135.00	\$270.00
2.		GAS SHOCK 150LB	GAS SHOCK 150LB - Safety	2	\$150.00	\$300.00
3.		COMMERCIAL SERVICE CALL / INSTALLATION	COMMERCIAL SERVICE CALL / INSTALLATION	1	\$180.00	\$180.00

Total

















View and pay

COSMIC POOL & SPA LLC 2144 COLONIAL AVE LAKELAND, FL 33801 (813)585-6725

INVOICE

05/04/25

INV:

2120501

SUMMERWOODS CDD 11205 DAYBREAK GLEN PARRISH FL Total Due \$

3000.00

Amount Paid: \$

MAY 2025 POOL SERVICE

3000.00

3000.00



DOODY FREE 941

8466 Lockwood Ridge Rd. Unit 258 Sarasota, FL 34243



INVOICE

INVOICE # 33996DATE 05/01/2025DUE DATE 05/31/2025TERMS Net 30

BILL TO

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

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY

Dog Station388.00Dog Station Maintenance388.00

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

BALANCE DUE



\$388.00

Ph. #: (941) -323-7318 Email: contact@doodyfree941.com Website: www.doodyfree941.com

Eco-Logic Services LLC

PO Box 18204 Sarasota, FL 34276

ı	n	V	O	i	C	e	
ı		•	J		J	J	

Date	Invoice #
5/1/2025	5213

Bill To

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

Summerwoods

Description		Amount
Maintenance of Preserves in Phases 1 & 2 for April 2025 Maintenance of Preserves in Phases 3 & 4 for April 2025 Maintenance of Mitigation Areas in Phases 3 & 4 for April 2025 Maintenance of Detention Areas for April 2025 Maintenance of Planted Ponds 26, 27, 28, & 29 for April 2025 Compliance monitoring report for mitigation areas for April 2025		10,850.00 1,850.00 6,300.00 850.00 775.00 1,250.00
RECEIVE D	Total	\$21,875.00



E&H Straightline Painting and Fence

9728 Daybreak Gln PARRISH, FL 34219 941-773-5325

halvarez4261@gmail.com

INVOICE INV0004

DATE

May 19, 2025

BALANCE DUE

USD \$10,185.04

BILL TO

SUMMERWOODS CDD

SUMMERWOODS COMMUNITY

Parrish, Fl.

34219

262-444-1474

MONOLAN@RIZZETTA.COM

DESCRIPTION		RATE	QTY	AMOUNT
TAN VINYL INSTALLATTION - 330 FT OF 6X6 TAN VINYL FENCE - NO GATE - EACH POST WILL HAVE AN ALUMINUM INSERT, - MATERIAL AND LABOR INCLUDED IN THIS COST		\$10,185.04	1	\$10,185.04
	TOTAL			\$10,185.04

Elu Darielt RECEIVE 05/20/2025

USD \$10,185.04

DATE SIGNED Apr 15, 2025

BALANCE DUE

Please leave a rating/review on

HTTPS://WWW.EHSTRAIGHTLINE.COM



Florida Department of Health in Manatee County Notification of Fees Due



Fee Amount:

\$250.00

Previous Balance:

\$0.00

Total Amount Due:

\$250.00

Payment Due Date: 06/30/2025 or Upon Receipt

Permit Number 41-60-1989417

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Mail To: Summer Woods Community Development District

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

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

Account Information:

Name: Summer Woods Community Development District/Americ: 146,210

Location: 11205 Daybreak Glen

gallons

Parrish, FL 34219

Bathing Load: 160

Flow Rate: 800

Pay this invoice online at www.myfloridaehpermit.com NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

Owner Information: Name:

Summer Woods Community Development District

Address:

3434 Colwell Avenue, Suite 200

(Mailing)

Tampa, FL 33614

Home Phone: (813) 533-2950

Work Phone: ()

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

Permit Number: 41-60-1989417 Bill ID: 41-BID-7909768

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

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Flonda Department of Health in Manatee County

410 6th Avenue E Bradenton, FL 34208 Matt O'Nolan

5.22.25

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:91397

PERMIT HOLDERS CAN NOW The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online! 🖾 No sign-up cost, 🗷 Save time. Paying a bill online is faster than mailing a check or hand delivering payment. 🖾 Our safe and secure system will keep your information protected. 🗷 Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.



SUMMER WOODS COM. DEV. Account Number: **DIST. 941-776-8134-060420-5**

PIN:

Billing Date:
May 04, 2025
Billing Period:

May 04 - Jun 03, 2025

HI SUMMER WOODS COM. DEV. DIST.,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

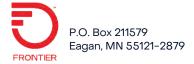
Bill history					
Previous balance		\$160.00			
Payment received by May 04	-\$160.00				
Service summary	Previous month	Current month			
Bundle	\$160.00	\$160.00			
Total services	\$160.00	\$160.00			
Total balance		\$160.00			





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SUMMER WOODS COM. DEV. DIST. Account Number:

941-776-8134-060420-5

PIN:

Billing Date: May 04, 2025

Billing Period:

May 04 - Jun 03, 2025





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

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SUMMER WOODS COM. DEV. DIST. Account Number:

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PIN:

Billing Date: May 04, 2025

Billing Period:

May 04 - Jun 03, 2025

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Bundle

Monthly Charges

05.04-06.03

Bundle Total

Sim FiberOptic LT 100/100 ST Valued Customer Fiber 500 Upgrade

Wi-Fi Secure LT

\$60.00 \$160.00

Total current month charges

\$160.00

\$100.00 \$0.00



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SUMMER WOODS COM. DEV. DIST. Account Number:

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PIN:

Billing Date: **May 04, 2025**

Billing Period:

May 04 - Jun 03, 2025



TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

May 21, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Reference: Invoice No. 3568085 Client Matter No. 38323-1 Notification Email: eftgroup@kutakrock.com

Summer Woods CDD Rizzetta & Company Unit 200 3434 Colwell Avenue Tampa, FL 33614

Invoice No. 3568085

38323-1

Re: General Counsel

For Professional Legal Services Rendered

04/03/25	J. Earlywine	2.10	672.00	Prepare for and attend Board meeting; follow-up; analyze research regarding lighting agreement; follow-up
04/07/25	J. Cox	0.60	177.00	Analyze legal challenges and strategy for addressing RET lights
04/07/25	D. Kirk	0.30	88.50	Meeting regarding potential suit and pre-suit matters for consideration
04/09/25	J. Cox	1.00	295.00	Review engineering reports and research Nova poles to assess potential warranties and representations
04/11/25	J. Cox	0.30	88.50	Review newly provided engineering reports; review and respond to proposed communications
04/11/25	J. Earlywine	0.30	96.00	Confer with O'Nolan regarding RET items; email regarding County communication
04/12/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts

Summer Woods CDD May 21, 2025 Client Matter No. 38323-1 Invoice No. 3568085 Page 2

rage 2				
04/13/25	J. Cox	0.30	88.50	Analyze contract with RET in preparation for providing path forward and recommendations
04/14/25	J. Cox	1.80	531.00	Review documents and research evidence related to RET; telephone conference with Summer Woods board member
04/14/25	R. Culhane	0.20	44.00	Archive web pages relating to Recovered Energy Technologies
04/14/25	J. Earlywine	0.50	160.00	Prepare for and attend conference call regarding RET lights
04/14/25	D. Kirk	0.50	147.50	Meeting with Summer Woods regarding potential litigation matter
04/14/25	D. Kirk	0.20	59.00	Review additional materials provided in support of pending advising meeting
04/15/25	J. Cox	0.60	177.00	Telephone conference with Sullivan regarding RET lights and potential paths forward; email exchange regarding research required for potential paths forward to address RET lights
04/15/25	D. Kirk	0.40	118.00	Status and update meeting regarding contemplated matter
04/15/25	D. Kirk	0.40	118.00	Meeting regarding EGIS insurance considerations for contemplated matter
04/16/25	J. Cox	0.50	147.50	Telephone conference with EGIS regarding seeking alternative insurance and adjusting pending claims; draft letter to RET regarding cost assessment; emails from EGIS regarding information needed
04/16/25	D. Kirk	0.50	147.50	Zoom meeting with insurer EGIS regarding coverage considerations and payments
04/17/25	J. Cox	0.50	147.50	Read and respond to email exchanges; finalize and send letter to RET regarding final costs; review lighting plans and provide comments to same

Summer Woods CDD May 21, 2025 Client Matter No. 38323-1 Invoice No. 3568085 Page 3

rage 3				
04/17/25	J. Earlywine	0.30	96.00	Email regarding EGIS discussion for insurance of lights; review draft agenda; email regarding same
04/18/25	J. Earlywine	0.30	96.00	Confer with Morris regarding RET related items; email regarding same
04/21/25	J. Cox	0.50	147.50	Telephone conference with Summer Woods Board member regarding status and strategy
04/21/25	B. Davenport	0.90	265.50	Review emails related to ongoing and follow-up items; call into meeting with Earlywine to discuss outstanding items; call into meeting with Chair to discuss ongoing lighting dispute; confer with Bregg regarding draft agenda for May meeting and budget documents
04/21/25	D. Kirk	0.50	147.50	Zoom strategy meeting regarding ongoing developments in contemplated litigation
04/22/25	B. Davenport	1.50	442.50	Review and analysis of election documentation and relevant rules and regulations; confer with O'Nolan regarding supervisor eligibility; draft published and mailed notice of budget and assessment hearing and affidavit of mailing; confer Bregg regarding the same; draft appropriations resolution and assessment resolution; review and analysis of suggested amenity guidelines from Sigman; research and analysis legal requirements concerning attendance at shade session
04/23/25	J. Brown	0.30	88.50	Review and follow-up regarding shading meeting inquiry
04/23/25	J. Cox	0.10	29.50	Email exchange with light pole construction company needs for moving existing pole
04/23/25	B. Davenport	0.10	29.50	Call with O'Nolan regarding landscape RFP

Summer Woods CDD May 21, 2025 Client Matter No. 38323-1 Invoice No. 3568085 Page 4

04/23/25	J. Earlywine	0.30	96.00	Emails regarding light pole for builder
04/24/25	J. Earlywine	0.30	96.00	Conference call regarding light pole removal; follow-up
04/25/25	J. Cox	0.10	29.50	Email from RET's counsel regarding total repair cost analysis and timing on same
04/26/25	J. Earlywine	0.20	64.00	Email regarding stormwater pond
04/28/25	J. Earlywine	0.20	64.00	Emails regarding various resident inquiries
04/29/25	B. Davenport	0.20	59.00	Confer with Bregg regarding amenity guidelines; call with O'Nolan regarding budget, shooting incident, and light pole
04/30/25	J. Cox	0.60	177.00	Review correspondence from RET's counsel; review correspondence from EGIS' draft and send response to RET's counsel; email exchanges regarding board meeting and potential litigation costs
04/30/25	B. Davenport	1.70	501.50	Review and analysis of agenda package for May meeting and other outstanding items; call with O'Nolan regarding the same; confer with Cox regarding litigation budget
04/30/25	J. Earlywine	0.20	64.00	Revise email to RET regarding cost estimate
04/30/25	K. Ibarra	0.10	22.00	Research receipt of eminent domain proceeds
TOTAL HOU	JRS	19.70		

TOTAL CURRENT AMOUNT DUE

TOTAL FOR SERVICES RENDERED



\$5,897.50

\$5,897.50

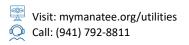
Summer Woods CDD Manatee County Utilities Department Month: 04/25 Dated: Due: 05/20/25

ACH

Account	Description	Service Address	<u>Code</u>	Amount	
100016000	Irrigation	11371 Daybreak Gln	53600-4318	\$ 6.26	
100016059	Irrigation	11205 Daybreak Gln	53600-4304	\$ 558.97	
100016117	Irrigation	10611 Daybreak Gln	53600-4318	\$ -	
100016170	Irrigation	9229 Westernwoods Ave	53600-4318	\$ 156.51	
100158718	Irrigation	10904 High Noon Tr	53600-4318	\$ -	No Billing for April 2025
100158772	Irrigation	11336 Daybreak Gln	53600-4318	\$ 4.14	
100158826	Irrigation	8805 Summerwoods Dr	53600-4318	\$ 72.00	
100158887	Irrigation	11424 Daybreak Gln	53600-4318	\$ -	
100219410	Irrigation	9702 Last Light Glen	53600-4318	\$ 63.79	
100219418	Irrigation	8815 Starry Night Terrace	53600-4318	\$ 63.79	
100219422	Irrigation	9427 Deadwood Terrace	53600-4318	\$ 63.79	
100237014	Irrigation	9702 Enentide Trl	53600-4318	\$ 150.53	
			Summary		
			001 53600-4304	\$ 558.97	
			001 53600-4318	\$ 580.81	_
			Total	\$ 1,139.78	



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



SUMMER WOODS COMMUNITY 11371 DAYBREAK GLN



Amount Due \$6.26

Please Pay By 20-May-2025

Account Number 100016000

Auto-pay is scheduled for 20-May-2025

Account Summary	
Previous Amount Due	\$5.49
Payments Received	-\$5.49
Balance Forward	\$0.00
Contract Charges	\$6.26
Total Amount Due	\$6.26

Usage Profile (Consumption x 1000 = GAL)					
Meter Number 70391215					
Begin	Begin	End End Period			
Date:	Read:	Date:	Read:	Consumption:	
03/20	6708	04/22	6847	13.9 kgal	

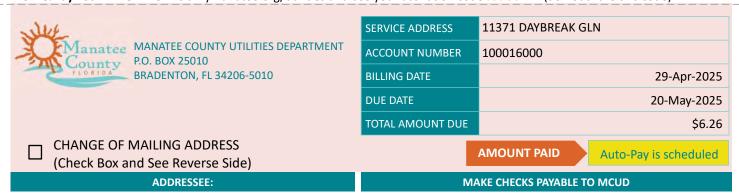
Charge Details	Service Period 03/20 - 0	4/22 (34 Days)
Common Area Reclaim (Meter # 70391215) (03/20 - 04/22)	
Reclaim Usage	13.9 kgal x \$0.45	\$6.26
Total New Charges		\$6.26
Total Amount Due		\$6.26



Important Information

 Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

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DISTRICT
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TAMPA, FL 33614-8390

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



SUMMER WOODS COMMUNITY 11205 DAYBREAK GLN



Amount Due

\$558.97

Please Pay By

20-May-2025

Account Number

100016059

Auto-pay is scheduled for 20-May-2025

Account Summary	
Previous Amount Due	\$299.62
Payments Received	-\$299.62
Balance Forward	\$0.00
Contract Charges	\$558.97
Total Amount Due	\$558.97

Usage Profile (Consumption x 1000 = GAL)					
Meter Number 61135497					
Begin	Begin	End End Period			
Date:	Read:	Date:	Read:	Consumption	
03/20 24242 04/21 24596 35.4 kgal					

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			Ialion

 Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details	Service Period 03/19 - 04/21	(34 Days)
		(0.150,75)
Commercial Water Service (M	leter # 61135497) (03/20 - 04/21)	
Water Base Rate	1 month(s) x \$45.05	\$45.05
Commercial Water Usage	35.4 kgal x \$2.83	\$100.18
Sewer Commercial Service (0	3/20 - 04/21)	
Sewer Base Rate	1 month(s) x \$125.16	\$125.16
Sewer Service	35.4 kgal x \$6.27	\$221.96
Commercial Can Service (03/2	19 - 04/18)	
32 gallon commercial cans	2 x \$33.31	\$66.62
Total New Charges		\$558.97
Total Amount Due		\$558.97



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SUMMER WOODS COMMUNITY 10611 DAYBREAK GLN



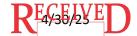
Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00

Usage Profile (Consumption x 1000 = GAL)						
	Meter Number 61191119					
Begin	Begin	End End Period				
Date:	Read:	Date: Read: Consumption				
03/20	1	04/21	1	0 kgal		

lm	nort	ant	Info	rma	tion
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 Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

Charge Details	Service Period 03/20 - 04	1/21 (33 Days)
Common Area Reclaim (Meter # 61191119) (03/20 - 04/21)	
Reclaim Usage	0 kgal x \$0.45	\$0.00
Total New Charges		\$0.00
_		
Total Amount Due		\$0.00

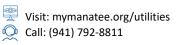


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MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010 BRADENTON, FL 34206-5010



SUMMER WOODS COMMUNITY 9229 WESTERNWOODS AVE



Amount Due
Please Pay By

\$156.51

20-May-2025

Account Number

100016170

Auto-pay is scheduled for 20-May-2025

Account Summary	
Previous Amount Due	\$200.21
Payments Received	-\$200.21
Balance Forward	\$0.00
Contract Charges	\$156.51
Total Amount Due	\$156.51

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61260256			56	
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption:
03/20	122759	04/22	126237	347.8 kgal

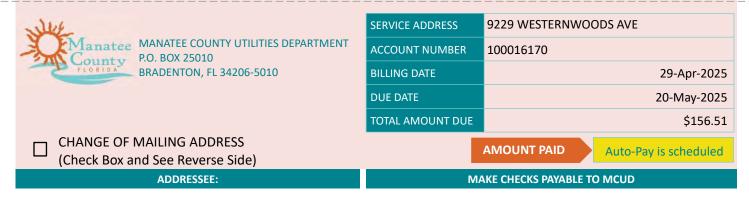
Charge Details	Service Period 03/20 - 0	04/22 (34 Days)
Common Area Reclaim (M	eter # 61260256) (03/20 - 04/22	<u>!</u>)
Reclaim Usage	347.8 kgal x \$0.45	\$156.51
Total New Charges		\$156.51
Total Amount Due		\$156.51



Important Information

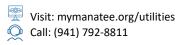
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MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010 BRADENTON, FL 34206-5010



SUMMER WOODS COMMUNITY 11336 DAYBREAK GLN



Amount Due \$4.14

Please Pay By 20-May-2025

Account Number 100158772

Auto-pay is scheduled for 20-May-2025

Account Summary	
Previous Amount Due	\$3.96
Payments Received	-\$3.96
Balance Forward	\$0.00
Contract Charges \$4.14	
Total Amount Due	\$4.14

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391211			11	
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption:
03/20	11160	04/21	11252	9.2 kgal

Charge Details	Service Period 03/20 - 0	04/21 (33 Days)
Common Area Reclaim (I	Meter # 70391211) (03/20 - 04/21)
Reclaim Usage	9.2 kgal x \$0.45	\$4.14
Total New Charges		\$4.14
Total Amount Due		\$4.14



Important Information

 Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

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



SUMMER WOODS COMMUNITY 8805 SUMMERWOODS DR



Amount Due \$72.00 **Please Pay By** 20-May-2025 **Account Number**

Auto-pay is scheduled for 20-May-2025

100158826

Account Summary	
Previous Amount Due	\$98.46
Payments Received	-\$98.46
Balance Forward	\$0.00
Contract Charges	\$72.00
Total Amount Due	\$72.00

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 60445734			34	
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
03/20	216799	04/21	218399	160 kgal

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 60445734				
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
03/20	216799	04/21	218399	160 kgal

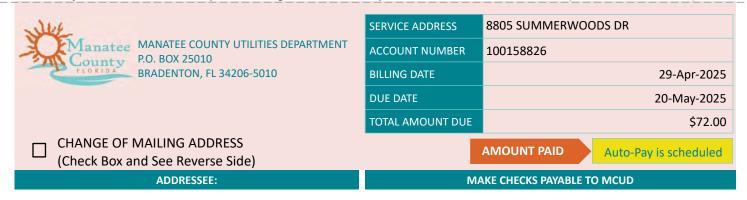
Charge Details	Service Period 03/20 - 04/21	(33 Days)
Common Area Reclaim (Meter	r # 60445734) (03/20 - 04/21)	
Reclaim Usage	160 kgal x \$0.45	\$72.00
Total New Charges		\$72.00
Total Amount Due		\$72.00



Important Information

Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

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



SUMMER WOODS COMMUNITY 11424 DAYBREAK GLN



Amount Due	\$0.00
Do Not Pay	Credit Balance
Account Number	100158887

Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 70391214			
Begin Begin End End Period			Period	
Date:	Read:	Date:	Read:	Consumption:
03/20	5724	04/20	5724	0 kgal

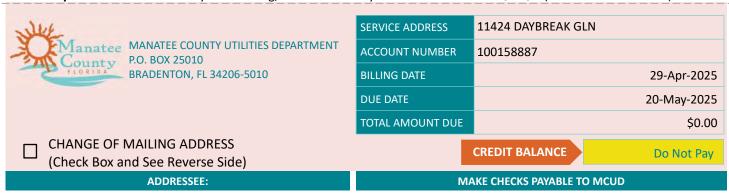
Charge Details	Service Period 03/20	- 04/20 (32 Days)
Common Area Reclaim (N	Meter # 70391214) (03/20 - 04/2	20)
Reclaim Usage	0 kgal x \$0.45	\$0.00
Total New Charges		\$0.00
Total Amount Due		\$0.00



Important Information

 Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

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TAMPA, FL 33614-8390

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



SUMMER WOODS COMMUNITY 9702 LAST LIGHT GLN



Amount Due \$63.79

Please Pay By 20-May-2025

Account Number

100219410

Auto-pay is scheduled for 20-May-2025

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$63.79
Total Amount Due	\$63.79

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391213				
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
03/21	40	04/21	40	0 kgal

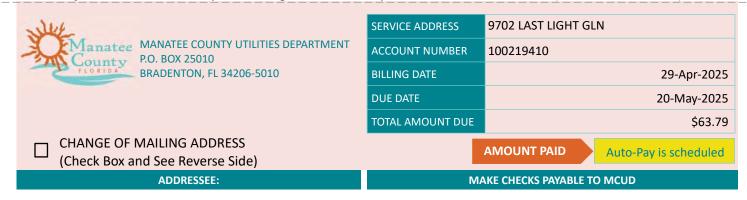
Charge Details	Service Period 03/21 - 04/21	(32 Days)
Auto Flush Permanent (Meter		452.70
Auto Flush Base Rate	1 month(s) x \$63.79	\$63.79
Total New Charges		\$63.79
Total Amount Due		\$63.79



Important Information

 Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

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TAMPA, FL 33614-8390

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



SUMMER WOODS COMMUNITY 8815 STARRY NIGHT TER



Amount Due

Please Pay By

\$63.79

20-May-2025

Account Number

100219418

Auto-pay is scheduled for 20-May-2025

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$63.79
Total Amount Due	\$63.79

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 70392872			
Begin	Begin Begin End End Period			
Date:	Read:	Date:	Read:	Consumption:
03/21	3	04/21	3	0 kgal

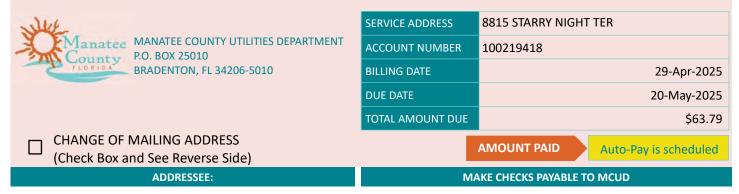
Charge Details	Service Period 03/21 - 04,	/21 (32 Days)
Auto Flush Permanent (M Auto Flush Base Rate	eter # 70392872) (03/21 - 04/21) 1 month(s) x \$63.79	\$63.79
Total New Charges	1 month(s) x \$05.75	\$63.79
Total Amount Due		\$63.79



Important Information

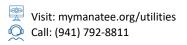
 Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code XAC3AUVC (do not share this code)



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

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



SUMMER WOODS COMMUNITY 9427 DEADWOOD TER



Amount Due

\$63.79

Please Pay By 20-May-2025

Account Number

100219422

Auto-pay is scheduled for 20-May-2025

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$63.79
Total Amount Due	\$63.79

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 70392859			
Begin Begin End End Period				Period
Date:	Read:	Date:	Read:	Consumption:
03/21	0	04/21	0	0 kgal

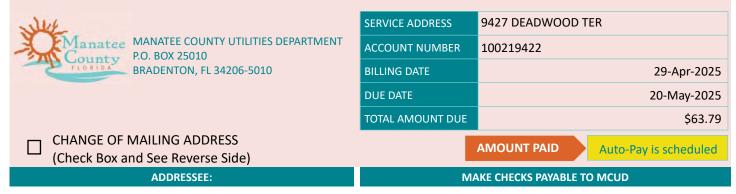
Charge Details	Service Period 03/21 - 04/21	(32 Days)
Auto Flush Permanent (Meter Auto Flush Base Rate	# 70392859) (03/21 - 04/21) 1 month(s) x \$63.79	\$63.79
Total New Charges		\$63.79
Total Amount Due		\$63.79



Important Information

 Water wisely! Only water your lawn when it shows stress: folded blades, blue-gray color, or lingering footprints. Follow local rules: mymanatee.org/water. Learn more at WaterMatters.org/Water101

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code P9KN29GA (do not share this code)



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

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



SUMMER WOODS COMMUNITY 9702 EVENTIDE TRL



Amount Due \$150.53

Please Pay By 21-May-2025

Account Number 100237014

Auto-pay is scheduled for 21-May-2025

Account Summary	
Previous Amount Due	\$19.44
Payments Received	-\$19.44
Balance Forward	\$0.00
Contract Charges	\$150.53
Total Amount Due	\$150.53

Usage	Usage Profile (Consumption x 1000 = GAL)								
	Mete	er Numb	er 613741	76					
Begin	Begin	End	End	Period					
Date:	Read:	Date:	Read:	Consumption:					
03/21			3777	334.5 kgal					

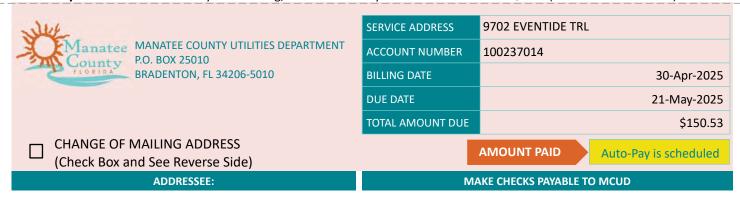
Charge Details	Service Period 03/21 - 0	04/21 (32 Days)
Common Area Reclaim (N	Meter # 61374176) (03/21 - 04/21	.)
Reclaim Usage	334.5 kgal x \$0.45	\$150.53
Total New Charges		\$150.53
Total Amount Due		\$150.53



Important Information

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View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code KFRQKE8X (do not share this code)



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



6901 Professional Parkway East Suite 103 Sarasota, FL 34240 Invoice #: INV-11701 Invoice Date: 05/15/2025 Service Period Ended: 04/30/2025 Due Date: 06/14/2025

BILL Summerwoods CDD

C/O Rizzetta and Company
3434 Colwell Avenue
Suite 200
Tampa FL 33614

PROJECT	COMMENTS		
Miscellaneous - Summerwoods CDD			

ITEM	UNIT PRICE	QTY	EXTENDED PRICE
Miscellaneous Consulting Coordination for LDA Completion with Developer and County	200.00	7.00	1,400.00
		TOTAL	\$1,400.00
		TOTAL PAID	\$0.00
DECELV	ED.	TOTAL DUE	\$1,400.00

Morris Engineering & Consulting Morris Engineering & Consulting LLC

Progress Billing Statement As of April 30, 2025

		As of Apr	11 30, 2023				
	Contract Amt	Prior Amt	Prior %	Current Amt	Current %	Remaining Amt	Remaining %
Item Totals							
Consulting Services							
Miscellaneous Consulting	0.00	21,000.00	0.0 %	1,400.00	0.0 %	(22,400.00)	0.0 %
Total Consulting Services	0.00	21,000.00	0.0 %	1,400.00	0.0 %	(22,400.00)	0.0 %
		,		,		(),	
Ancillary Services	0.00	9,400.00	0.0 %	0.00	0.0 %	(9,400.00)	0.0 %
K. T. I	0.00	20,400,00	0.00/	1 400 00	0.0.0/	(21 000 00)	0.0.0/
Item Totals	0.00	30,400.00	0.0 %	1,400.00	0.0 %	(31,800.00)	0.0 %



Owens Electric, Inc. 2242 Industrial Blvd Sarasota, Florida 34234 (941) 355-0035 Service@Owens-Electric.com EC13002293 & EC13009131 Invoice 32804401 Invoice Date 4/30/2025 Completed Date 4/30/2025 Payment Term Due Upon Receipt

Due Date 4/30/2025

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

Arrived on site to remove pole from lot #709. Took pictures of the pole before we did any work. Found through bolt to have damaged fiberglass pole when top fell off. Removed pole, met with the property manager and she took us to location where the HOA wanted us to put poles. Left the fixture with the pole as well. Used the extra dirt to level grade and make sure there wasn't a hole left.

Service #	Description		Quantity	Your Price	Total
1HR BT LBR-1.00 (BT)	1 Labor Hours - Bucket Truck Technician		3.00	\$225.00	\$675.00
				Sub-Total Tax	\$675.00 \$0.00
		DECEIVE	_	Total Payment	\$675.00 \$0.00
		05/01/25	J	Balance Due	\$675.00

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



Owens Electric, Inc. 2242 Industrial Blvd Sarasota, Florida 34234 (941) 355-0035 Service@Owens-Electric.com EC13002293 & EC13009131 Invoice 32804401 Invoice Date 4/30/2025 Completed Date 4/30/2025 Payment Term Due Upon Receipt

Due Date 4/30/2025

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

Arrived on site to remove pole from lot #709. Took pictures of the pole before we did any work. Found through bolt to have damaged fiberglass pole when top fell off. Removed pole, met with the property manager and she took us to location where the HOA wanted us to put poles. Left the fixture with the pole as well. Used the extra dirt to level grade and make sure there wasn't a hole left.

Service #	Description	Quantity	Your Price	Total
FINAL	Remove/Relocate Pole and Back Fill per agreement	1.00	\$825.00	\$825.00
			Sub-Total Tax	\$825.00 \$0.00
			Total Payment	\$825.00 \$0.00
	RECEI 05/01/	VED 25	Balance Due	\$825.00

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

Summer Woods CDD

Peace River Electric Summary

Month: 04/25 Electric 04/25 Dated: 04/24/25

Due: 05/15/25

Account	Description	Service Address	<u>Code</u>	<u> </u>	<u> Amount</u>	
185639001	Irrigation Control	10904 High Noon Trail	53100-4304	\$	111.92	
185639002	Emergency Access Gate	11424 Daybreak Glen	53100-4304	\$	33.03	
170982001	Entry Sign	8805 Summer Woods Dr	53100-4304	\$	45.94	
			Summary			
			001 53100-4304	\$	190.89	
		DECEIVED	Total	\$	190.89	
Account #1956200		05/16/25				
ひととひいわも サイクトんつひひ	NA IC INACTIVA					

Account #185639003 is inactive

NNNN

Peace River Electric Cooperative, Inc.

Your Touchstone Energy Cooperative

Customer Care Pay by Phone Outage

Website

800-282-3824 8am - 5pm M-F

855-937-1752 800-282-3824 24/7

www.preco.coop

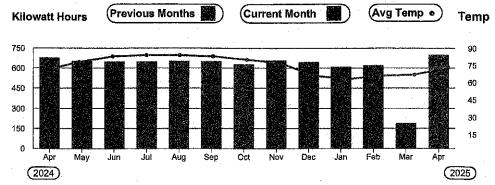
TOTAL AMOUNT DUE

Bank Draft is scheduled for 05/15/2025

SUMMER WOODS CDD

Bill Date Account # Member # 04/24/2025 185639001 168790

Monthly Energy Use



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

Monthly Energy Use Comparison

189 701 kWh kWh

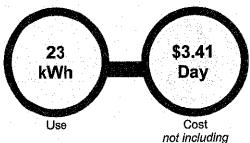
This Month 31 Days

Last Month 30 Days

679 kWh

This Month Last Year 31 Days

Your Average Daily Use



not including taxes and fees

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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

185639001 10904 HIGH NOON TRL

Bank Draft Amount

\$111.92

is scheduled for 05/15/2025

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

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



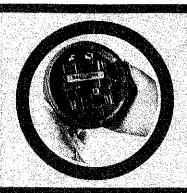
Account 185639001 Service Address 10904 HIGH NOON TRL

Service Description IRRIGATION CONTROL

Board District

8

				111101110011110				- '		
Meter # 36896782	Service From 03/19/2025	e Period To 04/19/2025	R Previou 18,724	eadin s	gs Present 19.425	Meter Multiplier	kWh Usage 701	kW Reading		
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Due	Account Su		\$51.41 <u>-\$51.41</u> \$0.00	Faci Ene CPA Prop Gros	rent Charge lities Use Cl rgy Charge Perty Tax Re ss Receipts al Current C	es harge ecovery Fee Tax	701 kWh @ 0.121 701 kWh @ -0.010	GS-S \$28.00 \$84.82 -\$7.01 \$3.31 \$2.80 \$111.92		



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee! Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

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

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers





By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at <u>vanilladirect.com/pay/terms</u>. After successful payment using this barcode, you may retrieve your full detailed e-receipt at <u>vanilladirect.com/pay/ereceipt</u>.

The majority of participating locations will accept cash payments up to a maximum amount of \$500,00.

FAMILY DOLLAR



Walgreens

DOLLAR GENERAL





NNNN

Peace River Electric Cooperative, Inc.

Your Touchstone Energy Cooperative

Customer Care Pay by Phone Outage

Website

800-282-3824 8am - 5pm M-F

855-937-1752 800-282-3824 24/7

www.preco.coop

TOTAL AMOUNT DUE

Bank Draft is scheduled for 05/15/2025

SUMMER WOODS CDD

Bill Date Account # Member # 04/24/2025 185639002 168790

Monthly Energy Use

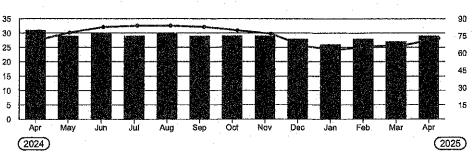
Kilowatt Hours

(Previous Months

Current Month

(Avg Temp 💌

Temp



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

Monthly Energy Use Comparison

This Month 31 Days

27 kWh

Last Month 30 Days

This Month Last Year 31 Days

Your Average Daily Use

Use

\$1.01 Day

Cost not including taxes and fees

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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

185639002 11424 DAYBREAK GLEN

Bank Draft Amount

\$33.03

is scheduled for 05/15/2025

SUMMER WOODS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 PEACE RIVER ELECTRIC COOPERATIVE, INC. PO BOX 1547 WAUCHULA FL 33873-1547

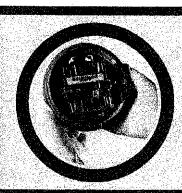


Account 185639002

Service Address 11424 DAYBREAK GLEN Service Description GATE

Board District

· -		-,,,	-11			O/ CIL	•	•
Meter # 35591797	Servic From 03/19/2025	e Period To 04/19/2025	Ro Previous 1,255	eadin s	ps Present 1,284	Meter Multiplier 1.0	kWh Usage	kW Reading
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Due	Account Su	mmary	-\$32.74 \$0.00 \$33.03	Facil Ener CPA Prop Gros	ent Charge Ities Use Ch gy Charge erty Tax Re s Receipts I Current C	narge covery Fee Tax	29 kWh @ 0.121 29 kWh @ -0.010	GS-S \$28.00 \$3.51 -\$0.29 \$0.98 \$0.83
					Banl	k Draft A	mount	\$33.03



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24,95 installation feel.

Once installed an equipment lease fee of \$5,95 (plus tax) per month applies.

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

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers





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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

FAMILY DOLLAR



Walgreens

DOLLAR GENERAL





NNNN

Peace River Electric Cooperative, Inc.

Your Touchstone Energy Cooperative

Customer Care Pay by Phone Outage Website

800-282-3824 8am - 5pm M-F

855-937-1752 800-282-3824 24/7

www.preco.coop

TOTAL AMOUNT DUE

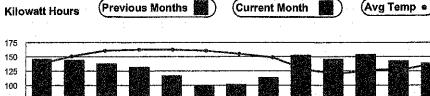
Bank Draft is scheduled for 05/15/2025

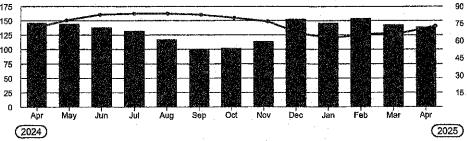
Temp

SUMMER WOODS CDD

Bill Date Account # Member # 04/24/2025 170982001 168790

Monthly Energy Use



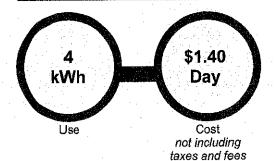


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison

139 143 146 kWh kWh kWh This Month Last Month This Month 30 Days Last Year 31 Days

Your Average Daily Use



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

31 Days



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800 282 3824

Account # Service Address

170982001 8805 SUMMER WOODS DR

Bank Draft Amount is scheduled for 05/15/2025

\$45.94

2892 0 MB 0.622 SUMMER WOODS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

5 2892

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



Account 170982001 Service Address 8805 SUMMER WOODS DR

Service Description FNTRY SIGN **Board District**

8

	0000 0	Similar WOOD	DIV		· L	MINISTRAIN		•
Meter#	From	e Period To	Previous		ngs Present	Meter Multiplier		kW Reading
35778891	03/19/2025	04/19/2025	8,172		8,311	1.0	139	0.38
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Due	Account Su	mmary	-\$46.09 \$0.00 \$45.94	Fac End CP Pro Gro	rrent Charge cilities Use Ch ergy Charge A perty Tax Re ess Receipts tal Current C	narge covery Fee Tax	139 kWh @ 0.121 139 kWh @ -0.010	\$28.00 \$16.82 -\$1.39 \$1.36 \$1.15 \$45.94
					Ban	k Draft A	mount	\$45.94



SURGE SUPPRESSOR FREE INSTALLATION

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Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation feel.

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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

FAMILY DOLLAR



Walgreens







Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Tour Touchstone Energy Coo

Customer Care Pay by Phone Outage Website 800-282-3824 8am - 5pm M-F 855-937-1752 800-282-3824 24/7

www.preco.coop

TOTAL AMOUNT DUE

\$51.06

Bank Draft is scheduled for 05/22/2025 **SUMMER WOODS CDD**

Bill Date Account # Member # 05/01/2025 185639004 168790

RECEIVE D

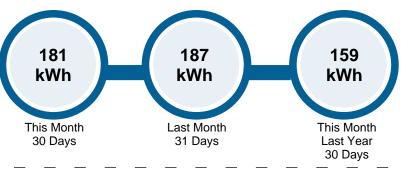
Monthly Energy Use



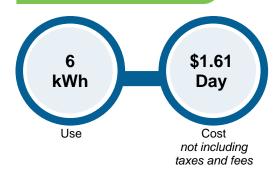
Detailed usage information is available on the SmartHub App or www.preco.coop

Capital Credit Allocation: Capital Credits are your share of ownership in PRECO. They are allocated annually in proportion to the member's total annual billing for that year. Based on your annual billing in 2024, \$1,897.92 has been allocated to your account. These credits remain in your account until the Board of Directors determines it is financially feasible to "retire" them to you. The current balance of unretired capital in your account is \$6,569.27.

Monthly Energy Use Comparison



Your Average Daily Use



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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800 282 3824 Account #
Service Address

185639004 9324 WESTERNWOODS AVE

Bank Draft Amount is scheduled for 05/22/2025

\$51.06

PEACE RIVER ELECTRIC COOPERATIVE, INC. PO BOX 1547

WAUCHULA FL 33873-1547

4 2795

SUMMER WOODS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 **Account** 185639004 932

Service Address 9324 WESTERNWOODS AVE

Service Description MONUMENT

Board District 8

Meter #	Servic	e Period	Re	eadi		Meter	kWh Usage	kW Reading
Wieter #	From	То	Previous	s	Present	Multiplier	KWII Osage	KW Iteauing
38699836	03/28/2025	04/27/2025	3,140		3,321	1.0	181	0.464
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Due	Account Su	mmary	-\$51.58 \$0.00 \$51.06	Fac Ene CP Pro Gro	rrent Charge cilities Use Chergy Charge A perty Tax Re ss Receipts al Current C	covery Fee	181 kWh @ 0.121 181 kWh @ -0.009	\$28.00 \$21.90 -\$1.63 \$1.51 \$1.28
					Banl	k Draft A	mount	\$51.06



SURGE SUPPRESSOR FREE INSTALLATION

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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.















Customer Care Pay by Phone Outage

Website

800-282-3824 8am - 5pm M-F 855-937-1752

800-282-3824 24/7 www.preco.coop TOTAL AMOUNT DUE

\$942.25

Bank Draft is scheduled for 05/27/2025

SUMMER WOODS CDD

Bill Date Account # Member # 05/06/2025 170982003 168790







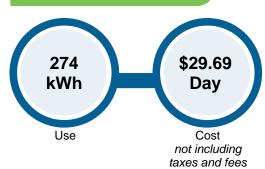
Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison

8,211 kWh 9,854 kWh 14,169 kWh

This Month 30 Days Last Month 31 Days This Month Last Year 30 Days

Your Average Daily Use



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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824 Account #
Service Address

170982003 11205 DAYBREAK GLN

Bank Draft Amount is scheduled for 05/27/2025

\$942.25

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

4 2613

SUMMER WOODS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 **Account** 170982003

Service Address 11205 DAYBREAK GLN

Service Description AMENITY CENTER

Board District

8

Meter #	_	e Period		eadi		Meter	kWh Usage	kW Reading
	From	То	Previous	_	Present	Multiplier	J	
36674773	03/30/2025	04/29/2025	713,984		722,195	1.0	8,211	19.156
	Account Su	ımmary		Cui	rent Charge	s		GSD
Previous Balance			\$1,060.43	Fac	ilities Use Ch	arge		\$110.00
Payment(s) Made			-\$1,060.43	Ene	ergy Charge	8,	211 kWh @ 0.083	\$681.51
Balance Forward			\$0.00	CP	0, 0			-\$73.90
Current Charges			\$942.25	Bille	ed Demand	20	0.000 kW @ 8.660	\$173.20
Total Amount Due	9		\$942.25	Pro	perty Tax Red	covery Fee		\$27.88
				Gro	ss Receipts 7	Гах		\$23.56
				Tot	al Current Cl	harges		\$942.25
					Bank	k Draft A	mount	\$942.25



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!

Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

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

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers





By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at <u>vanilladirect.com/pay/terms</u>. After successful payment using this barcode, you may retrieve your full detailed e-receipt at <u>vanilladirect.com/pay/ereceipt</u>.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.













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

Invoice

Date	Invoice #
5/2/2025	INV0000098866

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



	Services for the month of			Client Number		
	May	Upon R			0193	
Description		Qty	Rate		Amount	
Accounting Services Administrative Services Dissemination Services Email Accounts, Admin & Maintenance Financial & Revenue Collections Landscape Consulting Services Management Services Website Compliance & Management		1.00 1.00 1.00 5.00 1.00 1.00 1.00	\$1,72 \$43 \$66 \$2 \$34 \$90 \$1,92	20.92 30.25 36.67 20.00 14.17	\$1,720.92 \$430.25 \$666.67 \$100.00 \$344.17 \$900.00 \$1,921.67 \$100.00	
		Subtotal	l		\$6,183.68	
		Total			\$6,183.68	

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

Invoice

Date	Invoice #
5/1/2025	INV0000098999

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** April Upon Receipt 00061 Description Qty Rate Amount Cell Phone 50.00 \$1.00 \$50.00 \$50.00 Subtotal Total \$50.00

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

Invoice

Date	Invoice #
5/9/2025	INV0000099027

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of **Client Number** Terms May Upon Receipt 00061 Description Qty Rate Amount General Management & Oversight 1.00 \$708.33 \$708.33 Personnel Reimbursement 1.00 \$1,605.29 \$1,605.29 \$2,313.62 Subtotal Total \$2,313.62

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

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Date	Invoice #
11/22/2024	INV0000095388

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

	Services for the month of	Terms		Client	Number
	November	Upon Receipt		00061	
Description		Qty	Rat		Amount
Personnel Reimbursement		1.00		67.11	\$567.1
General Management & Oversight - October		1.00		708.33	\$708.3
General Management & Oversight - November	er	1.00	\$7	708.33	\$708.3
			*		*******
		Subtotal			\$1,983.77
		Jubiolai			ψ1,500.11

Total

\$1,983.77

Summer Woods CDD Clubhouse Debit Card Date:

Limit \$1,500.00 5/12/2025

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Amenity Maintenance & Repair 57200-4701	HVAC Maintenance 57200-4531	Misc Contigency 57900-6409	Misc. Fees 51300-4903	Water/Sewer Svcs 53600-4318
Date	Vendor Name	Description	Amount					
04/17/25	Amazon	Signs	(24.60)			(24.60)		
05/06/25	Amazon	Drill Bits, Hole Digger	(32.73)	(32.73)				
05/07/25	Lowes	Dremels, Locks	(166.79)	(166.79)				
05/12/25	Lowes	Sakrete, Pest Spray, Nuts & Bolts	(70.62)	(70.62)				
05/12/25	Lowes	Dremel - RETURN	38.50	38.50				
	TOTAL	001-10101	(256.24)	(231.64)	0.00	(24.60)	0.00	0.00

DM Approval: Watt O'Nolan Date: 5.14.25



Details for Order #114-8569127-8950657

Print this page for your records.

Order Placed: April 17, 2025

Amazon.com order number: 114-8569127-8950657

Order Total: \$24.60

Not Yet Shipped

Items Ordered Price

1 of: Sigo Signs, Custom Message Pool Sign, 10x14 Inches, Rust Free .040 Aluminum, Fade Resistant, Made in USA

Sold by: SIGO SIGNS (seller profile)

Supplied by: Other

Condition: New

Shipping Address:

Jamie Lee 8417 DOVE BOG TER PARRISH, FL 34219-5539 United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:Item(s) Subtotal:\$22.99Visa ending in 4436Shipping & Handling:\$0.00

Billing addressTotal before tax:\$22.99JAMIE LEEEstimated tax to be collected:\$1.61

3434 COLWELL AVE STE ----TAMPA, FL 33614-8390 Grand Total: \$24.60

United States

To view the status of your order, return to Order Summary.

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Back to top

English United States Help

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\$22.99

Order Placed: May 6, 2025

Amazon.com order number: 112-9234337-4635446

Order Total: \$32.73

Shipped on May 6, 2025

Items Ordered Price

1 of: Insaga Threaded Auger Drill Bit Pro, \$33.99 3.5"x32" Garden Earth Auger with Self-Tapping Screw & Reinforced Weld, 3MM Heavy Duty Spiral Drill Bit for Drill,for Bulbs Flowers Plants Post Hole Digger

Sold by: Insaga (seller profile)
Supplied by: Insaga (seller profile)

Condition: New

Shipping Address:

Jamie Lee 8417 DOVE BOG TER PARRISH, FL 34219-5539 United States

Shipping Speed:

FREE Prime Delivery

Payment information

PaymentItem(s) Subtotal: \$33.99Method:Shipping & Handling: \$0.00Visa ending inYour Coupon Savings: -\$3.404436-----

Total before tax: \$30.59

Billing address Estimated tax to be collected: \$2.14

JAMIE LEE ---- 3434 COLWELL Grand Total: \$32.73

AVE STE

TAMPA, FL 33614-

8390

United States

Credit Card Visa ending in 4436: May 6, 2025: \$32.73

transactions



LEARN MORE AT LOWES.COM/WYLOWESREWARDS

LOWE'S HOME CENTERS, LLC 8740 US 301 NORTH PARRISH, FL 34219 (941) 981-6760

- SALE

SALES#: FSTLANO5 4772050 TRANS#: 191155544 05-07-25

2072 DREMEL 1/8-IN ROTARY PLNG 35.98 5631857 DREMEL 1.6-AMP CD ROTARY 20.00 61814 HM 1-CT 1/4-IN GALV LOCK 0.22 DISCOUNT EACH -0.02 100 @ 0.20 11.96 498 BH RHCBMS W/N 1/4X2 1/2 2 5.98 7.96 41562 PP 25-CT 1/4-IN GALV FLAT 3.98

> 155.88 SUBTOTAL: 10.91 TOTAL TAX: 166.79 INVOICE 97850 TOTAL: 166.79 UISA:

TOTAL SAVINGS THIS TRIP: SECURE STATE OF THE PARTY NAMED AND POST OFFICE ADDRESS OF THE PARTY NAMED AND ADDRESS OF THE PARTY NAMED ADDRESS OF THE PAR where the contract of the cont

\$2.00

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LEARN MORE AT LOWES. COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC 8740 US 301 NORTH PARRISH, FL 34219 (941) 981-6760

SALE

SALES#: \$3453PMP 3056510 TRANS#: 550279507 05-12-25

5403509 PS M WOOD PHD 132109 SAKRETE 50-LB FAST-SET CO 2 @ 6.65	39.98
5198905 SPEC WASP/HORNET 18.5 TPC 169742 EZ ANCOR 4CT STUD SOLVER	6.98
57249 FH PHIL WS 12 2-IN 4-CT	1.48
57241 FH PHIL WS 10 1-1/4-IN 6-	1.48

SUBTOTAL: 66.00 4.62 TOTAL TAX: 70.62 INVOICE 90756 TOTAL: 70.62 VISA:

CHIP REFID: 345302756440 05/12/25 09:03:47

CUSTOMER CODE: summer woods

TUR : 8080088000

TSI : 6800 AID : A0000000980840

STORE: 3453 TERMINAL: 02 05/12/25, 09:04:08 # OF ITEMS PURCHASED: SERVICES AND SPECIAL URBER ITEMS



LOWE'S HOME CENTERS, LLC 8740 US 301 NORTH PARRISH, FL 34219 (941) 981-6760

- MRU RETURN 90711

SALES#: R S3453LM1 4752129 TRANS#: 537962052 05-12-25

2072 DREMEL 1/8-IN RUTARY PLNG 35.98-ORIG. STORE: 3453 DATE:05/07/25 INV:97850 INVOICE 90711 SUBTOTAL: 35.98-

SUBTOTAL: 35.98TAX: 2.52TOTAL RETURN: 38.50DEBITUISA: 38.50-

DEBITUISA: XXXXXXXXXXXXXXXXXXXXXX36 AMOUNT: 38.50 AUTHCD: 093358 KEYED REFID:345315711990 05/12/25 08:43:19

SHARE YOUR FEEDBACK!

ENTER FOR A CHANCE TO BE

ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!

IENTRE EN EL SORTEO MENSUAL

IENTRE EN EL SORTEO MENSUAL

PARA SER UNO DE LOS CINCO GANADORES DE \$500!

ENTER BY COMPLETING A SHORT SURVEY
WITHIN ONE WEEK AT: www.lowes.com/survey
Y O U R I D #907119 345371 328561

* NO PURCHASE **

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INVOICE

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

DATE

INVOICE#

5/1/2025

105593

BILL TO

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

P.O. No.	Terms
May 2025	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance - Algae and Aquatic Plant Control for Twenty-Five (25) Lakes	3,100.00	3,100.00
	Sales Tax	7.00%	0.00
	RECEIVE 04/25/25		
		Subtotal	\$3,100,00

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

Thank you for your business. A 1.5% late fee shall apply to any balance past due more than 30 days.

\$3,100.00 Subtotal **Payments/Credits** \$0.00

Balance Due

\$3,100.00

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

Invoice

5/1/2025 86300

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

P.O. No.	Terms	Due Date	Rep
	Net 10	5/10/2025	259JM



FEES FOR 1,095.00

JANITORIAL SERVICES; Monthly Cleaning per Agreement

LOCATION: Summer Woods 8715 Corkscrew Lane Parrish, FL 34219

Sales Tax (0.0%) \$0.00

Total \$1,095.00

Balance Due \$1,095.00

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



Bill To:

Summer Woods CDD c/o Rizzetta & Company, Inc. 2700 South Falkenburg Road **Suite 2745**

Riverview, FL 33578

Property Name: Summer Woods CDD Address: Moccasin Wallow Road

Parish, FL 34219

INVOICE

INVOICE #	INVOICE DATE
900608	5/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2025

Invoice Amount: \$25,337.00

Description **Current Amount**

Monthly Landscape Maintenance May 2025

\$25,337.00



Invoice Total \$25,337.00

IN COMMERCIAL LANDSCAPING

<u>District Office · Riverview, Florida · (813) 533-2950</u>

<u>Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614</u>

www.summerwoodscdd.org

Operations and Maintenance Expenditures

For Board Approval June 2025

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

\$79,956.50

Approval of Expenditures:
Chairperson
Vice Chairperson
Assistant Secretary

The total items being presented:

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Christopher L Sullivan	300088	CS060325	Board of Supervisors Meeting 06/03/25	\$200.00
Complete IT Corp	300089	16092	Eagle Eye VMS PR1 30 Days Cloud	\$206.52
Complete IT Corp	300089	16141	Recording Monthly 04/25 Brivo Access Standard Edition 04/25	\$74.16
Complete IT Corp	300089	16189	Service Call 04/25	\$334.95
Complete IT Corp	300089	16387	Eagle Eye VMS PR1 30 Days Cloud	\$276.59
Cooper Pools Inc.	300097	2025-583	Recording Monthly 05/25 Monthly Commercial Maintenance 05/25	\$4,340.00
Cooper Pools Inc.	300097	2025-626	Commercial Service Call 05/25	\$5,389.94
Cooper Pools Inc.	300097	2025-726	Monthly Commercial Maintenance 06/25	\$4,700.00
Cooper Pools Inc.	300097	2025-772	Black Algae Treatment and Removal 06/25	\$2,240.00
David Karshick	300101	34475	Dog Station Maintenance 06/25	\$388.00
Everon, LLC	300085	158338172	Security System Services - Balance of	\$384.57
Everon, LLC	300085	158338173	Contract (04/18/25-07/29/26) Balance of Contract (04/18/25-07/29/26)	\$1,030.74
Jan-Pro of Manasota	300102	86711	Janitorial Service 06/25	\$1,095.00
Jan-Pro of Manasota	300105	85856	Janitorial Service 04/25	\$1,095.00

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Johannes L. Johnson	300090	JJ060325	Board of Supervisors Meeting 06/03/25	\$200.00
Jonathan W. Flynn	300091	JF060325	Board of Supervisors Meeting 06/03/25	\$200.00
Kutak Rock, LLP	300103	3583005	Legal Services 05/25	\$3,721.00
Manatee County Utilities	20250619	MCUD Summary 05/25	MCUD Summary 05/25 ACH	\$479.78
Department Mark Sigman	300092	ACH MS060325	Board of Supervisors Meeting 06/03/25	\$200.00
Matthew A Ruxton	300093	MR060325	Board of Supervisors Meeting 06/03/25	\$200.00
McDirmit Davis & Company,	300094	61158	Audit Services FYE 09/30/24	\$4,000.00
LLC Morris Engineering and	300098	INV-11961	Engineering Services 05/25	\$1,200.00
Consulting, LLC Owens Electric, Inc.	300096	33162593	Service Call 05/25	\$3,547.30
Owens Electric, Inc.	300099	33431857	50% Deposit - Install New Underground	\$2,902.50
Peace River Electric	20250613	Electric Summary 05/25	Conduit 06/25 Electric Summary 05/25	\$190.03
Cooperative, Inc. Peace River Electric	20250624	ACH 185639004 05/25 ACH	9324 Westernwoods Ave 05/25	\$36.01
Cooperative, Inc. Peace River Electric	20250625	170982003 05/25 ACH	Amenity Center 05/25	\$1,080.93
Cooperative, Inc. Rizzetta & Company, Inc.	300084	INV0000099643	District Management Services 06/25	\$6,183.68

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Invoice Description

General Management & Oversight Personnel \$2,205.98

Invoice Amount

Invoice Number

INV0000099783

Check Number

300086

Vendor Name

Rizzetta & Company, Inc.

Rizzetta & Company, Inc.	300087	INV0000099625	Reimbursement 06/25 Personnel Reimbursement 05/25	\$1,432.06
Rizzetta & Company, Inc.	300095	INV0000099813	Cell Phone 05/25	\$50.00
Rizzetta & Company, Inc.	300100	INV0000100264	Personnel Reimbursement 06/25	\$1,527.62
Superior Waterway Services,	300104	106011	Quarterly Aeration Maintenance 06/25	\$125.00
Inc. Superior Waterway Services,	300104	106416	Lake Maintenance 06/25	\$3,100.00
Inc. Yellowstone Landscape	20250625-1	923132	Monthly Landscape Maintenance 06/25	\$25,337.00
Yellowstone Landscape	20250625-2	934961	Irrigation Repairs 06/25	<u>\$282.14</u>
Report Total				\$ 79,956.50

SUMMER WOODS CDD

3-Jun-25

SUPERVISOR PAY REQUEST

Check if

Name of Board Supervisor	paid	
Johnathan Flynn		JF060325
Mark Sigman		MS060325
Joey Johnson		JJ060325
Matthew Ruxton		MR060325
Chris Sullivan		CS060325
(*) Does not get paid	DECE	
NOTE: Supervisors are only paid if checked.	RECE 06/05/	IVE
	1 06/05/	2025
EXTENDED MEETING TIMECADD		

Meeting Start Time:	6:00
Meeting End Time:	4:21
Total Meeting Time:	
Time Over(3) Hours:	
Total at \$175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	

DM Signature: _



Summerwoods CDD 11205 Daybreak Glen Parrish, FL, United States 34219

 Invoice #
 16092

 Invoice Date
 04-01-25

 Balance Due
 \$206.52

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Jan 2025 ==	\$0.00	1.0	\$0.00
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud High Res Local)	\$9.50	9.0	\$85.50
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	\$95.00	1.0	\$95.00
(none)	EEN PA Speaker	\$20.00	1.0	\$20.00
Late Fee	Late Fee	\$6.02	1.0	\$6.02



Subtotal	\$206.52
Tax	\$0.00
Invoice Total	\$206.52
Payments	\$0.00
Credits	\$0.00
Balance Due	\$206.52



Summerwoods CDD 11205 Daybreak Glen Parrish, FL, United States 34219

 Invoice #
 16141

 Invoice Date
 04-09-25

 Balance Due
 \$74.16

Item	Description	Unit Cost	Quantity	Line Total
Brivo Access Standard Edition	Brivo Access Standard Edition - Reader Monthly Data Plan. Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators. (April 2025)	\$18.00	4.0	\$72.00
Late Fee	Late Fee	\$2.16	1.0	\$2.16



Subtotal	\$74.16
Tax	\$0.00
Invoice Total	\$74.16
Payments	\$0.00
Credits	\$0.00
Balance Due	\$74.16



Summerwoods CDD 11205 Daybreak Glen Parrish, FL, United States 34219

 Invoice #
 16189

 Invoice Date
 04-16-25

 Balance Due
 \$334.95

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service Minimum 2-hours	\$165.00	2.0	\$330.00
Late Fee	Late Fee	\$4.95	1.0	\$4.95



Balance Due	\$334.95
Credits	\$0.00
Payments	\$0.00
Invoice Total	\$334.95
Tax	\$0.00
Subtotal	\$334.95

Invoice Ticket	Ticket Date	Mon 04-14-25 10:34 AM
	Ticket #	11636

Subject Splash pad gate in operable

Ticket Issue

Initial Issue Mon 04-14-25 10:34 AM Thomas Giella	According to jamie with Rizzetta, the you can't exit or enter the gate.
	" Matt.
	Matt,
	Good morning. The key fob for the entry gate, from the splash pad to the playground isn't working. You can't exit or enter.
	Jamie"
	I see an unknown scan at 7:36am on 7/14/25 but nobody looked to be near the gates when viewing the cameras.

Ticket Comments

will be here.

Date	Comment
Update Wed 04-16-25 06:08 PM Charles Bourne	Made adjustments to the Exit button since the button was in delay sending the signal to the Rex Input of the brivo board. since this was a take over we didn't realize the button was connected to the rex input on the board instead of inline with the mag lock. Will make the recommendation and an estimate to re-wire the REX Buttons to be inline with the Mag Lock.
Update Mon 04-14-25 11:17 AM Thomas Giella	re-opening the ticket "Thomas, I was in the splash pad area and was trying to get to the playground. I hit the button to get out and the latch at the bottom wasn't releasing. I tried it about 5 times. Then, from the inside of the gate, I tried to use the key fob - still didn't work. Then I sent an email to Matt. After I did the community run, I tried it again - this time it worked. There is definitely something going on. It isn't releasing again. It worked on the first time. The next two times, it wasn't releasing. It isn't releasing now. Sorry for the confusion. Please send a tech out. Typically, when something doesn't work, I test it out several different times - then make the call. This one - definitely random. Maybe it is a connection issue?
	Thank you for being prompt and patient with me. My number is 2176218203. Let me know when you think a tech

	Jamie"
Update Mon 04-14-25 11:00 AM Thomas Giella	Jamie states that the issue is no longer occuring and wants to cancel the support ticket.
Initial Issue Mon 04-14-25 10:34 AM	According to jamie with Rizzetta, the you can't exit or enter the gate.
Thomas Giella	Matt,
	Good morning. The key fob for the entry gate, from the splash pad to the playground isn't working. You can't exit or enter.
	Jamie"
	I see an unknown scan at 7:36am on 7/14/25 but nobody looked to be near the gates when viewing the cameras.



Summerwoods CDD 11205 Daybreak Glen Parrish, FL, United States 34219

 Invoice #
 16387

 Invoice Date
 05-01-25

 Balance Due
 \$276.59

Item	Description	Unit Cost	Quantity	Line Total
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud High Res Local)	\$9.50	9.0	\$85.50
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	\$95.00	1.0	\$95.00
(none)	EEN PA Speaker	\$20.00	1.0	\$20.00
Brivo Access Standard Edition	Brivo Access Standard Edition - Reader Monthly Data Plan. Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	\$18.00	4.0	\$72.00
Late Fee	Late Fee	\$4.09	1.0	\$4.09



Payments Credits	\$0.00 \$0.00			
	,			
Invoice Total	\$276.59			
Tax	\$0.00			
Subtotal	\$276.59			

INVOICE

Cooper Pools, CP Remodeling & Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551 estimates@cooperpoolsinc.com +1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:SummerWoods CDD

Bill to

SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219 Ship to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Invoice details

Invoice no.: 2025-583

Terms: Net 30

Invoice date: 05/01/2025 Due date: 05/31/2025

#	Date	Product or service	Description		Qty	Rate	Amount
1.	. Monthly Commercial Maintenance		Monthly Commercial Maintenance May 2025		1	\$4,700.00	\$4,700.00
	Ways to pay		RECEIVE D	Total		\$	4,700.00
	VISA (1)	DISCOVER BANK BANK Venmo		Payment			-\$360.00
		View and pay		Balance due		\$	4,340.00
'				Overdue			05/31/2025

Cooper Pools, CP Remodeling & Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551 estimates@cooperpoolsinc.com +1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:SummerWoods CDD

Bill to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219 Ship to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Invoice details

Invoice no.: 2025-626

Terms: Net 30

Invoice date: 05/17/2025 Due date: 06/16/2025 Technician: Bob PO#: ADA Chair

#	Date	Product or service	Description	Qty	Rate	Amount
1.		GPPR SERIES BATTERY TIMOTION	GPPR SERIES BATTERY TIMOTION	1	\$733.71	\$733.71
2.		GPPR SERIES MOTOR(R-375) TIMOTION	GPPR SERIES MOTOR(R-375) TIMOTION	1	\$1,362.69	\$1,362.69
3.		GPP R SERIES CHARGER W/ AC ADAPTER TIMOTION	GPP R SERIES CHARGER W/ AC ADAPTER TIMOTION	1	\$841.09	\$841.09
4.		GPPR SERIES HAND SET TIMOTION	GPPR SERIES HAND SET TIMOTION	1	\$465.02	\$465.02
5.		GPPS LPCH SERIES ACTUATOR TIMOTION	GPPS LPCH SERIES ACTUATOR TIMOTION	1	\$1,807.43	\$1,807.43
6.		COMMERCIAL SERVICE CALL / INSTALLATION	COMMERCIAL SERVICE CALL / INSTALLATION For Eith Option 1 or Option 2	1	\$180.00	\$180.00







Total \$5,389.94

Overdue 06/16/2025

View and pay

Cooper Pools, CP Remodeling & Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551 estimates@cooperpoolsinc.com +1 (844) 766-5256



Cleaning Commercial Acct:SummerWoods CDD

Bill to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219 Ship to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Invoice details

Invoice no.: 2025-726

Terms: Net 30

Invoice date: 06/01/2025 Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount	
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance June 2025	1	\$4,700.00	\$4,700.00	

Ways to pay





\$4,700.00

View and pay

Cooper Pools, CP Remodeling & Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com +1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:SummerWoods CDD

Bill to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Ship to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Invoice details

Invoice no.: 2025-772

Terms: Net 30

Invoice date: 06/10/2025 Due date: 07/10/2025

Technician: Joe Judson

#	Date	Product or service	Description	Qty	Rate	Amount
1.		QT SILVER ALGAEDYNE	QT SILVER ALGAEDYNE	8	\$100.00	\$800.00
2.		Black Algae Treatment / Removal	Black Algae Treatment / Removal	8	\$180.00	\$1,440.00

Ways to pay











View and pay

\$2,240.00 **Total**



DOODY FREE 941

8466 Lockwood Ridge Rd. Unit 258 Sarasota, FL 34243



INVOICE

INVOICE # 34475DATE 06/01/2025DUE DATE 07/01/2025TERMS Net 30

BILL TO

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

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY

Dog Station 388.00

Dog Station Maintenance

BALANCE DUE



\$388.00

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

Ph. #: (941) -323-7318 Email: contact@doodyfree941.com Website: www.doodyfree941.com



Invoice 158338172

				everonsolutions.com
Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
40044430	3/19/2025	4/13/2025		\$384.57

Description	Qty	Unit Price	Amount
SUMMER WOODS CDD, 11205 DAYBREAK GLN, PARRISH, FL 34219			
Balance of Contract (04/18/25-07/29/26)	15.3549	14.35	\$220.38
Balance of Contract (04/18/25-07/29/26)	15.3549	10.69	\$164.19
Sub Total			\$384.57



Save a stamp!

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everonsolutions.com/expresspay

Pay by phone:

1-844-538-3766

Questions? everonsolutions.com

Call Toll-Free:

1-844-5-EVERON

Hearing Impaired:

1-800-395-6137

Email:

COMCARE@Everonsolutions.com

Thank you for choosing Everon.

Please detach this portion and send with your payment.



Invoice Number Account Number Invoice Date Payment Due Date Amount Due 158338172 40044430 3/19/2025 4/13/2025 \$384.57

Amount Enclosed: \$

PO Box 49292 · Wichita, KS 67201

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

Powered by Experience. Driven by Excellence.™

SUMMER WOODS COMM DEVELOPMENTDISTRICT 3434 COLWELL AVE STE 200

TAMPA FL 33614

<u> Իրիկիսիր-Աբինդի-իկիկիկիկու-իիկիկիկի</u>

EVERON, LLC. PO BOX 219044 KANSAS CITY MO 64121-9044



Invoice 158338173

				everonsolutions.com
Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
40044430	3/19/2025	4/13/2025		\$1,030.74

Description	Qty	Unit Price	Amount
SUMMER WOODS CDD, 11205 DAYBREAK GLN, PARRISH, FL 34219			
Balance of Contract (04/18/25-07/29/26)	15.3549	29.70	\$456.08
Balance of Contract (04/18/25-07/29/26)	15.3549	17.82	\$273.65
Balance of Contract (04/18/25-07/29/26)	15.3549	19.60	\$301.01
Sub Total			\$1,030.74



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1-844-5-EVERON

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1-800-395-6137

Email:

COMCARE@Everonsolutions.com

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Invoice Number
Account Number
Invoice Date
Payment Due Date
Amount Due

40044430 3/19/2025 4/13/2025 \$1030.74

158338173

Amount Enclosed: \$

PO Box 49292 · Wichita, KS 67201

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SUMMER WOODS COMM DEVELOPMENTDISTRICT 3434 COLWELL AVE STE 200

TAMPA FL 33614

<u> Իրիկիսիր-Աբինդի-իկիկիկիկու-իիկիկիկի</u>

EVERON, LLC. PO BOX 219044 KANSAS CITY MO 64121-9044

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

Invoice

6/1/2025 86711

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

P.O. No.	Terms	Due Date	Rep	
	Net 10	6/10/2025	259JM	



FEES FOR 1,095.00

JANITORIAL SERVICES; Monthly Cleaning per Agreement

LOCATION: Summer Woods 8715 Corkscrew Lane Parrish, FL 34219

Sales Tax (0.0%) \$0.00

Total \$1,095.00

Balance Due \$1,095.00

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

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

Invoice

1,095.00

4/1/2025 85856

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



P.O. No.	Terms	Due Date	Rep
	Net 10	4/10/2025	259JM

FEES FOR
JANITORIAL SERVICES; Monthly Cleaning per Agreement

LOCATION: Summer Woods 8715 Corkscrew Lane Parrish, FL 34219

Sales Tax (0.0%) \$0.00

Total \$1,095.00

Balance Due \$1,095.00

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

June 23, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Reference: Invoice No. 3583005 Client Matter No. 38323-1 Notification Email: eftgroup@kutakrock.com

Summer Woods CDD Rizzetta & Company Unit 200 3434 Colwell Avenue Tampa, FL 33614

Invoice No. 3583005 38323-1

Re: Gener	ral Counsel					
For Professional Legal Services Rendered						
05/01/25	J. Cox	0.50	147.50	Attend Board of Supervisor's meeting		
05/01/25	B. Davenport	2.80	826.00	Attend Board meeting		
05/02/25	B. Davenport	1.10	324.50	Review notes from meeting; confer with O'Nolan regarding follow-up items; update task list; confer with Board regarding legal follow-up items; draft work authorization for mulch installation proposal; draft notice of termination for Cosmic Pools, draft agreement with Cooper Pools for pool maintenance; draft audit award letters; confer with Bregg regarding the same		
05/05/25	B. Davenport	0.30	88.50	Review resolutions, letters, contract and other agreements relating to trespass authority and towing policies; confer with O'Nolan regarding the same; review plats regarding County pond easements; confer with Bregg regarding HOA decs		

KUTAK ROCK LLP

Summer Woods CDD June 23, 2025 Client Matter No. 38323-1 Invoice No. 3583005 Page 2

05/06/25	B. Davenport	0.20	59.00	Confer with O'Nolan regarding County water pumping; review landscape RFP addendum; confer
05/08/25	B. Davenport	0.60	177.00	with Fowler regarding the same Confer with Sigman concerning amenity guidelines; confer with Fowler regarding landscape RFP
05/09/25	B. Davenport	0.40	118.00	Review and analyze draft financial audit; confer with Judd regarding the same
05/10/25	J. Earlywine	0.20	64.00	Email regarding audit update
05/10/25	B. Davenport	0.20	29.50	Confer with McCarthy regarding
03/12/23	B. Davenport	0.10	29.30	litigation disclosure
05/13/25	B. Davenport	0.30	88.50	Confer with Sigman regarding amenity enforcement guidelines; review and revise chart tracking budget documents, audits, goals and objectives, and meeting schedule
05/14/25	B. Davenport	0.70	206.50	Review security camera footage of shooting incident; revise amenity enforcement guidelines; confer with Sigman regarding the same; revise assessment resolution and appropriation resolution; confer with O'Nolan regarding the same; confer with Bregg regarding audit engagement letter
05/15/25	B. Davenport	1.10	324.50	Draft language for litigation disclosure; confer with McCartney regarding the same; review engagement letter; draft addendum to engagement letter for auditing services; confer with Bregg regarding the same; confer with Sigman regarding amenity violation reporting guidelines; draft election tracking chart; review and analysis of contract tracking chart; revise contract tracking chart
05/15/25	M. Eckert	0.30	135.00	Prepare response to auditor request
05/18/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts

KUTAK ROCK LLP

Summer Woods CDD June 23, 2025 Client Matter No. 38323-1 Invoice No. 3583005 Page 3

05/19/25	B. Davenport	0.40	118.00	Review correspondence from Sigman regarding recent amenity problems and prepare for meeting; call into meeting regarding the same
05/20/25	B. Davenport	0.70	206.50	Call into meeting with Sigman concerning amenity enforcement
05/21/25	B. Davenport	0.50	147.50	Review tentative agenda for June meeting; confer with Bregg regarding the same; review draft complaint; call with O'Nolan regarding damages to irrigation improvements; confer with Judd and McCarty regarding litigation disclosure
05/27/25	B. Davenport	0.10	29.50	Confer with Bregg regarding Landscape RFP
05/28/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
05/28/25	B. Davenport	0.20	59.00	Confer with Ruxton regarding audit response letter; confer with McCarty and Avrett regarding the same
05/29/25	M. Eckert	0.10	45.00	Respond to auditor request
05/30/25	B. Davenport	1.30	383.50	Review and analyze agenda package for May meeting and other outstanding items; review and analysis of RFP proposals; confer with O'Nolan regarding the same

TOTAL HOURS 12.60

TOTAL FOR SERVICES RENDERED

TOTAL CURRENT AMOUNT DUE



\$3,721.00

\$3,721.00



Due: 06/19/25 ACH

Account	Description	Service Address	Code	Amount	
100016000	Irrigation	11371 Daybreak Gln	53600-4318	\$ 4.86	
100016059	Irrigation	11205 Daybreak Gln	53600-4304		No Billing for May 2025
100016117	Irrigation	10611 Daybreak Gln	53600-4318	\$ -	
100016170	Irrigation	9229 Westernwoods Ave	53600-4318	\$ 49.14	
100158718	Irrigation	10904 High Noon Tr	53600-4318	\$ -	No Billing for May 2025
100158772	Irrigation	11336 Daybreak Gln	53600-4318	\$ 3.24	
100158826	Irrigation	8805 Summerwoods Dr	53600-4318	\$ -	
100158887	Irrigation	11424 Daybreak Gln	53600-4318	\$ -	No Billing for May 2025
100219410	Irrigation	9702 Last Light Glen	53600-4318	\$ 63.79	
100219418	Irrigation	8815 Starry Night Terrace	53600-4318	\$ 63.79	
100219422	Irrigation	9427 Deadwood Terrace	53600-4318	\$ 63.79	
100237014	Irrigation	9702 Enentide Trl	53600-4318	\$ 231.17	
			Summary		
			001 53600-4304	\$ -	
			001 53600-4318	\$ 479.78	_
			Total	\$ 479.78]

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



SUMMER WOODS COMMUNITY 11371 DAYBREAK GLN



Amount Due \$4.86

Please Pay By 19-Jun-2025

Account Number 100016000

Auto-pay is scheduled for 19-Jun-2025

Account Summary	
Previous Amount Due	\$6.26
Payments Received	-\$6.26
Balance Forward	\$0.00
Contract Charges	\$4.86
Total Amount Due	\$4.86

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391215				15
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
04/23	6847	05/19	6955	10.8 kgal

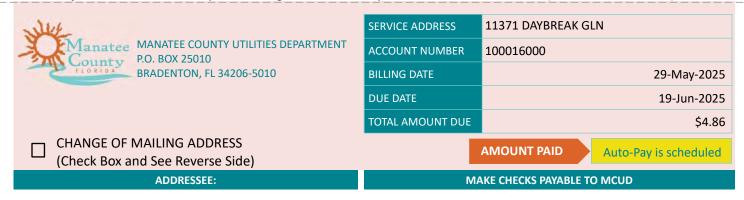
Charge Details	Service Period 04/23 - 05	/19 (27 Days)
Common Area Reclaim (Meter # 70391215) (04/23 - 05/19)	
Reclaim Usage	10.8 kgal x \$0.45	\$4.86
Total New Charges		\$4.86
Total Amount Due		\$4.86



Important Information

 Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code J33G61ZK (do not share this code)



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

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



SUMMER WOODS COMMUNITY 10611 DAYBREAK GLN



Amount Due	\$0.00
Do Not Pay	Credit Balance
Account Number	100016117

Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00

Usage Profile (Consumption x 1000 = GAL)					
	Meter Number 61191119				
Begin	Begin	End	End	Period	
Date:	Read:	Date:	Read:	Consumption:	
04/22	1	05/19	1	0 kgal	

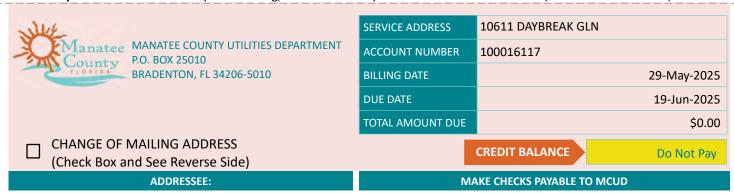
Charge Details	Service Period 04/22 - 05	/19 (28 Days)
Common Area Reclaim (N	Meter # 61191119) (04/22 - 05/19)	
Reclaim Usage	0 kgal x \$0.45	\$0.00
Total New Charges		\$0.00
Total Amount Due		\$0.00

RECEIVE D5/30/25

Important Information

 Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.

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DISTRICT
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390

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



SUMMER WOODS COMMUNITY 10611 DAYBREAK GLN



Amount Due	\$0.00
Do Not Pay	Credit Balance
Account Number	100016117

Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 61191119			
Begin	Begin	End End		Period
Date:	Read:	Date:	Read:	Consumption:
04/22	1	05/19	1	0 kgal

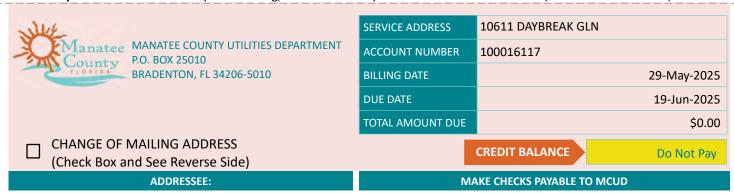
Charge Details	Service Period 04/22 - 05	/19 (28 Days)
Common Area Reclaim (N	Meter # 61191119) (04/22 - 05/19)	
Reclaim Usage	0 kgal x \$0.45	\$0.00
Total New Charges		\$0.00
Total Amount Due		\$0.00

RECEIVE D5/30/25

Important Information

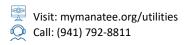
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DISTRICT
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390

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



SUMMER WOODS COMMUNITY 9229 WESTERNWOODS AVE



Amount Due \$49.14

Please Pay By 19-Jun-2025

Account Number

100016170

Auto-pay is scheduled for 19-Jun-2025

Account Summary			
Previous Amount Due	\$156.51		
Payments Received	-\$156.51		
Balance Forward	\$0.00		
Contract Charges	\$49.14		
Total Amount Due	\$49.14		

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 61260256			
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
04/23	126237	05/19	127329	109.2 kgal

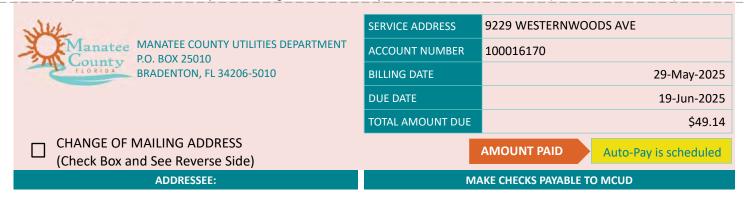
Charge Details	Service Period 04/23 - 05	/19 (27 Days)		
Common Area Reclaim (Meter # 61260256) (04/23 - 05/19)				
Reclaim Usage	109.2 kgal x \$0.45	\$49.14		
Total New Charges		\$49.14		
Total Amount Due		\$49.14		



Important Information

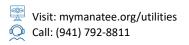
 Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.

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SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
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MANATEE COUNTY UTILITIES DEPARTMENT P. O. BOX 25010 BRADENTON, FL 34206-5010



SUMMER WOODS COMMUNITY 11336 DAYBREAK GLN



Amount Due \$3.24 **Please Pay By** 19-Jun-2025

Auto-pay is scheduled for 19-Jun-2025

100158772

Account Summary	
Previous Amount Due	\$4.14
Payments Received	-\$4.14
Balance Forward	\$0.00
Contract Charges	\$3.24
Total Amount Due	\$3.24

Total Amount Due \$3.24					
Usage Profile (Consumption x 1000 = GAL)					
Meter Number 70391211					
Begin	Begin	End	End	Period	
Date:	Read:	Date:	Read:	Consumption:	

05/19

11324

7.2 kgal

Charge Details	Service Period 04/22 - 05	5/19 (28 Days)
Common Area Reclaim Reclaim Usage	(Meter # 70391211) (04/22 - 05/19) 7.2 kgal x \$0.45	\$3.24
Total New Charges	<u> </u>	\$3.24
Total Amount Due		\$3.24
DECEIVED		

Account Number

Important Information

11252

04/22

Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code BRBYA3GR (do not share this code)



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



SUMMER WOODS COMMUNITY 11424 DAYBREAK GLN



Amount Due	\$0.00
Do Not Pay	Credit Balance
Account Number	100158887

Account Summary	
Previous Amount Due Payments Received	\$0.00 \$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391214				L4
Begin Begin		End	End	Period
Date:	Read:	Date:	Read:	Consumption:
04/21	5724	05/19	5724	0 kgal

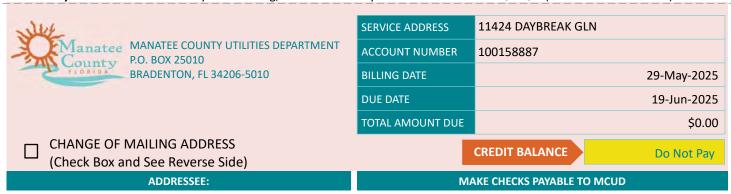
Charge Details	Service Period 04/21 - 0	5/19 (29 Days)
Common Area Reclaim ((Meter # 70391214) (04/21 - 05/19)	
Reclaim Usage	0 kgal x \$0.45	\$0.00
Total New Charges		\$0.00
Total Amount Due		\$0.00



Important Information

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View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code D3QFPQL1 (do not share this code)



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SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390

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



SUMMER WOODS COMMUNITY 9702 LAST LIGHT GLN



Amount Due \$63.79
Please Pay By 19-Jun-2025

Account Number

100219410

Auto-pay is scheduled for 19-Jun-2025

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$63.79
Total Amount Due	\$63.79

Usage Profile (Consumption x 1000 = GAL)				
	Mete	er Numbe	er 703912 :	13
Begin Begin		End	End	Period
Date:	Read:	Date:	Read:	Consumption:
04/22	40	05/20	40	0 kgal

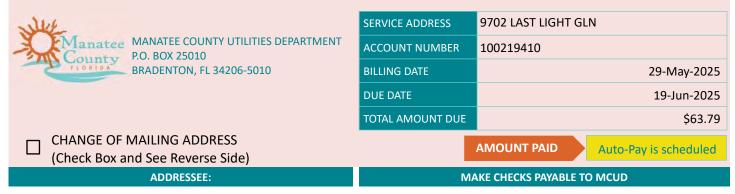
Charge Details	Service Period 04/22 - 05	5/20 (29 Days)
Auto Flush Permanent (N	Meter # 70391213) (04/22 - 05/20)	
Auto Flush Base Rate	1 month(s) x \$63.79	\$63.79
Total New Charges		\$63.79
Total Amount Due		\$63.79



Important Information

 Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code ODSANI8R (do not share this code)



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SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614-8390

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



SUMMER WOODS COMMUNITY 8815 STARRY NIGHT TER



Amount Due \$63.79

Please Pay By 19-Jun-2025

Account Number 100219418

Auto-pay is scheduled for 19-Jun-2025

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$63.79
Total Amount Due	\$63.79

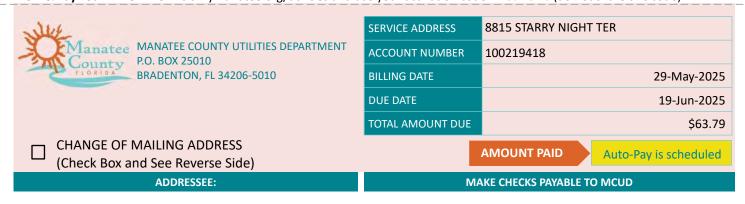
Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 70392872			
Begin Begin Date: Read:		End	End	Period
		Date:	Read:	Consumption:
04/22	3	05/20	3	0 kgal

Charge Details	Service Period 04/22 - 05/	/20 (29 Days)
Auto Flush Permanent (Mete Auto Flush Base Rate	er # 70392872) (04/22 - 05/20) 1 month(s) x \$63.79	\$63.79
Total New Charges		\$63.79
Total Amount Due		\$63.79
RECEIVE 05/30/25		

Important Information

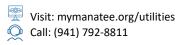
 Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.

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

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



SUMMER WOODS COMMUNITY 9427 DEADWOOD TER

Charge Details



Amount Due \$63.79

Please Pay By 19-Jun-2025

Account Number 100219422

Auto-pay is scheduled for 19-Jun-2025
Service Period 04/22 - 05/20 (29 Days)

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$63.79
Total Amount Due	\$63.79

Usage	Profile	(Consur	mption x 10	000 = GAL)
Meter Numb			er 703928!	59
Begin Begin		End	End	Period
Date:	Read:	Date:	Read:	Consumption
04/22	0	05/20	0	0 kgal

Auto Flush Permanent (N	Meter # 70392859) (04/22 - 05/20)	
Auto Flush Base Rate	1 month(s) x \$63.79	\$63.7
Total New Charges		\$63.79
Total Amount Due		\$63.79



Important Information

e Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code P9KN29GA (do not share this code)



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

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



SUMMER WOODS COMMUNITY 9702 EVENTIDE TRL

05/30/25



Amount Due \$231.17

Please Pay By 19-Jun-2025

Account Number 100237014

Auto-pay is scheduled for 19-Jun-2025

Account Summary	
Previous Amount Due	\$150.53
Payments Received	-\$150.53
Balance Forward	\$0.00
Contract Charges	\$231.17
Total Amount Due	\$231.17

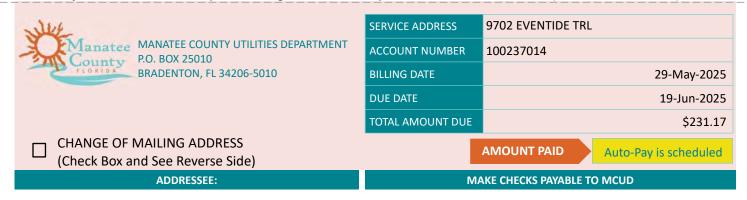
Usage Profile			(Consun	nption x 10	000 = GAL)
		Mete	r Numbe	er 6137417	76
	Begin Begin		End	End	Period
	Date:	Read:	Date:	Read:	Consumption
	04/22	3777	05/20	8914	513 7 kgal

Charge Details	Service Period 04/22 - 05	/20 (29 Days)
Common Area Reclaim	n (Meter # 61374176) (04/22 - 05/20)	
Reclaim Usage	513.7 kgal x \$0.45	\$231.17
Total New Charges		\$231.17
Total Amount Due		\$231.17
DECEIVED		

Important Information

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



1800 Pembrook Drive Suite 170 Orlando, FL 32810

(407) 843-5406 www.mcdirmitdavis.com

SUMMER WOODS CDD 3434 COLWELL AVENUE SUITE 130 TAMPA, FL 33614 Date: 6/3/2025 Invoice Number: 61158 Client: 27535.0

Accounting services rendered in connection with the preparation and issuance of audited financial statements for SUMMER WOODS CDD for the year ended September 30, 2024.



Total Due This Invoice \$4,000.00

We have moved. Our new address: 1800 Pembrook Drive Suite 170 Orlando, FL 32810

Thank you for your business.



6901 Professional Parkway East Suite 103 Sarasota, FL 34240

Invoice #: INV-11961 Invoice Date: 06/16/2025 Service Period Ended: 05/31/2025 Due Date: 07/16/2025

DUE

Summerwoods CDD BILL C/O Rizzetta and Company TO 3434 Colwell Avenue Suite 200 Tampa FL 33614

PROJECT	COMMENTS			
Miscellaneous - Summerwoods CDD				

ITEM	UNIT PRICE	QTY	EXTENDED PRICE
Miscellaneous Consulting Site visits and coordination with District Manager for review of drainage concerns	200.00	6.00	1,200.00
	TOTAL	TOTAL	\$1,200.00
REC 06/19	EIVED	\$0.00	
		TOTAL	\$1,200.00

Morris Engineering & Consulting Morris Engineering & Consulting LLC

Progress Billing Statement As of May 31, 2025

		As of Ma	y 31, 2023				
	Contract Amt	Prior Amt	Prior %	Current Amt	Current %	Remaining Amt	Remaining %
Item Totals							
Consulting Services							
Miscellaneous Consulting	0.00	22,400.00	0.0 %	1,200.00	0.0 %	(23,600.00)	0.0 %
Total Consulting Services	0.00	22,400.00	0.0 %	1,200.00	0.0 %	(23,600.00)	0.0 %
Total Consulting Services	0.00	22,400.00	0.0 /0	1,200.00	0.0 70	(23,000.00)	0.0 70
Ancillary Services	0.00	9,400.00	0.0 %	0.00	0.0 %	(9,400.00)	0.0 %
Ken Tetal	0.00	21 000 00	0.00/	1 200 00	0.00/	(22,000,00)	0.0.0/
Item Totals	0.00	31,800.00	0.0 %	1,200.00	0.0 %	(33,000.00)	0.0 %



Owens Electric, Inc. 2242 Industrial Blvd Sarasota, Florida 34234 (941) 355-0035 Service@Owens-Electric.com EC13002293 & EC13009131 Invoice 33162593 Invoice Date 6/9/2025 Completed Date 6/9/2025 Payment Term Due Upon Receipt

Due Date 6/9/2025

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

5/30/25: Troubleshot pipe that was dug up and damaged. Dug down on each side of the existing pipe and cut out bad pipe and wires. Installed new hand holes at each spot and trenched in new pipe and pulled new wires between. Made up connections and found correct voltage. Will need to return to troubleshoot the sign that still doesn't have power and need a tracer to find hand hole with bad connections after it got dug up.

6/6/25: Traced out bad wires between hand hole we installed when pipe was dug up by contractor to existing hand hole behind sign. Found the pipe to be 40" down due to sign elevated area and still no hand hole to be found. Wrote up proposal for bore new pipe and pull wire. Proposal to be sent separately.

Service #	Description	Quantity	Your Price	Total
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	16.00	\$165.00	\$2,640.00
PVC 1" 10'	PVC 1" 10'	3.00	\$38.50	\$115.50
PVC 1" 90 elbow	PVC 1" 90 elbow	4.00	\$9.60	\$38.40
PVC 1" Coupling	PVC 1" Coupling	8.00	\$2.25	\$18.00
Handhole rectangle 14"x19"	Handhole rectangle 14"x19"	2.00	\$162.50	\$325.00
THHN #6	#6, Stranded THHN	130.00	\$2.08	\$270.40
Misc Truck Supplies \$15	Misc Truck Supplies - Includes wire nuts, tape, cleaner, and additional non-replenished parts	1.00	\$15.00	\$15.00
Special Equipment Wire Tracer	Special Equipment - Wire Tracer	1.00	\$125.00	\$125.00
		Sul Tax	b-Total	\$3,547.30 \$0.00
		To		\$3,547.30 \$0.00
		Ba	lance Due	\$3,547.30

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



Owens Electric, Inc. 2242 Industrial Blvd Sarasota, Florida 34234 (941) 355-0035 Service@Owens-Electric.com EC13002293 & EC13009131 Invoice 33431857 Invoice Date 6/19/2025 Payment Term Due Upon Receipt Due Date 6/19/2025

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

Utilizing directional bore/missile, install new underground conduit from newly installed hand hole in front of pond area to existing hand hole located behind monument. Pull new copper circuitry through new conduit into existing hand hole behind monument sign. Connect new wiring to existing wiring inside of existing hand hole. Make all connections, check for proper operation.

Total Proposal: \$5,805

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Start of Job: \$2,902.50 50% Upon Completion: \$2,902.50

Service #	Description		Quantity	Your Price	Total
DEP	Project Deposit	RECEIVE 06/19/25	1.00	\$2,902.50	\$2,902.50
				Sub-Total Tax	\$2,902.50 \$0.00
				Total Payment	\$2,902.50 \$0.00
				Balance Due	\$2,902.50

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

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

I find and agree that all work performed by Owens Electric, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Summer Woods CDD Peace River Electric Summary

Month: 05/25 Electric 05/25 Dated: 05/23/25

Due: 06/13//25

Account	Description	Service Address	<u>Code</u>	<u> </u>	<u>Amount</u>
185639001	Irrigation Control	10904 High Noon Trail	53100-4304	\$	112.43
185639002	Emergency Access Gate	11424 Daybreak Glen	53100-4304	\$	32.93
170982001	Entry Sign	8805 Summer Woods Dr	53100-4304	\$	44.67
			Summary		
			001 53100-4304	\$	190.03
	ות	ECEIVE	Total	\$	190.03
Account #1856390		06/13/25			

Account #185639003 is inactive

NNNN

Peace River Electric Cooperative, Inc.

Your Touchstone Energy Cooperative

Customer Care Pay by Phone Outage Website

800-282-3824 8am - 5pm M-F 855-937-1752

800-282-3824 24/7 www.preco.coop

TOTAL **AMOUNT DUE**

Bank Draft is scheduled for 06/13/2025

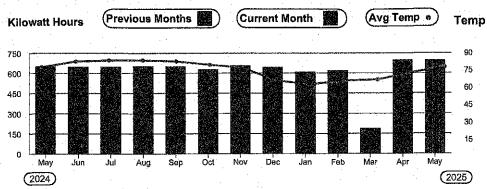
SUMMER WOODS CDD

Bill Date Account # Member # 05/23/2025 185639001 168790

JUN - 2 202!

BY.

Monthly Energy Use



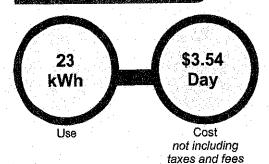
Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison

699 701 653 kWh kWh kWh This Month Last Month This Month 30 Days

31 Days Last Year 30 Days

Your Average Daily Use



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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

185639001 10904 HIGH NOON TRL

Bank Draft Amount

\$112.43

is scheduled for 06/13/2025



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

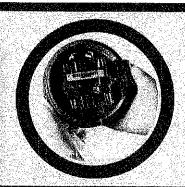
PEACE RIVER ELECTRIC COOPERATIVE, INC. PO BOX 1547 WAUCHULA FL 33873-1547



Account 185639001 Service Address 10904 HIGH NOON TRL

Service Description IRRIGATION CONTROL Board District

Meter#	Service From	e Period To	R Previou	eadir	ngs Present	Meter Multiplier	kWh Usage	kW Reading
36896782	04/19/2025	05/19/2025	19,425	3	20,124	1.0	699	1.002
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Due	Account Sur	mmary	-\$111.92 \$0.00 \$112.43	Fac Ene CP/ Pro Gro	rent Charge ilities Use Ch ergy Charge A perty Tax Re ss Receipts al Current C	narge covery Fee Tax	699 kWh @ 0.121 699 kWh @ -0.009	GS-S \$28.00 \$84.58 -\$6.29 \$3.33 \$2.81
·.					Ban	k Draft A	Amount	\$112.43



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation feel.

Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

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

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers





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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

FAMILY DOLLAR



Walgreens

DOLLAR GENERAL





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Peace River Electric Cooperative, Inc.

Your Touchstone Energy Cooperative

Customer Care Pay by Phone Outage Website 800-282-3824 8am - 5pm M-F

855-937-1752 800-282-3824 24/7 www.preco.coop

TOTAL AMOUNT DUE

\$32.93

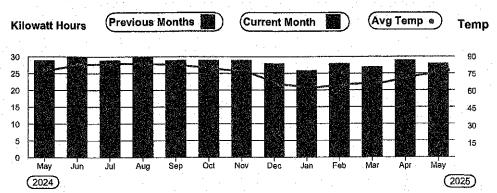
Bank Draft is scheduled for 06/13/2025 SUMMER WOODS CDD

Bill Date Account # Member # 05/23/2025 185639002 168790

DECEIVED N jun - 2 202!

P7:

Monthly Energy Use



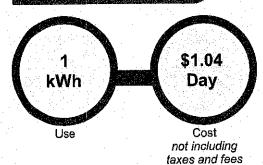
Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison

28 29 29 kWh

This Month Last Month This Month Last Year

Your Average Daily Use



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

30 Days



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824 Account #
Service Address

185639002 11424 DAYBREAK GLEN

Bank Draft Amount is scheduled for 06/13/2025

\$32.93

SUMMER WOODS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 PEACE RIVER ELECTRIC COOPERATIVE, INC. PO BOX 1547 WAUCHULA FL 33873-1547



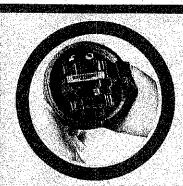
Account 185639002

Service Address 11424 DAYBREAK GLEN

Service Description GATE

Board District 8

Meter#	From	e Period To	R Previou	eadiı s	igs Present	Meter Multiplier	kWh Usage	kW Reading
35591797	04/19/2025	05/19/2025	1,284		1,312	1.0	28	0.048
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Due	Account Su	mmary	\$33.03 -\$33.03 \$0.00 \$32.93 \$32.93	Fac Ene CP/ Pro Gro	rent Charge ilities Use Ch rgy Charge \ perty Tax Re ss Receipts al Current C	narge covery Fee Tax	28 kWh @ 0.121 28 kWh @ -0.009	\$28.00 \$3.39 -\$0.25 \$0.97 \$0.82 \$32.93
					Ban	k Draft A	mount	\$32.93



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will walve the typical \$24.95 installation feel Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

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

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FAMILY DOLLAR

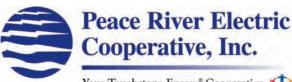


Walgreens









Your Touchstone Energy Cooperative

Customer Care Pay by Phone Outage Website 800-282-3824 8am - 5pm M-F 855-937-1752

800-282-3824 24/7 www.preco.coop TOTAL AMOUNT DUE

\$32.93

Bank Draft is scheduled for

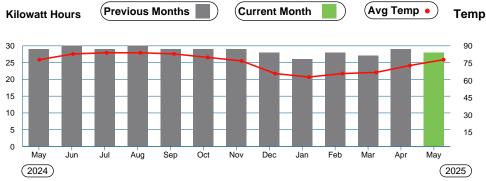
06/13/2025

SUMMER WOODS CDD

Bill Date Account # Member # 05/23/2025 185639002 168790



Monthly Energy Use



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

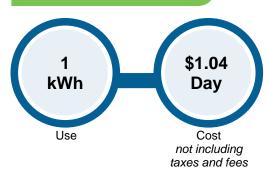
Monthly Energy Use Comparison

28 kWh 29 kWh 29 kWh

This Month 30 Days

Last Month 31 Days This Month Last Year 30 Days

Your Average Daily Use



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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824 Account #
Service Address

185639002 11424 DAYBREAK GLEN

Bank Draft Amount is scheduled for 06/13/2025

\$32.93

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

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

Account 185639002

Previous Balance

Payment(s) Made

Balance Forward

Total Amount Due

Current Charges

Service Address 11424 DAYBREAK GLEN **Service Description GATE**

Board District 8

Service Period Readings Meter kW Reading Meter # kWh Usage **From** То **Previous Present** Multiplier 35591797 04/19/2025 05/19/2025 1.284 1.312 1.0 28 0.048 **Current Charges** GS-S

Account Summary

\$33.03 Facilities Use Charge -\$33.03 \$0.00 \$32.93 \$32.93

Energy Charge CPA Property Tax Recovery Fee **Gross Receipts Tax**

Total Current Charges

\$28.00 28 kWh @ 0.121 \$3.39 28 kWh @ -0.009 -\$0.25 \$0.97 \$0.82

Bank Draft Amount

\$32.93



SURGE SUPPRESSOR FREE INSTALLATION

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3

Peace River Electric Cooperative, Inc.

Your Touchstone Energy Cooperative

Customer Care Pay by Phone Outage Website 800-282-3824 8am - 5pm M-F

855-937-1752 800-282-3824 24/7 www.preco.coop



TOTAL AMOUNT DUE

\$44.67

Bank Draft is scheduled for 06/13/2025 SUMMER WOODS CDD

Bill Date Account # Member # 05/23/2025 170982001 168790

DECEIVED

PT:

Monthly Energy Use

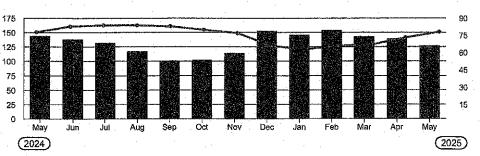
Kilowatt Hours

Previous Months

Current Month

Avg Temp *

Temp



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

Monthly Energy Use Comparison

127 kWh 139 kWh

This Month 30 Days Last Month 31 Days 144 kWh

This Month Last Year 30 Days Your Average Daily Use

4 \$1.41 Day
Use Cost

not including taxes and fees

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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824 Account #
Service Address

170982001 8805 SUMMER WOODS DR

Bank Draft Amount

\$44.67

is scheduled for 06/13/2025

344.0

2886 0 MB 0.622 SUMMER WOODS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 5 2886 C-10 PEACE RIVER ELECTRIC COOPERATIVE, INC. PO BOX 1547 WAUCHULA FL. 33873-1547

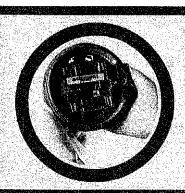


Account 170982001 Service Address 8805 SUMMER WOODS DR

Service Description ENTRY SIGN **Board District**

8

Meter#	Servic From	e Period To	R Previou	eadir s l	igs Present	Meter Multiplier	kWh Usage	kW Reading
35778891	04/19/2025	05/19/2025	8,311	·	8,438	1.0	127	0.38
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Due	Account Su	mmary	\$0.00	Fac Ene CP/ Pro Gro	rent Charge ilities Use Ch rgy Charge \ perty Tax Re ss Receipts al Current C	covery Fee	127 kWh @ 0.121 127 kWh @ -0.009	\$28.00 \$15.37 -\$1.14 \$1.32 \$1.12
					Banl	k Draft A	mount	\$44.67



SURGE SUPPRESSOR FREE INSTALLATION

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FAMILY DOLLAR



Walgreens

DOLLAR GENERAL





NNNN



Your Touchstone Energy® Cooperative KD

Customer Care Pay by Phone Outage Website

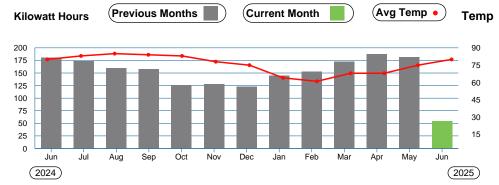
800-282-3824 8am - 5pm M-F

855-937-1752 800-282-3824 24/7 www.preco.coop

TOTAL AMOUNT DUE Bank Draft is scheduled for

06/24/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

54 181 180 kWh kWh This Month Last Month This Month 30 Days 30 Days Last Year 31 Days

Your Average Daily Use

SUMMER WOODS CDD

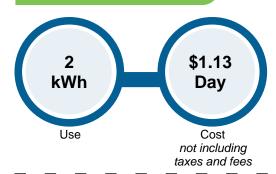
Bill Date Account #

Member #

06/03/2025

185639004

168790



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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

185639004 9324 WESTERNWOODS AVE

Bank Draft Amount is scheduled for 06/24/2025 \$36.01

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

4 2783

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



Account Service Description Service Address Board District 9324 WESTERNWOODS AVE MONUMENT 185639004 8 **Service Period** Readings Meter kW Reading Meter # kWh Usage **From** То **Previous Present Multiplier** 04/27/2025 38699836 05/27/2025 3,321 3,375 1.0 54 0.408 **Account Summary Current Charges** GS-S Previous Balance \$51.06 Facilities Use Charge \$28.00 Payment(s) Made -\$51.06 **Energy Charge** 54 kWh @ 0.121 \$6.53 **Balance Forward** \$0.00 **CPA** 54 kWh @ -0.009 -\$0.49 **Current Charges** \$36.01 Property Tax Recovery Fee \$1.07 **Total Amount Due** \$36.01 **Gross Receipts Tax** \$0.90 **Total Current Charges** \$36.01 **Bank Draft Amount** \$36.01

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers





By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at <u>vanilladirect.com/pay/terms</u>. After successful payment using this barcode, you may retrieve your full detailed e-receipt at <u>vanilladirect.com/pay/ereceipt</u>.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.













Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

Customer Care Pay by Phone Outage Website 800-282-3824 8am - 5pm M-F 855-937-1752

800-282-3824 24/7 www.preco.coop TOTAL AMOUNT DUE

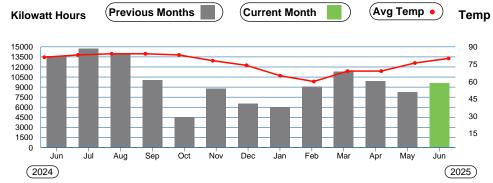
\$1,080.93

Bank Draft is scheduled for 06/25/2025

SUMMER WOODS CDD

Bill Date Account # Member # 06/04/2025 170982003 168790

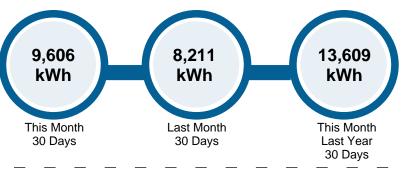
Monthly Energy Use



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

06/13/25

Monthly Energy Use Comparison



320 \$34.06 Day

Use Cost not including taxes and fees

Your Average Daily Use

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

Peace River Electric Cooperative, Inc.

Your Touchstone Energy Cooperative

PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824 Account #
Service Address

170982003 11205 DAYBREAK GLN

Bank Draft Amount \$1,080.93

is scheduled for 06/25/2025

PEACE RIVER ELECTRIC COOPERATIVE, INC. PO BOX 1547 2
WAUCHULA FL 33873-1547

4 2595

SUMMER WOODS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 **Account** 170982003

Service Address 11205 DAYBREAK GLN Service Description AMENITY CENTER **Board District** 8

								_
Meter #	Servic From	e Period To	Re Previous	eadir s	ngs Present	Meter Multiplier	kWh Usage	kW Reading
36674773	04/29/2025	05/29/2025	722,195		731,801	1.0	9,606	23.218
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Du		ımmary	-\$942.25 \$0.00 \$1,080.93	Fac Ene CPA Bille Prop Gro	ed Demand perty Tax Re ss Receipts al Current C	narge 9,0 9,0 23 covery Fee Tax	606 kWh @ 0.083 606 kWh @ -0.009 8.218 kW @ 8.660	\$110.00 \$797.30 -\$86.45 \$201.07 \$31.99 \$27.02 \$1,080.93

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers





By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at <u>vanilladirect.com/pay/terms</u>. After successful payment using this barcode, you may retrieve your full detailed e-receipt at <u>vanilladirect.com/pay/ereceipt</u>.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.













Invoice

Date	Invoice #
6/2/2025	INV0000099643

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



	Services for the month of	Term	ns	CI	ient Number
	June	Upon R			0193
Description		Qty	Rate		Amount
Accounting Services		1.00	\$1,72		\$1,720.92
Administrative Services		1.00		30.25	\$430.25
Dissemination Services		1.00		6.67	\$666.67
Email Accounts, Admin & Maintenance		5.00		20.00	\$100.00
Financial & Revenue Collections		1.00		4.17	\$344.17
Landscape Consulting Services		1.00		00.00	\$900.00
Management Services Website Compliance & Management		1.00 1.00	\$1,92	00.00	\$1,921.67 \$100.00
Website Compilance & Management		1.00	ب مار	0.00	φ100.00
•		Subtota			\$6,183.68
		Jubiola			ψο, 100.00
	-			_	
		Total			ФС 400 CO
		i Otal			\$6,183.68
	L				

Invoice

Date	Invoice #
6/6/2025	INV0000099783

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of **Client Number** Terms June Upon Receipt 00061 Description Qty Rate Amount General Management & Oversight 1.00 \$708.33 \$708.33 Personnel Reimbursement \$1,497.65 1.00 \$1,497.65 \$2,205.98 Subtotal Total \$2,205.98

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	v	u	•	ᅜᄃ	

Date	Invoice #
5/23/2025	INV0000099625

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

	Services for the month of	Terms			ient Number
	May	Upon Red			0061
Description		Qty	Rate		Amount
Personnel Reimbursement		1.00	\$1,43		\$1,432.06 EIVE 9/2025
		Subtotal	1	06/0	\$1,432.06
		Total			\$1,432.06

Invoice

Date	Invoice #
6/1/2025	INV0000099813

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of **Client Number** Terms May Upon Receipt 00061 Description Qty Rate Amount 50.00 Cell Phone \$1.00 \$50.00 \$50.00 Subtotal Total \$50.00

Invoice

Date	Invoice #
6/20/2025	INV0000100264

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of **Client Number** Terms June Upon Receipt 00061 Description Qty Rate Amount Personnel Reimbursement 1.00 \$1,527.62 \$1,527.62 \$1,527.62 Subtotal Total \$1,527.62

INVOICE

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

DATE

INVOICE#

6/1/2025

106011

BILL TO

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

P.O. No.	Terms
June 2025	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Quarterly Maintenance of One (1) Aeration System Performed in March, June, September, and December	125.00	125.00
	Month of Service: June 2025 Manatee County Sales Tax	6.00%	0.00
	RECEIVED 05/27/25	Cubtotal	\$125.00

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

Thank you for your business.
A 1.5% late fee shall apply to any balance past due more than 30 days.

Subtotal

\$125.00

Payments/Credits

\$0.00

Balance Due

\$125.00

INVOICE

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

DATE

INVOICE#

6/1/2025

106416

BILL TO

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

P.O. No.	Terms
June 2025	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance - Algae and Aquatic Plant Control for Twenty-Five (25) Lakes Manatee County Sales Tax	3,100.00 6.00%	3,100.00
	RECEIVE D		
		Subtotal	\$3,100.00

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

Balance Due \$3,100.00

\$0.00

Payments/Credits

Thank you for your business.
A 1.5% late fee shall apply to any balance past due more than 30 days.



Bill To:

Summer Woods CDD c/o Rizzetta & Company, Inc. 2700 South Falkenburg Road Suite 2745 Riverview, FL 33578

Property Name: Summer Woods CDD

Address: Moccasin Wallow Road

Parish, FL 34219

INVOICE

INVOICE #	INVOICE DATE
923132	6/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2025

Invoice Amount: \$25,337.00

Description Current Amount

Monthly Landscape Maintenance June 2025

RECEIVED

\$25,337.00

Invoice Total \$25,337.00

IN COMMERCIAL LANDSCAPING



Bill To:

Summer Woods CDD c/o Rizzetta & Company, Inc. 2700 South Falkenburg Road Suite 2745 Riverview, FL 33578

Property Name: Summer Woods CDD

Address: Moccasin Wallow Road

Parish, FL 34219

INVOICE

INVOICE #	INVOICE DATE
934961	6/12/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 12, 2025

Invoice Amount: \$282.14

Description Current Amount

Revamp East Entrance

Irrigation Repairs



\$282.14

Invoice Total \$282.14

IN COMMERCIAL LANDSCAPING



Landscape Enhancement Proposal for Summer Woods CDD

John Fowler
Rizzetta & Company, Inc.
2700 South Falkenburg Road
Suite 2745
Riverview, FL 33578
jfowler@rizzetta.com

LOCATION OF PROPERTY

Proposal #: 550620

From: Michael Paradise

Date: 5/1/2025

Moccasin Wallow Road Parish, FL 34219

Revamp East Entrance

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	3	\$75.00	\$225.00
Parts and Materials	1	\$57.14	\$57.14

The price is to jet under the sidewalk and connect the operational zone line to the zone line that was capped due to the road construction. Any questions or concerns please let us know.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

	AUTHORIZATION TO PERFORM WORK:	Subtotal	\$282.14
Ву	By Matt O'Nolan	Sales Tax	\$0.00
		Proposal Total	\$282.14
	Print Name/Title		
Date	5.6.25	THIS IS NOT AN INVOICE	

Summer Woods CDD

<u>District Office · Riverview, Florida · (813) 533-2950</u>

<u>Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614</u>

www.summerwoodscdd.org

Operations and Maintenance Expenditures

For Board Approval July 2025

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

\$220,712.68

Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

The total items being presented:

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
AMTEC	300108	6477-07-25	Special Assessment Bonds, Series 2020 07/25	\$900.00
Complete IT Corp	300116	16981	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly 07/25	\$312.50
Complete IT Corp	300126	14307	50% Balance - Install Cameras & Access Control 09/24	\$12,781.48
Cooper Pools Inc.	300117	2025-875	Monthly Commercial Maintenance 07/25	\$4,700.00
Cooper Pools Inc.	300117	2025-945	Pool Repair 07/25	\$7,170.00
David Karshick- dba Doody Free 941	e 300118	34957	Dog Station Maintenance 07/25	\$388.00
Eco-Logic Services, LLC	300110	5457	Pond Maintenance - Ponds 26, 27, 28, & 29 06/25	\$775.00
Frontier Florida, LLC	20250701	941-776-8134-060420-5 06/25 ACH		\$160.00
Frontier Florida, LLC	20250729	941-776-8134-060420-5 07/25 ACH	Internet Service 07/25	\$160.00
Harrison Ranch CDD	300109	SWC0725-01	Rent- Meeting 05/01/2025 and Meeting 06/03/2025 07/25	\$275.00
Jan-Pro of Manasota	300119	1701	Janitorial Service 07/25	\$90.68
Jan-Pro of Manasota	300119	87147	Janitorial Service 07/25	\$1,095.00
Manatee County Utilities	20250709	100016059 05/25 ACH	100016059 05/25 ACH	\$537.40
Department Manatee County Utilities Department	20250721-1	MCUD Summary 06/25 ACH 193	MCUD Summary 06/25 ACH	\$2,728.01

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Manatee County Utilities Department	20250721-2	100158718 06/25-B ACH	100158718 06/25-B ACH	\$237.17
Morris Engineering and Consulting, LLC	300112	INV-12237	Engineering Services 06/25	\$800.00
Owens Electric, Inc.	300120	33632817	Service Call 07/25	\$780.00
Owens Electric, Inc.	300120	33695699	Surge Protector Device for Pool Panel 07/25	\$892.00
Owens Electric, Inc.	300120	33778236	Remaining Balance - Install New Underground Conduit 07/25	\$2,902.50
Owens Electric, Inc.	300120	33778495	Project Final Invoice for Pool Repair 07/25	\$2,164.00
Owens Electric, Inc.	300124	33568566	1st Payment 34% Upon Approval: \$82,450 for 250 Solar Poles and Fixtures 06/25	\$82,450.00
Owens Electric, Inc.	300125	33691507	2nd Payment 33% Upon Approval: \$ 80.025.00 for 250 Solar Poles and Fixtures	\$80,025.00
Peace River Electric Cooperative, Inc.	20250716	Electric Summary 06/25 ACH	Electric Summary 06/25	\$188.60
Peace River Electric Cooperative, Inc.	20250723	185639004 06/25 ACH	9324 Westernwoods Ave 06/25	\$29.62
Peace River Electric Cooperative, Inc.	20250728	170982003 06/25 ACH	Amenity Center 06/25	\$1,197.59
Rizzetta & Company, Inc.	300106	INV0000100457	District Management Services 07/25	\$6,183.68
Rizzetta & Company, Inc.	300107	INV0000100587	General Management & Oversight Personnel Reimbursement 07/25	\$2,251.31
Rizzetta & Company, Inc.	300111	INV0000100595	Mass Mailing - Budget Notice 07/25	\$2,636.89

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300113	INV0000100648	Cell Phone 06/25	\$50.00
Rizzetta & Company, Inc.	300114	INV0000100704	Personnel Reimbursement 07/25	\$1,186.07
Superior Waterway Services,	300121	107090	Lake Maintenance 07/25	\$3,100.00
Inc. The Observer Group, Inc.	300115	25-01125M	Legal Advertising 07/25	\$516.26
Valley National Bank	20250731	Valley CC 06/25 ACH 193	Credit Card Expenses 06/25	<u>\$1,048.92</u>
Report Total				\$ 220,712.68



90 Avon Meadow Lane Avon, CT 06001 (T) 860-321-7521 (F) 860-321-7581

www.amteccorp.com

Client: Summer Woods Community Development District Invoice No. 6477-07-25

c/o Ms. Shandra Torres

District Compliance Associate

Rizzetta & Company

3434 Colwell Ave, Ste 200 Tampa, FL 33614

Date: July 1, 2025

For Professional Services:

Issue	Service	Fee
\$6,875,000 Summer Woods Community Development District (Manatee County, Florida), Special Assessment Bonds, Series 2020, (Assessment Area Two - 2020 Project) (2 Bond Years - \$450/per Bond Year)	Rebate Report & Opinion	<u>\$900</u>
	Total	\$900



PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK / ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

2664 Cypress Ridge Blvd | Suite 103 Wesley Chapel, FLORIDA 33544 https://completeit.io (813) 444-4355



Summerwoods CDD 11205 Daybreak Glen Parrish, FL, United States 34219

 Invoice #
 16981

 Invoice Date
 07-01-25

 Balance Due
 \$312.50

Item	Description	Unit Cost	Quantity	Line Total
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud High Res Local)	\$9.50	9.0	\$85.50
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	\$95.00	1.0	\$95.00
(none)	EEN PA Speaker	\$20.00	1.0	\$20.00
Brivo Access Standard Edition	Brivo Access Standard Edition - Reader Monthly Data Plan. Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	\$18.00	4.0	\$72.00
500 Brivo Mobile Passes	500 Brivo Mobile Passes for a single account, monthly subscription	\$40.00	1.0	\$40.00



Balance Due	\$312.50
Credits	\$0.00
Payments	\$0.00
Invoice Total	\$312.50
Tax	\$0.00
Subtotal	\$312.50

2664 Cypress Ridge Blvd | Suite 103 Wesley Chapel, FLORIDA 33544 https://completeit.io (813) 444-4355



Summerwoods CDD 11205 Daybreak Glen Parrish, FL, United States 34219

 Invoice #
 14307

 Invoice Date
 09-16-24

 Balance Due
 \$12,781.48

Item	Description	Unit Cost	Quantity	Line Total
Remainder Project Invoice	== 50% Remainder Invoice for Project == - Please refer to estimate 4504, 4499, 4606, 4495 for further details - Please refer to ticket 11103 for further details - Please refer to contract for further details - 50% deposit invoice 14306 - Licenses and Monthlys (if applicable) will be billed separately after 1st month - Invoice due net 15 after completion of project	\$12,781.48	1.0	\$12,781.48

Subtotal	\$12,781.48
Tax	\$0.00
Invoice Total	\$12,781.48
Payments	\$0.00
Credits	\$0.00
Balance Due	\$12,781.48



INVOICE

Cooper Pools, CP Remodeling & Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com +1 (844) 766-5256



\$4,700.00

Cleaning Commercial Acct:Rizzetta & Company:SummerWoods CDD

Bill to

SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Ship to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Invoice details

Invoice no.: 2025-875

Terms: Net 30

Invoice date: 07/01/2025 Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance July 2025	1	\$4,700.00	\$4,700.00







View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com +1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:SummerWoods CDD

Bill to

SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Ship to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Invoice details

Invoice no.: 2025-945

Terms: Net 30

Invoice date: 07/25/2025 Due date: 08/24/2025

Technician: Bob / Andrew

#	Date	Product or service	Description	Qty	Rate	Amount
1.		MISC PRODUCTS	EQ750 Single Phase motor & shaft seals	2	\$3,220.00	\$6,440.00
2.		MISC PRODUCTS	Impeller for EQ750	1	\$730.00	\$730.00















View and pay



\$7,170.00 Total

DOODY FREE 941

8466 Lockwood Ridge Rd. Unit 258 Sarasota, FL 34243



INVOICE

INVOICE # 34957DATE 07/01/2025DUE DATE 07/31/2025TERMS Net 30

BILL TO

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

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY

Dog StationDog Station Maintenance

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

BALANCE DUE

\$388.00



Ph. #: (941) -323-7318 Email: contact@doodyfree941.com Website: www.doodyfree941.com

Eco-Logic Services LLC

Invoice

PO Box 18204 Sarasota, FL 34276

Date	Invoice #
7/1/2025	5457

Ш	

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

Summerwoods

Description		Amount
Maintenance of Planted Ponds 26, 27, 28, & 29 for June 2025		775.00
DECEMENT		
RECEIVE D 107/02/25		
	Total	\$775.00
	Total	\$775.00



SUMMER WOODS COM. DEV. Account Number: DIST. 941-776-8134-060420-5

PIN:

Billing Date:
Jun 04, 2025
Billing Period:

Jun 04 - Jul 03, 2025

HI SUMMER WOODS COM. DEV. DIST.,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history		
Previous balance		\$160.00
Payment received by Jun 04,	thank you	-\$160.00
Service summary	Previous month	Current month
Bundle	\$160.00	\$160.00
Total services	\$160.00	\$160.00
Total balance		\$160.00
	RECEIVE	D



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: https://www.businessreferralrewards.com



6790 0107 NO RP 04 06052025 NNNNNNNN 01 992640

SUMMER WOODS COM. DEV. DIST. 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.





941-776-8134-060420-5

PIN:

Billing Date: Jun 04, 2025

Billing Period:

Jun 04 - Jul 03, 2025





Easy, simple, secure payments with Auto Pay at frontier.com/autopay



Download the MyFrontier® app







For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102. Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

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941-776-8134-060420-5

Billing Date: Jun 04, 2025



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

06.04-07.03

Bundle Total

Sim FiberOptic LT 100/100 ST Valued Customer Fiber 500 Upgrade

Wi-Fi Secure LT

\$160.00

Total current month charges

\$160.00

\$100.00 \$0.00

\$60.00



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

business.frontier.com





941-776-8134-060420-5

PIN:

Billing Date: **Jun 04, 2025**

Billing Period:

Jun 04 - Jul 03, 2025





SUMMER WOODS COM. DEV. Account Number: DIST. 941-776-8134-060420-5

PIN:

Billing Date: Jul 04, 2025

Billing Period:
Jul 04 - Aug 03, 2025

HI SUMMER WOODS COM. DEV. DIST.,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history		
Previous balance		\$160.00
Payment received by Jul	04, thank you	-\$160.00
Service summary	Previous month	Current month
Bundle	^{\$} 160.00	\$160.00
Total services	\$160.00	\$160.00
Total balance	ECEIVE 07/08/25	\$160.00



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6790 0107 NO RP 04 07072025 NNNNNNNN 01 992503

SUMMER WOODS COM. DEV. DIST. 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.



941-776-8134-060420-5

PIN:

Billing Date: Jul 04, 2025

Billing Period:

Jul 04 - Aug 03, 2025





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PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

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941-776-8134-060420-5

Billing Date: Jul 04, 2025

PIN:

Billing Period:

Jul 04 - Aug 03, 2025

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Bundle

Monthly Charges

07.04-08.03

Bundle Total

Sim FiberOptic LT 100/100 ST Valued Customer Fiber 500 Upgrade

Wi-Fi Secure LT

Total current month charges

\$160.00

\$100.00 \$0.00

\$60.00

\$160.00



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941-776-8134-060420-5

PIN:

Billing Date: **Jul 04, 2025**

Billing Period:

Jul 04 - Aug 03, 2025



Harrison Ranch

INVOICE

Community Development District 3434 Colwell Avenue, Suite 200 Tampa, FL 33614 Phone 813.533.2950

DATE: July 1, 2025

Bill To: INVOICE: SWC0725-01

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

Туре	DESCRIPTION	AMOUNT
Rent	Rent - Meeting 05/01/2025 Rent - Meeting 06/03/2025	75.00 200.00
	TOTAL	\$275.00

Make all checks payable to Harrison Ranch CDD.

If you have any questions please contact Eric Kanjirathingal at 813-533-2950 or ekanjirathingal@rizzetta.com.

Invoice Payment Terms:

Due Date: July 31, 2025



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

Invoice

7/11/2025 1701

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

P.O. No.	Terms	Due Date	Rep
SUPPLIES	Net 20	7/31/2025	

ORDER:7658492424 DATED:060625

ITEMS: (1cs) Jumbo Toilet Paper, (1cs) Multifold Paper Towels.



90.68

Sales Tax (0.0%) \$0.00

Total \$90.68

Balance Due \$90.68

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

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

Invoice

7/1/2025 87147

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

P.O. No.	Terms	Due Date	Rep	
	Net 10	7/10/2025	259JM	



FEES FOR 1,095.00

JANITORIAL SERVICES; Monthly Cleaning per Agreement

LOCATION: Summer Woods 8715 Corkscrew Lane Parrish, FL 34219

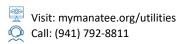
Sales Tax (0.0%) \$0.00

Total \$1,095.00

Balance Due \$1,095.00

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

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



SUMMER WOODS COMMUNITY 11205 DAYBREAK GLN



Amount Due

\$537.40

Please Pay By

08-Jul-2025

Account Number

100016059

Auto-pay is scheduled for 08-Jul-2025

Account Summary	
Previous Amount Due	\$558.97
Payments Received	-\$558.97
Balance Forward	\$0.00
Contract Charges	\$537.40
Total Amount Due	\$537.40

Usage Profile (Consumption x 1000 = GAL)					
	Meter Number 61135497				
Begin	Begin	End End Period			
Date:	Read:	Date:	Read:	Consumption:	
04/22	24596	05/18	24945 *	34.9 kgal	
* Indicates an estimated read					

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 This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

Charge Details	Service Period 04/19 - 05/18	(30 Days)
Commercial Water Service (Meter # 61135497) (04/22 - 05/18)	
Water Base Rate	0.9 month(s) x \$45.05	\$40.55
Commercial Water Usage	34.9 kgal x \$2.83	\$98.77
Sewer Commercial Service ((04/22 - 05/18)	
Sewer Base Rate	0.9 month(s) x \$125.16	\$112.64
Sewer Service	34.9 kgal x \$6.27	\$218.82
Commercial Can Service (04	/19 - 05/18)	
32 gallon commercial cans	2 x \$33.31	\$66.62
Total New Charges		\$537.40
Total Amount Due		\$537.40



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code ZA9NRAXP (do not share this code)



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

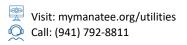
Summer Woods CDD Manatee County Utilities Department Month: 06/25 Dated: 06/27/25

Due: 07/18/25

ACH

Account	Description	Service Address	<u>Code</u>	Amount	
100016000	Irrigation	11371 Daybreak Gln	53600-4318	\$ 5.69	
100016059	Irrigation	11205 Daybreak Gln	53600-4304	\$ 560.02	
100016117	Irrigation	10611 Daybreak Gln	53600-4318	\$ -	
100016170	Irrigation	9229 Westernwoods Ave	53600-4318	\$ -	No Billing for June
100158718	Irrigation	10904 High Noon Tr	53600-4318	\$ 1,562.63	
100158772	Irrigation	11336 Daybreak Gln	53600-4318	\$ 3.42	
100158826	Irrigation	8805 Summerwoods Dr	53600-4318	\$ 200.61	
100158887	Irrigation	11424 Daybreak Gln	53600-4318	\$ -	
100219410	Irrigation	9702 Last Light Glen	53600-4318	\$ 69.87	
100219418	Irrigation	8815 Starry Night Terrace	53600-4318	\$ 69.87	
100219422	Irrigation	9427 Deadwood Terrace	53600-4318	\$ 69.87	
100237014	Irrigation	9702 Enentide Trl	53600-4318	\$ 186.03	
			Summary		
			001 53600-4304	\$ 560.02	
			001 53600-4318	\$ 2,167.99	_
			Total	\$ 2,728.01	

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



SUMMER WOODS COMMUNITY 11371 DAYBREAK GLN



Amount Due \$5.69 **Please Pay By** 18-Jul-2025 **Account Number**

Auto-pay is scheduled for 18-Jul-2025

100016000

Account Summary	
Previous Amount Due	\$4.86
Payments Received	-\$4.86
Balance Forward	\$0.00
Contract Charges	\$5.69
Total Amount Due	\$5.69

Usage Profile (Consumption x 1000 = GAL)				000 = GAL)
Meter Number 70391215				15
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption:
05/20	6955	06/22	7078	12.3 kgal

Charge Details	Service Period 05/20 - 06/	22 (34 Days)
Common Area Reclaim	(Meter # 70391215) (05/20 - 05/31)	
Reclaim Usage	4.34 kgal x \$0.45	\$1.95
Reclaim Usage	7.96 kgal x \$0.47	\$3.74
Total New Charges		\$5.69
Total Amount Due		\$5.69



Important Information

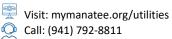
This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week-three services, one day! Learn more at mymanatee.org/bigbin.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code J33G61ZK (do not share this code)



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

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



11205 DAYBREAK GLN

SUMMER WOODS COMMUNITY



Amount Due

\$1,097.42

Please Pay By

18-Jul-2025

Account Number

100016059

TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY

Auto-pay is:	scheduled [®]	for 18-Ju	I-2025
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Account Summary	
Previous Amount Due	\$537.40
Payments Received	\$0.00
Past Due Amount	\$537.40
Contract Charges	\$560.02
Total Amount Due	\$1,097.42

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 61135497			97
Begin	Begin Begin End End Period			
Date:	Read:	Date:	Read:	Consumption
05/19	24945 *	06/17	25285 *	34 kgal
* Indicates an estimated read				

Important Information

 This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

Charge Details	Service Period 05/19 - 06/1	8 (31 Days)			
Commercial Water Service (N	Commercial Water Service (Meter # 61135497) (05/19 - 05/31)				
Water Base Rate	0.43 month(s) x \$45.05	\$19.52			
Water Base Rate	0.57 month(s) x \$47.35	\$26.83			
Commercial Water Usage	14.73 kgal x \$2.83	\$41.69			
Commercial Water Usage	19.27 kgal x \$2.97	\$57.23			
Sewer Commercial Service (0	5/19 - 05/31)				
Sewer Base Rate	0.43 month(s) x \$125.16	\$54.24			
Sewer Base Rate	0.57 month(s) x \$131.54	\$74.54			
Sewer Service	14.73 kgal x \$6.27	\$92.36			
Sewer Service	19.27 kgal x \$6.59	\$126.99			
Commercial Can Service (05/1	19 - 06/18)				
32 gallon commercial cans	2 x \$33.31	\$66.62			
Total New Charges		\$560.02			
Past Due Amount		\$537.40			
Total Amount Due		\$1,097.42			



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code ZA9NRAXP (do not share this code)



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

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



SUMMER WOODS COMMUNITY 10611 DAYBREAK GLN



Amount Due \$0.00 **Do Not Pay Credit Balance Account Number** 100016117

Account Summary		
Previous Amount Due	\$0.00	
Payments Received	\$0.00	
Balance Forward	\$0.00	
Contract Charges	\$0.00	
Total Amount Due	\$0.00	

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 61191119			
Begin	Begin	End End Period		
Date:	Read: Date: Read: Consumption			
05/20	1	06/18	1	0 kgal

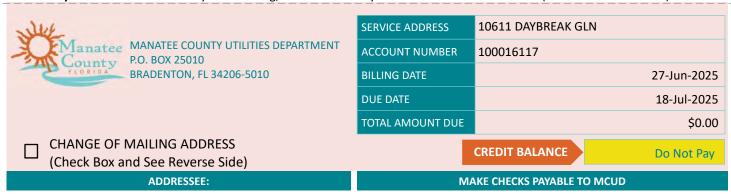
Charge Details	Service Period 05/20 - 06/2	18 (30 Days)
Common Area Reclaim (Met	er # 61191119) (05/20 - 05/31)	
Reclaim Usage	0 kgal x \$0.45	\$0.00
Reclaim Usage	0 kgal x \$0.47	\$0.00
Total New Charges		\$0.00
Total Amount Due		\$0.00



Important Information

• This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week-three services, one day! Learn more at mymanatee.org/bigbin.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code AIZDFPDV (do not share this code)



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

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



SUMMER WOODS COMMUNITY 10904 HIGH NOON TRL



Amount Due

\$1,562.63

Please Pay By 21-Jul-2025

Account Number

100158718

Auto-pay is scheduled for 21-Jul-2025

Account Summary	
Previous Amount Due	\$143.96
Payments Received	-\$143.96
Balance Forward	\$0.00
Contract Charges	\$1,562.63
Total Amount Due	\$1,562.63

Usage Profile		(Consumption x 1000 = GAL)			
Meter Number 70387689					
Begin	Begin	End End Period			
Date:	Read:	Date:	Read:	Consumption:	
03/20	236807	04/22	245247	844 kgal	
04/23	245247	05/20	271532	2,628.5 kgal	

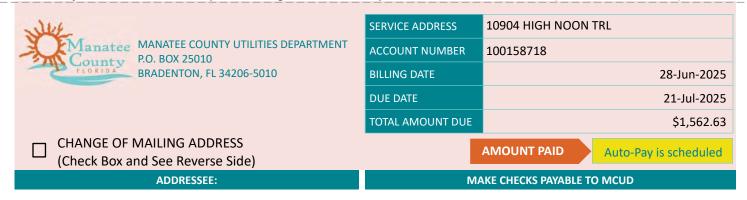
Charge Details	Service Period 03/20 -	05/20 (62 Days)
•	eter # 70387689) (03/20 - 04/22	•
Reclaim Usage	844 kgal x \$0.45	\$379.80
Reclaim Usage	2,628.5 kgal x \$0.45	\$1,182.83
Total New Charges		\$1,562.63
Total Amount Due		\$1,562.63



Important Information

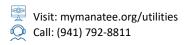
 This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code LO7DOVEY (do not share this code)



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

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



SUMMER WOODS COMMUNITY 11336 DAYBREAK GLN



Amount Due

\$3.42

Please Pay By 18-Jul-2025

Account Number

100158772

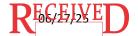
Auto-pay is scheduled for 18-Jul-2025

Account Summary	
Previous Amount Due	\$3.24
Payments Received	-\$3.24
Balance Forward	\$0.00
Contract Charges	\$3.42
Total Amount Due	\$3.42

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391211				
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption:
05/20	11324	06/18	11398	7.4 kgal

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391211				
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
05/20	11324	06/18	11398	7.4 kgal

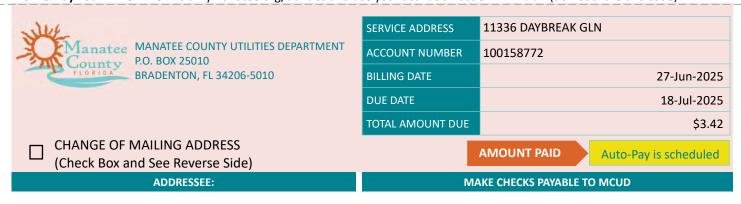
Charge Details	Service Period 05/20 - 06/18 (3	0 Days)
Common Area Reclaim (Meter	⁻ # 70391211) (05/20 - 05/31)	
Reclaim Usage	2.96 kgal x \$0.45	\$1.33
Reclaim Usage	4.44 kgal x \$0.47	\$2.09
Total New Charges		\$3.42
Total Amount Due		\$3.42



Important Information

This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week-three services, one day! Learn more at mymanatee.org/bigbin.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code BRBYA3GR (do not share this code)



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

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



SUMMER WOODS COMMUNITY 8805 SUMMERWOODS DR



Amount Due \$200.61
Please Pay By 11-Jul-2025

Account Number

100158826

Auto-pay is scheduled for 11-Jul-2025

Account Summary	
Previous Amount Due	\$72.00
Payments Received	-\$72.00
Balance Forward	\$0.00
Contract Charges	\$200.61
Total Amount Due	\$200.61

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 60445734				
Begin Begin End End Period				
Date:	Read:	Read:	Consumption:	
04/22	218399	05/20	222857	445.8 kgal

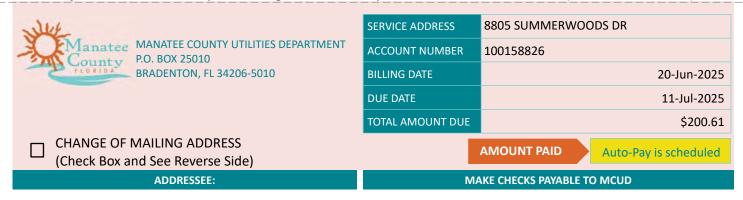
Charge Details	Service Period 04/22 - 0	5/20 (29 Days)
Common Area Reclaim (N	Meter # 60445734) (04/22 - 05/20)
Reclaim Usage	445.8 kgal x \$0.45	\$200.61
Total New Charges		\$200.61
Total Amount Due		\$200.61
D EC		

RECEIVE D 06/20/25

Important Information

 This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code XWMWXDAV (do not share this code)



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

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



SUMMER WOODS COMMUNITY 11424 DAYBREAK GLN



Amount Due	\$0.00		
Do Not Pay	Credit Balance		
Account Number	100158887		

Account Summary	
Previous Amount Due	\$0.00
Payments Received	\$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391214				
Begin	Begin Begin End End Period			
Date: Read: Date: Read: Consumption				
05/20	5724	06/18	5724	0 kgal

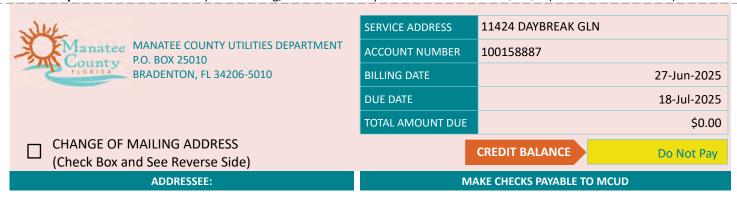
Charge Details	Service Period 05/20 - 0	06/18 (30 Days)
Common Area Reclaim	(Meter # 70391214) (05/20 - 05/31	.)
Reclaim Usage	0 kgal x \$0.45	\$0.00
Reclaim Usage	0 kgal x \$0.47	\$0.00
Total New Charges		\$0.00
Total Amount Due		\$0.00



Important Information

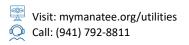
 This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code D3QFPQL1 (do not share this code)



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

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



SUMMER WOODS COMMUNITY 9702 LAST LIGHT GLN



Amount Due

\$69.87

Please Pay By 18-Jul-2025

Account Number

100219410

Auto-pay is scheduled for 18-Jul-2025

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$69.87
Total Amount Due	\$69.87

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 70391213			
Begin Begin End End Period				Period
Date:	Read:	Date:	Read:	Consumption:
05/21	40	06/18	40	0 kgal

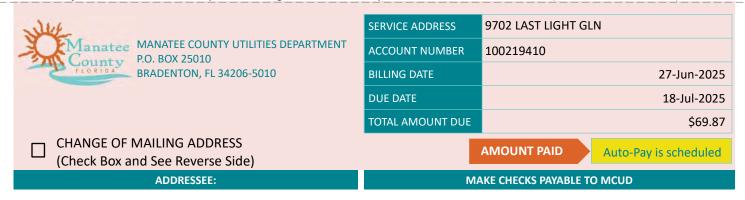
Charge Details	Service Period 05/21 - 06/1	18 (29 Days)
Auto Flush Permanent (Meter	r # 70391213) (05/21 - 05/31)	
Auto Flush Base Rate	0.38 month(s) x \$63.79	\$24.20
Auto Flush Base Rate	0.62 month(s) x \$73.58	\$45.67
Total New Charges		\$69.87
Total Amount Due		\$69.87



Important Information

 This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code ODSANI8R (do not share this code)



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

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



SUMMER WOODS COMMUNITY 8815 STARRY NIGHT TER



Amount Due

\$69.87

Please Pay By

18-Jul-2025

Account Number

100219418

Auto-pay is scheduled for 18-Jul-2025

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$69.87
Total Amount Due	\$69.87

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 70392872			
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption:
05/21	3	06/18	3	0 kgal

Charge Details	Service Period 05/21 - 06/18 (2	29 Days)
Auto Flush Permanent (Meter	# 70392872) (05/21 - 05/31)	
Auto Flush Base Rate	0.38 month(s) x \$63.79	\$24.20
Auto Flush Base Rate	0.62 month(s) x \$73.58	\$45.67
Total New Charges		\$69.87
Total Amount Due		\$69.87



Important Information

 This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code XAC3AUVC (do not share this code)



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

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



SUMMER WOODS COMMUNITY 9427 DEADWOOD TER



Amount Due

\$69.87

Please Pay By 18-Jul-2025

Account Number

100219422

Auto-pay is scheduled for 18-Jul-2025

Account Summary	
Previous Amount Due	\$63.79
Payments Received	-\$63.79
Balance Forward	\$0.00
Contract Charges	\$69.87
Total Amount Due	\$69.87

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 70392859			
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption:
05/21	0	06/18	0	0 kgal

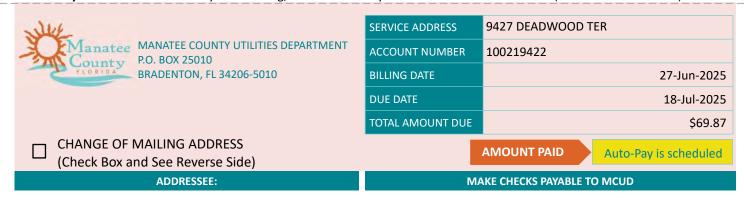
Charge Details	Service Period 05/21 - 06	/18 (29 Days)
Auto Flush Permanent (Me	ter # 70392859) (05/21 - 05/31)	
Auto Flush Base Rate	0.38 month(s) x \$63.79	\$24.20
Auto Flush Base Rate	0.62 month(s) x \$73.58	\$45.67
Total New Charges		\$69.87
Total Amount Due		\$69.87



Important Information

 This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code P9KN29GA (do not share this code)



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

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



SUMMER WOODS COMMUNITY 9702 EVENTIDE TRL



Amount Due

\$186.03

Please Pay By 18-Jul-2025

Account Number

100237014

Auto-pay is scheduled for 18-Jul-2025

Account Summary	
Previous Amount Due	\$231.17
Payments Received	-\$231.17
Balance Forward	\$0.00
Contract Charges	\$186.03
Total Amount Due	\$186.03

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 61374176			
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption:
05/21	8914	06/18	12937	402.3 kgal

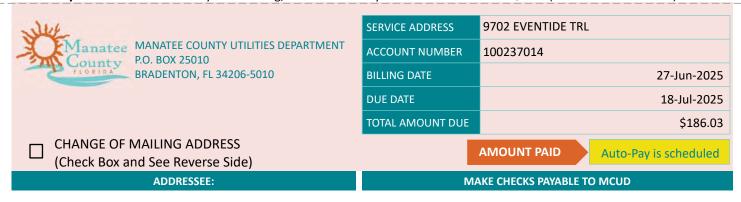
Charge Details	Service Period 05/21 - 06/18	8 (29 Days)
Common Area Reclaim (Meter	r # 61374176) (05/21 - 05/31)	
Reclaim Usage	152.6 kgal x \$0.45	\$68.67
Reclaim Usage	249.7 kgal x \$0.47	\$117.36
Total New Charges		\$186.03
Total Amount Due		\$186.03



Important Information

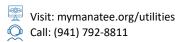
 This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code KFRQKE8X (do not share this code)



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

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



SUMMER WOODS COMMUNITY 10904 HIGH NOON TRL



Amount Due

\$1,799.80

Please Pay By

21-Jul-2025

Account Number

100158718

TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY

Auto-pay is scheduled for 21-Jul-2025

Account Summary	
Previous Amount Due	\$1,562.63
Payments Received	\$0.00
Past Due Amount	\$1,562.63
Contract Charges	\$237.17
Total Amount Due	\$1,799.80

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 70387689			
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption
05/21	271532	06/18	276661	512.9 kgal

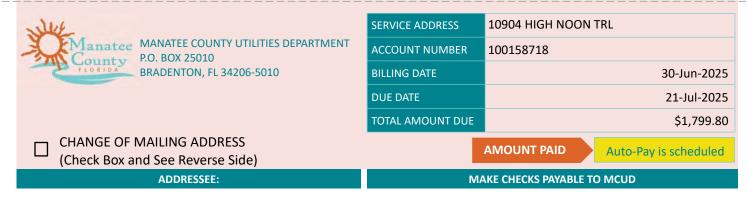
Charge Details	Service Period 05/21 - (06/18 (29 Days)
Common Area Reclaim (Meter # 70387689) (05/21 - 05/31	L)
Reclaim Usage	194.55 kgal x \$0.45	\$87.55
Reclaim Usage	318.35 kgal x \$0.47	\$149.62
Total New Charges		\$237.17
Past Due Amount		\$1,562.63
Total Amount Due		\$1,799.80

RECEIVE D

Important Information

 This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code LO7DOVEY (do not share this code)



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



INVOICE

Due Date: 08/08/2025

6901 Professional Parkway East Suite 103 Sarasota, FL 34240 Invoice #: INV-12237 Invoice Date: 07/09/2025 Service Period Ended: 06/27/2025

BILL Summerwoods CDD

TO C/O Rizzetta and Company
3434 Colwell Avenue

Suite 200 Tampa FL 33614

PROJECT	COMMENTS
Miscellaneous - Summerwoods CDD	

ITEM	UNIT PRICE	QTY	EXTENDED PRICE
Miscellaneous Consulting Coordination with District Manager for drainage issue resolution	200.00	4.00	800.00
		TOTAL	\$800.00
		TOTAL PAID	\$0.00
		TOTAL DUE	\$800.00



Morris Engineering & Consulting Morris Engineering & Consulting LLC

Progress Billing Statement
As of June 27, 2025

	As of June 27, 2025							
	Contract Amt	Prior Amt	Prior %	Current Amt	Current %	Remaining Amt	Remaining %	
Item Totals								
Consulting Services								
Miscellaneous Consulting	0.00	23,600.00	0.0 %	800.00	0.0 %	(24,400.00)	0.0 %	
Total Consulting Services	0.00	23,600.00	0.0 %	800.00	0.0 %	(24,400.00)	0.0 %	
Total Consulting Services	0.00	25,000.00	0.0 70	000.00	0.0 70	(24,400.00)	0.0 70	
Ancillary Services	0.00	9,400.00	0.0 %	0.00	0.0 %	(9,400.00)	0.0 %	
Kees Tetale	0.00	22 000 00	0.0.0/	900.00	0.00/	(22,900,00)	0.0.0/	
Item Totals	0.00	33,000.00	0.0 %	800.00	0.0 %	(33,800.00)	0.0 %	



Invoice 33632817 Invoice Date 7/15/2025 Completed Date 7/15/2025 Payment Term Due Upon Receipt Due Date 7/15/2025

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

Troubleshot the two 7.5 hp pool pumps and contractors. Need to replace both 40-amp 240v contactors / 240v coils and need to replace the 50-amp 240v 3 phase din rail contactor and heater. Also, both pumps are burnt up and need to be replaced as well. All this damage was caused by either a lightning strike or a surge of electricity. I highly recommend installing a whole panel surge suppression device. I contacted Bob with the pool company and informed him of my findings.

Proposal sent separately.

Service #	Description	Quantity	Your Price	Total
Service Call ER ELEC-DIA	Emergency call after during/after normal weekday business hours.	1.00	\$195.00	\$195.00
1HR ER LBR-1.00 ER	1 Labor Hours - Service Technician ER	3.00	\$195.00	\$585.00
		Su	ıb-Total	\$780.00

 Sub-Total
 \$780.00

 Tax
 \$0.00

 Total
 \$780.00

 Payment
 \$0.00

RECEIVE 07/17/2025

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

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

I find and agree that all work performed by Owens Electric, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.



Invoice 33695699
Invoice Date 7/21/2025
Completed Date 7/21/2025
Payment Term Due Upon Receipt

Due Date 7/21/2025

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

Install (1) Surge Protector Device (SPD) for the Pool Panel, rated for 120/240-v, Split Phase and make connections to a (1) 2 poles 15 amp breaker.

Test for proper operation

Service #	Description	Quantity Your Price		Total
FINAL	Project Final Invoice	1.00 \$892.00		\$892.00
			Cub Tatal	±002.00

 Sub-Total
 \$892.00

 Tax
 \$0.00

 Total
 \$892.00

 Payment
 \$0.00

Balance Due \$892.00



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



Invoice 33778236 Invoice Date 7/22/2025 Completed Date 7/22/2025 Payment Term Due Upon Receipt Due 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

Utilizing directional bore/missile, install new underground conduit from newly installed hand hole in front of pond area to existing hand hole located behind monument. Pull new copper circuitry through new conduit into existing hand hole behind monument sign. Connect new wiring to existing wiring inside of existing hand hole. Make all connections, check for proper operation.

Total Proposal: \$5,805

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Start of Job: \$2,902.50 50% Upon Completion: \$2,902.50

Service #	Description	Quantity	Your Price	Total
FINAL	Project Final Invoice	1.00	\$2,902.50	\$2,902.50
			Sub-Total Tax	\$2,902.50 \$0.00
			Total Payment	\$2,902.50 \$0.00

RECEIVE 07/24/2025

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



Invoice 33778495 Invoice Date 7/21/2025 Completed Date 7/21/2025 Payment Term Due Upon Receipt

Due Date 7/21/2025

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

Remove the existing contactors installed inside of the PVC j-box mounted in the pool equipment enclosure, and install the new contactors 40amp, 240 volt rated, 240 v coils in there place. Rewire both contactors in, and also install an in line 20 amp fuse on the line side of one of the contactors to feed power to the chemical drip pumps. Also replace the 50-amp, 240 v din rail motor starter for the pump toward the front of the pool equipment enclosure. Test for proper operation.

Total Proposal: \$2,164.00

Service #	Description	Quantity	Your Price	Total
FINAL	Project Final Invoice	1.00	\$2,164.00	\$2,164.00
			Sub-Total Tax	\$2,164.00 \$0.00
			Total Payment	\$2,164.00 \$0.00

Balance Due \$2,164.00



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



Invoice 33568566 Invoice Date 6/30/2025 Payment Term Due Upon Receipt Due Date 6/30/2025

Billing Address Summer Woods CDD 11205 Daybreak Glen Parrish. FL 34219 USA Job Address Summer Woods CDD 11205 Daybreak Glen Parrish, FL 34219 USA

Balance Due \$82,450.00

Description of work

Removal of 250 Solar Poles and Fixtures from Community:

Utilizing aerial bucket and crane trucks, remove damaged street light poles from community. All poles will be dug out and removed by lifting them with bucket trucks and crane handler (Owens Electric Inc is not responsible for any damage to pole during removal, if pole is "stuck" in ground due to water, pole will be cut below grade level to safely remove). Once pole is removed, a new round hand hole will be installed in location pole was removed from. Each pole will be transported to a designated location on Daybreak Glen, poles, solar panels and fixtures will be placed in this location for storage purposes. Overflow storage of poles/fixtures/solar panels will be behind clubhouse in field area (if needed). Documentation of all poles being removed will include pictures from before removal, during and after removal. Once poles have been removed and stored, poles will be anchored down using 16" earth anchors (4 per section, 32 total) and 50' ratchet straps (2 per section, 16 total).

Owens Electric Inc. will provide street locations of scheduled work prior to schedule date, Rizzetta is responsible to notify all residents of these locations so residents are notified to not park in the street.

- ***If pole base is "stuck" underground due to water, pole base will be cut below grade so pole can be safely removed ***
- *** If pole is located to close to backflow conduits, pole will be skipped until locates are completed and deemed safe to remove ***
- *** Owens Electric Inc. is NOT responsible for damaging any poles, fixtures, or panels during the removal process. Owens Electric Inc. is NOT responsible for poles, fixtures, solar panels once secured in designated storage location. Owens Electric Inc. is not responsible for any damage to landscaping during removal process.

Total Proposal: \$242,500 (\$970 per pole)

PAYMENT SCHEDULE AS FOLLOWS:

34% Upon Approval: \$82,450

33% Upon Removal of 75th Pole: \$80,025

33% Upon Completion: \$80,025

•	1			
Service #	Description	Quantity	Your Price	Total
DEP	34% Upon Approval	1.00	\$82,450.00	\$82,450.00
		RECEIVED	Sub-Total Tax	\$82,450.00 \$0.00
			Total Payment	\$82,450.00 \$0.00

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

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

I find and agree that all work performed by Owens Electric, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.



Invoice 33691507 Invoice Date 7/16/2025 Payment Term Due Upon Receipt Due Date 7/16/2025

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

Removal of 250 Solar Poles and Fixtures from Community:

Utilizing aerial bucket and crane trucks, remove damaged street light poles from community. All poles will be dug out and removed by lifting them with bucket trucks and crane handler (Owens Electric Inc is not responsible for any damage to pole during removal, if pole is "stuck" in ground due to water, pole will be cut below grade level to safely remove). Once pole is removed, a new round hand hole will be installed in location pole was removed from. Each pole will be transported to a designated location on Daybreak Glen, poles, solar panels and fixtures will be placed in this location for storage purposes. Overflow storage of poles/fixtures/solar panels will be behind clubhouse in field area (if needed). Documentation of all poles being removed will include pictures from before removal, during and after removal. Once poles have been removed and stored, poles will be anchored down using 16" earth anchors (4 per section, 32 total) and 50' ratchet straps (2 per section, 16 total).

Owens Electric Inc. will provide street locations of scheduled work prior to schedule date, Rizzetta is responsible to notify all residents of these locations so residents are notified to not park in the street.

- ***If pole base is "stuck" underground due to water, pole base will be cut below grade so pole can be safely removed ***
- *** If pole is located to close to backflow conduits, pole will be skipped until locates are completed and deemed safe to remove ***
- *** Owens Electric Inc. is NOT responsible for damaging any poles, fixtures, or panels during the removal process. Owens Electric Inc. is NOT responsible for poles, fixtures, solar panels once secured in designated storage location. Owens Electric Inc. is not responsible for any damage to landscaping during removal process.

Total Proposal: \$242,500 (\$970 per pole)

PAYMENT SCHEDULE AS FOLLOWS:

34% Upon Approval: \$82,450

33% Upon Removal of 75th Pole: \$80,025

33% Upon Completion: \$80,025

Service #	Description	Quantity	Your Price	Total
DEP	33% Upon Removal of 75th Pole	1.00	\$80,025.00	\$80,025.00

 Sub-Total
 \$80,025.00

 Tax
 \$0.00

 Total
 \$80,025.00

 Payment
 \$0.00

Balance Due \$80,025.00



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This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

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Summer Woods CDD

Peace River Electric Summary

Month: 06/25 Electric 06/25 Dated: 06/25/25 Due: 07/16/25

Account	Description	Service Address	Code	A	Amount
185639001	Irrigation Control	10904 High Noon Trail	53100-4304	\$	111.48
185639002	Emergency Access Gate	11424 Daybreak Glen	53100-4304	\$	33.06
170982001	Entry Sign	8805 Summer Woods Dr	53100-4304	\$	44.06
			Summary 001 53100-4304 Total	\$ \$	188.60 188.60

Account #185639003 is inactive



Your Touchstone Energy® Cooperative KD

Customer Care Pay by Phone Outage Website

800-282-3824 8am - 5pm M-F 855-937-1752

800-282-3824 24/7 www.preco.coop

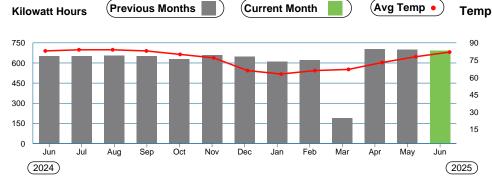
TOTAL AMOUNT DUE Bank Draft is scheduled for

SUMMER WOODS CDD

Bill Date Account # Member # 06/25/2025 185639001 168790

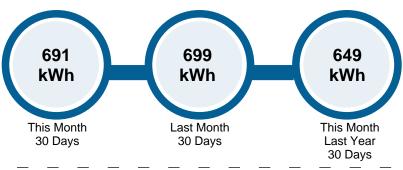




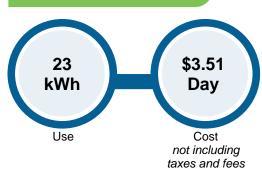


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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

Peace River Electric Cooperative, Inc. Your Touchstone Energy Cooperative 🖈

PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

185639001 10904 HIGH NOON TRL

Bank Draft Amount is scheduled for 07/16/2025 \$111.48

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

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

Account 185639001

Service Address 10904 HIGH NOON TRL

Service Description IRRIGATION CONTROL **Board District**

8

36896782 05/19/2025 06/18/2025 20,124 20,815 1.0 691 0.984	1000000	.000			1144107411014 001411402				· ·
Account Summary Previous Balance Payment(s) Made Balance Forward Current Charges \$112.43 \$50.00 \$111.48 Total Amount Due Previous Balance \$112.43 \$112.43 \$20.00 \$111.48 \$111.48 Current Charges Facilities Use Charge Facilities Use Charge Facilities Use Charge \$112.43 \$111.48 \$111.48 \$111.48 Froperty Tax Recovery Fee \$111.48 Gross Receipts Tax Total Current Charges \$111.48	Meter #	_	<u> </u>					kWh Usage	kW Reading
Previous Balance Payment(s) Made Palance Forward Current Charges Total Amount Due \$112.43 -\$112.43 -\$112.43 Energy Charge Facilities Use Charge Facilitie	36896782	05/19/2025	06/18/2025	20,124		20,815	1.0	691	0.984
Bank Draft Amount \$111.4	Payment(s) Made Balance Forward Current Charges		ummary	-\$112.43 \$0.00 \$111.48	Fac Ene CP Pro Gro	cilities Use Ch ergy Charge A perty Tax Re oss Receipts ⁻	covery Fee		\$28.00 \$83.61 -\$6.22 \$3.30 \$2.79 \$111.48
Bank Brait Amount \$111.4					Bank Draft Amount				\$111.48

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers





By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at <u>vanilladirect.com/pay/terms</u>. After successful payment using this barcode, you may retrieve your full detailed e-receipt at <u>vanilladirect.com/pay/ereceipt</u>.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.















www.preco.coop

Your Touchstone Energy® Cooperative KD

Customer Care Pay by Phone Outage Website

800-282-3824 8am - 5pm M-F 855-937-1752 800-282-3824 24/7

TOTAL AMOUNT DUE 33.06 **Bank Draft is** scheduled for 07/16/2025

SUMMER WOODS CDD

Bill Date Account # Member # 06/25/2025 185639002 168790

Monthly Energy Use



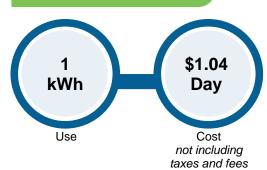


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison

29 28 30 kWh This Month Last Month This Month 30 Days 30 Days Last Year 30 Days

Your Average Daily Use



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

Peace River Electric Cooperative, Inc. Your Touchstone Energy Cooperative 🖈

PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

185639002 11424 DAYBREAK GLEN

Bank Draft Amount is scheduled for 07/16/2025 \$33.06

PEACE RIVER ELECTRIC COOPERATIVE, INC.

PO BOX 1547 WAUCHULA FL 33873-1547

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

Service Description Account **Service Address Board District** 11424 DAYBREAK GLEN **GATE** 185639002 8 **Service Period** Readings Meter kW Reading Meter # kWh Usage Previous **Present From** То Multiplier 35591797 05/19/2025 06/18/2025 1,312 1.341 1.0 29 0.048 **Account Summary Current Charges** GS-S Previous Balance \$32.93 Facilities Use Charge \$28.00 Payment(s) Made -\$32.93 **Energy Charge** 29 kWh @ 0.121 \$3.51 **Balance Forward** \$0.00 **CPA** 29 kWh @ -0.009 -\$0.26 **Current Charges** \$33.06 Property Tax Recovery Fee \$0.98 **Total Amount Due** \$33.06 **Gross Receipts Tax** \$0.83 **Total Current Charges** \$33.06

Bank Draft Amount

\$33.06

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By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at <u>vanilladirect.com/pay/terms</u>. After successful payment using this barcode, you may retrieve your full detailed e-receipt at <u>vanilladirect.com/pay/ereceipt</u>.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.













Peace River Electric Cooperative, Inc.

Your Touchstone Energy Cooperative

Customer Care Pay by Phone Outage Website

800-282-3824 8am - 5pm M-F 855-937-1752

800-282-3824 24/7 www.preco.coop

SUMMER WOODS CDD

Bill Date Account # Member # 06/25/2025 170982001 168790

TOTAL AMOUNT DUE

Bank Draft is scheduled for 07/16/2025

Monthly Energy Use

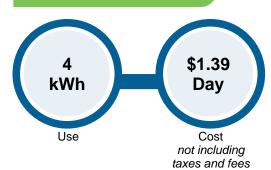


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison

122 127 138 kWh kWh Last Month This Month This Month 30 Days 30 Days Last Year 30 Days

Your Average Daily Use



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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

170982001 8805 SUMMER WOODS DR

Bank Draft Amount is scheduled for 07/16/2025 \$44.06

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

2943 0 MB 0.622 SUMMER WOODS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

5 2943

Service Address Account **Service Description Board District** 8805 SUMMER WOODS DR **ENTRY SIGN** 170982001 8 **Service Period** Readings Meter kW Reading Meter # kWh Usage **From** То **Previous Present** Multiplier 0.366 35778891 05/19/2025 06/18/2025 8,438 8,560 1.0 122 **Account Summary Current Charges** GS-S Previous Balance \$44.67 Facilities Use Charge \$28.00

CPA

Energy Charge

Gross Receipts Tax

Total Current Charges

Property Tax Recovery Fee

-\$44.67

\$0.00

\$44.06

\$44.06

Bank Draft Amount

122 kWh @ 0.121

122 kWh @ -0.009

\$44.06

\$14.76

-\$1.10

\$1.30

\$1.10

\$44.06

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



Payment(s) Made

Balance Forward

Total Amount Due

Current Charges



By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at <u>vanilladirect.com/pay/terms</u>. After successful payment using this barcode, you may retrieve your full detailed e-receipt at <u>vanilladirect.com/pay/ereceipt</u>.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.













Peace River Electric Cooperative, Inc.

Your Touchstone Energy Cooperative

Customer Care Pay by Phone Outage Website

800-282-3824 8am - 5pm M-F 855-937-1752 800-282-3824 24/7

www.preco.coop

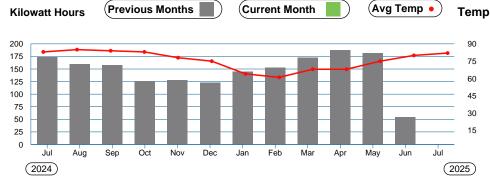
TOTAL

07/23/2025

AMOUNT DUE

Bank Draft is scheduled for

Monthly Energy Use



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

Monthly Energy Use Comparison

0 54 173 kWh kWh Last Month This Month This Month 30 Days 30 Days Last Year 30 Days

Your Average Daily Use

SUMMER WOODS CDD

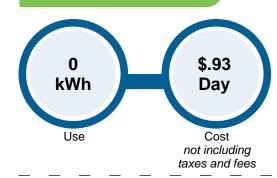
Bill Date Account #

Member #

07/02/2025

185639004

168790



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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

185639004 9324 WESTERNWOODS AVE

Bank Draft Amount is scheduled for 07/23/2025 \$29.62

/03/25

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

4 2832

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

Account 185639004

Service Address 9324 WESTERNWOODS AVE

Service Period

Service Description

Board District

DDS AVE			IONOMENT	JNUMENT			
	_ _ _		Meter	kWh Usage	kW Boading		
	Previous	Present	Multiplier	KWII USaye	KW Reading		

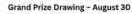
Meter #						LWh Heada	I VW Paadina
	From	То	Previous	S Present	Multiplier	kWh Usage	kW Reading
38699836	05/27/2025	06/26/2025	3,375	3,375	1.0	0	0.0
Account Summary				Current Charges			GS-S
Previous Balance			\$36.01	Facilities Use Charge			\$28.00
Payment(s) Made			-\$36.01				\$0.88
Balance Forward			\$0.00	Gross Receipts Tax			\$0.74
Current Charges				Total Current Charges			\$29.62
Total Amount Due			\$29.62		J		·
			Deal Deal Assess			000.00	

Bank Draft Amount

\$29.6

Too much mail? Let us help you clear the clutter. Sign up for Paperless Billing today for a chance to win an \$85 bill credit!

From July through August, members enrolled in paperless billing will be entered into weekly drawings for a chance to win one of three \$85 electric bill credits—two winners from new enrollees and one from existing paperless billing users!



Three lucky members will win a \$100 bill credit—two new paperless members and one current paperless participant.

More ways to win. More reasons to switch. Enroll today for your chance at weekly and grand prize rewards!

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paperle



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Website

800-282-3824 8am - 5pm M-F 855-937-1752 800-282-3824 24/7

www.preco.coop

TOTAL AMOUNT DUE

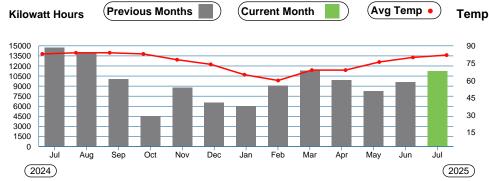
\$1,197.59

Bank Draft is scheduled for 07/28/2025

SUMMER WOODS CDD

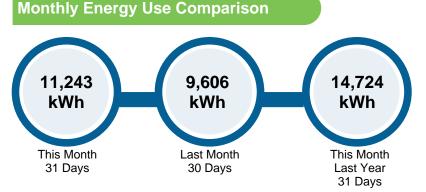
Bill Date Account # Member # 07/07/2025 170982003 168790

Monthly Energy Use



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

Your Average Daily Use



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

Peace River Electric Cooperative, Inc.

Your Touchstone Energy Cooperative

PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824 Account #
Service Address

170982003 11205 DAYBREAK GLN

Bank Draft Amount \$1,197.59

is scheduled for 07/28/2025

PEACE RIVER ELECTRIC COOPERATIVE, INC. PO BOX 1547 2
WAUCHULA FL 33873-1547

4 2647

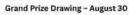
SUMMER WOODS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 **Account** 170982003

Service Address 11205 DAYBREAK GLN Service Description AMENITY CENTER Board District 8

Meter #	Service Period		Readings		Meter	kWh Usage	kW Reading	
Weter #	From	То	Previous	s Prese	ent	Multiplier	Kirii Osage	KW Itcauling
36674773	05/29/2025	06/29/2025	731,801	743,0	44	1.0	11,243	20.668
Previous Balance Payment(s) Made	Account Su	ımmary		Current Ch Facilities Us	se Čh	narge	242 kWh @ 0 092	GSD \$110.00 \$933.17
Balance Forward Current Charges				Benergy Charge 11,243 kWh @ 0.083 11,243 kWh @ -0.008 11,243 kWh @ -0.008 20.668 kW @ 8.660			-\$89.94 \$178.98	
Total Amount Due	•		\$1,197.59	Property Tax Recovery Fee			\$35.44	
				Gross Rece	ipts	Tax		\$29.94
				Total Curre	nt C	harges		\$1,197.59
				E	an	k Draft A	mount	\$1,197.59

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Invoice

Date	Invoice #	
7/2/2025	INV0000100457	

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** July Upon Receipt 00193 Description Rate Amount Qty **Accounting Services** 1.00 \$1,720.92 \$1,720.92 Administrative Services 1.00 \$430.25 \$430.25 **Dissemination Services** 1.00 \$666.67 \$666.67 Email Accounts, Admin & Maintenance 5.00 \$100.00 \$20.00 Financial & Revenue Collections 1.00 \$344.17 \$344.17 Landscape Consulting Services \$900.00 1.00 \$900.00 Management Services 1.00 \$1,921.67 \$1,921.67 Website Compliance & Management 1.00 \$100.00 \$100.00 \$6,183.68 Subtotal Total \$6,183.68

Invoice

Date	Invoice #	
7/3/2025	INV0000100587	

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of **Client Number** Terms July Upon Receipt 00061 Description Qty Rate Amount General Management & Oversight 1.00 \$708.33 \$708.33 Personnel Reimbursement 1.00 \$1,542.98 \$1,542.98 \$2,251.31 Subtotal Total \$2,251.31

Invoice

Date	Invoice #	
7/8/2025	INV0000100595	

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of **Client Number** Terms July Upon Receipt 00193 Description Qty Rate Amount Mass Mailing - Budget Notice 1.00 \$2,636.89 \$2,636.89 Subtotal \$2,636.89 **Total** \$2,636.89

Invoice

Date	Invoice #	
7/1/2025	INV0000100648	

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** June Upon Receipt 00061 Description Qty Rate Amount Cell Phone 50.00 \$1.00 \$50.00 \$50.00 Subtotal Total \$50.00

Invoice

Date	Invoice #	
7/18/2025	INV0000100704	

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** July Upon Receipt 00061 Description Qty Rate Amount Personnel Reimbursement 1.00 \$1,186.07 \$1,186.07 \$1,186.07 Subtotal Total \$1,186.07

INVOICE

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

DATE

INVOICE#

7/1/2025

107090

BILL TO

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

P.O. No.	Terms		
July 2025	Net 30		

QTY	DESCRIPTION	RATE	AMOUNT
QII			
	Monthly Lake Maintenance - Algae and Aquatic Plant Control for Twenty-Five (25) Lakes	3,100.00	3,100.00
	Manatee County Sales Tax	6.00%	0.00
	RECEIVE 06/25/25		
		Subtotal	\$3 100 00

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

Thank you for your business.
A 1.5% late fee shall apply to any balance past due more than 30 days.

Subtotal \$3,100.00

Payments/Credits \$0.00

Balance Due \$3,100.00

Business Observer

1970 Main Street 3rd Floor Sarasota, FL 34236 , 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01125M Date 07/11/2025

Attn:

Summer Woods CDD - Rizzetta 3434 COLWELL AVE STE 200 TAMPA FL 33614 Please make checks payable to: (Please note Invoice # on check) Business Observer 1970 Main Street 3rd Floor Sarasota, FL 34236

Description Amount
Serial # 25-01125M \$516.26

Notice of Public Hearing

RE: Meeting on August 6, 2025 at 6:00pm; Summer Woods CDD

Published: 7/11/2025, 7/18/2025

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals. businessobserverfl. com/send-payment/ Paid () **Total** \$516.26

Payment is expected within 30 days of the first publication date of your notice.



Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE
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NOTICE

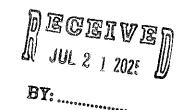
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Serial Number 25-01125M



Published Weekly Manatee, Manatee County, Florida

COUNTY OF MANATEE



STATE OF FLORIDA

Before the undersigned authority personally appeared <u>Holly Botkin</u> who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Meeting on August 6, 2025 at 6:00pm; Summer Woods CDD

in the Court, was published in said newspaper by print in the

issues of 7/11/2025, 7/18/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

See Attached

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

18th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida (SEAL)

Summer Woods CDD - Rizzetta 3434 Colwell Ave Ste 200 Tampa, FL 33614

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NO-TICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Summer Woods Community Development District ("District") will hold the following public hearings and regular meeting:

> DATE: TIME:

August 6, 2025 6:00 P.M.

LOCATION:

The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd, Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assess-ments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment	
Single Family 40'	371	1.00	\$1,355.42	
Single Family 40' Gated	143	1.00	\$1,355.42	
Single Family 80'	474	1,25	\$1,694.27	

^{*}includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDEN-TIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Manatee County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any,

MISCIET WED For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public bearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950 ("District Mannger's Office"), during normal business bours, or by visiting the District's website at https://www.summerwoodsodd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

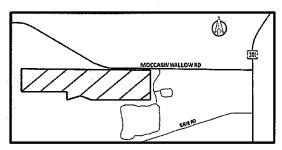
Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office,

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SUMMER WOODS CDD

(District lands identified with diagonal strines)



July 11, 18, 2025

25-01125M

Serial Number 25-01125M



Published Weekly Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

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Sworn to and subscribed, and personally appeared by physical presence before me,

18th day of July, 2025 A.D.

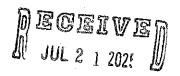
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Notary Public, State of Florida (SEAL)









SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. 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), for aid in contacting the District Manager's Office.

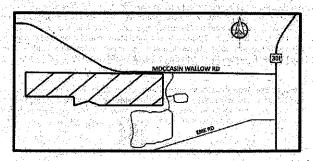
Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SUMMER WOODS CDD

وكالأساء والمعاول والكول الوعاوي

(District lands identified with diagonal stripes)



July 11, 18, 2025

25-01125M





ACCOUNT SUMMARY Credit Limit \$10,000.00 Credit Available \$8,951.00 Statement Closing Date June 30, 2025 Days in Billing Cycle 30 Previous Balance \$0.00 \$85.59 Payments & Credits Purchases & Other Charges \$1,134.51 Balance Transfer \$0.00 **FEES CHARGED** \$0.00 **INTEREST CHARGED** \$0.00 New Balance \$1,048.92 Questions? Call Customer Service Toll Free - 1-844-626-6581

PAYMENT INFORMATION

New Balance \$1,048.92
Minimum Payment Due \$1,048.92
Payment Due Date July 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

TTY 1-301-665-4443

International Collect - 1-301-665-4442

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		JAMIE LEE	- \$1,048.92	
06/02	06/02	55432864T5S97E6SZ	LOWES #03453* PARRISH FL	51.83
			MCC: 5200 MERCHANT ZIP: 34219	
06/06	06/06	55310204Y6E82YL75	ACE HDWE ELLENTON FL	100.00
			MCC: 5251 MERCHANT ZIP:	
06/06	06/06	75369434XRMVFZA7B	THE UPS STORE 2744 PARRISH FL	16.59
			MCC: 7399 MERCHANT ZIP:	
06/18	06/18	5543286595ZQ5Y02Q	LOWES #03453* PARRISH FL	51.77
			MCC: 5200 MERCHANT ZIP: 34219	
06/18	06/18	82305095AEHM6648X	AMAZON RETA* NO4QK3HQ2 SEATTLE WA	171.18
			MCC: 5331 MERCHANT ZIP:	
06/18	06/18	82305095AEHM679MQ	AMAZON RETA* NA6875U00 SEATTLE WA	85.59
			MCC: 5331 MERCHANT ZIP:	
06/20	06/20	82305095QEHM6EXRA	AMAZON RETA* NO7YF9RR2 SEATTLE WA	342.36
			MCC: 5331 MERCHANT ZIP:	
06/20	06/20	82305095QEHN4QBWF	AMAZON RETA* NO4QK3HQ2 SEATTLE W CREDIT	85.59-
			Transactions continued on next page	

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank Commercial Services 180 Fountain Parkway N St Petersburg FL 33716

PAYMENT INFORMATION

Account Number: XXXX XXXX XXXX 9322
Payment Due Date July 25, 2025
New Balance \$1,048.92
Minimum Payment Due \$1,048.92
Past Due Amount \$0.00

Make Check Payable to:

Amount Enclosed:

\$

0 0 SUMMER WOODS COMMUNITY DEVELOPMENT 3434 COLWELL AVE SUITE 200 TAMPA FL 33614

Valley Bank PLEASE DO NOT MAIL CHECKS St Petersburg FL 33716

TRANSACTIONS (continued)				
Post Date	Reference Number	Transaction Description	Amount	
		MCC: 5331 MERCHANT ZIP:		
06/23	82305095EEHNRT12F	AMAZON RETA* NO8XI99H1 SEATTLE WA	256.77	
		MCC: 5331 MERCHANT ZIP:		
06/24	55432865F61Q014ZE	LOWES #03453* PARRISH FL	58.42	
		MCC: 5200 MERCHANT ZIP: 34219		
	MICHELLE WHITE	\$0.00		
	Post Date	Post Date Reference Number 06/23 82305095EEHNRT12F 06/24 55432865F61Q014ZE	Post Date Reference Number Transaction Description 06/23 82305095EEHNRT12F MCC: 5331 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,048.92 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY						
Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN				
Cashback Earned this Statement	\$2.62	\$0-\$500,000 = 0.25%				
New Cashback Balance	\$2.62	\$500,001-\$1,500,000 = 0.60%				
Your cashback will be award on	Mar 2026	\$1,500,00-\$4,000,000 = 0.75%				
		\$4,000,001-\$12,500,000 = 0.90%				
		\$12,500,001+ = 1.00%				

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cyc l e	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

Tiers Cashback	
\$0 - \$500,000	0.25
\$500,001 - \$1,500,000	0.60
\$1,500,001 - \$4,000,000	0.75
\$4,000,001 - \$12,500,000	0.90
\$12,500,001 +	1.00

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988.

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- Account information: Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- Description of Problem: Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we
 may continue to charge you interest on that amount. But, if we
 determine that we made a mistake, you will not have to pay the
 amount in question or any interest or other fees related to that
 amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

- 1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
- 2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
- 3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Summer Woods CDD Clubhouse Credit Card 06/01/25-06/30/25

All Expenditures must be supported by receipts in order to be eligible for reimbursement. Attach all receipts to this form.

				Clubhouse Maintenance
				Repair 57200-4701
Date	Vendor Name	Description	Amount	
06/01/25		Beginning Balance	0.00	
06/02/25	Lowes	Tile Cleaner, Spray Bottle, Squeegee	(51.83)	-51.83
06/06/25	Ace Hardware	Paint for Splashpad	(100.00)	-100.00
06/06/25	UPS Store	Laminate for Amenity Rules	(16.59)	-16.59
06/17/25	Amazon.com	Paint for Splashpad	(171.18)	-171.18
06/18/25	Lowes	Paint for Splashpad	(51.77)	-51.77
06/20/25	Amazon.com	Paint for Splashpad	(342.36)	-342.36
06/23/25	Amazon.com	Paint for Splashpad	(256.77)	-256.77
06/24/25	Lowes	Paint for Splashpad	(58.42)	-58.42
	TOTAL	001-10102	(1,048.92)	(1,048.92)



- SALE -

SALES#: FSTLAN01 4846975 TRANS#: 710097517 06-02-25

88469 48-OZ ZEP INDUSTRIAL SPRA	6.98	
23109 30 SECOND 1-GAL OUTDOOR C	10.98	
12.48 DISCOUNT EACH	-1.50	
23256 RMAID 24-IN ASMB SQUEEGEE	30.48	
SUBTOTAL:	48.44	
FL - STATE TAX:	2.91	
FL - MANATEE COUNTY TAX:	0.48	
TOTAL TAX:	3.39	
INVOICE 97833 TOTAL:	51.83	
M/C:	51.83	
	50	
CTLS REFID: 345324833534 06/02/2 TVR: 0000008001 AID: A0000000041010		
3453 24 06/02/25 09:30:33 CUSTOMER: JAIME LEE	REF#: 833	
INVOICE 97833 TOTAL:	51.83 51.83 50 XXXXXX 5 09:30:22	

END OF REPORT

THANK YOU FOR SHOPPING WITH ACE HARDWARE (941) 729-6062

RECEIPT REQUIRED FOR REFUND AND EXCHANGE

06/06/25 10:02AI			554	SALE
BUCKET GRID META	1 1 5 3 1	E.A	\$5.99	EA \$5.99
ADDITION OF THE		EA	\$5.99	The same of the sa
ADDITIVE SLIP-FF	7 t. 160) [\$5.99
1014280		EA	\$5.59	
ACE BEST ROLLER	M 9X1/	4"		\$5.59
1008457	1	EA	\$75.99	E.A
PNT SWM POOL WHI	1 S-G 1	C		\$75.99
SUB-TOTAL:\$	93.56	TAX:	\$	6.44
				100.00
	AC AMI			100.00

...rizing Network: MASTERCARD

Contactless

CARD TYPE: MASTERCARD EXPR: XXXX

AID: A0000000041010

TVR: 0000008001

TSI:

Mook: Issuer

CVM:

Name: Mastercard

ATC : 0002

AC : 45223C9161D04A3F

The UPS Store #2744 8955 Us Highway 301 N 941-776-0899

lerminal.... Employee.... 286526

Cards

6/6/2025 10:19 AM fime.:

\$16.59

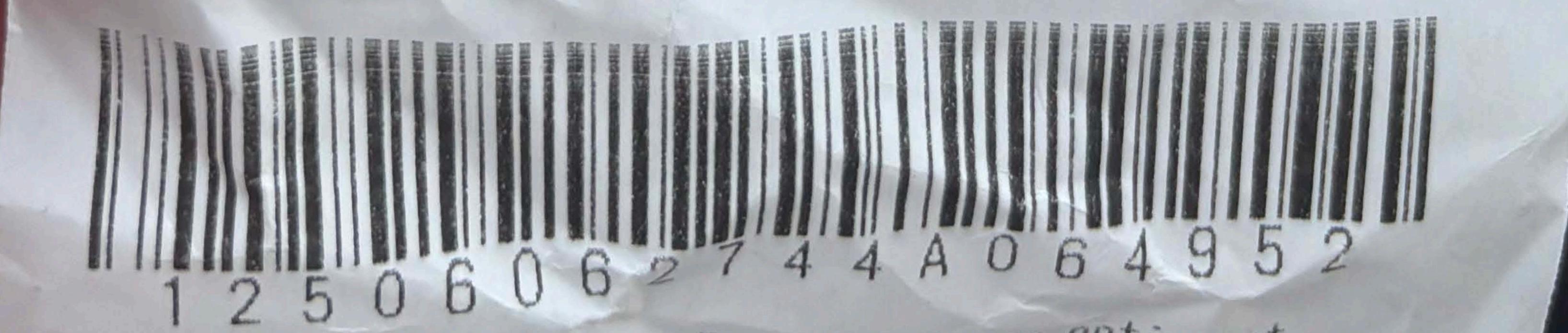
Cashier's Name

Tular

	19181		
ITEM NAME	UTY	PRICE	TOTAL
Laminating 5 mil			\$5.00
Tax Laminating 5 mil		\$5.00	\$0.35
Tax	3 0	\$3.50	\$0.74
g/Other Charges			\$15.50 \$0.00 \$1.09
			\$16.59

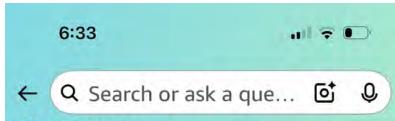
Items Designated NR are NOT eligible for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.



View The UPS Store, Inc. 's privacy notice at inttps://www.theupsstore.com/privacy-policy

Tell us how we're doing for your chance to win a rell us how we're doing for your chance to win a sell us how we're doing for your chance to win a fell us how we're doing for your chan



amazon.com

Details for Order #111-2942587-4467431

Print this page for your records.

Order Placed: June 17, 2025

Amazon.com order number: 111-2942587-

4467431

Order Total: \$171.18

Not Yet Shipped

Items Ordered Price

1 of: INSL-X Waterborne, Semi-Gloss Acrylic \$79.99

Pool Paint, White, 1 Gallon Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

1 of: INSL-X Waterborne, Semi-Gloss Acrylic \$79.99

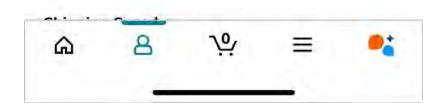
Pool Paint, Ocean Blue, 1 Gallon Sold by: Amazon.com Services, Inc

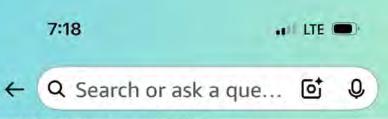
Supplied by: Other

Condition: New

Shipping Address:

Jamie Lee 8417 DOVE BOG TER PARRISH, FL 34219-5539 United States





Order Placed: June 18, 2025

Amazon.com order number: 112-6760417-

0492228

Order Total: \$85.59

Not Yet Shipped

Items Ordered Price

1 of: INSL-X Waterborne, Semi-Gloss Acrylic \$79.99

Pool Paint, Ocean Blue, 1 Gallon Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

Jamie Lee 8417 DOVE BOG TER PARRISH, FL 34219-5539 United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Item(s) Subtotal: \$79.99
Method: Shipping & Handling: \$0.00

Mastercard

ending in Total before tax: \$79.99 7233 Estimated tax to be collected: \$5.60

Billing Grand Total: \$85.59



addrace









From: <u>Jamie Lee</u>
To: <u>Tracy Preston</u>

Subject: [EXTERNAL]Fwd: Your Lowe"s Purchase Receipt
Date: Wednesday, June 18, 2025 9:07:49 AM

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

This is to paint for the splash pad. ----- Forwarded message -----From: Lowe's Home Improvement < do-not-reply@receipt.lowes.com> Date: Wed, Jun 18, 2025 at 9:05 AM Subject: Your Lowe's Purchase Receipt To: <maintenance.rizzeta@gmail.com> Your Lowe's Receipt Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more. LOWE'S HOME CENTERS, LLC 8740 US 301 NORTH Parrish, FL 34219 (941) 981-6760 Transaction #: 518403910 Order #: 202506183453518403910 Order Date: 06/18/25 09:04:56 ? **Item Price**

BH RHCBMS W/N 1/4X1 1/4 5 Item #: 237 1 @ 5.98	\$ 5.98
3 OZ ANTI-SKID TEXTURE AD Item #: 288784 2 @ 10.48	\$ 20.96
WHIZZ 1-PACK 9-3/4-IN MAX Item #: 1623651 1 @ 6.98	\$ 6.98
10IN X 10FT ROLL ALUM FLA Item #: 366892 1 @ 11.88	\$ 11.88
2172BC 7/32X6-1/2 TBKL Item #: 1290782 1 @ 2.58	\$ 2.58
Invoice 76063 Subtotal Invoice 76063 Subtotal Subtotal FL - STATE TAX MANATEE - COUNTY TAX Total Tax	\$ 48.38 \$ 48.38 \$ 48.38 \$ 2.91 \$ 0.48 \$ 3.39
Total	\$ 51.77

Total # of items purchased: 6
Excludes fees, services and special order items

Payment: MC ending in 7233 \$ 51.77 **AuthTime** 06/18/25 09:04:12 AuthCD 018530 **REFID** 345309063569 TSI E800 AID A0000000041010 **TVR** 0000008000 **Customer Code** summerwoods **Order Date** 06/18/25 09:04:56 Store # 3453 Terminal # 9

Tell us how we did! Enter for a chance to win!

START SURVEY

Thank you for shopping at Lowe's.

To see our return policy, visit Lowes.com/returns

LOWE'S PRICE PROMISE FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

My Account | Contact Us | Find a Store | Privacy Statement | Billing Policy

Lowe's App | Return & Refund Policy



1000 Lowes Boulevard, Mooresville, NC 28117

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From: <u>Jamie Lee</u>
To: <u>Tracy Preston</u>

Subject: [EXTERNAL]Paint Receipt

Date: Friday, June 20, 2025 9:50:20 AM

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Tracy,

happy Friday. Hope you have a great weekend coming up.

This is a receipt for 4 gallons of paint that I bought for the splash pad. Let me know if you have any questions.

Jamie

9:49 1

ILTE 14



Q Search or ask a que...



VIUEL FIACEU. JUIIE ZU, ZUZJ

Amazon.com order number: 112-8985571-

4794607

Order Total: \$342.36

Not Yet Shipped

Items Ordered

Price

4 of: INSL-X Waterborne, Semi-Gloss Acrylic \$79.99

Pool Paint, Ocean Blue, 1 Gallon

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

Jamie Lee 8417 DOVE BOG TER PARRISH, FL 34219-5539 **United States**

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Item(s) Subtotal: \$319.96 Method: Shipping & Handling: \$0.00

Mastercard ending in Total before tax: \$319.96

7233 Estimated tax to be collected: \$22.40

Billing Grand Total: \$342.36

address











From: <u>Jamie Lee</u>
To: <u>Tracy Preston</u>

Subject: [EXTERNAL]Paint Invoice

Date: Monday, June 23, 2025 9:07:56 AM

NOTICE: This email originated from outside of the organization.

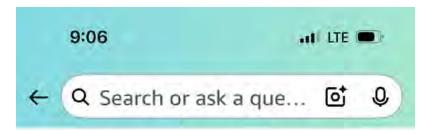
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Tracy,

I hope you had a good weekend.

Sorry to send you so many different invoices of the same item. I was just trying to order what I needed as I went. This is for the splash pad.

Jamie



Items Ordered

Price

3 of: INSL-X Waterborne, Semi-Gloss Acrylic \$79.99

Pool Paint, Ocean Blue, 1 Gallon

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

Jamie Lee 8417 DOVE BOG TER PARRISH, FL 34219-5539 United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Item(s) Subtotal: \$239.97 Method: Shipping & Handling: \$0.00

Mastercard

ending in Total before tax: \$239.97 7233 Estimated tax to be collected: \$16.80

Billing Grand Total: \$256.77

address

Jamie Lee 8417 DOVE BOG TER PARRISH, FL 34219-5539 United States











From: <u>Jamie Lee</u>
To: <u>Tracy Preston</u>

Subject: [EXTERNAL] Lowe's Receipt

Date: Tuesday, June 24, 2025 4:13:11 PM

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Supplies for Splashpad



<u>District Office · Riverview, Florida · (813) 533-2950</u>

<u>Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614</u>

www.summerwoodscdd.org

Operations and Maintenance Expenditures

For Board Approval August 2025

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

\$180.404.89

	, ,		,
Approval of Expendi	tures:		
Chairperson			
Vice Chairpe	rson		
Assistant Sec	retary		

The total items being presented:

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Christopher L Sullivan	300133	CS080625	Board of Supervisors Meeting 08/06/25	\$200.00
Complete IT Corp	300127	16679	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly 06/25	\$276.59
Complete IT Corp	300127	16704	Wireless Gate Alarm 06/25	\$682.50
Complete IT Corp	300144	17289	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly 08/25	\$322.50
Cooper Pools Inc.	300145	2025-1024	Monthly Commercial Maintenance 08/25	\$4,700.00
David Karshick	300146	35424	Dog Station Maintenance 08/25	\$388.00
Decorating Elves, Inc.	300142	1231826563	Preventative Fixture Maintenance 08/25	\$244.95
Eco-Logic Services, LLC	300139	5570	Maintenance of Buffers & Upland Areas Phase 1-4 07/25	\$19,850.00
Frontier Florida, LLC	20250829	941-776-8134-060420-5 08/25 ACH	Internet Service 08/25	\$160.00
Harrison Ranch CDD	300134	SWC0825-01	Rent - Meeting 07/29/2025	\$200.00
Jan-Pro of Manasota	300147	17297	Janitorial Service 08/25	\$116.82
Jan-Pro of Manasota	300147	87578	Janitorial Service 08/25	\$1,095.00
Johannes L. Johnson	300135	JJ00625	Board of Supervisors Meeting 08/06/25	\$200.00
Jonathan W. Flynn	300136	JF080625	Board of Supervisors Meeting 08/06/25	\$200.00

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300130	3596736	Legal Services 06/25	\$1,969.00
Kutak Rock, LLP	300130	3598386	Legal Services 05/25 - 06/25	\$13,098.50
Manatee County Utilities Department	20250821	MCUD Summary 07/25 ACH 193	MCUD Summary 07/25 ACH	\$1,968.92
Mark Sigman	300137	MS080625	Board of Supervisors Meeting 08/06/25	\$200.00
Matthew A Ruxton	300138	MR080625	Board of Supervisors Meeting 08/06/25	\$200.00
Morris Engineering and	300140	INV-12442	Engineering Services 07/25	\$800.00
Consulting, LLC Owens Electric, Inc.	300141	33936307	Circuit Breaker Installation 08/25	\$747.15
Owens Electric, Inc.	300141	33669700 Final	Project Final Invoice for 250 Solar Poles and Fixtures 08/25	\$80,025.00
Peace River Electric Cooperative, Inc.	20250814	Electric Summary 0725 ACH	Electric Summary 07/25	\$188.90
Peace River Electric	20250825	185639004 07/25 ACH	9324 Westernwoods Ave 07/25	\$48.86
Cooperative, Inc. Peace River Electric	20250826	170982003 07/25 ACH	Amenity Center 07/25	\$808.88
Cooperative, Inc. Rizzetta & Company, Inc.	300128	INV0000101315	General Management & Oversight Personnel	\$2,300.97
Rizzetta & Company, Inc.	300129	INV0000101185	Reimbursement 08/25 District Management Services 08/25	\$6,183.68
Rizzetta & Company, Inc.	300132	INV0000101354	Cell Phone 07/25	\$50.00

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300143	INV0000101388	Personnel Reimbursement 08/25	\$1,182.96
School Now	300131	INV-SN-881	ADA Website Quarterly 07/25	\$384.38
Superior Waterway Services,	300148	107867	Lake Maintenance 08/25	\$3,100.00
Inc. Yellowstone Landscape	20250811	954967	Monthly Landscape Maintenance 07/25	\$25,337.00
Yellowstone Landscape	20250825 193	962207	Irrigation Repairs - Repair Damage Caused by Road Construction 07/25	\$13,174.3 <u>3</u>
Report Total				\$ 180,404.89

SUMMER WOODS CDD

6-Aug-25

SUPERVISOR PAY REQUEST

N (P)	Check if	
Name of Board Supervisor	paid	7 JF 0806
Johnathan Flynn	1	MS 080
Mark Sigman	1	JJ 08062
Joey Johnson	1 ,	MR 080
Matthew Ruxton	1	CS 080
Chris Sullivan	1	
(*) Does not get paid	RECEIV	ED
EXTENDED MEETING TIMECARE		1
Meeting Start Time:	6:00	4
Meeting End Time:		
Total Meeting Time:		
Time Over (3) Hours:]
Total at \$175 per Hour:		
	ETING TIME	CARD
ADDITIONAL OR CONTINUED ME	1	1
Meeting Date:		
Meeting Date: Additional or Continued Meeting?		
Meeting Date: Additional or Continued Meeting? Total Meeting Time:		
Meeting Date: Additional or Continued Meeting?		
Meeting Date: Additional or Continued Meeting? Total Meeting Time: Total at \$175 per Hour: Business Mileage Round Trip		
Meeting Date: Additional or Continued Meeting? Total Meeting Time: Total at \$175 per Hour:	\$0.700	

2664 Cypress Ridge Blvd | Suite 103 Wesley Chapel, FLORIDA 33544 https://completeit.io (813) 444-4355



Summerwoods CDD 11205 Daybreak Glen Parrish, FL, United States 34219

 Invoice #
 16679

 Invoice Date
 06-01-25

 Balance Due
 \$276.59

Item	Description	Unit Cost	Quantity	Line Total
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud High Res Local)	\$9.50	9.0	\$85.50
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	\$95.00	1.0	\$95.00
(none)	EEN PA Speaker	\$20.00	1.0	\$20.00
Brivo Access Standard Edition	Brivo Access Standard Edition - Reader Monthly Data Plan. Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	\$18.00	4.0	\$72.00
Late Fee	Late Fee	\$4.09	1.0	\$4.09

Subtotal	\$276.59
Tax	\$0.00
Invoice Total	\$276.59
Payments	\$0.00
Credits	\$0.00
Balance Due	\$276.59



2664 Cypress Ridge Blvd | Suite 103 Wesley Chapel, FLORIDA 33544 https://completeit.io (813) 444-4355



Summerwoods CDD 11205 Daybreak Glen Parrish, FL, United States 34219

 Invoice #
 16704

 Invoice Date
 06-02-25

 Balance Due
 \$682.50

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Wireless Gate Alarm ==	\$0.00	1.0	\$0.00
(none)	Wireless Gate Alarm - 82db from 10 ft	\$105.00	1.0	\$105.00
Tech Labor- Cameras ACS	Hourly Labor Service Minimum 2-hours Cameras/ACS	\$165.00	3.5	\$577.50

Subtotal	\$682.50
Tax	\$0.00
Invoice Total	\$682.50
Payments	\$0.00
Credits	\$0.00

Balance Due

RECEIVE

\$682.50

 Invoice Ticket
 Ticket Date
 Mon 06-02-25 10:07 AM

 Ticket #
 11786

Subject Installation of battery gate alarm

Ticket Issue

Initial Issue

Mon 06-02-25 10:07 AM Installation of battery gate alarm

Thomas Giella

Ticket Comments

Date Comment

Contact

Mon 06-30-25 10:00 Hello,

ΔΝΛ

monolan@rizzetta.com Thank you for reaching out, I am out of the office attending meetings

Matt O'Nolan

District Manager

813.533.2950 Ext.: 2928

monolan@rizzetta.com

rizzetta.com

(click to view (click Matt O'Nolan (click to view image) to District Manager image) (click to view

<u>image)</u> to <u>District Manager</u> <u>image) (click to view</u>
<u>view</u> Rizzetta & Company <u>image) (click to view</u>

image) image) (click to view start to view image)

MONolan@rizzetta.com

(click to view image)

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Initial Issue Mon 06-02-25 10:07 AM Thomas Giella Installation of battery gate alarm

2664 Cypress Ridge Blvd | Suite 103 Wesley Chapel, FLORIDA 33544 https://completeit.io (813) 444-4355



Summerwoods CDD 11205 Daybreak Glen Parrish, FL, United States 34219

 Invoice #
 17289

 Invoice Date
 08-01-25

 Balance Due
 \$332.50

Item	Description	Unit Cost	Quantity	Line Total
EN-PR1-D30-1	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly (Preview Cloud High Res Local)	\$9.50	9.0	\$85.50
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network	\$95.00	1.0	\$95.00
(none)	EEN PA Speaker	\$20.00	1.0	\$20.00
Brivo Access Standard Edition	Brivo Access Standard Edition - Reader Monthly Data Plan. Applies to ACS6000/6100, ACS300, ACS100 and Mercury panels. Up to 10 administrators.	\$18.00	4.0	\$72.00
1,000 Brivo Mobile Passes	1,000 Brivo Mobile Passes for a single account, monthly subscription	\$60.00	1.0	\$60.00

Subtotal	\$332.50
Tax	\$0.00
Invoice Total	\$332.50
Payments	\$0.00
Credits	\$0.00
Balance Due	\$332.50



INVOICE

Cooper Pools, CP Remodeling & Resurfacing 4850 Allen Rd Zephyrhills, FL 33541-3551 estimates@cooperpoolsinc.com +1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:SummerWoods CDD

Bill to

SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219 Ship to SummerWoods CDD 11205 Daybreak Glren Parrish, FL 34219

Invoice details

Invoice no.: 2025-1024

Terms: Net 30

Invoice date: 08/01/2025 Due date: 08/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance August 2025	1	\$4,700.00	\$4,700.00

Ways to pay







Total \$4,700.00

View and pay

DOODY FREE 941

8466 Lockwood Ridge Rd. Unit 258 Sarasota, FL 34243



INVOICE

INVOICE # 35424DATE 08/01/2025DUE DATE 08/31/2025TERMS Net 30

BILL TO

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

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY AMOUNT

Dog Station 388.00

Dog Station Maintenance

\$388.00

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



Ph. #: (941) -323-7318 Email: contact@doodyfree941.com Website: www.doodyfree941.com

INVOICE

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



www.marveluxlighting.com

Billing Address

Summer Woods CDD Taylor Nelson 3434 Colwell Ave., Suite 200 Tampa, FL 33614 (813) 533-2950

Service Address

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

Invoice #	I231826563
Date	August 08, 2025
Service Date	August 08, 2025
Balance Due	\$244.95

NOTES

upon arrival I located transformer and turned it on and walked the property. I found 1 disconnected wire in first island and 1 in second island. I located the main line and reconnected using drycons and found 1 broken bulb and replaced. I found no other issues and began regular PMP. I cleaned all fixtures and lenses and sprayed weatherized protectant and aimed and adjusted any lights needing it and trimmed away plant material as necessary.

Item	Description	Quantity	Amount
PMP Semi- Annual	Maintenance & Service to be performed every 6 months include: -Check power supply to transformers; -Check power on primary and secondary; -Check switching mechanisms; -Check automation; -Check lamp life & re-lamp; -Check amp draw on supply cables, -Check voltage at fixture groups & adjust; - Tighten common & tap lugs on transformer; -Check for broken or leaning fixtures & adjust; -Check Tree Hardware & adjust; -Clear plant material from fixtures & transformers; -Clean & wipe lenses on fixtures; -Clean & wipe fixtures; -Clean & wipe transformers; -Spray weatherized protectant; -Pin & cover any exposed cable (additional charges to bury may apply)	1	\$0.00

PMP <40 SA	Preventative Maintenance 20-39 Fixtures Performed Semi Annually (every 6 months)	1	\$188.00
LED MR16 4w-5w	MR16 LED Lamp, 3000K, 35d or 60d, 4w = 285lm, or 5w = 365lm, IP67 outdoor rated	1	\$44.95
Dry Cons	DryCons - Heavy Duty Direct Burial Underground Silicone Filled and sealed Wire Nuts - pair		\$12.00
		Subtotal	\$244.95
		Tax	\$0.00
		Total	\$244.95
	DECEIVED	Amount Paid	\$0.00
	08/08/2025	Balance Due	\$244.95

T E R M S

Due upon receipt. Finance charges may accrue.

Financing

APPOINTMENT SCHEDULE

Date	Service	Status	
Friday, August 8	PMP Semi-Annual	Completed	

Eco-Logic Services LLC

PO Box 18204 Sarasota, FL 34276

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ı		•	J		J	J	

Date	Invoice #
8/1/2025	5570

Bill To

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

Summerwoods

Description		Amount
Maintenance of Preserves in Phases 1 & 2 for July 2025 Maintenance of Preserves in Phases 3 & 4 for July 2025 Maintenance of Mitigation Areas in Phases 3 & 4 for July 2025 Maintenance of Detention Areas for July 2025 Maintenance of Detention Areas for July 2025		10,850.00 1,850.00 6,300.00 850.00
RECEIVED	Total	\$19,850.00



SUMMER WOODS COM. DEV. Account Number:

DIST. 941-776-8134-060420-5

PIN:

Billing Date: Aug 04, 2025

Billing Period:

Aug 04 - Sep 03, 2025

HI SUMMER WOODS COM. DEV. DIST.,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history		
Previous balance		\$160.00
Payment received by Aug	-\$160.00	
Service summary	Previous month	Current month
Bundle	\$160.00	\$160.00
Total services	\$160.00	\$160.00
Total balance		\$160.00



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: https://www.businessreferralrewards.com



6790 0107 DY RP 04 08062025 NNNNNNNN 01 992361

SUMMER WOODS COM. DEV. DIST. 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.



PIN:

Billing Date: Aug 04, 2025

Billing Period:

Aug 04 - Sep 03, 2025





Easy, simple, secure payments with Auto Pay at frontier.com/autopay



Download the MyFrontier® app







For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102. Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

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



SUMMER WOODS COM. DEV. DIST. Account Number:

941-776-8134-060420-5

Billing Date: Aug 04, 2025

PIN:

Billing Period:

Aug 04 - Sep 03, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

08.04-09.03

Sim FiberOptic LT 100/100 ST Valued Customer Fiber 500 Upgrade

Wi-Fi Secure LT

\$60.00

\$100.00 \$0.00

Bundle Total

\$160.00

Total current month charges

\$160.00



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

business.frontier.com





SUMMER WOODS COM. DEV. DIST. Account Number:

941-776-8134-060420-5

PIN:

Billing Date: **Aug 04, 2025**

Billing Period:

Aug 04 - Sep 03, 2025



Harrison Ranch

INVOICE

Community Development District

3434 Colwell Avenue, Suite 200 Tampa, FL 33614 Phone 813.533.2950

DATE: August 1, 2025

Bill To: INVOICE: SWC0825-01

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

Туре	DESCRIPTION	AMOUNT
Rent	Rent - Meeting 07/29/2025	200.00
	TOTAL	\$200.00



Make all checks payable to Harrison Ranch CDD.

If you have any questions please contact Eric Kanjirathingal at 813-533-2950 or ekanjirathingal@rizzetta.com.

Invoice Payment Terms:

Due Date: August 31, 2025

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

Invoice

116.82

8/1/2025 1729

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

P.O. No.	Terms	Due Date	Rep
SUPPLIES	Net 20	8/21/2025	



ORDER:7660387668 DATED:070125

ITEMS: (1cs) 55-60 Gal Trash Bags ,(1cs) Multifold Paper Towels,(1cs) Urinal

Screens,(2) Air Wick Refills.

Sales Tax (0.0%) \$0.00

Total \$116.82

Balance Due \$116.82

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

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

Invoice

8/1/2025 87578

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

P.O. No.	Terms	Due Date	Rep
	Net 10	8/10/2025	259JM



FEES FOR
JANITORIAL SERVICES; Monthly Cleaning per Agreement

1,095.00

LOCATION: Summer Woods 8715 Corkscrew Lane Parrish, FL 34219

Sales Tax (0.0%) \$0.00

Total \$1,095.00

Balance Due \$1,095.00

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

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

July 17, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Reference: Invoice No. 3596736 Client Matter No. 38323-1 Notification Email: eftgroup@kutakrock.com

Summer Woods CDD Rizzetta & Company Unit 200 3434 Colwell Avenue Tampa, FL 33614

Invoice No. 3596736

38323-1

Re: General Counsel

For Professional Legal Services Rendered

06/03/25	B. Davenport	2.30	678.50	Confer with O'Nolan concerning score sheet and landscape RFP; confer with Board regarding engineering budget; confer with Mark regarding amenity guidelines
06/03/25	K. Ibarra	0.10	22.00	and discussion; call into Board meeting Review and organize district files

Summer Woods CDD July 17, 2025 Client Matter No. 38323-1 Invoice No. 3596736 Page 2

06/04/25	B. Davenport	2.00	590.00	Review and analysis of follow-up items from Board meeting; update task list; update budget tracking chart; confer with O'Nolan regarding the same; confer with Board regarding meeting follow-up items; revise amenity enforcement guidelines; confer with Sigman regarding the same; draft notices of award of RFP; draft work authorization for irrigation repairs; confer with Bregg regarding the same; draft letter of termination for Yellowstone; revise amenity rules; confer with O'Nolan regarding the same
06/05/25	B. Davenport	0.30	88.50	Draft landscape agreement; confer with Sigman regarding the incident reporting guidelines
06/06/25	B. Davenport	1.50	442.50	Draft form letter for amenity suspension from manager; draft form letter for amenity suspension from enforcement committee/Board; draft form letter for amenity suspension from individual enforcement committee/Board member; confer with O'Nolan and Sigman regarding the same
06/11/25	B. Davenport	0.50	147.50	Revise landscape and irrigation maintenance agreement with Redtree; revise notice of termination with Yellowstone; confer with Bregg regarding the same; confer with O'Nolan regarding amenity enforcement letters

6.70

TOTAL HOURS

Summer Woods CDD July 17, 2025 Client Matter No. 38323-1 Invoice No. 3596736 Page 3

TOTAL FOR SERVICES RENDERED

\$1,969.00

TOTAL CURRENT AMOUNT DUE



\$1,969.00

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

July 28, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Reference: Invoice No. 3598386 Client Matter No. 38323-2 Notification Email: eftgroup@kutakrock.com

Summer Woods CDD Rizzetta & Company Unit 200 3434 Colwell Avenue Tampa, FL 33614

Invoice No. 3598386

38323-2

Re: RET Litigation

For Professional Legal Services Rendered

05/05/25	B. Davenport	0.20	59.00	Review correspondence regarding structural engineering experts for RET dispute; call with O'Nolan regarding lighting removal and storage; confer with Cox regarding discussion of the same;
05/05/25	D. Kirk	0.30	79.50	Review of potential engineer correspondence in support of preparing litigation materials
05/05/25	D. Kirk	0.60	159.00	Research regarding jurisdictional issues and strict liability theories in support of litigation
05/06/25	B. Davenport	0.30	88.50	draft notice for shade session; review materials relevant to RET dispute; confer with Tuomy regarding the same; confer with Ruxton regarding light removal
05/07/25	J. Cox	0.30	202.50	Review multiple emails and address engineering analysis related to RET lights

_				
05/07/25	B. Davenport	0.10	29.50	Confer with Cox regarding removal of RET lighting
05/07/25	D. Kirk	2.90	768.50	Prepare Complaint for declaratory judgment and other relief in support of authorized litigation
05/08/25	B. Davenport	0.80	236.00	Confer with O'Nolan regarding construction/installation of lights; confer with Jimenez regarding RET claim; confer with Tuomy regarding additional lighting information; revise amenity guidelines;
05/09/25	J. Cox	1.20	810.00	Telephone conference with two separate potential engineering experts; email exchanges regarding same; review CVs and provide recommendation for retaining expert
05/09/25	B. Davenport	1.00	295.00	Call with Young regarding retention of engineering expert in RET litigation; call with MKA International regarding RET litigation; confer with Tuomy regarding retention of engineering expert in RET litigation; follow-up email to Young regarding additional lighting documentation; confer with Cox regarding potential experts
05/09/25	J. Earlywine	0.50	160.00	Conference calls with potential experts regarding RET litigation
05/09/25	D. Kirk	0.60	159.00	Initial meeting with Young & Hendrick in support of potential expert work in authorized litigation
05/12/25	D. Kirk	0.70	185.50	Analyze District-specific jurisdictional arguments, regulations, and defenses to same in support of preparing authorized litigation
05/13/25	J. Cox	0.20	135.00	Review multiple email exchanges; email to RET counsel regarding providing costs of repair

υ				
05/13/25	B. Davenport	0.30	88.50	Confer with Young regarding retention of litigation expert; confer with Tuomy regarding retention of litigation expert; confer with Chair regarding engagement letter agreement with Tuomy for the retention of litigation expert;
05/13/25	D. Kirk	5.40	1,431.00	Continue preparing Complaint for declaratory and additional relief in support of authorized litigation
05/16/25	B. Davenport	0.30	88.50	Confer with Tuomy regarding revised engagement letter; revise litigation disclosure language and confer with Eckert regarding the same; review letter of engagement and fee schedule
05/19/25	J. Cox	0.50	337.50	Email to Kirk regarding petition; email exchange with Earlywine regarding expert work and analysis; address issues relating to petition against RET
05/19/25	B. Davenport	0.30	88.50	Confer with Chair regarding engagement letter from expert witness; confer with Cox and Dean regarding complaint;
05/20/25	J. Cox	0.50	337.50	Review cost calculations from RET's counsel; email same to Egis; email exchanges regarding potential insurance alternatives; email to RET's counsel seeking additional backup
05/20/25	J. Cox	0.20	135.00	Telephone conference with Kolter concerning next steps on RET lights
05/21/25	J. Cox	1.20	810.00	Revise draft complaint and email comments regarding same
05/21/25	D. Kirk	0.20	53.00	Review litigation team revisions to draft Complaint in support of authorized litigation
05/22/25	D. Kirk	0.80	212.00	Analyze regulations in support of revisions to Complaint regarding same

ruge i				
05/23/25	J. Cox	0.30	202.50	Email exchanges regarding removing lights
05/23/25	B. Davenport	0.30	88.50	Confer with O'Nolan regarding RET litigation and related issues
05/27/25	B. Davenport	0.20	59.00	Review email correspondence from expert and chair regarding inspection and expert engineering services; confer with O'Nolan regarding cost of expert inspection; confer with Earlywine and Cox regarding the same;
05/28/25	D. Kirk	0.30	79.50	Analyze public permitting of contractor in support of finalizing Complaint
05/29/25	J. Cox	0.60	405.00	Telephone conference with engineering expert; follow up conference call; email counsel for RET regarding backup detail requested from Egis
05/29/25	B. Davenport	0.60	177.00	Call into meeting regarding lighting inspection and removal; confer with Tuomy regarding litigation budget
05/30/25	J. Cox	0.80	540.00	Revise complaint to prepare for filing
05/30/25	D. Kirk	1.40	371.00	Continue review of public permit filings in support of finalizing Complaint; finalize revisions to Complaint and forward to litigation team
06/03/25	J. Cox	0.70	472.50	Multiple exchanges of communications regarding status and strategy, including inspection and removal of lighting
06/03/25	B. Davenport	0.30	88.50	Confer with Cox regarding status of RET
06/04/25	J. Cox	0.30	202.50	Review and respond to multiple email communications regarding the RET lights and addressing the issues related to the same
06/04/25	B. Davenport	0.10	29.50	Call with Tuomy concerning authorization for inspection

06/05/25	J. Cox	0.30	202.50	Emails and telephone conference
				regarding status with Egis and payout of claims; read email from RET regarding prepayment for
06/05/25	B. Davenport	0.20	59.00	repairs and address same Call into meeting with Egis regarding insurance proceeds
06/09/25	J. Cox	0.60	405.00	Participate in telephone conference with Egis regarding payment of claims; email exchange with RET's counsel regarding additional information needed
06/09/25	B. Davenport	0.50	147.50	Call into meeting with Egis; confer with O'Nolan regarding the same; confer with Bregg regarding dates for the landscape transition
06/09/25	D. Kirk	0.40	106.00	Zoom conference with insurer EGIS regarding matters to be completed for evaluation
06/10/25	J. Cox	0.10	67.50	Email exchange with RET's counsel regarding purpose for additional information requested by insurer
06/10/25	B. Davenport	0.40	118.00	Review correspondence from RET regarding estimates for lighting repairs; confer with Tuomy regarding lighting inspection; confer with O'Nolan regarding the same; confer with Ruxton regarding Egis meeting and payment and lighting inspection; call with O'Nolan regarding dates for the landscape transition
06/13/25	J. Cox	0.10	67.50	Email to counsel for RET regarding providing information promised days ago
06/16/25	J. Cox	0.20	135.00	Emails from B. Tuomy and M. O'Nolan regarding pole removal; email to RET counsel regarding additional details needed to finalize insurance claim

06/16/25	B. Davenport	0.10	29.50	Review proposal for light removal; confer with O'Nolan regarding the
06/17/25	J. Cox	0.10	67.50	Email regarding status of obtaining information from RET for insurance
06/20/25	B. Davenport	0.10	29.50	purposes Confer with O'Nolan regarding insurance check
06/23/25	J. Cox	0.60	405.00	Email exchange with Egis regarding payment of claims; email to RET's counsel regarding detail requested by Egis to finalize claims; additional email exchange with RET's counsel regarding support for claims; email to Egis regarding final costs quoted by RET for claims settlement
06/23/25	B. Davenport	0.10	29.50	Confer with Jimenez regarding insurance check
06/24/25	J. Cox	0.30	202.50	Read and respond to emails regarding insurance program RET is representing is being offered to cover RET lights
06/24/25	B. Davenport	0.20	59.00	Confer with Earlywine and Cox regarding potential RET settlement terms
06/25/25	J. Cox	0.20	135.00	Read and respond to email exchanges regarding falling lights and handling of same
06/25/25	B. Davenport	0.30	88.50	Call into meeting regarding RET issues; call with O'Nolan regarding the same
06/26/25	J. Cox	0.10	67.50	Email exchange with B. Davenport regarding Egis payment
06/26/25	B. Davenport	0.50	147.50	Draft agreement with Owen's Electric; confer with O'Nolan regarding the same
06/26/25	B. Davenport	0.10	29.50	Review correspondence regarding Egis payment and RET repair estimates; confer with Cox regarding the same

Summer Woods CDD July 28, 2025 Client Matter No. 38323-2 Invoice No. 3598386 Page 7

06/27/25	J. Cox	0.40	270.00	Telephone conference regarding claims adjustment and payment of
06/27/25	B. Davenport	1.00	295.00	funds Call into internal meeting regarding RET; Call into meeting with RET regarding insurance proceeds
06/27/25	B. Davenport	0.20	59.00	Revise agreement for lighting removal services
06/27/25	D. Kirk	0.80	212.00	Team conference with insurer regarding pending claim and adjustment

TOTAL HOURS 33.20

TOTAL FOR SERVICES RENDERED \$13,098.50

TOTAL CURRENT AMOUNT DUE



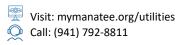
\$13,098.50

Summer Woods CDD Manatee County Utilities Department

Month: 07/25 Dated: 07/30/25 Due: 08/20/25 ACH

Account	Description	Service Address	Code	Amount
100016000	Irrigation	11371 Daybreak Gln	53600-4318	\$ 6.06
100016059	Irrigation	11205 Daybreak Gln	53600-4304	\$ 346.84
100016117	Irrigation	10611 Daybreak Gln	53600-4318	\$ -
100016170	Irrigation	9229 Westernwoods Ave	53600-4318	\$ 292.33
100158718	Irrigation	10904 High Noon Tr	53600-4318	\$ 333.23
100158772	Irrigation	11336 Daybreak Gln	53600-4318	\$ 4.84
100158826	Irrigation	8805 Summerwoods Dr	53600-4318	\$ 305.36
100158887	Irrigation	11424 Daybreak Gln	53600-4318	\$ -
100219410	Irrigation	9702 Last Light Glen	53600-4318	\$ 73.58
100219418	Irrigation	8815 Starry Night Terrace	53600-4318	\$ 73.58
100219422	Irrigation	9427 Deadwood Terrace	53600-4318	\$ 73.58
100237014	Irrigation	9702 Enentide Trl	53600-4318	\$ 459.52
			Summary	
			001 53600-4304	\$ 346.84
			001 53600-4318	\$ 1,622.08
			Total	\$ 1,968.92

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



SUMMER WOODS COMMUNITY 11371 DAYBREAK GLN



Amount Due \$6.06 **Please Pay By** 20-Aug-2025 **Account Number** 100016000

Auto-pay is scheduled for 20-Aug-2025

Account Summary	
Previous Amount Due	\$5.69
Payments Received	-\$5.69
Balance Forward	\$0.00
Contract Charges	\$6.06
Total Amount Due	\$6.06

Usage	Profile	(Consur	mption x 10	000 = GAL)
Meter Number 70391215				
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
06/23	7078	07/22	7207	12.9 kgal

Meter Number 70391215						
Begin	Begin	End	End	Period		
Date:	Read:	Date:	Read:	Consumption:		
06/23	7078	07/22	7207	12.9 kgal		

Usage Profile (Consumption x 1000 = GAL)						
	Meter Number 70391215					
Begin	Begin	End	End	Period		
Date:	Read:	Date:	Read:	Consumption:		
06/23	7078	07/22	7207	12.9 kgal		

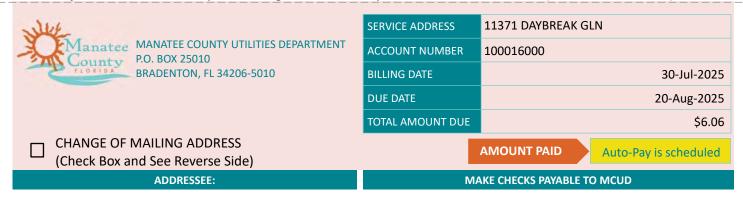
Charge Details	Service Period 06/23 - 0	7/22 (30 Days)
Common Area Reclaim (N	Meter # 70391215) (06/23 - 07/22)	
Reclaim Usage	12.9 kgal x \$0.47	\$6.06
Total New Charges		\$6.06
Total Amount Due		\$6.06
		, ,



Important Information

The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code J33G61ZK (do not share this code)



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

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



SUMMER WOODS COMMUNITY 11205 DAYBREAK GLN



Amount Due

\$346.84

Please Pay By

20-Aug-2025

Account Number

100016059

Auto-pay is scheduled for 20-Aug-2025

Account Summary	
Previous Amount Due	\$1,097.42
Payments Received	-\$1,097.42
Balance Forward	\$0.00
Contract Charges	\$346.84
Total Amount Due	\$346.84

Usage Profile (Consumption x 1000 = GAL)				
	Mete	er Numbe	er 611354	97
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
06/18	25285 *	07/22	25391	10.6 kgal
* Indicates an estimated read				

Important Information	١
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 The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

	• •	
Charge Details	Service Period 06/18 - 07/22	(35 Days)
Commercial Water Service (M	eter # 61135497) (06/18 - 07/22)	
Water Base Rate	1 month(s) x \$47.35	\$47.35
Commercial Water Usage	10.6 kgal x \$2.97	\$31.48
Sewer Commercial Service (06	5/18 - 07/22)	
Sewer Base Rate	1 month(s) x \$131.54	\$131.54
Sewer Service	10.6 kgal x \$6.59	\$69.85
Commercial Can Service (06/19	9 - 07/18)	
32 gallon commercial cans	2 x \$33.31	\$66.62
Total New Charges		\$346.84
Total Amount Due		\$346.84



View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code ZA9NRAXP (do not share this code)



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

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



ities .

Amount Due \$0.00

Do Not Pay Credit Balance

Account Number 100016117

SUMMER WOODS COMMUNITY 10611 DAYBREAK GLN

Account Summary		
Previous Amount Due	\$0.00	
Payments Received	\$0.00	
Balance Forward	\$0.00	
Contract Charges \$0.0		
Total Amount Due	\$0.00	

Usage	Profile	(Consun	nption x 10	000 = GAL)
Met		er Numbe	er 611911:	19
Begin Begin		End	End	Period
Date:	Read:	Date:	Read:	Consumption:
06/19	1	07/22	1	0 kgal

lm	oor	tant	Info	orma	tion

The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

Charge Details	Service Period 06/19 - 07/2	2 (34 Days)
Common Area Reclaim (N Reclaim Usage	Meter # 61191119) (06/19 - 07/22) 0 kgal x \$0.47	\$0.00
Total New Charges		\$0.00
Total Amount Due		\$0.00

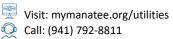


View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code AIZDFPDV (do not share this code)



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

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



9229 WESTERNWOODS AVE

Call: (941) 792-8811
SUMMER WOODS COMMUNITY



Amount Due

\$292.33

Please Pay By

20-Aug-2025

Account Number

100016170

TO AVOID DISCONNECTION, THE PAST DUE AMOUNT MUST BE PAID IMMEDIATELY

Auto-pay	is scheduled	for 20-Aug-2025
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Account Summary		
Previous Amount Due	\$144.56	
Payments Received	\$0.00	
Past Due Amount	\$144.56	
Contract Charges	\$147.77	
Total Amount Due	\$292.33	

	Usage Profile (Consumption x 1000 = GAL)				
Mete			r Numb	er 612602!	56
	Begin	Begin	End	End	Period
	Date:	Read:	Date:	Read:	Consumption:
	06/19	130458	07/22	133602	314 4 kgal

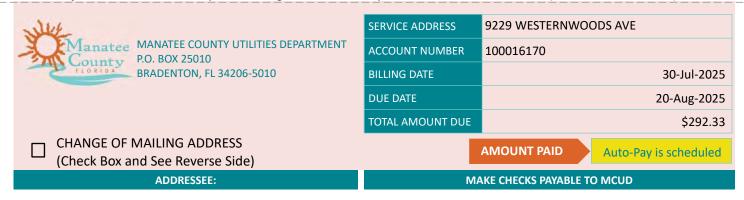
Charge Details	Service Period 06/19 - 07/22	(34 Days)
Common Area Reclaim (Meter # 61260256) (06/19 - 07/22)		
Reclaim Usage	314.4 kgal x \$0.47	\$147.77
Total New Charges		\$147.77
Past Due Amount		\$144.56
Total Amount Due		\$292.33

RECEIVE 07/30/25

Important Information

 The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code LXK5QY5E (do not share this code)



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

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



SUMMER WOODS COMMUNITY 10904 HIGH NOON TRL



Amount Due
Please Pay By

\$333.23

20-Aug-2025

Account Number

100158718

Auto-pay is scheduled for 20-Aug-2025

Account Summary			
Previous Amount Due	\$1,799.80		
Payments Received	-\$1,799.80		
Balance Forward	\$0.00		
Contract Charges	\$333.23		
Total Amount Due	\$333.23		

Usage Profile (Consumption x 1000 = GAL)			000 = GAL)	
Meter Number 70387689				
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
06/19	276661	07/22	283751	709 kgal

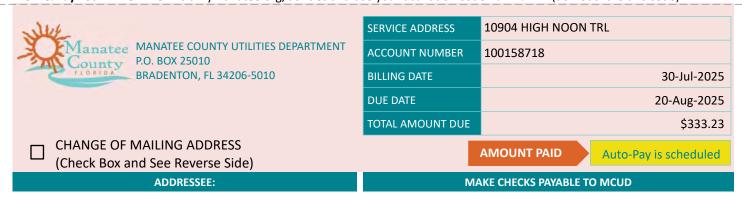
Charge Details	Service Period 06/19 - 07/2	2 (34 Days)
Common Area Reclaim (Met Reclaim Usage	ter # 70387689) (06/19 - 07/22) 709 kgal x \$0.47	\$333.23
Total New Charges		\$333.23
Total Amount Due		\$333.23



Important Information

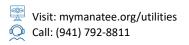
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View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code LO7DOVEY (do not share this code)



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

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



SUMMER WOODS COMMUNITY 11336 DAYBREAK GLN



Amount Due \$4.84 **Please Pay By** 20-Aug-2025 **Account Number** 100158772

Auto-pay is scheduled for 20-Aug-2025

Account Summary	
Previous Amount Due	\$3.42
Payments Received	-\$3.42
Balance Forward	\$0.00
Contract Charges	\$4.84
Total Amount Due	\$4.84

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391211				
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
06/19	11398	07/22	11501	10.3 kgal

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391211				
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
06/19	11398	07/22	11501	10.3 kgal

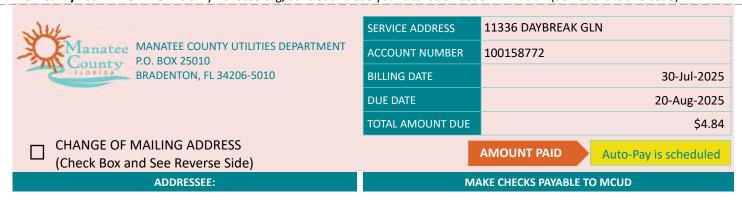
Charge Details	Service Period 06/19 - 07/22 (3	4 Days)
Common Area Reclaim (Meter	# 70391211) (06/19 - 07/22)	
Reclaim Usage	10.3 kgal x \$0.47	\$4.84
Total New Charges		\$4.84
Total Amount Due		\$4.84
Total Amount Due		\$4.8



Important Information

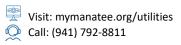
The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code BRBYA3GR (do not share this code)



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

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



SUMMER WOODS COMMUNITY 8805 SUMMERWOODS DR



Amount Due \$305.36

Please Pay By 20-Aug-2025

Account Number

100158826

Auto-pay is scheduled for 20-Aug-2025

Account Summary	
Previous Amount Due	\$610.82
Payments Received	-\$610.82
Balance Forward	\$0.00
Contract Charges	\$305.36
Total Amount Due	\$305.36

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 60445734			
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption:
06/19	231728	07/22	238225	649.7 kgal

Charge Details	Service Period 06/19 - 0	7/22 (34 Days)
Common Area Reclaim (Meter # 60445734) (06/19 - 07/22))
Reclaim Usage	649.7 kgal x \$0.47	\$305.36
Total New Charges		\$305.36
Total Amount Due		\$305.36



Important Information

 The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code XWMWXDAV (do not share this code)



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

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



SUMMER WOODS COMMUNITY 11424 DAYBREAK GLN



Amount Due \$0.00 **Do Not Pay Credit Balance**

100158887

Account Summary	
Previous Amount Due Payments Received	\$0.00 \$0.00
Balance Forward	\$0.00
Contract Charges	\$0.00
Total Amount Due	\$0.00

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 70391214			
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption:
06/19	5724	07/22	5724	0 kgal

Charge Details	Service Period 06/19 - 07/2	2 (34 Days)
Common Area Reclaim (Meter Reclaim Usage	er # 70391214) (06/19 - 07/22) 0 kgal x \$0.47	\$0.00
Total New Charges		\$0.00
Total Amount Due		\$0.00

Account Number



Important Information

The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code D3QFPQL1 (do not share this code)



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

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



SUMMER WOODS COMMUNITY 9702 LAST LIGHT GLN



Amount Due \$73.58

Please Pay By 20-Aug-2025

Account Number

100219410

Auto-pay is scheduled for 20-Aug-2025

Account Summary	
Previous Amount Due	\$69.87
Payments Received	-\$69.87
Balance Forward	\$0.00
Contract Charges	\$73.58
Total Amount Due	\$73.58

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 70391213			
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption:
06/19	40	07/21	40	0 kgal

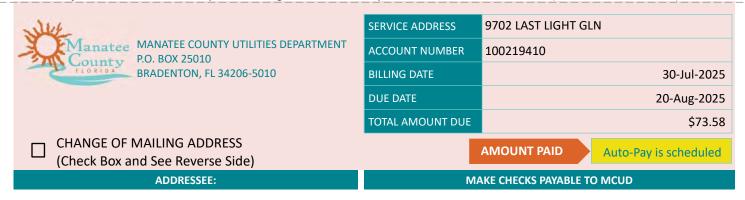
Charge Details	Service Period 06/19 - 07/	21 (33 Days)
Auto Flush Permanent (Me	eter # 70391213) (06/19 - 07/21) 1 month(s) x \$73.58	\$73.58
Total New Charges	1 Hiohun(3) x \$75.56	\$73.58
Total Amount Due		\$73.58



Important Information

 The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code ODSANI8R (do not share this code)



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

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



SUMMER WOODS COMMUNITY 8815 STARRY NIGHT TER



Amount Due \$73.58 **Please Pay By** 20-Aug-2025 **Account Number**

Auto-pay is scheduled for 20-Aug-2025

100219418

Account Summary	
Previous Amount Due	\$69.87
Payments Received	-\$69.87
Balance Forward	\$0.00
Contract Charges	\$73.58
Total Amount Due	\$73.58

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 70392872			
Begin	Begin	End End Period		
Date:	Read:	Date:	Read:	Consumption:
06/19	3	07/21	3	0 kgal

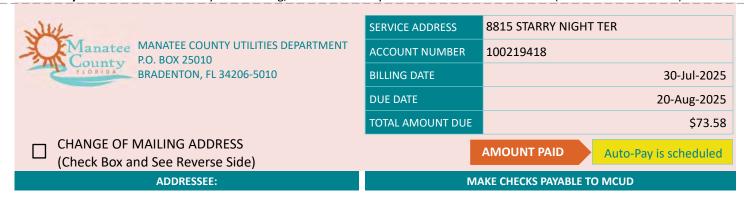
(33 Days)
\$73.58
\$73.58
\$73.58



Important Information

The 2024 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code XAC3AUVC (do not share this code)



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

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



SUMMER WOODS COMMUNITY 9427 DEADWOOD TER



Amount Due \$73.58 **Please Pay By** 20-Aug-2025 **Account Number**

Auto-pay is scheduled for 20-Aug-2025

100219422

Account Summary	
Previous Amount Due	\$69.87
Payments Received	-\$69.87
Balance Forward	\$0.00
Contract Charges	\$73.58
Total Amount Due	\$73.58

Usage Profile (Consumption x 1000 = GAL)				
	Meter Number 70392859			
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
06/19	0	07/21	0	0 kgal

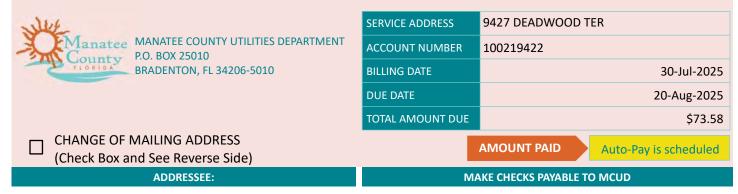
Service Period 06/19 - 07	/21 (33 Days)
Meter # 70392859) (06/19 - 07/21)	
1 month(s) x \$73.58	\$73.58
	\$73.58
	\$73.58
	Meter # 70392859) (06/19 - 07/21)



Important Information

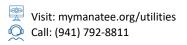
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View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code P9KN29GA (do not share this code)



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

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



SUMMER WOODS COMMUNITY 9702 EVENTIDE TRL



Amount Due

\$459.52

Please Pay By 20-Aug-2025

Account Number

100237014

Auto-pay is scheduled for 20-Aug-2025

Account Summary	
Previous Amount Due	\$186.03
Payments Received	-\$186.03
Balance Forward	\$0.00
Contract Charges	\$459.52
Total Amount Due	\$459.52

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61374176				
Begin	Begin	End	End	Period
Date:	Read:	Date:	Read:	Consumption:
06/19	12937	07/21	22714	977.7 kgal

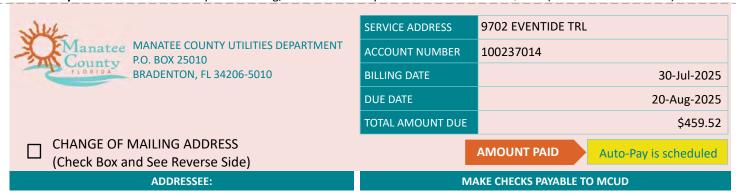
Charge Details	Service Period 06/19 - 0	7/21 (33 Days)
Common Area Reclaim	(Meter # 61374176) (06/19 - 07/21)	
Reclaim Usage	977.7 kgal x \$0.47	\$459.52
Total New Charges		\$459.52
Total Amount Due		\$459.52



Important Information

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View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code KFRQKE8X (do not share this code)



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



INVOICE

6901 Professional Parkway East Suite 103 Sarasota, FL 34240 Invoice #: INV-12442 Invoice Date: 07/28/2025 Service Period Ended: 07/25/2025

Due Date: 08/27/2025

BILL VK Summerwoods, LLC

TO Bryon Lopreste

14025 Riveredge Drive

Suite 175

Tampa FL 33637

PROJECT	COMMENTS
Summerwoods CDD	

ITEM	UNIT PRICE	QTY	EXTENDED PRICE
Miscellaneous Consulting Review drainage issue and site visits to review roadway issues	200.00	4.00	800.00
		TOTAL	\$800.00
		TOTAL PAID	\$0.00
		TOTAL DUE	\$800.00



Morris Engineering & Consulting Morris Engineering & Consulting LLC

Progress Billing Statement As of July 25, 2025

		As of July	y 23, 2023				
	Contract Amt	Prior Amt	Prior %	Current Amt	Current %	Remaining Amt	Remaining %
Item Totals							
Consulting Services Miscellaneous Consulting	0.00	187,961.60	0.0 %	800.00	0.0 %	(188,761.60)	0.0 %
Total Consulting Services	0.00	187,961.60	0.0 %	800.00	0.0 %	(188,761.60)	0.0 %
Ancillary Services	0.00	1,900.00	0.0 %	0.00	0.0 %	(1,900.00)	0.0 %
Billed Expenses	0.00	359.63	0.0 %	1,940.37	0.0 %	(2,300.00)	0.0 %
Item Totals	0.00	190,221.23	0.0 %	2,740.37	0.0 %	(192,961.60)	0.0 %



Owens Electric, Inc. 2242 Industrial Blvd Sarasota, Florida 34234 (941) 355-0035 Service@Owens-Electric.com EC13002293 & EC13009131 Invoice 33936307 Invoice Date 8/1/2025 Completed Date 8/1/2025 Payment Term Due Upon Receipt

Due Date 8/1/2025

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

Installed new 40-amp Siemens ITE GFCI breaker. Tested it for proper voltage and then turned back off before the pump started up all the way. Pump will need to be primed by the pool company. Called Bob with Cooper Pools and informed him that the breaker had been changed.

Service #	Description	Quantity	Your Price	Total
Service Call ELEC-DIA	Regular call for evaluation of the client request; includes travel.	1.00	\$99.00	\$99.00
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	2.00	\$165.00	\$330.00
ELECMAT-0175	40-amp Siemens ITE GFCI Breaker	1.00	\$318.15	\$318.15
		S	ub-Total	\$747.15



 Sub-Total
 \$747.15

 Tax
 \$0.00

 Total
 \$747.15

 Payment
 \$0.00

Balance Due \$747.15

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



Owens Electric, Inc. 2242 Industrial Blvd Sarasota, Florida 34234 (941) 355-0035 Service@Owens-Electric.com EC13002293 & EC13009131 Invoice 33669700
Invoice Date 8/6/2025
Completed Date 8/6/2025
Payment Term Due Upon Receipt

Due Date 8/6/2025

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

Removal of 250 Solar Poles and Fixtures from Community:

Utilizing aerial bucket and crane trucks, remove damaged street light poles from community. All poles will be dug out and removed by lifting them with bucket trucks and crane handler (Owens Electric Inc is not responsible for any damage to pole during removal, if pole is "stuck" in ground due to water, pole will be cut below grade level to safely remove). Once pole is removed, a new round hand hole will be installed in location pole was removed from. Each pole will be transported to a designated location on Daybreak Glen, poles, solar panels and fixtures will be placed in this location for storage purposes. Overflow storage of poles/fixtures/solar panels will be behind clubhouse in field area (if needed). Documentation of all poles being removed will include pictures from before removal, during and after removal. Once poles have been removed and stored, poles will be anchored down using 16" earth anchors (4 per section, 32 total) and 50' ratchet straps (2 per section, 16 total).

Owens Electric Inc. will provide street locations of scheduled work prior to schedule date, Rizzetta is responsible to notify all residents of these locations so residents are notified to not park in the street.

- ***If pole base is "stuck" underground due to water, pole base will be cut below grade so pole can be safely removed ***
- *** If pole is located to close to backflow conduits, pole will be skipped until locates are completed and deemed safe to remove ***
- *** Owens Electric Inc. is NOT responsible for damaging any poles, fixtures, or panels during the removal process. Owens Electric Inc. is NOT responsible for poles, fixtures, solar panels once secured in designated storage location. Owens Electric Inc. is not responsible for any damage to landscaping during removal process.

Total Proposal: \$242,500 (\$970 per pole)

PAYMENT SCHEDULE AS FOLLOWS:

34% Upon Approval: \$82,450

33% Upon Removal of 75th Pole: \$80,025

33% Upon Completion: \$80,025

Service #	Description	Quantity	Your Price	Total
FINAL	Project Final Invoice	1.00	\$80,025.00	\$80,025.00

 Sub-Total
 \$80,025.00

 Tax
 \$0.00

 Total
 \$80,025.00

 Payment
 \$0.00

RECEIVE 08/08/2025

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

Summer Woods CDD

Peace River Electric Summary

Month: 07/25 Electric 07/25 Dated: 07/24/25 Due: 08/14/25

Account	Description	Service Address	Code	<u>A</u>	<u> </u>
185639001	Irrigation Control	10904 High Noon Trail	53100-4304	\$	111.86
185639002	Emergency Access Gate	11424 Daybreak Glen	53100-4304	\$	32.97
170982001	Entry Sign	8805 Summer Woods Dr	53100-4304	\$	44.07
			Summary 001 53100-4304 Total	\$ \$	188.90 188.90

Account #185639003 is inactive



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TOTAL AMOUNT DUE .86 Bank Draft is scheduled for 08/14/2025

Monthly Energy Use



SUMMER WOODS CDD

Bill Date Account #

Member #

07/24/2025

185639001

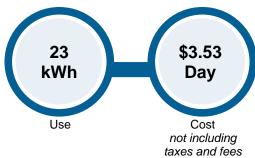
168790

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

Monthly Energy Use Comparison

688 691 649 kWh kWh Last Month This Month This Month 30 Days 30 Days Last Year 30 Days

Your Average Daily Use



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



PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

185639001 10904 HIGH NOON TRL

Bank Draft Amount is scheduled for 08/14/2025 \$111.86

PEACE RIVER ELECTRIC COOPERATIVE, INC. PO BOX 1547

WAUCHULA FL 33873-1547

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

Account 185639001

Service Address 10904 HIGH NOON TRL Service Description IRRIGATION CONTROL

Board District 8

Service Period Readings Meter kW Reading Meter # kWh Usage **From** To **Previous** Present Multiplier 36896782 06/18/2025 07/18/2025 20.815 21,503 1.0 688 0.972

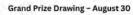
Account Summary		Current Charges			GS-S
Previous Balance	\$111.48	Facilities Use Charge			\$28.00
Payment(s) Made	-\$111.48	Energy Charge	688 kWh	@ 0.121	\$83.25
Balance Forward	\$0.00	CPA	688 kWh	@ -0.008	-\$5.50
Current Charges	\$111.86	Property Tax Recovery	/ Fee		\$3.31
Total Amount Due	\$111.86	Gross Receipts Tax			\$2.80
		Total Current Charge	s		\$111.86

Bank Draft Amount

\$111.86

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SUMMER WOODS CDD

Bill Date Account # Member # 07/24/2025 185639002 168790



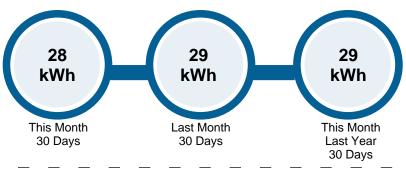
Bank Draft is scheduled for 08/14/2025

Monthly Energy Use



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

Monthly Energy Use Comparison



Your Average Daily Use



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PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

185639002 11424 DAYBREAK GLEN

Bank Draft Amount is scheduled for 08/14/2025 \$32.97

PEACE RIVER ELECTRIC COOPERATIVE, INC. PO BOX 1547

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

WAUCHULA FL 33873-1547

Account 185639002

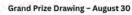
Service Address 11424 DAYBREAK GLEN Service Description GATE Board District

8

.00000002		D, (D, (), ()	,			O,		· ·
Meter #	Servic From	e Period To	Re Previous	eadino s	gs Present	Meter Multiplier	kWh Usage	kW Reading
35591797	06/18/2025	07/18/2025	1,341		1,369	1.0	28	0.046
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Due	Account Su	ımmary		Facili Ener CPA Prop Gros	ent Charge ities Use Ch gy Charge erty Tax Rec s Receipts T	covery Fee	28 kWh @ 0.121 28 kWh @ -0.008	\$28.00 \$3.39 -\$0.22 \$0.98 \$0.82 \$32.97
					Dani	K Diait A	mount	Ψ02.31

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www.preco.coop

SUMMER WOODS CDD

Bill Date Account # Member # 07/24/2025 170982001 168790

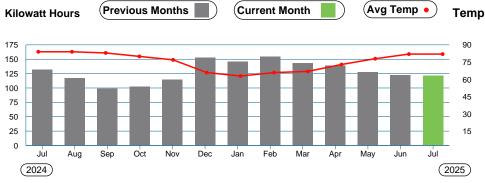
TOTAL AMOUNT DUE

\$44.07

Bank Draft is scheduled for 08/14/2025

RECEIVE D

Monthly Energy Use



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

Monthly Energy Use Comparison

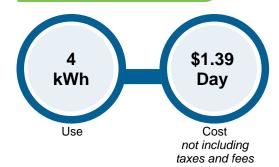
This Month
30 Days

122
kWh

Last Month
30 Days

This Month
Last Year
30 Days

Your Average Daily Use



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PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824 Account #
Service Address

170982001 8805 SUMMER WOODS DR

Bank Draft Amount is scheduled for 08/14/2025

\$44.07

2842 0 MB 0.672 SUMMER WOODS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 5 2842 C-10 PEACE RIVER ELECTRIC COOPERATIVE, INC. PO BOX 1547
WAUCHULA FL 33873-1547

Account 170982001

Service Address 8805 SUMMER WOODS DR

Service Description ENTRY SIGN Board District

SIGN 8

170002001	0000 COMMER WOODO DI		LIVITY OIOIV			O		
Meter #	Servic From	e Period To	Re Previous	eading s	s Present	Meter Multiplier	kWh Usage	kW Reading
35778891	06/18/2025	07/18/2025	8,560		8,681	1.0	121	0.872
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Du		ımmary	\$44.06 -\$44.06 \$0.00 \$44.07 \$44.07	Facilit Energ CPA Prope Gross	Receipts Current C	covery Fee Tax harges	121 kWh @ 0.121 121 kWh @ -0.008	\$28.00 \$14.64 -\$0.97 \$1.30 \$1.10
					Ban	k Draft A	mount	\$44.07

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Website

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SUMMER WOODS CDD

Bill Date Account # Member # 08/04/2025 185639004 168790

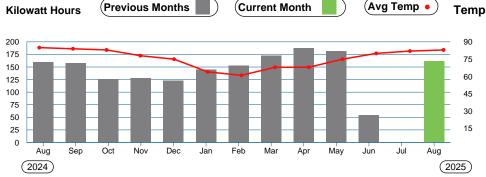
TOTAL AMOUNT DUE

\$48.86

Bank Draft is scheduled for 08/25/2025

RECEIVE D 08/05/2025

Monthly Energy Use



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

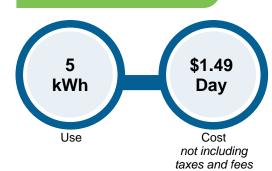
Monthly Energy Use Comparison

This Month
31 Days

Last Month
30 Days

This Month
Last Year
30 Days

Your Average Daily Use



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PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824 Account #
Service Address

185639004 9324 WESTERNWOODS AVE

Bank Draft Amount is scheduled for 08/25/2025

\$48.86

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

4 2871

SUMMER WOODS CDD 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 Account 185639004 Service Address
9324 WESTERNWOODS AVE

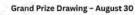
Service Description
MONUMENT

Board District

103033004	3324 WESTERNWOODS AVE			MONOMENT			O					
Meter #	Servic From	e Period To	Readings Previous Pres				·		gs Present	Meter Multiplier	kWh Usage	kW Reading
38699836	06/26/2025	07/27/2025	3,375		3,536	1.0	161	0.388				
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Due		ımmary	-\$29.62 \$0.00 \$48.86	Faci Ene CPA Prop Gros	rent Charge lities Use Ch rgy Charge Derty Tax Re ss Receipts al Current C	narge ecovery Fee Tax	161 kWh @ 0.121 161 kWh @ -0.008	\$28.00 \$19.48 -\$1.29 \$1.45 \$1.22				
					Ban	k Draft A	mount	\$48.86				

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855-937-1752 800-282-3824 24/7 www.preco.coop

Bill Date Account # Member #

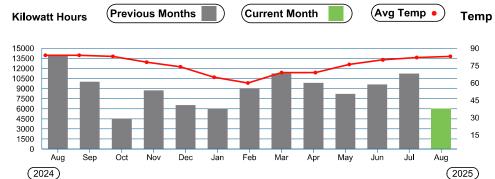
SUMMER WOODS CDD

08/05/2025 170982003 168790

TOTAL AMOUNT DUE 808.88

Bank Draft is scheduled for 08/26/2025

Monthly Energy Use



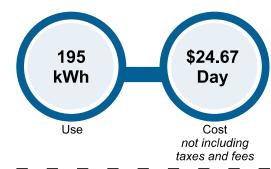


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison

13,876 6,059 11,243 kWh kWh kWh This Month Last Month This Month 31 Days 31 Days Last Year 30 Days

Your Average Daily Use



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PO Box 1310 210 Metheny Road Wauchula, Florida 33873 800.282.3824

Account # Service Address

170982003 11205 DAYBREAK GLN

Bank Draft Amount

\$808.88

is scheduled for 08/26/2025



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

4 2734

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



Account 170982003

Service Address 11205 DAYBREAK GLN Service Description AMENITY CENTER Board District

Meter #	Servic From	e Period To	Re Previous	eadir	ngs Present	Meter Multiplier	kWh Usage	kW Reading
36674773	06/29/2025	07/30/2025	743,044		749,103	1.0	6,059	23.128
Previous Balance Payment(s) Made Balance Forward Current Charges Total Amount Due	Account Su	mmary	-\$1,197.59 \$0.00 \$808.88	Fac Ene CP/ Bille Pro Gro	A ed Demand perty Tax Re ss Receipts ⁻ al Current C	arge 6, 6, 23 covery Fee 「ax	059 kWh @ 0.083 059 kWh @ -0.008 3.128 kW @ 8.660	\$110.00 \$502.90 -\$48.47 \$200.29 \$23.94 \$20.22 \$808.88

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

Invoice

Date	Invoice #		
8/2/2025	INV0000101315		

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** August Upon Receipt 00061 Description Qty Rate Amount General Management & Oversight 1.00 \$708.33 \$708.33 Personnel Reimbursement 1.00 \$1,592.64 \$1,592.64 \$2,300.97 Subtotal Total \$2,300.97

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

Invoice

Date	Invoice #		
8/2/2025	INV0000101185		

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



	Services for the month of	Term	ns	CI	ient Number
	August	Upon R			0193
Description		Qty	Rate		Amount
Accounting Services		1.00	\$1,72		\$1,720.92
Administrative Services		1.00		30.25	\$430.25
Dissemination Services		1.00		6.67	\$666.67
Email Accounts, Admin & Maintenance		5.00		20.00	\$100.00
Financial & Revenue Collections		1.00		4.17	\$344.17
Landscape Consulting Services Management Services		1.00 1.00	\$90 \$1,92	00.00	\$900.00 \$1,921.67
Website Compliance & Management		1.00		00.00	\$1,921.07
vvebsite Compliance & Management		1.00	Ψι	0.00	ψ100.00
	7	Subtotal			\$6,183.68
		2 3.3.3014			, , , , , , ,
	-			-	
		Total			¢6 193 69
		iotai			\$6,183.68
	L				

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

Invoice

Date	Invoice #		
8/1/2025	INV0000101354		

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** July Upon Receipt 00061 Description Qty Rate Amount Cell Phone 50.00 \$1.00 \$50.00 \$50.00 Subtotal Total \$50.00

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

Invoice

Date	Invoice #		
8/15/2025	INV0000101388		

Bill To:

Summer Woods CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614



Services for the month of Terms **Client Number** August Upon Receipt 00061 Description Qty Rate Amount Personnel Reimbursement 1.00 \$1,182.96 \$1,182.96 \$1,182.96 Subtotal Total \$1,182.96





Summer Woods CDD 2700 S. Falkenburg Rd. Suite 2745 Riverview FL 33578 United States Invoice # INV-SN-881
Invoice Date: 7/17/2025
Due Date: 8/16/2025

PO#: Quarterly Invoice

Item	Description		AMOUNT		
SchoolNow CDD ADA-PDF			\$234.38		
SchoolNow CDD	Community Development District (CDD) go management company ADA-compliant we	Community Development District (CDD) governmental unit management company ADA-compliant website			
		Subtotal:	\$384.38		
Subscription start: 10/1/2024		Tax Total:			
Subscription end: 9/30/2025	07/20/25	Total:	\$384.38		
	07/28/25	Amount Paid:	\$0.00		
Direct Deposit Instruction:		Amount Due:	\$384.38		

Click Here to pay with Credit Card

Check Remittance:

Innersync Studios Ltd P.O. Box 771470 St. Louis, MO 63177-9816 United States

INVOICE

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

DATE

INVOICE#

8/1/2025

107867

BILL TO

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

P.O. No.	Terms	
August 2025	Net 30	

Monthly Lake Maintenance - Algae and Aquatic Plant Control for Twenty-Five (25) Lakes Manatee County Sales Tax RATE AMOUNT 3,100.00 3,100.00 6.00% ROW 7,100.00 1,100.00 RECEIVED 1,100.00			I	
Twenty-Five (25) Lakes Manatee County Sales Tax 6.00% 0.00	QTY	DESCRIPTION	RATE	AMOUNT
Manatee County Sales Tax 6.00% 0.00 RECEIVED 07/24/2025		Monthly Lake Maintenance - Algae and Aquatic Plant Control for	3,100.00	3,100.00
		Manatee County Sales Tax	6.00%	0.00
			DEC	CEIVE
92 100 00			07	/24/2025
SUNTATAL			Subtotal	\$3,100.00

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

Payments/Credits Balance Due \$3,100.00

\$0.00

Thank you for your business. A 1.5% late fee shall apply to any balance past due more than 30 days.



Bill To:

Address:

Summer Woods CDD c/o Rizzetta & Company, Inc. 2700 South Falkenburg Road Suite 2745 Riverview, FL 33578

Property Name: Summer Woods CDD

Parish, FL 34219

Moccasin Wallow Road

INVOICE

INVOICE #	INVOICE DATE
954967	7/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2025

Invoice Amount: \$25,337.00

Description Current Amount

Monthly Landscape Maintenance July 2025

\$25,337.00



Invoice Total \$25,337.00

IN COMMERCIAL LANDSCAPING



Bill To:

Summer Woods CDD c/o Rizzetta & Company, Inc. 2700 South Falkenburg Road **Suite 2745**

Riverview, FL 33578

Property Name: Summer Woods CDD Address: Moccasin Wallow Road

Parish, FL 34219

INVOICE

INVOICE #	INVOICE DATE
962207	7/31/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: August 30, 2025

Invoice Amount: \$13,174.33

Description **Current Amount**

Repair Damage Caused by Road Construction

Irrigation Repairs \$13,174.33



IN COMMERCIAL LANDSCAPING



Landscape Enhancement Proposal for Summer Woods CDD

John Fowler
Rizzetta & Company, Inc.
2700 South Falkenburg Road
Suite 2745
Riverview, FL 33578
jfowler@rizzetta.com

Repair Damage Caused by Road Construction

Proposal #: 562238 Date: 5/30/2025 From: Michael Paradise

LOCATION OF PROPERTY

Moccasin Wallow Road Parish, FL 34219

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	80	\$80.00	\$6,400.00
3" Tee	1	\$32.20	\$32.20
3" Expansion Repair Coupling	1	\$80.31	\$80.31
2" Sch 40 PVC Pipe 180 Ft	180	\$2.51	\$452.56
1 1/2" PVC Pipe 100 Ft	100	\$1.89	\$188.57
1 1/4" PVC Pipe 40 Ft	40	\$1.80	\$72.00
1" PVC Pipe 80 Ft	80	\$1.71	\$137.14
2" ICV Valve Hunter	2	\$410.20	\$820.39
1 1/2" Drip Valve Hunter	4	\$1,062.41	\$4,249.65
Jacketed 2 - Wire 100 Ft	100	\$2.49	\$248.57
Jumbo Valve Box	1	\$202.97	\$202.97
Misc Fittings	1	\$228.57	\$228.57
2" Expansion Repair Coupling	1	\$61.40	\$61.40

The price is to repair the Irrigation damaged caused by the road construction. Any questions or concerns please let us know.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO FERFORM WORK:

By

Christopher

Print Name/Title

Summer Woods CDD

 Subtotal
 \$13,174.33

 Sales Tax
 \$0.00

 Proposal Total
 \$13,174.33

THIS IS NOT AN INVOICE

Tab 4

MINUTES OF MEETING 1 2 3 4 5 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. 6 **SUMMER WOODS** 7 COMMUNITY DEVELOPMENT DISTRICT 8 9 10 The regular meeting of the Board of Supervisors of the Summer Woods Community Development District was held on Tuesday, June 3, 2025, at 6:00 p.m. at the Harrison 11 Ranch Clubhouse, located at 5755 Harrison Ranch Blvd, Parrish, FL 34219 12 13 Present and constituting a quorum were: 14 15 Matt Ruxton **Board Supervisor, Chairman** 16 **Board Supervisor, Vice Chairman** 17 Mark Sigman **Board Supervisor, Assistant Secretary** Chris Sullivan 18 Joey Johnson **Board Supervisor, Assistant Secretary** 19 **Board Supervisor, Assistant Secretary** Johnathan Flynn 20 21 Also present were: 22 23 District Manager, Rizzetta & Company, Inc. Matt O'Nolan 24 Bennett Davenport District Counsel, Kutak Rock (Via Phone) 25 LIM, Rizzetta & Company, Inc. 26 John Fowler Dave Bautista Representative, Yellowstone Landscaping 27 28 29 Audience Present 30 FIRST ORDER OF BUSINESS Call to Order 31 32 Mr. O'Nolan called the meeting to order at 6:00 p.m. and conducted the roll call. 33 34 35 SECOND ORDER OF BUSINESS **Public Comment** 36 The Board heard comments on splashpads, streetlights and pool. 37 38 THIRD ORDER OF BUSINESS Staff Reports 39 40 A. Consideration of Landscape RFP 41 Mr. Fowler spoke to the Board about the Landscape RFP. 42 43 The Board heard presentations from Red Tree ranked number one scoring 431.3, 44 Pine Lake ranked number two, scoring 422.35, Yardnique ranked number three, 45

scoring 416.25, Blooming's ranked number four, scoring 402.25, and Russell ranked number five, scoring 399.0. Duval did not attend. The Board went through scoring.

On a Motion by Mr. Johnson, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors approved the Board approved NTE of \$15,000 authorizing Supervisor Sullivan to work with Yellowstone, Newburg and the counties contractor for irrigation repairs, for the Summer Woods Community Development District.

On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board of Supervisors awarded Red Tree the landscaping maintenance contract for the Summer Woods Community Development District.

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B. District Manager

53 54 Mr. O'Nolan presented the voter count and spoke about the Final Budget date.

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Mr. O'Nolan presented the voter count as 1416.

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C. District Counsel

58 59 Mr. Davenport went over his report and discussed enforcement committee.

On a Motion by Mr. Ruxton, seconded by Mr. Flynn, with all in favor, the Board of Supervisors approved a NTE of \$85,000 authorizing engineers to inspect streetlights and do a report on findings for the Summer Woods Community Development District.

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FOURTH ORDER OF BUSINESS

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> On a Motion by Mr. Johnson, seconded by Mr. Ruxton, with all in favor, the Board approved the proposed budget as follows: assessment increase range from \$59.79 to \$74.74 a 4.61% increase, for the Summer Woods Community Development District.

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FIFTH ORDER OF BUSINESS

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Consideration of Resolution 2025-02, Approving the Fiscal Year 2025-2026 Proposed Budget and Setting a Public Hearing

Discussion of Fiscal Year 2025-

2026 Proposed Budget

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> On a Motion by Mr. Johnson, seconded by Mr. Ruxton, with all in favor, the Board adopted resolution 2025-02, approving the FY 25-26 proposed budget and setting public hearing for August 6, 2025 at 6pm, for the Summer Woods Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Comments

There were no requests put forth from the Board.

SEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board, Adjourned the Meeting at 8:21p.m., for the Summer Woods Community Development District.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT June 3, 2025 - Minutes of Meeting Page 4

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122	Secretary / Assistant Secretary	Chairman / Vice Chairman



MINUTES OF MEETING 1 2 3 4 5 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. 6 **SUMMER WOODS** 7 COMMUNITY DEVELOPMENT DISTRICT 8 9 10 The special meeting of the Board of Supervisors of the Summer Woods Community Development District was held on Tuesday, August 6, 2025, at 2:00 p.m. at the Harrison 11 Ranch Clubhouse, located at 5755 Harrison Ranch Boulvard, Parrish, FL 34219. 12 13 Present and constituting a quorum were: 14 15 Matt Ruxton **Board Supervisor, Chairman** 16 **Board Supervisor, Vice Chairman** 17 Mark Sigman **Board Supervisor, Assistant Secretary** Chris Sullivan 18 Joey Johnson **Board Supervisor, Assistant Secretary** 19 **Board Supervisor, Assistant Secretary** Johnathan Flynn 20 21 Also present were: 22 23 Matt O'Nolan District Manager, Rizzetta & Company, Inc. 24 Bennett Davenport **District Counsel, Kutak Rock** 25 LIM, Rizzetta & Company, Inc. 26 John Fowler Andy Nott Representative, Superior Waterway 27 Matt Morris District Engineer, Morris Engineering 28 29 Raphael Rosario Representative, Redtree Landscaping Pete Lucadona Representative, Redtree Landscaping 30 31 Audience Present 32 33 FIRST ORDER OF BUSINESS Call to Order 34 35 Mr. O'Nolan called the meeting to order at 2:00 p.m. and conducted the roll call. 36 37 SECOND ORDER OF BUSINESS **Public Comment** 38 39 The Board heard comments on holes in the ground. 40 41 THIRD ORDER OF BUSINESS 42 Staff Reports 43 A. Introduction of New Landscape Vendor 44 45 Mr. Rosario and Mr. Lucadona spoke to the Board. 46

B. Landscape Inspection Report and Responses

Mr. Fowler reviewed his report with the Board.

The Board asked Mr. Fowler to look at the tree canopy over Summer Woods entrance sidewalk and lifting trees.

On a Motion by Mr. Ruxton seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved a not to exceed of \$10,000 authorizing the Chair to approve filling of holes for the Summer Woods Community Development District.

C. Aquatics Report

Mr. Nott was not present.

D. District Counsel

Mr. Davenport reviewed his report with the Board and spoke about RET Contract.

A discussion ensued about possible lighting in the community.

On a Motion by Mr. Johnson seconded by Mr. Ruxton, with all in favor, the Board of Supervisors approved the termination of RET contract and authorized the District Counsel to send a letter, for the Summer Woods Community Development District.

E. District Manager Report

Mr. O'Nolan spoke about the June financial statement for June 2025.

Mr. O'Nolan spoke to the Board about Yellowstone invoice.

On a Motion by Mr. Sigman seconded by Mr. Ruxton, with all in favor, the Board of Supervisors approved cancelling the September 4, 2025 meeting, for the Summer Woods Community Development District.

There was a discussion of the Fiscal Year 25-26 Goals and Objectives.

On a Motion by Mr. Ruxton seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved Financial Transparency, Budget Consciousness and meet six times a year, for the Summer Woods Community Development District.

F. Public Hearing on Fiscal Year 2025-2026 Final Budget

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96 97 On a Motion by Mr. Johnson seconded by Mr. Sigman, with all in favor, the Board of Supervisors approved opening the Public Hearing on the Fiscal Year 2025-2026 Final Budget, for the Summer Woods Community Development District.

On a Motion by Mr. Ruxton seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved closing the Public Hearing on the Fiscal Year 2025-2026 Final Budget, for the Summer Woods Community Development District.

G. Consideration of Resolution 2025-03, adopting the Final Budget for Fiscal Year 2025-2026

On a Motion by Mr. Johnson, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors adopted resolution 2025-03, adopting the final budget for fiscal year 2025-2026, for the Summer Woods Community Development District.

H. Public Hearing on Fiscal Year 2025-2026 Special Assessments

On a Motion by Mr. Ruxton seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved opening the Public Hearing on the Fiscal Year 2025-2026 Levying Special assessments, for the Summer Woods Community Development District.

On a Motion by Mr. Ruxton seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved closing the Public Hearing on the Fiscal Year 2025-2026 Levying of Special Assessments for the Summer Woods Community Development District.

I. Consideration of Resolution 2025-04, Levying O&M Assessments for Fiscal Year 2025-2026

On a Motion by Mr. Ruxton seconded by Mr. Sullivan, with all in favor, the Board of Supervisors approved adopting resolution 2025-04, for the Fiscal Year 2025-2026 Levying of Special Assessments, for the Summer Woods Community Development District.

J. Consideration of Resolution 2024-05, Setting the Meeting Schedule for Fiscal Year 2025-2026

On a Motion by Mr. Ruxton seconded by Mr. Sigman, with all in favor, the Board of Supervisors approved adopting the Fiscal Year 2025-2026 setting the meeting schedule, for the Summer Woods Community Development District.

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FOURTH ORDER OF BUSINESS

Discussion of Mailbox Kiosk Covering

The Board discussed mailbox kiosk covering and requested to get more information.

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FIFTH ORDER OF BUSINESS

Discussion of Off-Site Storage

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SIXTH ORDER OF BUSINESS

The Board tabled this discussion.

Discussion of Temporary Fencing

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On a Motion by Mr. Sullivan seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved a not to exceed \$11,882 authorizing the Mr. Flynn to approve temporary fencing around the light storage area, for the Summer Woods Community Development District.

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SEVENTH ORDER OF BUSINESS

Discussion of Lighting Solutions Proposal

The Board requested to send lighting plan for feedback and tabled this discussion.

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EIGHTH ORDER OF BUSINESS

Discussion of Vending Machines

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On a Motion by Mr. Johnson, seconded by Mr. Sigman, with all in favor, the Board of Supervisors approved one year contract with terms to be done by District Counsel, for the Summer Woods Community Development District.

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NINTH ORDER OF BUSINESS

Discussion of Pedestrian Gate Access

The Board tabled this discussion after discussion.

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TENTH ORDER OF BUSINESS

Consideration of Second Quarter Website Audit

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On a Motion by Mr. Ruxton, seconded by Mr. Sullivan, with all in favor, the Board of Supervisors approved the audit of the second quarter website, for the Summer Woods Community Development District.

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ELEVENTH ORDER OF BUSINESS

Consideration of the 2024 Financial Audit

On a Motion by Mr. Johnson, seconded by Mr. Flynn, with all in favor, the Board of Supervisors approved the 2024 financial audit as presented, for the Summer Woods Community Development District.

TWELFTH ORDER OF BUSINESS

Discussion of Pool Access Discrepancies

Mr. Sigman expressed resident concerns about accessibility for accessibility. There was a discussion to give the CDD Board members access to the database.

THIRTEENTH ORDER OF BUSINESS

Supervisor Comments

Mr. Flynn requested to get palm tree out of the road.

- Mr. Sullivan asked to investigate common area space sidewalks for Phase one and two.
- Mr. Ruxton requested common area space sidewalks for phase one and two.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board, Adjourned the Meeting at 8:00 p.m., for the Summer Woods Community Development District.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT August 6, 2025 - Minutes of Meeting Page 6

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180	Secretary / Assistant Secretary	Chairman / Vice Chairman

Tab 5

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: October 1, 2025

BETWEEN: RIZZETTA & COMPANY, INC.

3434 Colwell Avenue

Suite 200

Tampa, Florida 33614

(Hereinafter referred to as "District Manager")

AND:

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

3434 Colwell Avenue

Suite 200

Tampa, Florida 33614

(Hereinafter referred to as "District," and together with District Manager,

the "Parties.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "Contract") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in Exhibit A to this Contract. This Contract constitutes the entire understanding between the Parties and supersedes all prior Contracts, which are hereby terminated and of no further effect.
 - **A. STANDARD ON-GOING SERVICES**. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:
 - i. Management services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
 - ii. Administrative 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;



- **iii. Accounting** 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. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority.
- iv. Financial & Revenue Collection services include all functions necessary for the timely billing, 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.
- v. Continuing Disclosure serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. Website Management services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.
- **B. TIME FRAME.** The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.
- II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:
 - Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
 - Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
 - Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
 - Electronic communications/e-blasts;
 - Special requests;
 - Amendment to District boundary;
 - Grant Applications;



- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

- III. LITIGATION SUPPORT SERVICES. Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.
- IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.
- V. TERM. The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
- VI. FEES AND EXPENSES; PAYMENT TERMS.
 - A. FEES AND EXPENSES.
 - i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in Exhibit B to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in Exhibit B. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services



provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.

- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in Exhibit B. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

- i. Standard On-Going Services. Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- **ii.** Additional Services. Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.

- **iii.** Litigation Support Services. Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. Out-of-Pocket expenses. Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act. Chapter 218.70 Florida Statutes.

- VII. SUSPENSION OF SERVICES FOR NON-PAYMENT. Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- **VIII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- **IX. AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.

X. RESPONSIBILITIES.

- **A. DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
- **B. LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.
- **XI. TERMINATION.** This Contract may be terminated as follows:
 - **A.** By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager

Rizzetta & Company

electronically at the address noted herein.

- **B.** By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.
- **C.** By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- **D.** Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- **A.** All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- **B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- **C.** This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Manatee County, Florida.
- **D.** In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- **E.** The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.
- **F.** The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.



G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- **B. SOVEREIGN IMMUNITY**; **INDEMNIFICATION OBLIGATIONS**. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- **XIV. WAIVER OF DAMAGES**. The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the

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scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. INSURANCE.

- **A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- **B.** The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - **ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v. Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- **C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D. The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such



- endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.
- **E.** If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- **XVI. ASSIGNMENT.** Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.
- XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS. District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with Exhibit A, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as Exhibit D; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.



XVIII. NOTICES. All notices, requests, consents and other communications under this Contract ("**Notices**") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Summer Woods Community

Development District

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

With a copy to: Kutak Rock LLP

107 W. College Avenue Tallahassee, FL 32301 Attn: District Counsel

If to the District Manager: Rizzetta & Company, Inc.

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- **XIX. EFFECTIVE DATE.** This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- **XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- **XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.
- **XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all

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remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

- **XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION. This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- **XXVI. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- **XXVII. E-VERIFICATION**. Pursuant to Section 448.095(2), Florida Statutes,
 - A. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

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- **B.** If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.
- **C.** If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by onsite employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District

XXVIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "Force Majeure"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXVV. DISLCOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)



Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEP	PTED BY:	
	RIZZETTA & COMPANY, INC.	
	BY:	William J Rizzetta
	PRINTED NAME:	William J. Rizzetta
	TITLE:	President
	DATE:	Aug 13, 2025
	SUMMER WOODS COMMUNITY	DEVELOPMENT DISTRICT
	BY:	
	PRINTED NAME:	
	TITLE:	Chairman/Vice Chairman
	DATE:	

Exhibit A – Scope of Services Exhibit B – Schedule of Fees

Exhibit C – Municipal Advisor Disclaimer **Exhibit D** – Public Records Request Policy

Exhibit E - Human Trafficking Affidavit



EXHIBIT A

Scope of Services

STANDARD ON-GOING SERVICES: These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



- 15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
- 16. Provide for submitting the regular meeting schedule of the Board to County.
- 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
- 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
- 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
- 20. Provide for public records announcement and file document of registered voter data each June.
- 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
- 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
- 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
- 24. Provide for instruction to Landowners on the Election Process and forms, etc.
- 25. Respond to Bond Holders Requests for Information.
- 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law.

 Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.



- c) Prepare all supporting accounting reports and documents as requested by the auditors
- d) Respond to auditor questions
- e) Review and edit draft report
- f) Prepare year-end adjusting journal entries as required
- 10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
- 11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

- Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
 - Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals



- d) Verify allowable expenses per Bond Indenture Agreements such as:
 - (1) Contract Assignment
 - (2) Acquisition Agreement
 - (3) Project Construction and Completion Agreement
- 3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
- 4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
- 5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

- Assist in selection of vendors as needed for services, goods, supplies, materials.
 Obtain pricing proposals as needed and in accordance with District rules and state law.
- 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
- 3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

- 1. Prepare and follow risk management policies and procedures.
- 2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
- 3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
- 4. Review insurance policies and coverage amounts of District vendors.
- 5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
- 6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

- A. Administer Prepayment Collection:
 - 1. Provide payoff information and pre-payment amounts as requested by property owners.
 - 2. Monitor, collect and maintain records of prepayment of assessments.



- Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
- 4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

B. Administer Assessment Roll Process:

- 1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
- 2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
- 3. Verify assessments on platted lots, commercial properties or other assessable lands.
- 4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
- 5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:
 - 1. Maintain and update current list of owners of property not assessed via the tax roll.
 - 2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
 - 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:

- 1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
- 2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

WEBSITE MANAGEMENT:

A. Website Management:

 Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.



- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established.

 Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- I. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

ADDITIONAL SERVICES:

A. Meetings

- 1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);
- B. Financial Reports
 - 1. Modifications and Certification of Special Assessment Allocation Report;



- 2. True-Up Analysis;
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
 - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

- 1. Special Assessment Allocation Report;
 - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
 - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

2. Bond Validation;

- a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- b) Provide expert testimony at bond validation hearing in circuit court.
- 3. Certifications and Closing Documents;
 - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.
- D. Electronic communications/e-blasts;
- E. Special requests;
- F. Amendment to District boundary;
- G. Grant Applications;
- H. Escrow Agent;
- I. Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- K. Public Records Requests Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:



Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.



EXHIBIT BSchedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,998.50	\$23,982
Administrative:	\$447.50	\$5,370
Accounting:	\$1,789.75	\$21,477
Financial & Revenue Collections: Assessment Roll ⁽¹⁾	\$357.92	\$4,295 \$5,965
Continuing Disclosure:	\$666.67	\$8,000
Website Management:	\$160.00	\$1,920
Total Standard On-Going Services:	\$5,420.33	\$71,009

(1) Assessment Roll is to paid in one lump-sum upon completion.



ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings Additional Meetings (includes meeting prep,	Hourly	\$ 400
attendance and drafting of minutes) Estoppel Requests (billed to requestor):	Hourly	\$ 400
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



EXHIBIT CMunicipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

EXHIBIT D

Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

- 1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
- 2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
- 3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
- 4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
- 5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.

Rizzetta & Company

- 6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.
- 7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

- After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
- 2. Records are only required to be produced in the format(s) in which they exist.
- 3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
- 4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
- 5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
- 6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



EXHIBIT E

Nongovernmental Entity Human Trafficking Affidavit Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a Florida Corporation

By: William J Riggetta

Name: William J. Rizzetta

Title: President



2025-10-01 - Summer Woods CDD - Contract for District Management Services (consolidated)

Final Audit Report 2025-08-13

Created: 2025-08-13

By: Scott Brizendine (sbrizendine@rizzetta.com)

Status: Signed

Transaction ID: CBJCHBCAABAATerLgiW-0Bech4skPfRM0FasgczZutk5

"2025-10-01 - Summer Woods CDD - Contract for District Mana gement Services (consolidated)" History

- Document created by Scott Brizendine (sbrizendine@rizzetta.com) 2025-08-13 5:59:24 PM GMT
- Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature 2025-08-13 5:59:31 PM GMT
- Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
 2025-08-13 6:13:54 PM GMT
- Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
 Signature Date: 2025-08-13 6:14:20 PM GMT Time Source: server
- Agreement completed. 2025-08-13 - 6:14:20 PM GMT

Tab 6

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This First Addendum to the Contract for Professional Amenity Services (this "First Addendum"), is made and entered into as of the 2025 day of October 1st (the "Effective Date"), by and between Summerwoods Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Manatee County, Florida (the "District"), and Rizzetta & Company, Inc., a Florida corporation (the "Consultant").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 1, 2024 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.	Summerwoods Community Development District
By:	By:
William J. Rizzetta, President	Chairman of the Board of Supervisors



Exhibit B - Schedule of Fees

Exhibit C – Human Trafficking Affidavit

Exhibit D – Municipal Advisor Disclaimer

EXHIBIT B SCHEDULE OF FEES

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026.**

PERSONNEL:

Maintenance Technician
Part Time Personnel – 20 hours/week

Maintenance Technician

Part Time Personnel – 20 hours/week

ANNUAL

Budgeted Personnel Total ⁽¹⁾ \$ 50,341.

General Management and Oversight ⁽²⁾ \$ 9,500.

Total Services Cost: \$ 59,841.

- (1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.
- **(2).** General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



Rev. 2017-03-13 - WJR/ED

EXHIBIT C

Nongovernmental Entity Human Trafficking Affidavit Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a Florida Corporation

By:

Name: William J. Rizzetta

Title: President

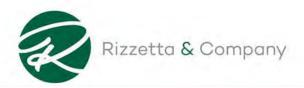


Rev. 2017-03-13 - WJR/ED

EXHIBIT D

Municipal Advisor Disclaimer

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Tab 7

Board members,

I am requesting approval to organize and run a vendor market at our community pool parking lot. Each vendor will have a designated spot in are responsible for their own area, which includes set up and cleanup. The market will run once a month on a reoccurring basis from October to May, the requirements for each vendor are:

- 1. A signed waiver
- 2. Tent, tables, chairs, are the responsibility of the vendor.
- 3. All vendors are living in the community of Summerwoods
- 4. Vendors are responsible for their own cleanup of their spot.
- 5. Violators will be no longer able to participate in future markets.

The vendor list so far homemade dog treats, permanent jewelry, sourdough, baked goods, quilts bags and table, runners, candles, and soaps, healthy drinks, including dirty sodas, hats. Currently there is one spot still open, info spots will be a realtor and handyman services.

At the end of the day, I will be responsible for the entire event which includes obtaining signed, waivers, advertising, and cleanup.

The spot designated will be over by Summer Woods Drive and Daybreak, Glen. This will allow no interference with the pool handicap parking or the dog park parking areas.