



Rizzetta & Company

Summer Woods Community Development District

**Board of Supervisors' Meeting
December 04, 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
	Johnathan Flynn	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

12/3/2025

Call In # 321-754-9488 Conf ID: 672 720 063#

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Summer Woods Community Development District will be held on **Thursday, December 4, 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**
 - A. Landscape Inspection Report and Responses Tab 1
 - B. Aquatics Report..... Tab 2
 - C. District Engineer
 - D. District Counsel
 1. Update on Lighting Dispute
 2. **Consideration of Engineering Proposal Tab 3**
 - E. District Manager Report..... Tab 4
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Financial Report for September and October 2025..... Tab 5
 - B. Consideration of Operation & Maintenance Expenditures for September and October 2025 Tab 6
 - C. Consideration of the Board of Supervisors' Meeting Minutes for October 2, 2025, Tab 7
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-01, Ratifying the Amendment the Amendment of the FY 2024-2025 Budget Tab 8
 - B. Consideration of the 3rd Quarter Website Audit Tab 9
 - C. Consideration of Security Monitoring Proposal..... Tab 10
 - D. Consideration of Resolution 2026-02, the 2026 General Election Notice Tab 11
 - E. **Ratification of Owens Electric agreement for the Removal of the Lights Tab 12**
- 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

SUMMER WOODS

LANDSCAPE INSPECTION REPORT



October 28, 2025
Rizzetta & Company
Inspected by: John Fowler



Rizzetta & Company
Professionals in Community Management

Summary, Summerwoods Blvd., Daybreak Glen

General Updates, Recent & Upcoming Maintenance Events

- ☐ Tree staking and removal are the biggest priority noticed during this inspection.
- ☐ Rainy season has ended.

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

1. Diagnose and treat declining Viburnum in the amenities parking lot area. Remove any dead or diseased material.
2. Trim palm fronds blocking the nature walk path near the dog park area at the community amenities area.
3. Treat broadleaf turf weeds in front of the community pool area.
4. Treat sedge in the turf in front of the lift station and community playground area.
5. Wax Myrtle needs to be straightened in the median of Daybreak Glen before guard gate.
6. Treat weeds and pull any large ones at the bullnose of Daybreak Glen at the guard gate. (Pic. 6>)
7. Treat weeds in the median beds on Summerwoods Blvd. Especially the bullnoses.
8. Diagnose and treat any declining Blue Daze in median bullnoses on Summerwoods Blvd. Remove any dead or diseased material. What can be done to improve these?
9. Need to detail the bed, including pruning and weed control corner of Firefly and Daybreak.
10. Noting most of the beds throughout the district have been weeded and look much better.
11. Noting the dead tree at the park on Daybreak Glen behind the guard gate at the mailbox kiosk. When will all the trees be addressed that need removal?
12. Diagnose and treat the declining Viburnum along the fence that is shared with Moccasin Wallow at the end of Daybreak Glen behind the guard gated area.
13. Need to detail the bed at the mailbox kiosk on Daybreak Glen by the community playground area, including straightening a few Way Myrtles.



Westerwoods, Daybreak Glen

14. There are still dead trees, trees down, and trees in need of straightening at the mailbox kiosk on Daybreak Glen across the street from Popsicle Xing. This work has been approved. When will it be completed?
15. Diagnose and treat a couple declining Podocarpus at the mailbox kiosk on Daybreak Glen across the street from Popsicle Xing. Remove any dead or diseased material. (Pic. 15)

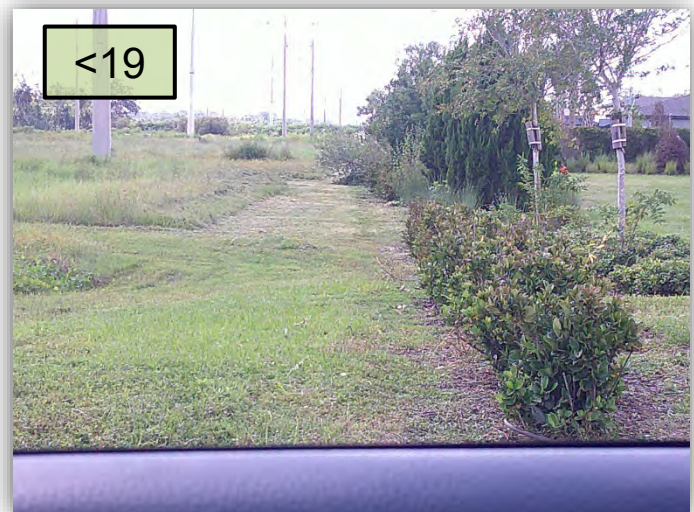


16. There is a Holly tree that needs to be straightened next to 10405 Day break Glen. There is a dead Holly that needs to be removed next to 10404 Daybreak Glen.
17. Noting the light poles have been stored on the turf on Daybreak Glen between the old section and new section on Daybreak Glen.
18. Noting the condition of the landscape at the lift station on Daybreak Glen just South of Snap Pop Ln. This includes straightening trees, removing dead trees, sucker growth off the Crepe Myrtles, and treating/removing weeds.
19. Treat weeds and create a defined bed for the Viburnum hedge shared with the powerlines and behind the houses on Daybreak Glen. (Pic. 19>)

20. Noting the downed and leaning trees on Western Woods Ave. When will this approved work be completed?
21. There is a Magnolia tree in decline that needs to be diagnosed and treated on the entrance side of Western Woods Ave.
22. It appears the last areas that need weed control is the ROW of Sawgrass Rd.
23. Leaning trees at Ladybug Cv. parking cutouts. When will this approved work be completed? (Pic. 23)



24. Treat weeds in the beds and create a defined bed edge for the Viburnum hedge and Wax Myrtles on Ladybug Cove just North of Snap Pop shared with the power lines.



Daybreak Glen and Snap Pop

25. Remove a couple dead Viburnum on Ladybug Cove shared with the powerlines. (Pic. 25)



26. Detail the bed including weeding and pruning for the large Summerwoods monument on the corner of Western Woods Ave. and Moccasin Wallow.
27. Schedule a pruning event for the ornamental grasses and Jasmine that can be accessed on Moccasin Wallow ROW.
28. Treat broadleaf turf weeds in the median islands of Western Woods Ave.
29. Diagnose and treat a couple Japanese Blueberry trees in the median beds on Western Woods Ave.
30. Noting leaning trees and a couple down along the beds of Moccasin Wallow. When will this approved work be completed?
31. Need to treat the weeds and create a defined bed edge for the area on High Noon Tr. across the street from Rain Lily Crossing. (Pic. 31>)
32. Remove any low-lying Spanish Moss in the Oak trees on High Noon Tr. located just North of Rain Lily Crossing intersection.



Tab 2

September 17, 2025

To Whom It May Concern:

This letter is to inform you that beginning January 1st, 2026, the cost for all services provided by Superior Waterway Services, Inc. will be increased by 3% of the current price for services. This adjustment is necessary due to the increases from manufacturers for herbicides and other related expenses pertaining to the services we provide. Please sign, date, and return this form as acknowledgement of this increase. If you have any questions or concerns, please call our office at (561) 844-0248. Thank you very much for your understanding and loyalty as a valued customer.

Sincerely,

Christopher J. York
President

Property/Community: _____

Signature: _____

Date: _____

WATERWAY MANAGEMENT REPORT

Superior Waterway Services, Inc.



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

CUSTOMER Summer Woods BIOLOGIST Bill DATE 10-2-25

TEMPERATURE (°F)

<55	55-65	66-75
76-85	86-95	96+

CLOUD COVER

Clear	25-50%
50-75%	Overcast

WIND

0-5	6-10
11-15	16+

Lake #'s	<u>59, 21, 24</u>	<u>5, 16, 18, 37, 38</u>				
Weeds Treated	<u>A</u>	<u>Aw, P, Tg</u>				

KEY

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

REMARKS: treated where needed

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O (°F)
DISSOLVED OXYGEN (ppm.)
pH READING
WATER CLARITY (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/WILDLIFE OBSERVATIONS

FISH

<input checked="" type="checkbox"/> Largemouth Bass	<input type="checkbox"/> Bream	<input type="checkbox"/> Sunshine Bass	<input type="checkbox"/> Catfish	<input type="checkbox"/> Triploid Grass Carp
<input type="checkbox"/> Mosquitofish	<input type="checkbox"/> Oscar	<input checked="" type="checkbox"/> Suckermouth Catfish	<input type="checkbox"/> Peacock Bass	<input type="checkbox"/> Mayan Cichlid
<input type="checkbox"/> Snakehead	<input type="checkbox"/> Tilapia	<input type="checkbox"/> Florida Gar	<input type="checkbox"/> Piranha	<input type="checkbox"/> Clown Knife Fish

WILDLIFE

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Turtle	<input type="checkbox"/> Otter	<input type="checkbox"/> Iguana	<input type="checkbox"/> Fox
<input checked="" type="checkbox"/> Snake	<input type="checkbox"/> Wild Hog	<input type="checkbox"/> Raccoon	<input type="checkbox"/> Coyote	<input type="checkbox"/> Manatee

BIRDS

<input checked="" type="checkbox"/> Egret	<input checked="" type="checkbox"/> Muscovies	<input type="checkbox"/> Coot	<input type="checkbox"/> Bald Eagle	<input type="checkbox"/> Osprey
<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Wild Ducks	<input type="checkbox"/> Ibis	<input type="checkbox"/> Wood Stork
<input checked="" type="checkbox"/> Limpkin	<input type="checkbox"/> Pelican	<input type="checkbox"/> Sandhill Crane	<input checked="" type="checkbox"/> Tricolored Heron	<input type="checkbox"/> Roseate Spoonbill
<input checked="" type="checkbox"/> Moorhen	<input type="checkbox"/> Snail Kite	<input checked="" type="checkbox"/> Little Blue Heron	<input type="checkbox"/> Green Heron	<input checked="" type="checkbox"/> Great Blue Heron

OTHER:

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

WATERWAY MANAGEMENT REPORT

Superior Waterway Services, Inc.



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

CUSTOMER Summer Woods BIOLOGIST B:11 DATE 10-9-25

TEMPERATURE (°F)

<55	55-65	66-75
76-85	86-95	96+

 CLOUD COVER

Clear	25-50%
50-75%	Overcast

 WIND

0-5	6-10
11-15	16+

Lake #'s	<u>2-4, 9, 13, 19, 22, 25, 30,</u> <u>A, P, T, U</u>	<u>31, 32, 33, 35, 36</u>				
Weeds Treated						

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

REMARKS: inspected Lakes treated where needed

WATER TESTING (COMBINED AVERAGE)

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

FISH/WILDLIFE OBSERVATIONS

FISH ☒ Largemouth Bass ☐ Bream ☐ Sunshine Bass ☐ Catfish ☐ Triploid Grass Carp
☒ Mosquitofish ☐ Oscar ☒ Suckermouth Catfish ☐ Peacock Bass ☐ Mayan Cichlid
☐ Snakehead ☒ Tilapia ☐ Florida Gar ☐ Piranha ☐ Clown Knife Fish

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

BIRDS ☒ Egret ☒ Muscovies ☐ Coot ☐ Bald Eagle ☐ Osprey
☐ Anhinga ☐ Cormorant ☒ Wild Ducks ☒ 16is ☐ Wood Stork
☒ Limpkin ☐ Pelican ☐ Sandhill Crane ☒ Tricolored Heron ☐ Roseate Spoonbill
☒ Moorhen ☒ Snail Kite ☒ Little Blue Heron ☐ Green Heron ☒ Great Blue Heron

OTHER: _____

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

WETLAND AREA MANAGEMENT REPORT



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

CUSTOMER Summer woods DATE 9/25/15 SUPERVISOR Rigoberto
TEMPERATURE 89° CLOUD COVER Sunny WIND 10 mph # OF LABORERS 4

MAINTENANCE

WETLAND AREA ID

EXOTIC VEGETATION REMOVAL
INVASIVE WEEDS & GRASSES
SUBMERSED / EMERGENT AQUATICS
FLOATING WEEDS
TRASH / DEBRIS REMOVAL
ADDITIONAL PLANTINGS

REMARKS: We spray the ditches for weeds and grasses

PLANTS TREATED

Category I

Air-Potato	Catclaw Mimosa	Heavenly Bamboo	Mimosa (Silk Tree)	Sewer Vine	Water Hyacinth
Arrowhead Vine	Cats Claw Vine	Hydrilla	Napier Grass	Shoebuttan Ardisia	Water-Lettuce
Asian Sword Fern	Chinese Privet	Incised Halberd Fern	Natal Grass	Skunk Vine	Water-Spinach
Asparagus-Fern	Chinese Tallow	Jap Climbing Fern	Old World Climbing	Small-Leaf Spiderwort	West Indian Dropseed
Australian Pine	Christmas Senna	Japanese False Spleenwort	Fern	Strawberry Guava	Wetland Nightshade
Beach Naupaka	Cogon Grass	Japanese Honeysuckle	Orchid Tree	Suckering Aus Pine	Wandering Jew
Beach Vitex	Coral Ardisia	Java Plum	Para Grass	Surinam-Cherry	Winged Yam
Bischofia	Crested Floating Heart	Kripa	Peruvian Primrosewillow	Sword Fern	Woman's Tongue
Brazilian Jasmine	Downy Rose-Myrtle	Kudzu Vine	Rosary Pea	Taro	Wright's Nutrush
Brazilian Pepper	Earleaf Acacia	Lantana	Santa Maria	Torpedo Grass	
Burma Reed	Glossy Privet	Leatherleaf	Sapodilla	Tropical American Water Grass	
Caesars Weed	Gold Coast Jasmine	Laurel Fig	Serpent Fern	Tropical Soda Apple	
Camphor Tree	Green Hygro	Metaleuca	Schefflera	Uruguay Waterprimrose	Other _____
Carrotwood	Guava	Mexican Petunia	Seaside Mahoe	W Indian Marsh Grass	_____

Category II

2 Flower Passion Vine	Chinese Brake Fern	Ganges Primrose	Limp Grass	Queen Palm	Solitaire Palm
2 Leaf Nightshade	Chinese Crown Orchid	Golden Bamboo	Mahoe	Ragweed	Spotted Duckweed
Alligator Weed	Chinese Fan Palm	Governors Plum	Mile-a-minute Vine	Redflower Ragleaf	Tropical Almond
Areca Palm	Chinese Wisteria	Green Fountain Grass	Molasses Grass	Red Sandalwood	Trumpet Tree
Asian Marshweed	Coconut Palm	Green Shrimp Plant	Nettle-leaf porterweed	Red Wing	Tung Oil Tree
Australian Almond	Coral Vine	Guinea Grass	Orange Jessamine	Rose Apple	Turkey Berry
Balsam Pear	Cuban Bulrush	Inch Plant	Oyster Plant	Roundleaf Toothcup	Umbrella Plant
Bamboo Palm	Day Jessamine	Indian Rosewood	Paper Mulberry	Rubber Vine	Washington Fan Palm
Bottlebrush	Devil Tree	Japanese Ardisia	Pennywort	Senegal Date Palm	Wax Begonia
Bowstring Hemp	Durban Crowloot Grass	Japanese Clematis	Phasey Bean	Shrub Morning Glory	Wedelia
Calico Flower	Dwarf Papyrus	Jaragua	Philippine Pittosporum	Shrubby False Buttonweed	Wood-rose
Cassia	Elephant Ear	Large Flower Mexican clover	Pothos	Silverberry	
Castor Bean	Eurasian Watermilfoil	Large-Leaved Mangrove	Praxelis	Silverthorn	Other _____
Cat-tails	False Banyan	Lead Tree	Puncture Vine	Simple-leaf Chaste Tree	_____
Chinaberry	Flamegold	Life Plant	Purple Sebsban	Sisal Hemp	_____

WATERWAY MANAGEMENT REPORT

Superior Waterway Services, Inc.



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

CUSTOMER Summer Woods BIOLOGIST Bill DATE 10-16-25

TEMPERATURE (°F)

<55	55-65	66-75
76-85	86-95	96+

CLOUD COVER

Clear	25-50%
50-75%	Overcast

WIND

0-5	6-10
11-15	16+

Lake #'s	18, 21, 24, 37, 38, 4	5, 9, 18, 21, 22, 25, 37, 38				
Weeds Treated	A	A, L, F, S				

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

REMARKS: Treated Lakes where needed

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O (°F)
DISSOLVED OXYGEN (ppm.)
pH READING
WATER CLARITY (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/WILDLIFE OBSERVATIONS

FISH

☐ Largemouth Bass
☐ Mosquitofish
☐ Snakehead

☐ Bream
☐ Oscar
☐ Tilapia

☐ Sunshine Bass
☐ Suckermouth Catfish
☐ Florida Gar

☐ Catfish
☐ Peacock Bass
☐ Piranha

☐ Triploid Grass Carp
☐ Mayan Cichlid
☐ Clown Knife Fish

WILDLIFE

☐ Alligator
☐ Snake

☐ Turtle
☐ Wild Hog

☐ Otter
☐ Raccoon

☐ Iguana
☐ Coyote

☐ Fox
☐ Manatee

BIRDS

☐ Egret
☐ Anhinga
☐ Limpkin
☐ Moorhen

☐ Muscovies
☐ Cormorant
☐ Pelican
☐ Snail Kite

☐ Coot
☐ Wild Ducks
☐ Sandhill Crane
☐ Little Blue Heron

☐ Bald Eagle
☐ Ibis
☐ Tricolored Heron
☐ Green Heron

☐ Osprey
☐ Wood Stork
☐ Roseate Spoonbill
☐ Great Blue Heron

OTHER: _____

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

Tab 3

September 15, 2025

MATT O'NOLAN, DISTRICT MANAGER
SUMMER WOODS CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

**RE: SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT V. RECOVERED ENERGY
TECHNOLOGIES USA, INC.
KUTAK ROCK LLP FILE NO.: PLEASE ADVISE
REPRESENTS: SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
SITE ADDRESS: CLUB HOUSE & POOL, 11205 DAYBREAK GLEN, PARRISH, FL 34219
MKA PROJECT NO.: 2025.1762
BUDGET PROPOSAL FOR STRUCTURAL ANALYSIS OF LIGHT POLES**

Dear Mr. O'Nolan:

Further to your email on May 5, 2025, *MKA International, Inc. (MKA)* hereby confirms our bid proposal on the above-referenced project.

Our tasks will be as follows:

- Perform structural analysis of light pole design and code compliance.
- Additional site inspection to document pole geometry and material as necessary.

A budget for our services, based on our knowledge at this time is **approximately \$5,000**.
Note: The total cost of \$25,000 for analysis is equally distributed amongst five communities, all of which must approve budget for commencement of analysis. Please note, the above budget excludes any applicable sales tax.

The above services will be billed on a time and expense basis in accordance with the enclosed Terms & Conditions and Fee Schedule. Please advise us of any special billing procedures (i.e., if you wish us to forward our invoices to paying party/parties directly on your behalf) or any other special instructions we should follow to facilitate the processing of our monthly invoices.



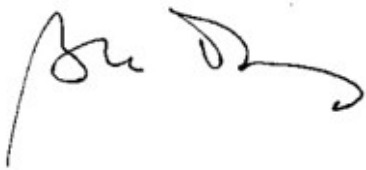
If applicable and for the purposes of billing only, please provide us the insurance carrier(s) information involved in this matter, including the claim and policy number(s) and contact information. In the event that our invoice is not paid within 90 days, we reserve the right to reach out to the paying parties directly.

Please sign and date this letter agreement where indicated below and return the original to my attention. If we do not receive notice to the contrary, or an executed copy is not received within ten days, acceptance of this agreement will be assumed, and work will be performed under the enclosed Terms & Conditions.

I would like to thank you for giving us the opportunity to assist you, and look forward to contributing towards a successful resolution.

Sincerely,

MKA INTERNATIONAL, INC.



Blake A. Tuomy, PE
Regional Manager

BAT/ktt

Accepted for: **SUMMER WOODS CDD**

By: _____
Chairperson

Date: _____

Enclosures: Terms & Conditions
Fee Schedule



MKA INTERNATIONAL, INC.
STANDARD GENERAL TERMS AND CONDITIONS

ARTICLE 1 - SERVICES OF MKA

1.1 Scope of Services. MKA's scope of Services ("Services") shall be limited to those services expressly set forth in the cover pages of the Agreement. The Services shall be subject to the terms and conditions set forth herein.

1.2 Licensure. MKA shall procure and maintain the appropriate business and professional licenses and registrations necessary to provide its services. Upon Client's request (and for additional compensation, if not already included in the MKA Services), MKA shall assist Client in attempting to obtain, or on behalf of Client and in Client's name, attempt to obtain, those permits and approvals required for the Project for which MKA Services are being rendered.

1.3 Unexpected Conditions. If conditions actually encountered at the Project site differ materially from those represented by Client, or shown or indicated in the Contract Documents, or are of an unusual nature which materially differ from those ordinarily encountered and generally recognized as inherent for the locality and character of the Project, the MKA Services, and MKA's Fee Schedule, of the Agreement shall be equitably adjusted.

1.4 Use of Sub-consultants. Without modifying the Services or Fee Schedule, at the request of the Client and/or where MKA deems it necessary, MKA may employ Sub-consultants to assist in furnishing its Services.

ARTICLE 2 - FEES FOR ADDITIONAL SERVICES

Fees for MKA Services attributable to any additional services provided by MKA, which are not specifically included in the cover pages ("Additional Services"), will be based on the actual time expended on the Project, including travel, with the hourly rates based on the MKA Fee Schedule. Reimbursable expenses will be based on the rates listed on the MKA Fee Schedule. MKA will not commence work on any Additional Services that would require an additional fee pursuant to this Section without the prior written consent of the Client.

ARTICLE 3 - RENDERING SERVICES

MKA shall perform its Services in keeping with the Standard of Care (as defined herein). MKA shall not be responsible for damages or be in default, or be deemed to be in default, by reason of delays in performance of its Services or MKA's inability to complete its performance resulting from (i) strikes, work stoppages, walkouts, lockouts, accidents, pandemics, epidemics, government mandated shut-downs, acts of God, war, riot, explosion, terrorism, weather, natural calamities, acts of government or national emergency, defaults of Contractors, Subcontractors, Sub-consultants or Suppliers, and other delays unavoidable or beyond MKA's reasonable control; (ii) delays caused by failure of Client, Client's agents or Client's Contractor to furnish information or to approve or disapprove MKA's work promptly; (iii) due to late or slow, or faulty performance by Client, other Contractors, or governmental agencies, the performance of whose work is precedent to or concurrent with the performance of MKA's work and/or (iv) supply chain disruptions, regardless of the cause of such disruption. In the event of any such cause of delay, the time of completion and compensation shall be equitably adjusted.

ARTICLE 4 - PAYMENTS TO MKA

4.1 Invoices. Invoices for fees and other charges shall be prepared in accordance with MKA's standard invoicing practices and shall be submitted to Client not more frequently than monthly for all Services rendered as the work progresses. The net amount shall be due within thirty (30) calendar days. Payments on invoices submitted by MKA for Services performed shall not be delayed, postponed or otherwise withheld pending completion or success of construction, or receipt of funding from lending institutions, government grants or other sources. Invoices for payment shall not be offset by any claims for withholding or deductions by Client, unless MKA agrees or has been finally determined liable for such amounts.

4.2 Late Payments. Invoices are due and payable within thirty (30) calendar days of receipt. If Client fails to pay an MKA invoice within such thirty (30) days after receipt, Client shall pay interest thereon (before and after any judgment) at an annual rate (but with interest accruing on a daily basis) of the lesser of four percent (4%) above the prime rate as reported in The Wall Street Journal, and the maximum rate permitted by applicable law, such interest to run from the date upon which payment of such sum became due until payment thereof in full to MKA together with such interest.

4.3 Suspension of Services. If Client does not pay an MKA invoice within thirty (30) calendar days of submission to Client, MKA may, in addition to collecting the interest due under Section 4.2 hereof, provide written notice to the Client notifying Client of MKA's action to suspend further Services until all outstanding payments, including all interest for late payments, are brought current. The Client agrees to indemnify and hold MKA harmless from any claim or liability resulting from such suspension.

4.4 Recordkeeping. Records of MKA's direct and indirect costs and expenses pertinent to its compensation under this Agreement shall be kept in accordance with generally accepted accounting practices and applicable federal, state, or local laws and regulations.

ARTICLE 5 - SUSPENSION OF SERVICES

The Client may, at any time, by written notice to MKA, suspend further Services by MKA. The Client shall remain liable for, and shall promptly pay MKA for all services rendered up to the date of suspension of services, plus suspension charges, which shall include the cost of assembling documents, personnel and equipment, rescheduling or reassignment, and commitments made to others on Client's behalf. Client shall pay MKA pursuant to the rates and charges set forth in MKA Fee Schedule. The Client agrees to indemnify and hold MKA harmless from any claim or liability resulting from such suspension.

ARTICLE 6 - STANDARD OF CARE

Professional Standard of Care. The standard of care for all professional Services performed or furnished by MKA, its Employees, Independent Professional Associates, and Sub-consultants under this Agreement shall be the skill and care ordinarily exercised by other members of MKA's profession, providing the same or similar services, under the same or similar circumstances, at the same time and locality as the Services were provided by MKA (the "Standard of Care"). MKA shall perform its Services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

61 Compliance with Laws. MKA and Client will use reasonable care to comply with applicable laws and regulations in effect in the State in which its services are being performed and in the geographic location of the Project at the time the Services are performed hereunder, which to the best of their knowledge, information and belief, apply to their respective obligations under this Agreement.

62 Use of Client Provided Information and Software. MKA may use requirements, programs, software, instructions, reports, data, and information furnished by Client to MKA in performing its Services under this Agreement. MKA may rely on the accuracy and completeness of requirements, programs, software, instructions, reports, data, and other information furnished by Client to MKA and MKA shall have no duty to independently verify such information and MKA shall have no responsibility nor liability with respect to Client's choice of software systems. Client shall, only to the fullest extent permitted by law, waive any claims against MKA and its Sub-consultants, and indemnify and hold MKA and its Sub-consultants harmless from any claims, liability, or expenses (including reasonable attorneys' fees and costs) arising from MKA's reliance on or use of Client furnished information as described in this Section 6.3, for which Client is solely responsible, except to the extent of MKA and its Sub-consultant's negligence or wrongful acts, errors, omissions in regards to its own work, or in the event of a breach of contract by MKA.

63 Opinions of Probable Costs. When required as part of its work, MKA will furnish opinions of probable cost, but MKA does not guarantee the accuracy of such estimates. Opinions of probable cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and utilitarian considerations of operations and maintenance costs prepared by MKA hereunder will be made on the basis of MKA's experience and qualifications and will represent MKA's judgment as an experienced and qualified professional. However, users of the probable cost opinions must recognize that MKA does not have control over the cost of labor, material, equipment, or services furnished by others or over market conditions or Contractors' means and methods of determining prices or performing the work or over the competitive bidding process.

64 Review of Contractor's Shop Drawings and Submittals. If review of a Contractor's shop drawings and submittals are included in MKA's Services, MKA shall review and take appropriate action on the Contractor's submittals, such as shop drawings, product data, samples, and other data, which the Contractor is required to submit. This review is solely for the limited purpose of determining general overall conformance with the relevant party's design concept and shall not include a review of the accuracy, quality or completeness of details, such as quantities; dimensions; weights or gauges; fabrication processes; construction means, methods, sequences or procedures; coordination of the work with other trades; or construction safety precautions, all of which are the sole responsibility of the Contractor and/or the Engineer of Record. MKA's review shall be conducted with reasonable promptness while allowing sufficient time, in MKA's judgment, to permit adequate review. Review of a specific item shall not be construed to mean that MKA has reviewed the entire assembly of which the item is a component. MKA shall not be responsible for any deviations by the Contractor in the shop drawings and submittals from the construction documents, which are not brought to the attention of MKA by the Contractor in writing. MKA is not responsible for, nor shall MKA be in charge or control of, directly or indirectly, any construction means, methods, sequences or procedures, or coordination of any work or trade, construction safety or precautions on the Project.

ARTICLE 7 - NO WARRANTY

MKA makes no guarantees or warranties of any kind, express or implied, under this Agreement or otherwise, regarding, relating to, or in connection with MKA's Services. MKA expressly disclaims all implied warranties of merchantability and fitness for a particular purpose with respect to its Services.

ARTICLE 8 - CONSTRUCTION PHASE SERVICES

81 Construction Observation. If construction observation is included in MKA's Services, MKA shall visit the Project site at intervals appropriate to the stage of construction, or as otherwise agreed to in writing by Client and MKA, in order to observe and keep Client reasonably informed about the progress and quality of the portion of the work completed, and report to Client (1) known deviations from the Contract Documents and from the most recent construction schedule submitted by the Contractor, and (2) defects and deficiencies observed in the work. Such visits and observations are not intended to be an exhaustive check or a detailed inspection of any Contractor's work, but rather to allow MKA, as a professional, to become generally familiar with the work in progress in order to determine, in general, whether the work is progressing in a manner indicating that the work, when fully completed, will be in accordance with the relevant party's general overall design concept. If Client desires more extensive project observation or full-time representation, the Client shall request that such services be provided by MKA as Additional Services in accordance with the terms of this Agreement.

82 Services Performed During Construction Phase. If MKA performs any Services during the construction phase of the Project, MKA shall not supervise, direct, or have control over Contractor's work. MKA shall not have authority over or responsibility for the construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the work of the Contractor. MKA does not guarantee the performance of the construction contract by the Contractor and does not assume responsibility for the Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

83 Indemnification. Client shall, only to the fullest extent permitted by law, waive any claims against MKA, its Officers, Directors, Employees, Shareholders, Agents, Representatives, Partners or Affiliates (collectively referred to in this Paragraph 8.3 as "MKA") and indemnify and hold MKA harmless from any claims, actions, losses, damages, liability, costs or expenses (including reasonable attorneys' fees and costs) arising from or relating to the implementation of any design recommendations, except to the extent of MKA's grossly negligent or wrongful acts, errors, omissions, or breach of contract by MKA.

ARTICLE 9 - NO RESPONSIBILITY FOR SITE SAFETY

Except for its own Sub-consultants and Employees, MKA shall not: (i) supervise, direct, have control over, or have authority to stop any Contractor's work; (ii) have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by any Contractor; be responsible for safety precautions and programs incident to any Contractor's work; or, (iii) be responsible for any failure of any Contractor to comply with laws and regulations applicable to the Contractor, all of which are the sole responsibility of the construction Contractors. This requirement shall apply continuously, regardless of time or place, and shall in no way be altered because a representative of MKA is present at the project site performing his/her duties. Notwithstanding anything to the contrary, MKA shall never be deemed to have assumed responsibility for the Project's site safety by either contract or conduct. No act or direction by MKA shall be deemed the exercise of supervision or control of any Contractor's employees or the direction of any Contractor's performance.

ARTICLE 10 - REVIEW OF CONTRACTOR'S APPLICATIONS

If review of a Contractor's applications is included in MKA's Services, MKA shall review the Contractor's applications and issue a recommendation on amounts substantiated. MKA's review shall be limited to an evaluation of the general progress of the work and the information contained in the Contractor's application and a representation by MKA that to the best of the MKA's actual knowledge, information, and belief, the Contractor has performed work, subject to further testing and inspection upon substantial completion. The issuance of a review of amounts substantiated shall not be construed as a representation that: MKA has made an exhaustive check or a detailed or continuous observation of the quality or quantity of the Contractor's work; approved the Contractor's means, methods, sequences, procedures, or safety precautions; or that Contractor's Subcontractors, laborers, and suppliers have been paid.

ARTICLE 11 - CONFIDENTIALITY; INTELLECTUAL PROPERTY

11.1 Confidentiality. MKA agrees to keep confidential and not to disclose to any person or entity, other than MKA employees, Sub-consultants, and the general Contractor and Subcontractors, if appropriate, any data or information not previously known to or generated by MKA or furnished to MKA and marked "Confidential" by the Client. These provisions shall not apply to information in whatever form that is in the public domain, nor shall it restrict MKA from giving notices required by law or complying with an order to provide information or data when such order is issued by a court, administrative agency, or other legitimate authority, or if disclosure is reasonably necessary for MKA to defend itself from any legal action or claim.

11.2 Copyrights and Patents. MKA shall indemnify, hold harmless, and defend Client from any and all actions, damages, demands, expenses (including reasonable attorneys' fees and costs), losses, and liabilities arising out of or relating to any claims that any goods or services furnished by MKA knowingly infringe any patent, trademark, trade name, or copyright.

ARTICLE 12 - USE OF DOCUMENTS; PROPRIETARY RIGHTS; RELIANCE ON INFORMATION

12.1 Documents Prepared by MKA. All documents prepared by MKA are instruments of service with respect to the Project, and MKA shall retain a copyrighted ownership and property interest therein (including the right of reuse) whether or not the Project is completed.

12.2 License for Use by Client. MKA grants to Client a non-exclusive, irrevocable, unlimited, royalty-free license to use any documents prepared by MKA for Client. Client may make and retain copies of such documents for their information and use. Such documents are not intended or represented to be suitable for reuse by Client, or others, on extensions of the Project, or on any other project. Any such reuse without written verification or adaptation by MKA, as appropriate for the specific purpose intended, shall be at Client's sole risk, and Client shall, to the fullest extent permitted by law, waive any claims against MKA and its Sub-consultants, and indemnify and hold MKA and its Sub-consultants harmless from any claims, liability, or expenses (including reasonable attorneys' fees and costs) arising from such reuse. Any verification or adaptation of the documents for extensions of the Project or for any other project by MKA shall entitle MKA to additional compensation to be agreed upon by Client and MKA.

12.3 Reliance on Information. Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by MKA. Text, data, or graphics files in electronic media format are furnished solely for the convenience of Client. Any conclusion or information obtained or derived from such electronic files shall be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

12.4 Electronic Media. Because of the potential that the information presented in the electronic files can be altered, modified and/or added to, unintentionally or otherwise, MKA reserves the right to remove all reference of its ownership and/or involvement for each electronic file. Data, plans, specifications, reports, documents or other information recorded on or transmitted as electronic media are subject to undetectable alteration, either intentional or unintentional due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, the electronic documents provided are for informational purposes only and are not intended as an end-product. When transferring documents in electronic media format, neither Client nor MKA makes any representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used for the document's creation.

ARTICLE 13 - INSURANCE

13.1 MKA Insurance Requirements. MKA shall purchase and maintain during the term of this contract, the following insurance coverage at its sole expense:

13.1.1 Commercial General Liability. In the amount of \$1,000,000 each occurrence/\$2,000,000 annual general aggregate Bodily Injury/Property Damage covering liability arising from premises, operations, personal injury and advertising injury, products and completed operations, and contractual liability.

13.1.2 Auto Liability. In the amount of \$1,000,000 Bodily Injury/Property Damage Combined Single Limit for Hired and Non-Owned Automobile Liability coverage.

13.1.2 Umbrella Liability. In the amount of \$5,000,000 per occurrence and in the aggregate excess of Commercial General Liability, Auto Liability, and Employers' Liability.

13.1.3 Workers' Compensation & Employers Liability. Workers' compensation shall be maintained at statutory minimums. Employer's Liability will be maintained in an amount not less than \$1,000,000 per accident/\$1,000,000 per disease/\$1,000,000 disease policy aggregate.

13.1.4 Professional Liability. In the amount of \$5,000,000 per claim/annual aggregate for professional errors and omissions.

ARTICLE 14 - HAZARDOUS ENVIRONMENTAL CONDITIONS

14.1 Disclosure of the Existence of Hazardous Environmental Conditions. Client has disclosed to MKA all data known to Client concerning known or suspected hazardous environmental conditions, including but not limited to, the existence of all asbestos, PCBs, petroleum, hazardous waste, radioactive material, or other hazardous materials, as defined by Federal, State and local laws or regulations (collectively, "Hazardous Materials"), if any, located at, on, under or near the Project site, including its type, quantity, and location, or has represented to MKA that, to the best of Client's knowledge, no hazardous environmental conditions or Hazardous Materials exist at, on, under or near the Project site.

14.2 No Environmental Responsibilities or Liability. MKA's Services does not include any responsibility or liability for detection, remediation, accidental release, or services relating to waste, oil, asbestos, lead, or other Hazardous Materials, as defined by Federal, State, and local

laws or regulations, nor shall MKA be responsible to Client for any delay, suspension or cessation of services caused or created by the presence of Hazardous Materials found to exist at, on, under or near the Project.

ARTICLE 15 – INDEMNIFICATION.

15.1 Indemnification of Client. MKA agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its Officers, Directors, and Employees, Agents, Representatives, Partners or Affiliates (collectively referred to in this Paragraph 15.1 as “Client”) against claims, actions, proceedings, losses, damages, liabilities, expenses or costs, including reasonable attorneys’ fees and defense costs (each, an “Action”), to the extent caused by, arising out of or resulting from MKAs solely negligent acts or omissions under this Agreement and that of anyone for whom MKA is legally liable.

15.2 Indemnification of MKA. Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless MKA, its Officers, Directors, Employees, Shareholders, Agents, Representatives, Partners or Affiliates and Sub-consultants (collectively, MKA) against claims, actions, losses, damages, liabilities, expenses or costs, including reasonable attorneys’ fees and defense costs, to the extent caused by, arising out of or resulting from Client’s negligent acts or omissions in connection with the Project and the acts of its Contractors, Subcontractor or consultants or anyone for whom the Client is legally liable and the presence and existence of any Hazardous Materials found at, on, under or near the Project. It is the intent of Client to indemnify MKA against whatever percentage of the above described losses are attributable to parties (including Client) other than MKA.

15.3 Interpretation. The indemnities provided in this Section shall be applicable to the fullest extent provided by the laws of the state in which the Project is located, but not beyond the extent that would otherwise render the provisions void or unenforceable.

15.4 Process. The party seeking indemnification hereunder shall promptly notify the indemnifying party in writing of any Action and cooperate with the indemnifying party at the indemnifying party’s sole cost and expense. The indemnifying party shall immediately take control of the defense and investigation of such Action and shall employ counsel of its choice to handle and defend the same, at the indemnifying party’s sole cost and expense. The indemnifying party shall not settle any Action in a manner that adversely affects the rights of the indemnified party without the indemnified party’s prior written consent. The indemnified party’s failure to perform any obligations under this Section 15.4 shall not relieve the indemnifying party of its obligations under this Section 15.4 except to the extent that the indemnifying party can demonstrate that it has been materially prejudiced as a result of such failure. The indemnified party may participate in and observe the proceedings at its own cost and expense.

15.5 Exceptions. Notwithstanding anything to the contrary in this Agreement, the indemnifying party is not obligated to indemnify or defend the indemnified party against any claim (whether direct or indirect) to the extent such claim or corresponding losses arise out of or result from, in whole or in part, the indemnified party’s (a) gross negligence or more culpable act or omission (including reckless or willful misconduct, or (b) bad faith failure to materially comply with any of its material obligations set forth in this Agreement.

ARTICLE 16 – REMEDIES

16.1 LIMITATION OF LIABILITY. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL LIABILITY, IN AGGREGATE OF MKA AND MKA OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AND CONSULTANTS TO CLIENT AND ANYONE CLAIMING BY, THROUGH OR UNDER CLIENT, FOR ANY AND ALL INJURIES, CLAIMS, LOSSES, EXPENSES, OR DAMAGES WHATSOEVER ARISING OUT OF OR IN ANY WAY RELATED TO MKA’S SERVICES, THE PROJECT OR THIS AGREEMENT, FROM ANY CAUSE OR CAUSES WHATSOEVER, INCLUDING BUT NOT LIMITED TO STRICT NEGLIGENCE, STRICT LIABILITY, BREACH OF CONTRACT OR WARRANTY OR ARISING OUT OF ANY INDEMNITY, WHETHER EXPRESS OR IMPLIED, SHALL NOT EXCEED MKA’S TOTAL COMPENSATION UNDER THIS AGREEMENT. THE CLIENT AGREES TO

16.2 WAIVER OF CONSEQUENTIAL DAMAGES. TO THE EXTENT PERMITTED BY LAW, NEITHER THE CLIENT NOR MKA SHALL BE LIABLE TO THE OTHER OR SHALL MAKE ANY CLAIM FOR ANY INCIDENTAL, INDIRECT OR CONSEQUENTIAL DAMAGES ARISING OUT OF, OR CONNECTED IN ANY WAY TO THE PROJECT OR THIS AGREEMENT. THIS MUTUAL WAIVER INCLUDES, BUT IS NOT LIMITED TO, DAMAGES RELATED TO LOSS OF USE, LOSS OF PROFITS, LOSS OF INCOME, LOSS OF REPUTATION, UNREALIZED SAVINGS OR DIMINUTION OF PROPERTY VALUE AND SHALL APPLY TO ANY CAUSE OF ACTION INCLUDING NEGLIGENCE, STRICT LIABILITY, BREACH OF CONTRACT AND BREACH OF WARRANTY.

ARTICLE 17 - MISCELLANEOUS PROVISIONS

17.1 Termination. This Agreement may be terminated without further obligation or liability by either party, with or without cause (for convenience), upon thirty (30) calendar days prior written notice. MKA shall be entitled to compensation for all Services performed prior to the termination of this Agreement. This Agreement may be terminated by the non-breaching party upon any breach of this Agreement that remains uncured after ten (10) calendar days written notice to the breaching party by the non-breaching party. Upon payment of all amounts due MKA, including all interest due for late payments, Client shall be entitled to copies of MKA files and records pertaining to Services performed for the Project prior to the termination of this Agreement.

17.2 Successors, Assigns, and Third Parties. This Agreement shall be binding upon each party’s assigns, Successors, Executors, Administrators, and Legal Representatives. Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Client or MKA. MKA Services hereunder are being performed solely for the benefit of the Client, and no other entity shall have any claim against MKA because of this Agreement or MKA’s performance of Services hereunder.

17.3 Assignment. Neither Client nor MKA may assign or transfer any rights under or interest in this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld. No assignment shall release or discharge the assignor from any duty or responsibility under this Agreement.

17.4 Governing Law; Personal Jurisdiction, Forum and Venue. This Agreement shall be deemed to have been entered into and shall be construed, enforced and governed in all respects by the laws of the State of California as such laws are applied to agreements between California residents entered into and performed entirely in California. The parties acknowledge that this Agreement constitutes the minimum contacts necessary to establish personal jurisdiction in California and agree to California court’s exercise of personal jurisdiction. The Parties consent to forum, venue and jurisdiction

in the State of California in the courts of Contra Costa County or the federal courts for the Northern District of California.

17.5 Statute of Limitations. Any applicable Statute of Limitation shall be deemed to commence running on the date which the claimant knew, or should have known, of the facts giving rise to their claims, but in no event later than the date of substantial completion of MKA's Services under this Agreement. To the maximum extent permitted by law, and as a condition precedent to commencing a judicial proceeding, a party shall give written notice of their claims, including all amounts claimed, and the factual basis for their claims, to the other party within one (1) year of when the claimant knew, or should have known, of the facts giving rise to their claims, but in no event later than one (1) year from the date of substantial completion of MKA's Services under this Agreement.

17.6 Invalid Terms; Severability. In the event any provisions of this Agreement are found to be illegal, invalid or otherwise unenforceable, the unenforceable provision will be deemed stricken. Striking such a provision shall have no effect on the enforceability of the remaining provisions of this Agreement and those remaining provisions shall continue in full force and effect as if the unenforceable provision was never included in the Agreement.

17.7 Mediation.

17.7.1 Process. The Client and MKA agree to submit all claims and disputes arising out of this Agreement to non-binding mediation prior to the initiation of legal proceedings. This provision shall survive completion or termination of this Agreement; however, neither party shall seek mediation of any claim or dispute arising out of this Agreement beyond the period of time that would bar the initiation of legal proceedings to litigate such claim or dispute under the applicable law. Upon written notice by either Client or MKA of an alleged breach of the terms and/or performance of this Agreement, which written notice shall be given within fifteen (15) calendar days of the alleged breach, the parties agree first to mediate in good faith to resolve any dispute or claim arising between them out of this Agreement before resulting to court action. The parties shall have thirty (30) calendar days from the date of notice of the alleged breach to select a mutually agreeable mediator.

17.7.2 Mediation Fees. Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, either party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorneys' fees, even if they would otherwise be available to that party in any such action.

17.8 Waiver. A waiver of any terms and conditions or breaches of this Agreement shall not operate as a subsequent waiver.

17.9 Headings. The headings used in this Agreement are for general ease of reference only. They have no independent meaning and are singly interpretive of this Agreement.

17.10 Integration and Definitions. This Agreement, together with all enclosures hereto and documents referenced herein, are incorporated by reference into each other, and supersede all prior or contemporaneous written and oral discussions, understandings, representations, negotiations, and agreements on the subject matter of this Agreement and represent the parties' complete, entire, and final understanding of the subject matter of this Agreement. All capitalized terms used in the Agreement, unless otherwise defined herein, shall refer to those terms otherwise set forth and defined in the Agreement for Professional Services to which this enclosure is included.

17.11 Survival of Covenants. Notwithstanding completion or termination of this Agreement for any reason, all representations, limitations of liability, and indemnification obligations contained in this Agreement, including without limitation, the provisions set forth in Articles 15 and 16, shall survive such completion or termination and remain in full force and effect until fulfilled and all requisite and applicable statutes of limitation have past.

17.12 Modification. This Agreement may not be amended, revised, modified or otherwise changed in any manner, unless made in writing and signed by the parties hereto. Any other attempt to modify this Agreement, whether oral or written, unless compliant with this Paragraph, shall be of no force or effect. Failure of any party at any time or times to require performance of any provision hereof shall in no manner affect his or its right at a later time to enforce the same. No waiver by a party of a breach of any term or covenant contained in this Agreement, whether by conduct or otherwise, in any one or more instances shall be deemed to be or construed as a further or continuing waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege. of agreement contained in the Agreement. Provided however, that notwithstanding this Paragraph, adjustments in compensation to MKA or the period for performance of services provided by MKA, may be adjusted, from time to time, by MKA whether in writing or otherwise, to accommodate changes in scope and/or adjustments in time of performance and/or cost and compensation for services rendered, as directed by the Client, other Contractors, or the Project's status. As such, if such change, Additional Services or suspension of Services results in any increase or decrease in costs of, or time required for, the performance of MKA's Services, Client and MKA agree that an equitable adjustment shall be made, and the Agreement modified accordingly, whether in writing or otherwise.

17.13 Third Parties. This Agreement shall not create nor is intended to create any rights or contractual relationship with or cause an action in favor of any third party against MKA. The Services provided by MKA are solely for the benefit of Client. No other person or entity shall have the right to any claim against MKA arising from or relating to this Agreement or the Services provided to Client by MKA.

17.14 Independent Contractor. MKA and Client are Independent Contractors. Nothing in this Agreement shall be read or interpreted to create any agency, joint venture, partnership or employment relationship between the parties, and neither party shall have any right, power or authority to act or create any obligation or commitment, express or implied, on behalf of the other party, nor exercise control or direction over the means or methods by which MKA or its Sub-consultants provide Services under this Agreement.

17.15 Attorneys' Fees. If any legal action, mediation, arbitration or any other proceeding is brought for the purpose to enforce or interpret this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled, including the fees and costs incurred in enforcing any judgment which may be obtained in said action.

END OF STANDARD GENERAL TERMS AND CONDITIONS

FEE SCHEDULE

<u>Professional Services</u>	<u>Hourly Rate</u>
Principals	\$350
Architects Building Technology Consultants	\$185-335
Clerk of The Works Consultants	\$125-205
Construction Consultants	\$185-335
Construction Cost Estimators	\$185-335
Construction Management	\$185-335
Electrical Consultants Engineers Estimators	\$185-335
Engineers [Civil Structural]	\$195-335
Fire & Electrical Forensic Consultants Engineers	\$175-335
Geotechnical Consultants Engineers Geologists	\$185-335
Mechanical Consultants Engineers Estimators	\$185-335
Restoration Consultants Estimators	\$185-335
Roofing Consultants Estimators	\$185-335
Scheduling Consultants	\$185-335
Technical [Graphics Analysts Specialized IT Operations]	\$135-245
Support Services	\$95
<u>Other Services</u>	
Construction Defect / Litigation Support	\$230-375
Deposition / Expert Witness Testimony (2 Hour Minimum Travel/Wait Time at Regular Rate)	\$525/hr
Appraisal Services - Umpire	\$525/hr
Appraisal Services - Appraiser	\$350/hr
UAV Services	\$250/day
Matterport 3D Imagery	\$300/3D Space
Structural/Architectural Water Intrusion Testing Spray Rack Fee	\$1,500/per project
Resistograph (Wood Decay Testing Device)	\$300/day
K9 Accelerant Detection Services	\$200/hr
Reimbursable Expenses & Sub-Contractor/Sub-Consultant Services	Cost plus 10%
Automobile Use - Based Upon IRS Published Rates	Cost plus 10%
Photocopying, Binding and Digital Photo Printing	At MKA Cost



Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 5 @ 6pm
- **FY 2023-2024 Audit Completion Deadline:** In progress
- **Next General Election:** November 2026
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance

District Manager's Report

December 4th @ 6pm

2025

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FINANCIAL SUMMARY

09/30/2025

General Fund Cash & Investment
Balance: \$1,077,164

Reserve Fund Cash & Investment Balance: \$25,534

Debt Service Fund Investment
Balance: \$1,217,223

**Total Cash and Investment
Balances: \$2,319,921**

General Fund Expense Variance: \$ 68,266 Over Budget

Tab 5



Rizzetta & Company

Summer Woods Community Development District

**Financial Statements
(Unaudited)**

September 30, 2025

Prepared by: Rizzetta & Company, Inc.

summerwoodscdd.org
rizzetta.com

Summer Woods Community Development District

Balance Sheet

As of 09/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	253,612	0	910	0	254,522	0	0
Investments	823,552	25,534	1,217,223	41,663	2,107,973	0	0
Prepaid Expenses	1,459	0	0	0	1,458	0	0
Refundable Deposits	5,600	0	0	0	5,600	0	0
Due From Other	7,970	0	0	0	7,970	0	0
Fixed Assets	0	0	0	0	0	13,367,178	0
Amount Available in Debt Service	0	0	0	0	0	0	1,218,133
Amount To Be Provided Debt Service	0	0	0	0	0	0	16,646,867
Total Assets	1,092,193	25,534	1,218,133	41,663	2,377,523	13,367,178	17,865,000
Liabilities							
Accounts Payable	6,257	0	0	0	6,257	0	0
Accrued Expenses	46,895	0	0	0	46,895	0	0
Other Current Liabilities	54	0	0	0	54	0	0
Due To Other	0	0	910	0	910	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	17,865,000
Total Liabilities	53,206	0	910	0	54,116	0	17,865,000
Fund Equity & Other Credits							
Beginning Fund Balance	442,276	0	1,320,863	447,115	2,210,254	0	0
Investment In General Fixed Assets	0	0	0	0	0	13,367,178	0
Net Change in Fund Balance	596,711	25,534	(103,640)	(405,452)	113,153	0	0
Total Fund Equity & Other Credits	1,038,987	25,534	1,217,223	41,663	2,323,407	13,367,178	0
Total Liabilities & Fund Equity	1,092,193	25,534	1,218,133	41,663	2,377,523	13,367,178	17,865,000

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	20,418	20,418
Special Assessments				
Tax Roll	1,308,258	1,308,258	1,324,019	15,761
Other Misc. Revenues				
Insurance Proceeds	0	0	500,009	500,009
Miscellaneous Revenue	0	0	47	47
Total Revenues	1,308,258	1,308,258	1,844,493	536,235
Expenditures				
Legislative				
Supervisor Fees	7,000	7,000	6,000	1,000
Total Legislative	7,000	7,000	6,000	1,000
Financial & Administrative				
Accounting Services	20,651	20,651	20,651	0
Administrative Services	5,163	5,163	5,163	0
Arbitrage Rebate Calculation	900	900	900	0
Assessment Roll	5,736	5,736	5,736	0
Auditing Services	4,000	4,000	4,000	0
Disclosure Report	8,000	8,000	8,000	0
District Engineer	15,000	15,000	22,038	(7,038)
District Management	23,060	23,060	23,060	0
Dues, Licenses & Fees	2,000	2,000	3,103	(1,103)
Financial & Revenue Collections	4,130	4,130	4,130	0
Legal Advertising	3,000	3,000	910	2,090
Public Officials Liability Insurance	4,000	4,000	3,027	973
Trustees Fees	13,000	13,000	19,986	(6,986)
Website Hosting, Maintenance, Backup & E	3,458	3,458	3,778	(320)
Total Financial & Administrative	112,098	112,098	124,482	(12,384)
Legal Counsel				
District Counsel	30,000	30,000	73,708	(43,708)
Total Legal Counsel	30,000	30,000	73,708	(43,708)
Electric Utility Services				
Utility - Recreation Facilities	20,000	20,000	14,473	5,527
Utility - Street Lights	180,180	180,180	324,670	(144,490)
Total Electric Utility Services	200,180	200,180	339,143	(138,963)
Water-Sewer Combination Services				
Utility - Irrigation	10,000	10,000	11,881	(1,881)
Utility - Recreation Facilities	7,000	7,000	5,218	1,782
Total Water-Sewer Combination Services	17,000	17,000	17,099	(99)
Stormwater Control				
Aquatic Maintenance	42,000	42,000	45,250	(3,250)
Midge Fly Treatments	20,000	20,000	0	20,000

See Notes to Unaudited Financial Statements

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Wetland Nuisance/Exotic Species Control	80,000	80,000	85,700	(5,700)
Total Stormwater Control	142,000	142,000	130,950	11,050
Other Physical Environment				
Entry & Walls Maintenance & Repair	7,500	7,500	0	7,500
General Liability Insurance	5,100	5,100	3,700	1,400
Irrigation Maintenance	20,000	20,000	18,230	1,770
Landscape - Mulch	60,000	60,000	3,600	56,400
Landscape Inspection Services	10,800	10,800	10,800	0
Landscape Maintenance	310,000	310,000	331,719	(21,719)
Landscape Replacement Plants, Shrubs, Tr	25,000	25,000	8,482	16,518
Pressure Washing	5,000	5,000	0	5,000
Property Insurance	36,000	36,000	28,747	7,253
Supervisor Workers Comp Insurance	0	0	850	(850)
Total Other Physical Environment	479,400	479,400	406,128	73,272
Parks & Recreation				
Access Control / Security Camera Main-ten	10,000	10,000	1,285	8,715
Amenity Facility - Maintenance & Repair	25,000	25,000	18,324	6,676
Dog Park Maintenance	8,000	8,000	4,656	3,344
Facility A/C & Heating Maintenance & Rep	1,500	1,500	0	1,500
Holiday Decorations	2,500	2,500	0	2,500
Management Contract	55,080	55,080	42,097	12,983
Playground Mulch	5,000	5,000	0	5,000
Playground Repairs	3,000	3,000	0	3,000
Pool Furniture Replacement	20,000	20,000	7,363	12,637
Pool Repairs	10,000	10,000	25,000	(15,000)
Pool Service Contract	36,000	36,000	47,490	(11,490)
Security Services & Patrols	75,000	75,000	0	75,000
Security System Monitoring Services & Ma	22,000	22,000	20,594	1,406
Telephone, Internet, Cable	2,500	2,500	1,920	580
Trail/Bike Path Maintenance	5,000	5,000	0	5,000
Total Parks & Recreation	280,580	280,580	168,729	111,851
Contingency				
Miscellaneous Contingency	40,000	40,000	110,285	(70,285)
Total Contingency	40,000	40,000	110,285	(70,285)
Total Expenditures	1,308,258	1,308,258	1,376,524	(68,266)
Total Excess of Revenues Over(Under) Ex-penditures	0	0	467,969	467,969
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	129,652	129,652
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(910)	(910)

See Notes to Unaudited Financial Statements

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Total Other Financing Sources(Uses)	0	0	128,742	128,742
Fund Balance, Beginning of Period	0	0	442,276	442,276
Total Fund Balance, End of Period	0	0	1,038,987	1,038,987

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	534	534
Special Assessments				
Tax Roll	25,000	25,000	25,000	0
Total Revenues	25,000	25,000	25,534	534
Expenditures				
Contingency				
Capital Reserve	25,000	25,000	0	25,000
Total Contingency	25,000	25,000	0	25,000
Total Expenditures	25,000	25,000	0	25,000
Total Excess of Revenues Over(Under) Expenditures	0	0	25,534	25,534
Fund Balance, Beginning of Period	0	0	0	0
Total Fund Balance, End of Period	0	0	25,534	25,534

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	14,340	14,340
Special Assessments				
Tax Roll	242,399	242,399	245,265	2,866
Total Revenues	<u>242,399</u>	<u>242,399</u>	<u>259,605</u>	<u>17,206</u>
Expenditures				
Debt Service				
Interest	177,399	177,399	171,200	6,199
Principal	65,000	65,000	65,000	0
Total Debt Service	<u>242,399</u>	<u>242,399</u>	<u>236,200</u>	<u>6,199</u>
Total Expenditures	<u>242,399</u>	<u>242,399</u>	<u>236,200</u>	<u>6,199</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>23,405</u>	<u>23,405</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	193	193
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(86,405)	(86,405)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(86,212)</u>	<u>(86,212)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>417,475</u>	<u>417,475</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>354,668</u>	<u>354,668</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	15,253	15,253
Special Assessments				
Prepayments	0	0	6,645	6,645
Tax Roll	353,899	353,899	357,576	3,677
Total Revenues	<u>353,899</u>	<u>353,899</u>	<u>379,474</u>	<u>25,575</u>
Expenditures				
Debt Service				
Interest	218,899	218,899	216,547	2,352
Principal	135,000	135,000	145,000	(10,000)
Total Debt Service	<u>353,899</u>	<u>353,899</u>	<u>361,547</u>	<u>(7,648)</u>
Total Expenditures	<u>353,899</u>	<u>353,899</u>	<u>361,547</u>	<u>(7,648)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>17,927</u>	<u>17,927</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	281	281
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(8,563)	(8,563)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(8,282)</u>	<u>(8,282)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>327,388</u>	<u>327,388</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>337,033</u>	<u>337,033</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	24,167	24,167
Special Assessments				
Tax Roll	548,551	548,551	555,036	6,485
Total Revenues	<u>548,551</u>	<u>548,551</u>	<u>579,203</u>	<u>30,652</u>
Expenditures				
Debt Service				
Interest	343,551	343,551	337,915	5,636
Principal	205,000	205,000	205,000	0
Total Debt Service	<u>548,551</u>	<u>548,551</u>	<u>542,915</u>	<u>5,636</u>
Total Expenditures	<u>548,551</u>	<u>548,551</u>	<u>542,915</u>	<u>5,636</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>36,288</u>	<u>36,288</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	437	437
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(87,204)	(87,204)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(86,767)</u>	<u>(86,767)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>576,001</u>	<u>576,001</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>525,522</u>	<u>525,522</u>

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

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	76	76
Total Revenues	0	0	76	76
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	(86,330)	(86,330)
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	376	376
Total Fund Balance, End of Period	0	0	451	451

See Notes to Unaudited Financial Statements

193 Capital Projects Fund S2020 **Summer Woods Community Development District**

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	891	891
Total Revenues	<u>0</u>	<u>0</u>	<u>891</u>	<u>891</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>891</u>	<u>891</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	8,563	8,563
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>8,563</u>	<u>8,563</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>15,197</u>	<u>15,197</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>24,651</u>	<u>24,651</u>

See Notes to Unaudited Financial Statements

193 Capital Projects Fund S2021 **Summer Woods Community Development District**

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	997	997
Contributions & Donations from Private Sources				
Developer Contributions	0	0	12,390	12,390
Total Revenues	<u>0</u>	<u>0</u>	<u>13,387</u>	<u>13,387</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	385,919	(385,919)
Total Other Physical Environment	0	0	385,919	(385,919)
Total Expenditures	<u>0</u>	<u>0</u>	<u>385,919</u>	<u>(385,919)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(372,532)</u>	<u>(372,532)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	87,204	87,204
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(129,653)	(129,653)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(42,449)</u>	<u>(42,449)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>431,542</u>	<u>431,542</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>16,561</u>	<u>16,561</u>

See Notes to Unaudited Financial Statements

**Summer Woods CDD
Investment Summary
9/30/2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2025</u>
Valley National Bank	Governmental Checking/ICS	\$ 823,552
Total General Fund Investments		<u>\$ 823,552</u>
Valley National Bank	Governmental Checking	\$ 25,534
Total Reserve Fund Investments		<u>\$ 25,534</u>
Regions Series 2018 A-1 Revenue	Goldman Sachs Financial Square Govt Fund	\$ 228,311
Regions Series 2018 A-1 Reserve	Goldman Sachs Financial Square Govt Fund	126,113
Regions Series 2018 A-1 Interest	Goldman Sachs Financial Square Govt Fund	11
Regions Series 2018 A-1 Principal	Goldman Sachs Financial Square Govt Fund	198
Regions Series 2018 A-1 Sinking Fund	Goldman Sachs Financial Square Govt Fund	34
Regions Series 2020 Revenue	Goldman Sachs Financial Square Govt Fund	148,867
Regions Series 2020 Reserve	Goldman Sachs Financial Square Govt Fund	181,174
Regions Series 2020 Interest	Goldman Sachs Financial Square Govt Fund	13
Regions Series 2020 Principal	Goldman Sachs Financial Square Govt Fund	15
Regions Series 2020 Prepayment	Goldman Sachs Financial Square Govt Fund	6,548
Regions Series 2020 Sinking Fund	Goldman Sachs Financial Square Govt Fund	308
Regions Series 2020 Redemption	Goldman Sachs Financial Square Govt Fund	109
Regions Series 2021 A-2 Revenue	Goldman Sachs Financial Square Govt Fund	80,450
Regions Series 2021 A-2 Reserve	Goldman Sachs Financial Square Govt Fund	74,668
Regions Series 2021 A-2 Interest	Goldman Sachs Financial Square Govt Fund	5
Regions Series 2021 A-2 Prepayment	Goldman Sachs Financial Square Govt Fund	1,230
Regions Series 2021 A-2 Sinking Fund	Goldman Sachs Financial Square Govt Fund	7
Regions Series 2021 A-3 Revenue	Goldman Sachs Financial Square Govt Fund	164,591
Regions Series 2021 A-3 Reserve	Goldman Sachs Financial Square Govt Fund	204,537
Regions Series 2021 A-3 Interest	Goldman Sachs Financial Square Govt Fund	15
Regions Series 2021 A-3 Sinking Fund	Goldman Sachs Financial Square Govt Fund	19
Total Debt Service Fund Investments		<u>\$ 1,217,223</u>
Regions Series 2018 A-1 Construction	Goldman Sachs Financial Square Govt Fund	\$ 68
Regions Series 2018 A-2 Construction	Goldman Sachs Financial Square Govt Fund	383
Regions Series 2020 Construction	Goldman Sachs Financial Square Govt Fund	24,651
Regions Series 2021 A-2 Construction	Goldman Sachs Financial Square Govt Fund	411
Regions Series 2021 A-3 Construction	Goldman Sachs Financial Square Govt Fund	16,150
Total Capital Projects Fund Investments		<u>\$ 41,663</u>

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 09/01/2025 to 09/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
193, 2190						
	193 General Fund	09/28/2025	Manatee County Utilities Department	MCUD Summary 09/25 ACH	MCUD Summary 09/25	716.26
	193 General Fund	09/28/2025	Manatee County Utilities Department	MCUD Summary 09/25 ACH	MCUD Summary 09/25	582.02
	193 General Fund	09/01/2025	MKA International, Inc.	1248636	Consulting Services 08/25	3,432.73
	193 General Fund	09/25/2025	Peace River Electric Cooperative, Inc.	Electric Summary 09/25 ACH	Electric Summary 09/25	109.19
	193 General Fund	09/26/2025	Rizzetta & Company, Inc.	INV0000103529	Personnel Reimbursement 09/25	1,349.00
	193 General Fund	09/26/2025	The Observer Group, Inc.	25-01797M	Legal Advertising 09/25	67.81
Sum for 193, 2190						6,257.01
Sum for 193						6,257.01
Sum Total						6,257.01

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/25.
2. See EMMA (Electronic Municipal Market Access) at <https://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.



Rizzetta & Company

Summer Woods Community Development District

**Financial Statements
(Unaudited)**

October 31, 2025

Prepared by: Rizzetta & Company, Inc.

summerwoodscdd.org
rizzetta.com

Summer Woods Community Development District

Balance Sheet

As of 10/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	183,574	0	6,487	0	190,061	0	0
Investments	826,179	25,616	1,217,010	45,959	2,114,764	0	0
Accounts Receivable	1,344,786	50,000	1,143,950	0	2,538,736	0	0
Refundable Deposits	5,600	0	0	0	5,600	0	0
Due From Other	910	0	0	0	910	0	0
Fixed Assets	0	0	0	0	0	13,367,178	0
Amount Available in Debt Service	0	0	0	0	0	0	2,367,447
Amount To Be Provided Debt Service	0	0	0	0	0	0	15,497,553
Total Assets	2,361,049	75,616	2,367,447	45,959	4,850,071	13,367,178	17,865,000
Liabilities							
Accounts Payable	81,819	0	0	0	81,819	0	0
Accrued Expenses	4,334	0	0	0	4,334	0	0
Other Current Liabilities	54	0	0	0	54	0	0
Due To Other	0	0	910	0	911	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	17,865,000
Total Liabilities	86,207	0	910	0	87,118	0	17,865,000
Fund Equity & Other Credits							
Beginning Fund Balance	1,031,927	25,534	1,217,223	41,663	2,316,347	0	0
Investment In General Fixed Assets	0	0	0	0	0	13,367,178	0
Net Change in Fund Balance	1,242,915	50,082	1,149,314	4,296	2,446,607	0	0
Total Fund Equity & Other Credits	2,274,842	75,616	2,366,537	45,959	4,762,954	13,367,178	0
Total Liabilities & Fund Equity	2,361,049	75,616	2,367,447	45,959	4,850,071	13,367,178	17,865,000

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,646	2,646
Special Assessments				
Tax Roll	1,344,788	1,344,788	1,351,585	6,797
Total Revenues	1,344,788	1,344,788	1,354,231	9,443
Expenditures				
Legislative				
Supervisor Fees	7,000	583	1,000	(416)
Total Legislative	7,000	583	1,000	(416)
Financial & Administrative				
Accounting Services	21,447	1,788	1,789	(3)
Administrative Services	5,370	447	448	0
Arbitrage Rebate Calculation	900	0	0	0
Assessment Roll	5,965	5,965	5,965	0
Auditing Services	5,100	0	0	0
Disclosure Report	8,000	667	667	0
District Engineer	20,000	1,666	0	1,667
District Management	23,982	1,999	1,998	0
Dues, Licenses & Fees	2,000	2,000	396	1,604
Financial & Revenue Collections	4,295	358	358	0
Legal Advertising	1,000	83	0	83
Public Officials Liability Insurance	4,100	4,100	3,209	891
Trustees Fees	14,000	7,845	1,458	6,387
Website Hosting, Maintenance, Backup & E	3,698	308	545	(236)
Total Financial & Administrative	119,857	27,226	16,833	10,393
Legal Counsel				
District Counsel	100,000	8,334	0	8,333
Total Legal Counsel	100,000	8,334	0	8,333
Electric Utility Services				
Utility - Recreation Facilities	20,000	1,666	1,584	82
Utility - Street Lights	180,180	15,015	0	15,015
Total Electric Utility Services	200,180	16,681	1,584	15,097
Water-Sewer Combination Services				
Utility - Irrigation	12,000	1,000	700	300
Utility - Recreation Facilities	10,000	834	550	283
Total Water-Sewer Combination Services	22,000	1,834	1,250	583
Stormwater Control				
Aquatic Maintenance	47,200	3,933	3,675	259
Midge Fly Treatments	20,000	1,667	0	1,666
Wetland Nuisance/Exotic Species Control	84,000	7,000	0	7,000
Total Stormwater Control	151,200	12,600	3,675	8,925

See Notes to Unaudited Financial Statements

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 10/31/2025	Year To Date 10/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Entry & Walls Maintenance & Repair	3,500	291	0	292
General Liability Insurance	4,463	4,463	3,922	541
Irrigation Maintenance	20,000	1,667	3,269	(1,602)
Landscape - Mulch	70,000	5,833	0	5,834
Landscape Inspection Services	12,000	1,000	1,000	0
Landscape Maintenance	300,000	25,000	46,000	(21,001)
Landscape Replacement Plants, Shrubs, Tr	30,000	2,500	0	2,501
Pressure Washing	1,500	125	0	125
Property Insurance	37,047	37,047	15,396	21,651
Supervisor Workers Comp Insurance	0	0	850	(851)
Total Other Physical Environment	478,510	77,926	70,437	7,491
Parks & Recreation				
Access Control / Security Camera Main- ten	7,000	584	0	583
Amenity Facility - Maintenance & Repair	25,000	2,083	1,689	394
Dog Park Maintenance	5,000	417	388	28
Facility A/C & Heating Maintenance & Rep	1,500	125	0	125
Holiday Decorations	2,500	0	0	0
Management Contract	59,841	4,986	6,618	(1,631)
Playground Mulch	5,000	417	0	417
Playground Repairs	3,000	250	0	250
Pool Furniture Replacement	20,000	1,667	0	1,667
Pool Repairs	5,000	416	735	(319)
Pool Service Contract	49,200	4,100	6,205	(2,104)
Security Services & Patrols	25,000	2,084	0	2,083
Security System Monitoring Services & Ma	14,500	1,208	332	876
Telephone, Internet, Cable	2,500	208	170	38
Trail/Bike Path Maintenance	1,000	84	0	84
Total Parks & Recreation	226,041	18,629	16,137	2,491
Contingency				
Miscellaneous Contingency	40,000	3,333	400	2,933
Total Contingency	40,000	3,333	400	2,933
Total Expenditures	1,344,788	167,146	111,316	55,830
Total Excess of Revenues Over(Under) Ex- penditures	0	1,177,642	1,242,915	65,273
Fund Balance, Beginning of Period	0	0	1,031,927	1,031,927
Total Fund Balance, End of Period	0	1,177,642	2,274,842	1,097,200

See Notes to Unaudited Financial Statements

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	81	81
Special Assessments				
Tax Roll	50,000	50,000	50,000	0
Total Revenues	50,000	50,000	50,081	81
Expenditures				
Contingency				
Capital Reserve	50,000	50,000	0	50,000
Total Contingency	50,000	50,000	0	50,000
Total Expenditures	50,000	50,000	0	50,000
Total Excess of Revenues Over(Under) Ex-	0	0	50,081	50,081
penditures				
Fund Balance, Beginning of Period	0	0	25,535	25,535
Total Fund Balance, End of Period	0	0	75,616	75,616

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,152	1,152
Special Assessments				
Tax Roll	242,399	242,399	243,582	1,183
Total Revenues	<u>242,399</u>	<u>242,399</u>	<u>244,734</u>	<u>2,335</u>
Expenditures				
Debt Service				
Interest	177,399	177,399	0	177,399
Principal	65,000	65,000	0	65,000
Total Debt Service	<u>242,399</u>	<u>242,399</u>	<u>0</u>	<u>242,399</u>
Total Expenditures	<u>242,399</u>	<u>242,399</u>	<u>0</u>	<u>242,399</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>244,734</u>	<u>244,734</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>354,667</u>	<u>354,667</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>599,401</u>	<u>599,401</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,088	1,088
Special Assessments				
Tax Roll	353,099	353,099	354,720	1,621
Total Revenues	<u>353,099</u>	<u>353,099</u>	<u>355,808</u>	<u>2,709</u>
Expenditures				
Debt Service				
Interest	218,899	218,899	0	218,899
Principal	134,200	134,200	0	134,200
Total Debt Service	<u>353,099</u>	<u>353,099</u>	<u>0</u>	<u>353,099</u>
Total Expenditures	<u>353,099</u>	<u>353,099</u>	<u>0</u>	<u>353,099</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>355,808</u>	<u>355,808</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>337,033</u>	<u>337,033</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>692,841</u>	<u>692,841</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,708	1,708
Special Assessments				
Tax Roll	548,551	548,551	551,225	2,674
Total Revenues	<u>548,551</u>	<u>548,551</u>	<u>552,933</u>	<u>4,382</u>
Expenditures				
Debt Service				
Interest	338,551	338,551	0	338,551
Principal	210,000	210,000	0	210,000
Total Debt Service	<u>548,551</u>	<u>548,551</u>	<u>0</u>	<u>548,551</u>
Total Expenditures	<u>548,551</u>	<u>548,551</u>	<u>0</u>	<u>548,551</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>552,933</u>	<u>552,933</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(4,161)	(4,161)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(4,161)</u>	<u>(4,161)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>525,523</u>	<u>525,523</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,074,295</u>	<u>1,074,295</u>

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

Statement of Revenues and Expenditures

As of 10/31/2025
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	1
Total Revenues	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>452</u>	<u>452</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>453</u>	<u>453</u>

See Notes to Unaudited Financial Statements

193 Capital Projects Fund S2020 **Summer Woods Community Development District**

Statement of Revenues and Expenditures

As of 10/31/2025
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	80	80
Total Revenues	<u>0</u>	<u>0</u>	<u>80</u>	<u>80</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>80</u>	<u>80</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>24,651</u>	<u>24,651</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>24,731</u>	<u>24,731</u>

See Notes to Unaudited Financial Statements

193 Capital Projects Fund S2021 **Summer Woods Community Development District**

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	54	54
Total Revenues	<u>0</u>	<u>0</u>	<u>54</u>	<u>54</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>54</u>	<u>54</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,161	4,161
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>4,161</u>	<u>4,161</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>16,560</u>	<u>16,560</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>20,775</u>	<u>20,775</u>

See Notes to Unaudited Financial Statements

**Summer Woods CDD
Investment Summary
10/31/2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of October 31, 2025</u>
Valley National Bank	Governmental Checking/ICS	\$ 826,179
Total General Fund Investments		<u>\$ 826,179</u>
Valley National Bank	Governmental Checking	\$ 25,616
Total Reserve Fund Investments		<u>\$ 25,616</u>
Regions Series 2018 A-1 Revenue	Goldman Sachs Financial Square Govt Fund	\$ 74,266
Regions Series 2018 A-1 Reserve	Goldman Sachs Financial Square Govt Fund	126,523
Regions Series 2018 A-1 Interest	Goldman Sachs Financial Square Govt Fund	84,799
Regions Series 2018 A-1 Principal	Goldman Sachs Financial Square Govt Fund	198
Regions Series 2018 A-1 Sinking Fund	Goldman Sachs Financial Square Govt Fund	70,034
Regions Series 2020 Revenue	Goldman Sachs Financial Square Govt Fund	43,252
Regions Series 2020 Reserve	Goldman Sachs Financial Square Govt Fund	181,762
Regions Series 2020 Interest	Goldman Sachs Financial Square Govt Fund	106,111
Regions Series 2020 Principal	Goldman Sachs Financial Square Govt Fund	15
Regions Series 2020 Prepayment	Goldman Sachs Financial Square Govt Fund	6,562
Regions Series 2020 Sinking Fund	Goldman Sachs Financial Square Govt Fund	309
Regions Series 2020 Redemption	Goldman Sachs Financial Square Govt Fund	109
Regions Series 2021 A-2 Revenue	Goldman Sachs Financial Square Govt Fund	39,365
Regions Series 2021 A-2 Reserve	Goldman Sachs Financial Square Govt Fund	73,393
Regions Series 2021 A-2 Interest	Goldman Sachs Financial Square Govt Fund	42,870
Regions Series 2021 A-2 Prepayment	Goldman Sachs Financial Square Govt Fund	1,234
Regions Series 2021 A-2 Sinking Fund	Goldman Sachs Financial Square Govt Fund	8
Regions Series 2021 A-3 Revenue	Goldman Sachs Financial Square Govt Fund	41,568
Regions Series 2021 A-3 Reserve	Goldman Sachs Financial Square Govt Fund	201,041
Regions Series 2021 A-3 Interest	Goldman Sachs Financial Square Govt Fund	123,572
Regions Series 2021 A-3 Sinking Fund	Goldman Sachs Financial Square Govt Fund	19
Total Debt Service Fund Investments		<u>\$ 1,217,010</u>
Regions Series 2018 A-1 Construction	Goldman Sachs Financial Square Govt Fund	\$ 68
Regions Series 2018 A-2 Construction	Goldman Sachs Financial Square Govt Fund	385
Regions Series 2020 Construction	Goldman Sachs Financial Square Govt Fund	24,731
Regions Series 2021 A-2 Construction	Goldman Sachs Financial Square Govt Fund	412
Regions Series 2021 A-3 Construction	Goldman Sachs Financial Square Govt Fund	20,363
Total Capital Projects Fund Investments		<u>\$ 45,959</u>

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/R Ledger
From 10/01/2025 to 10/31/2025

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
193, 2190						
193-001	193 General Fund	Manatee County Tax Collector	AR00002894	12110	10/01/2025	1,344,785.97
Sum for 193, 2190						1,344,785.97
193, 2191						
193-200	193 Debt Service Fund S2018	Manatee County Tax Collector	AR00002894	12110	10/01/2025	242,399.63
Sum for 193, 2191						242,399.63
193, 2192						
193-201	193 Debt Service Fund S2020	Manatee County Tax Collector	AR00002894	12110	10/01/2025	352,999.24
Sum for 193, 2192						352,999.24
193, 2193						
193-202	193 Debt Service Fund S2021	Manatee County Tax Collector	AR00002894	12110	10/01/2025	147,800.26
193-202	193 Debt Service Fund S2021	Manatee County Tax Collector	AR00002894	12110	10/01/2025	400,751.22
Sum for 193, 2193						548,551.48
193, 2995						
193-005	193 Reserve Fund	Manatee County Tax Collector	AR00002894	12110	10/01/2025	50,000.00
Sum for 193, 2995						50,000.00
Sum for 193						2,538,736.32
Sum Total						2,538,736.32

See Notes to Unaudited Financial Statements

Summer Woods Community Development District
Summary A/P Ledger
From 10/01/2025 to 10/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
193, 2190						
	193 General Fund	10/31/2025	Cooper Pools Inc.	2025-1302	Pool Repair 10/25	735.00
	193 General Fund	10/31/2025	Harrison Ranch CDD	SWC1125-01	Rent - Meeting 10/02/25	200.00
	193 General Fund	10/24/2025	Kutak Rock, LLP	3642509	Legal Services 09/25	1,592.50
	193 General Fund	10/01/2025	Peace River Electric Cooperative, Inc.	185639004-110325 ACH	9324 Westernwoods Ave 10/25	49.94
	193 General Fund	10/01/2025	Peace River Electric Cooperative, Inc.	170982001-102325 ACH	8805 Summer Woods Dr 10/25	46.50
	193 General Fund	10/01/2025	Peace River Electric Cooperative, Inc.	170982003-110425 ACH	Amenity Center 10/25	1,365.38
	193 General Fund	10/01/2025	Peace River Electric Cooperative, Inc.	185639001-102325 ACH	10904 High Noon Trail 10/25	89.66
	193 General Fund	10/01/2025	Peace River Electric Cooperative, Inc.	185639002-102325 ACH	11424 Daybreak Glen 10/25	32.99
	193 General Fund	10/01/2025	RedTree Landscape Systems, LLC	31104	Install Fill Dirt/Tree Removal 08/25	9,500.00
	193 General Fund	10/01/2025	RedTree Landscape Systems, LLC	31864	Irrigation repairs 10/25	344.18
	193 General Fund	10/01/2025	RedTree Landscape Systems, LLC	31856	Irrigation repairs 10/25	260.00
	193 General Fund	10/01/2025	RedTree Landscape Systems, LLC	31819	Irrigation repairs 09/25	386.74
	193 General Fund	10/01/2025	RedTree Landscape Systems, LLC	31794	Landscape Enhancement 10/25	8,000.00
	193 General Fund	10/01/2025	RedTree Landscape Systems, LLC	31929	Landscape Maintenance 10/25	25,000.00
	193 General Fund	10/01/2025	RedTree Landscape Systems, LLC	31535	Fallen Tree Removal 09/25	3,500.00
	193 General Fund	10/01/2025	RedTree Landscape Systems, LLC	31928	Landscape Maintenance 09/25	25,000.00
	193 General Fund	10/01/2025	RedTree Landscape Systems, LLC	32251	Irrigation Repair 10/25	41.06
	193 General Fund	10/01/2025	RedTree Landscape Systems, LLC	32252	Irrigation Repair 10/25	172.80
	193 General Fund	10/01/2025	RedTree Landscape Systems, LLC	32253	Irrigation Repair 10/25	237.80
	193 General Fund	10/01/2025	RedTree Landscape Systems, LLC	31863	Irrigation repairs 10/25	433.12
	193 General Fund	10/01/2025	RedTree Landscape Systems, LLC	31509	Irrigation repairs 09/25	1,392.89
	193 General Fund	10/01/2025	Rizzetta & Company, Inc.	INV0000104600	General Management & Oversight Personnel Reimbursement 11/25	2,343.96
	193 General Fund	10/31/2025	Rizzetta & Company, Inc.	INV0000104794	Cell Phone 10/25	50.00
	193 General Fund	10/22/2025	School Now	INV-SN-1091	ADA Website Quarterly 10/25	384.38
	193 General Fund	10/31/2025	TFR Cleaning Services, Inc.	1768	Janitorial Service 10/25	85.09
	193 General Fund	10/01/2025	TLD-Southeast, Inc.	590299595	Pest Control Services 10/25	200.00
	193 General Fund	10/31/2025	Valley National Bank	CC103125-193 ACH	Maintenance & Repair 10/25	375.26
Sum for 193, 2190						81,819.25
Sum for 193						81,819.25
Sum Total						81,819.25

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/25.
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.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 6

Summer Woods Community Development District

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

Operations and Maintenance Expenditures

For Board Approval September 2025

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

The total items being presented: **\$130,418.01**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Complete IT Corp	300154	17609	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly 09/25	\$ 332.50
Complete IT Corp	300154	17289 Balance Due	17289 Balance Due 08/25	\$ 10.00
Cooper Pools Inc.	300163	2025-1162	Monthly Commercial Maintenance 09/25	\$ 4,700.00
David Karshick	300164	35902	Dog Station Maintenance 09/25	\$ 388.00
Eco-Logic Services, LLC	300149	5684	Pond Maintenance - Ponds 26, 27, 28, & 29 08/25	\$ 775.00
Frontier Florida, LLC	20250930	941-776-8134-060420-5 09/25 ACH	Internet Service 09/25	\$ 160.00
Harrison Ranch CDD	300150	SWC0925-01	Rent - Meeting 08/06/2025	\$ 200.00
Jan-Pro of Manasota	300165	88005	Janitorial Service 09/25	\$ 1,095.00
Kutak Rock, LLP	300161	3624375	Legal Services 07/25	\$ 1,124.50
Kutak Rock, LLP	300161	3624379	Legal Services 07/25	\$ 8,087.50
Manatee County Utilities Department	20250919	MCUD Summary 08/25 ACH 193	MCUD Summary 08/25	\$ 1,299.99
MKA International, Inc.	300166	1247610	Consulting Services 07/25	\$ 65,483.44
Owens Electric, Inc.	300159	35602867	Heater Tripped 09/25	\$ 371.25
Peace River Electric Cooperative, Inc.	20250916	Electric Summary 08/25 ACH	Electric Summary 08/25	\$ 137.38

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Peace River Electric Cooperative, Inc.	20250923	185639004 08/25 ACH	9324 Westernwoods Ave 08/25	\$ 49.34
Peace River Electric Cooperative, Inc.	20250925	170982003 08/25 ACH	Amenity Center 08/25	\$ 1,182.38
RedTree Landscape Systems, LLC	300153	154	Landscape Maintenance 08/25	\$ 25,000.00
Rizzetta & Company, Inc.	300151	INV0000102362	Personnel Reimbursement 08/25	\$ 1,421.93
Rizzetta & Company, Inc.	300152	INV0000102230	District Management Services 09/25	\$ 6,183.68
Rizzetta & Company, Inc.	300156	INV0000102403	Cell Phone 08/25	\$ 50.00
Rizzetta & Company, Inc.	300160	INV0000102428	General Management & Oversight Personnel Reimbursement 09/25	\$ 2,021.64
Superior Waterway Services, Inc.	300162	108204	Quarterly Aeration Maintenance 09/25	\$ 125.00
Superior Waterway Services, Inc.	300162	108616	Lake Maintenance 09/25	\$ 3,100.00
Superior Waterway Services, Inc.	300162	109506	Hand Cut Plants and Weeds 09/25	\$ 3,800.00
Superior Waterway Services, Inc.	300162	109507	Lake 4,33,34 and 37 Lake Plantings 08/25	\$ 2,900.00
Valley National Bank	20250926	Valley CC 08/25 ACH 193	Credit Card Expenses 08/25	<u>\$ 419.48</u>
Report Total				<u>\$ 130,418.01</u>

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 #	17609
Invoice Date	09-01-25
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

RECEIVED
09/01/25

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 \$10.00

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

RECEIVED
09/02/25

Subtotal	\$332.50
Tax	\$0.00
Invoice Total	\$332.50
Payments	-\$322.50
Credits	\$0.00
Balance Due	\$10.00

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.: 2025-1162
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

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

Ways to pay



Total **RECEIVED** \$4,700.00
09/01/25

View and pay

DOODY FREE 941

8466 Lockwood Ridge Rd. Unit 258
Sarasota, FL 34243



INVOICE

INVOICE # 35902
DATE 09/01/2025
DUE DATE 10/01/2025
TERMS 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**AMOUNT**

Dog Station
Dog Station Maintenance

388.00

RECEIVED
09/01/25

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

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
8/30/2025	5684

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

Description		Amount
Maintenance of Planted Ponds 26, 27, 28, & 29 for August 2025		775.00
<div> <div>RECEIVED</div> <div>08/30/25</div> </div>		
	Total	\$775.00

Pete@Eco-Logic-Services.com

09600294177681340604200000000000000000160005

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

Billing Date:
Sep 04, 2025

Billing Period:
Sep 04 - Oct 03, 2025

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.

SERVICE TERMS

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

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

09.04-10.03	Sim FiberOptic LT 100/100 ST	\$100.00
	Valued Customer Fiber 500 Upgrade	\$0.00
	Wi-Fi Secure LT	\$60.00
Bundle Total		\$160.00

Beginning with your next bill, your FiberOptic Internet service will increase by \$10.00 per month, per line. Questions? Please contact customer service.



Total current month charges

\$160.00

**LET FRONTIER
BE YOUR
TECH SUPPORT**

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

business.frontier.com

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

Billing Date:
Sep 04, 2025

Billing Period:
Sep 04 - Oct 03, 2025



Harrison Ranch

Community Development District

3434 Colwell Avenue, Suite 200
Tampa, FL 33614
Phone 813.533.2950

INVOICE

DATE: September 1, 2025

Bill To:

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

INVOICE: SWC0925-01

Type	DESCRIPTION	AMOUNT
Rent	Rent - Meeting 08/06/2025	200.00
TOTAL		\$200.00

RECEIVED
09/02/25

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: October 1, 2025

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

Invoice

9/1/2025

88005

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

P.O. No.	Terms	Due Date	Rep
	Net 10	9/10/2025	259JM

FEES FOR
JANITORIAL SERVICES; Monthly Cleaning per Agreement

RECEIVED
09/02/25

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 9, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3624375

Client Matter No. 38323-1

Notification Email: eftgroup@kutakrock.com**RECEIVED**
09/10/25

Summer Woods CDD

Rizzetta & Company

Unit 200

3434 Colwell Avenue

Tampa, FL 33614

Invoice No. 3624375

38323-1

Re: General Counsel

For Professional Legal Services Rendered

07/01/25	B. Davenport	0.20	59.00	Revise agreement for light removal regarding the same; confer with Aloy regarding the agreement for lighting removal; review signed agreement; confer with Ruxton regarding the same
07/03/25	B. Davenport	0.10	29.50	Confer with Ruxton regarding agreement for lighting removal services
07/07/25	B. Davenport	0.30	88.50	Confer with O'Nolan regarding gate access; confer with Tuomy regarding the same; confer with Ruxton regarding the same; confer with Sigman regarding the same
07/08/25	B. Davenport	0.20	59.00	Confer with Ruxton regarding light removal agreement; call with O'Nolan regarding gate access codes; confer with Tuomy regarding the same
07/09/25	B. Davenport	0.10	29.50	Review executed agreement for light removal; confer with Weiland-Sorenson regarding the same

KUTAK ROCK LLP

Summer Woods CDD

September 9, 2025

Client Matter No. 38323-1

Invoice No. 3624375

Page 2

07/15/25	B. Davenport	0.10	29.50	Confer with O'Nolan regarding status of removal of lights
07/16/25	B. Davenport	0.10	29.50	Confer with O'Nolan regarding status of removal of lights
07/17/25	B. Davenport	0.10	29.50	Confer with O'Nolan regarding light removal and storage
07/21/25	D. Kirk	0.30	79.50	Prepare revisions to Complaint for Breach of Contract
07/23/25	B. Davenport	0.10	29.50	Confer with O'Nolan regarding temporary fencing proposal
07/23/25	J. Earlywine	0.50	160.00	Conference call regarding lighting claim; follow-up
07/24/25	B. Davenport	0.20	59.00	Review draft agenda for August Board meeting; confer with Bregg regarding the same; confer with O'Nolan regarding temporary fencing proposal
07/30/25	B. Davenport	0.20	59.00	Draft resolution adopting goals and objectives for the 2026 fiscal year; confer with Bregg regarding the same
07/31/25	B. Davenport	1.30	383.50	Review and analysis of agenda and other outstanding items
TOTAL HOURS		3.80		
TOTAL FOR SERVICES RENDERED				\$1,124.50
TOTAL CURRENT AMOUNT DUE				<u>\$1,124.50</u>

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 9, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

RECEIVED
09/10/25

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. 3624379

38323-2

Re: RET Litigation

For Professional Legal Services Rendered

07/01/25	B. Davenport	0.10	29.50	Confer with Jimenez regarding proof of loss
07/03/25	B. Davenport	0.10	29.50	Confer with Jimenez regarding proof of loss
07/07/25	J. Cox	0.50	337.50	Review proof of claims from Egis; review email from J. Brayman of RET; emails regarding status
07/08/25	B. Davenport	0.20	59.00	Review and analysis of proof of loss form and correspondence related thereto in connection with insurance claim; confer with Cox regarding complaint
07/10/25	B. Davenport	0.20	59.00	Confer with O'Nolan regarding payment demands from RET; confer with Cox regarding Egis documents and response

KUTAK ROCK LLP

Summer Woods CDD

September 9, 2025

Client Matter No. 38323-2

Invoice No. 3624379

Page 2

07/11/25	J. Cox	0.80	540.00	Multiple email exchanges regarding finalizing claims, results of engineer's evaluation, and communications with Egis regarding payment of claims; email exchange regarding proof loss to finalize Egis payment
07/11/25	B. Davenport	0.30	88.50	Call into meeting with Earlywine regarding status; confer with Tuomy about status of inspection and timeline for report; confer with Cox regarding the same
07/14/25	J. Cox	1.20	810.00	Email exchanges regarding proof of loss and payment of claims; telephone conference with Egis regarding claim status and handling; draft letter to opposing counsel seeking meeting
07/14/25	B. Davenport	0.40	118.00	Confer with O'Nolan regarding insurance forms; call into meeting with Egis regarding status of outstanding claims
07/14/25	D. Kirk	0.90	238.50	Analyze additional amendments and potential claims for Complaint; team teleconference regarding RET claims
07/15/25	J. Cox	0.40	270.00	Finalize letter and email same to counsel for RET regarding removal of lights and status of RET's position; read RET's counsel's response to same; read RET's counsel's notice of default
07/15/25	B. Davenport	0.20	59.00	Review and analysis of letter to RET requesting meeting and correspondence related thereto; confer with Ruxton regarding letter to RET
07/16/25	J. Cox	0.20	135.00	Email exchanges regarding engineer's review and status of same

KUTAK ROCK LLP

Summer Woods CDD

September 9, 2025

Client Matter No. 38323-2

Invoice No. 3624379

Page 3

07/16/25	B. Davenport	0.20	59.00	Review and analysis of response letter from RET counsel; review notice to cure from RET; confer with Cox regarding the same; confer with Tuomy regarding report
07/17/25	J. Cox	1.70	1,147.50	Research whether Florida law recognizes a cause of action for civil extortion based on letter from counsel for RET; research Florida rules of professional responsibility based on threat of criminality for removing the lights; review contract to respond to RET demands; email Kirk regarding amending complaint to incorporate same
07/17/25	B. Davenport	0.10	29.50	Confer with Tuomy regarding meeting to discuss findings of inspection
07/18/25	J. Cox	1.10	742.50	Telephone conference with engineer, Tuomy and Davenport regarding findings; telephone conference with Davenport and Earlywine regarding strategy in light of findings
07/18/25	B. Davenport	1.10	324.50	Call into meeting with Engineer regarding inspection; call with Earlywine regarding the same
07/21/25	J. Cox	2.30	1,552.50	Telephone conference with Davenport and Earlywine regarding strategy; review insurance claim and compare to engineer's findings; analysis of claims and draft letter demanding full amount of insurance
07/22/25	B. Davenport	0.40	118.00	Confer with O'Nolan regarding the insurance payout from Egis; confer with Cox regarding the same; call with O'Nolan regarding status of RET dispute
07/22/25	D. Kirk	1.20	318.00	Continue preparing revisions to Complaint for Breach of Contract and additional counts
07/23/25	J. Cox	0.20	135.00	Read and respond to multiple emails

KUTAK ROCK LLP

Summer Woods CDD

September 9, 2025

Client Matter No. 38323-2

Invoice No. 3624379

Page 4

07/23/25	B. Davenport	0.70	206.50	Calls with O'Nolan and Ruxton regarding status of dispute with RET and strategy
07/24/25	D. Kirk	0.10	26.50	Analyze availability of joint expedited resolution in support of claim
07/25/25	J. Cox	0.60	405.00	Review and analysis of litigation issues, including potential joinder of CDDs and whether to file or wait for RET to file
07/30/25	B. Davenport	0.10	29.50	Confer with O'Nolan regarding insurance check
07/31/25	R. Culhane	0.80	220.00	Preserve copy of RET website and videos; review and organize CDD documents relating to RET lighting issues

TOTAL HOURS	16.10
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TOTAL FOR SERVICES RENDERED	\$8,087.50
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TOTAL CURRENT AMOUNT DUE	<u>\$8,087.50</u>
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Summer Woods CDD
Manatee County Utilities Department
Month: 08/25 Dated: 08/28
Due: 09/18/25

ACH

<u>Account</u>	<u>Description</u>	<u>Service Address</u>	<u>Code</u>		<u>Amount</u>
100016000	Irrigation	11371 Daybreak Gln	53600-4318	\$	5.83
100016059	Irrigation	11205 Daybreak Gln	53600-4304	\$	495.98
100016117	Irrigation	10611 Daybreak Gln	53600-4318	\$	-
100016170	Irrigation	9229 Westernwoods Ave	53600-4318	\$	61.48
100158718	Irrigation	10904 High Noon Tr	53600-4318	\$	182.92
100158772	Irrigation	11336 Daybreak Gln	53600-4318	\$	4.37
100158826	Irrigation	8805 Summerwoods Dr	53600-4318	\$	22.51
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	\$	306.16
Summary					
001 53600-4304				\$	495.98
001 53600-4318				\$	804.01
Total				\$	1,299.99



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



Visit: mymanatee.org/utilities
Call: (941) 792-8811



SUMMER WOODS COMMUNITY
11371 DAYBREAK GLN

Amount Due

\$5.83

Please Pay By

18-Sep-2025

Account Number

100016000

Auto-pay is scheduled for 18-Sep-2025

Account Summary

Previous Amount Due	\$6.06
Payments Received	-\$6.06
Balance Forward	\$0.00
Contract Charges	\$5.83
Total Amount Due	\$5.83

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70391215

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	7207	08/20	7331	12.4 kgal

Important Information

- Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin

Charge Details

Service Period 07/23 - 08/20 (29 Days)

Common Area Reclaim (Meter # 70391215) (07/23 - 08/20)

Reclaim Usage 12.4 kgal x \$0.47 \$5.83

Total New Charges

\$5.83

Total Amount Due

\$5.83

RECEIVED
08/28/25

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



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

SERVICE ADDRESS	11371 DAYBREAK GLN
ACCOUNT NUMBER	100016000
BILLING DATE	28-Aug-2025
DUE DATE	18-Sep-2025
TOTAL AMOUNT DUE	\$5.83



CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID

Auto-Pay is scheduled

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

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

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

100016000Z00000005830000000

MCUD

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



Visit: mymanatee.org/utilities
Call: (941) 792-8811



SUMMER WOODS COMMUNITY
11205 DAYBREAK GLN

Amount Due	\$495.98
Please Pay By	18-Sep-2025
Account Number	100016059

Auto-pay is scheduled for 18-Sep-2025

Account Summary	
Previous Amount Due	\$346.84
Payments Received	-\$346.84
Balance Forward	\$0.00
Contract Charges	\$495.98
Total Amount Due	\$495.98


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61135497				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	25391	08/20	25653	26.2 kgal

Important Information	
<ul style="list-style-type: none">Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin	

Charge Details		Service Period 07/19 - 08/20 (33 Days)	
Commercial Water Service (Meter # 61135497) (07/23 - 08/20)			
Water Base Rate	1 month(s) x \$47.35		\$47.35
Commercial Water Usage	26.2 kgal x \$2.97		\$77.81
Sewer Commercial Service (07/23 - 08/20)			
Sewer Base Rate	1 month(s) x \$131.54		\$131.54
Sewer Service	26.2 kgal x \$6.59		\$172.66
Commercial Can Service (07/19 - 08/18)			
32 gallon commercial cans	2 x \$33.31		\$66.62
Total New Charges			\$495.98
Total Amount Due			\$495.98

RECEIVED
08/28/25

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

 MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010	SERVICE ADDRESS	11205 DAYBREAK GLN
	ACCOUNT NUMBER	100016059
	BILLING DATE	28-Aug-2025
	DUE DATE	18-Sep-2025
	TOTAL AMOUNT DUE	\$495.98
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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

100016059200000495980000000



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



Visit: mymanatee.org/utilities
Call: (941) 792-8811



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 Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	1	08/20	1	0 kgal

Important Information	
<ul style="list-style-type: none">Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin	

Charge Details		Service Period 07/23 - 08/20 (29 Days)
Common Area Reclaim (Meter # 61191119) (07/23 - 08/20)		
Reclaim Usage	0 kgal x \$0.47	\$0.00
Total New Charges		\$0.00
Total Amount Due		\$0.00

RECEIVED
08/28/25

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

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p> <p><input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)</p>	SERVICE ADDRESS	10611 DAYBREAK GLN
	ACCOUNT NUMBER	100016117
	BILLING DATE	28-Aug-2025
	DUE DATE	18-Sep-2025
	TOTAL AMOUNT DUE	\$0.00
	<div>CREDIT BALANCE</div> <div>Do Not Pay</div>	
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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

10001611720000000000000000000000



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



Visit: mymanatee.org/utilities
Call: (941) 792-8811



SUMMER WOODS COMMUNITY
9229 WESTERNWOODS AVE

Amount Due	\$61.48
Please Pay By	18-Sep-2025
Account Number	100016170

Auto-pay is scheduled for 18-Sep-2025

Account Summary	
Previous Amount Due	\$292.33
Payments Received	-\$292.33
Balance Forward	\$0.00
Contract Charges	\$61.48
Total Amount Due	\$61.48


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61260256				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	133602	08/21	134910	130.8 kgal

Important Information	
<ul style="list-style-type: none">Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin	

Charge Details		Service Period 07/23 - 08/21 (30 Days)
Common Area Reclaim (Meter # 61260256) (07/23 - 08/21)		
Reclaim Usage	130.8 kgal x \$0.47	\$61.48
Total New Charges		\$61.48
Total Amount Due		\$61.48

RECEIVED
08/28/25

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **LXK5QY5E** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	9229 WESTERNWOODS AVE
	ACCOUNT NUMBER	100016170
	BILLING DATE	28-Aug-2025
	DUE DATE	18-Sep-2025
	TOTAL AMOUNT DUE	\$61.48
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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

100016170200000061480000000



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



Visit: mymanatee.org/utilities
Call: (941) 792-8811



SUMMER WOODS COMMUNITY
10904 HIGH NOON TRL

Amount Due	\$182.92
Please Pay By	18-Sep-2025
Account Number	100158718

Auto-pay is scheduled for 18-Sep-2025

Account Summary	
Previous Amount Due	\$333.23
Payments Received	-\$333.23
Balance Forward	\$0.00
Contract Charges	\$182.92
Total Amount Due	\$182.92


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70387689				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	283751	08/21	287643	389.2 kgal

Important Information	
<ul style="list-style-type: none">Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin	

Charge Details		Service Period 07/23 - 08/21 (30 Days)
Common Area Reclaim (Meter # 70387689) (07/23 - 08/21)		
Reclaim Usage	389.2 kgal x \$0.47	\$182.92
Total New Charges		\$182.92
Total Amount Due		\$182.92

RECEIVED
08/28/25

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 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	10904 HIGH NOON TRL
	ACCOUNT NUMBER	100158718
	BILLING DATE	28-Aug-2025
	DUE DATE	18-Sep-2025
	TOTAL AMOUNT DUE	\$182.92
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

MANATEE COUNTY UTILITIES DEPARTMENT
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MANATEE COUNTY UTILITIES DEPARTMENT
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SUMMER WOODS COMMUNITY
11336 DAYBREAK GLN

Amount Due	\$4.37
Please Pay By	18-Sep-2025
Account Number	100158772

Auto-pay is scheduled for 18-Sep-2025

Account Summary	
Previous Amount Due	\$4.84
Payments Received	-\$4.84
Balance Forward	\$0.00
Contract Charges	\$4.37
Total Amount Due	\$4.37


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391211				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	11501	08/20	11594	9.3 kgal

Important Information	
<ul style="list-style-type: none">Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin	

Charge Details		Service Period 07/23 - 08/20 (29 Days)
Common Area Reclaim (Meter # 70391211) (07/23 - 08/20)		
Reclaim Usage	9.3 kgal x \$0.47	\$4.37
Total New Charges		\$4.37
Total Amount Due		\$4.37

RECEIVED
08/28/25

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 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	11336 DAYBREAK GLN
	ACCOUNT NUMBER	100158772
	BILLING DATE	28-Aug-2025
	DUE DATE	18-Sep-2025
	TOTAL AMOUNT DUE	\$4.37
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

ATTN RIZZETTA AND COMP// TAYLOR N.
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
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MANATEE COUNTY UTILITIES DEPARTMENT
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SUMMER WOODS COMMUNITY
8805 SUMMERWOODS DR



Amount Due	\$22.51
Please Pay By	18-Sep-2025
Account Number	100158826

Auto-pay is scheduled for 18-Sep-2025

Account Summary	
Previous Amount Due	\$305.36
Payments Received	-\$305.36
Balance Forward	\$0.00
Contract Charges	\$22.51
Total Amount Due	\$22.51


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 60445734				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	238225	08/21	238704	47.9 kgal

Important Information	
<ul style="list-style-type: none">Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin	

Charge Details		Service Period 07/23 - 08/21 (30 Days)
Common Area Reclaim (Meter # 60445734) (07/23 - 08/21)		
Reclaim Usage	47.9 kgal x \$0.47	\$22.51
Total New Charges		\$22.51
Total Amount Due		\$22.51

RECEIVED
08/28/25

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 MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010	SERVICE ADDRESS	8805 SUMMERWOODS DR
	ACCOUNT NUMBER	100158826
	BILLING DATE	28-Aug-2025
	DUE DATE	18-Sep-2025
	TOTAL AMOUNT DUE	\$22.51
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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

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MANATEE COUNTY UTILITIES DEPARTMENT
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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 Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	5724	08/20	5724	0 kgal

Important Information	
<ul style="list-style-type: none">Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin	

Charge Details		Service Period 07/23 - 08/20 (29 Days)
Common Area Reclaim (Meter # 70391214) (07/23 - 08/20)		
Reclaim Usage	0 kgal x \$0.47	\$0.00
Total New Charges		\$0.00
Total Amount Due		\$0.00

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08/8/25

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 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	11424 DAYBREAK GLN
	ACCOUNT NUMBER	100158887
	BILLING DATE	28-Aug-2025
	DUE DATE	18-Sep-2025
	TOTAL AMOUNT DUE	\$0.00
	CREDIT BALANCE Do Not Pay	
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

ATTN RIZZETTA AND COMP// TAYLOR N.
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
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TAMPA, FL 33614-8390

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

10015888720000000000000000000000



MANATEE COUNTY UTILITIES DEPARTMENT
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SUMMER WOODS COMMUNITY
9702 LAST LIGHT GLN

Amount Due	\$73.58
Please Pay By	18-Sep-2025
Account Number	100219410

Auto-pay is scheduled for 18-Sep-2025

Account Summary	
Previous Amount Due	\$73.58
Payments Received	-\$73.58
Balance Forward	\$0.00
Contract Charges	\$73.58
Total Amount Due	\$73.58


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391213				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/22	40	08/21	40	0 kgal

Important Information	
<ul style="list-style-type: none">Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin	

Charge Details		Service Period 07/22 - 08/21 (31 Days)
Auto Flush Permanent (Meter # 70391213) (07/22 - 08/21)		
Auto Flush Base Rate	1 month(s) x \$73.58	\$73.58
Total New Charges		\$73.58
Total Amount Due		\$73.58

RECEIVED
08/28/25

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

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>		SERVICE ADDRESS	9702 LAST LIGHT GLN
		ACCOUNT NUMBER	100219410
		BILLING DATE	28-Aug-2025
		DUE DATE	18-Sep-2025
		TOTAL AMOUNT DUE	\$73.58
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID	Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD	

ATTN RIZZETTA AND COMP// TAYLOR N.
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
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TAMPA, FL 33614-8390

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PO BOX 25350
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MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



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SUMMER WOODS COMMUNITY
8815 STARRY NIGHT TER

Amount Due	\$73.58
Please Pay By	18-Sep-2025
Account Number	100219418

Auto-pay is scheduled for 18-Sep-2025

Account Summary	
Previous Amount Due	\$73.58
Payments Received	-\$73.58
Balance Forward	\$0.00
Contract Charges	\$73.58
Total Amount Due	\$73.58


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70392872				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/22	3	08/21	3	0 kgal

Important Information	
<ul style="list-style-type: none">Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin	

Charge Details		Service Period 07/22 - 08/21 (31 Days)
Auto Flush Permanent (Meter # 70392872) (07/22 - 08/21)		
Auto Flush Base Rate	1 month(s) x \$73.58	\$73.58
Total New Charges		\$73.58
Total Amount Due		\$73.58

RECEIVED
08/28/25

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 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>		<table><tr><td>SERVICE ADDRESS</td><td>8815 STARRY NIGHT TER</td></tr><tr><td>ACCOUNT NUMBER</td><td>100219418</td></tr><tr><td>BILLING DATE</td><td>28-Aug-2025</td></tr><tr><td>DUE DATE</td><td>18-Sep-2025</td></tr><tr><td>TOTAL AMOUNT DUE</td><td>\$73.58</td></tr></table>	SERVICE ADDRESS	8815 STARRY NIGHT TER	ACCOUNT NUMBER	100219418	BILLING DATE	28-Aug-2025	DUE DATE	18-Sep-2025	TOTAL AMOUNT DUE	\$73.58
SERVICE ADDRESS	8815 STARRY NIGHT TER											
ACCOUNT NUMBER	100219418											
BILLING DATE	28-Aug-2025											
DUE DATE	18-Sep-2025											
TOTAL AMOUNT DUE	\$73.58											
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		<table><tr><td>AMOUNT PAID</td><td>Auto-Pay is scheduled</td></tr></table>	AMOUNT PAID	Auto-Pay is scheduled								
AMOUNT PAID	Auto-Pay is scheduled											
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD										

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

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

100219418200000073580000000



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



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SUMMER WOODS COMMUNITY
9427 DEADWOOD TER

Amount Due	\$73.58
Please Pay By	18-Sep-2025
Account Number	100219422

Auto-pay is scheduled for 18-Sep-2025

Account Summary	
Previous Amount Due	\$73.58
Payments Received	-\$73.58
Balance Forward	\$0.00
Contract Charges	\$73.58
Total Amount Due	\$73.58


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70392859				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/22	0	08/21	0	0 kgal

Important Information	
<ul style="list-style-type: none">Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin	

Charge Details		Service Period 07/22 - 08/21 (31 Days)
Auto Flush Permanent (Meter # 70392859) (07/22 - 08/21)		
Auto Flush Base Rate	1 month(s) x \$73.58	\$73.58
Total New Charges		\$73.58
Total Amount Due		\$73.58

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 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>		SERVICE ADDRESS	9427 DEADWOOD TER
		ACCOUNT NUMBER	100219422
		BILLING DATE	28-Aug-2025
		DUE DATE	18-Sep-2025
		TOTAL AMOUNT DUE	\$73.58
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID	Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD	

ATTN RIZZETTA AND COMP// TAYLOR N.
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SUMMER WOODS COMMUNITY
9702 EVENTIDE TRL

Amount Due \$306.16

Please Pay By 18-Sep-2025

Account Number 100237014

Auto-pay is scheduled for 18-Sep-2025

Account Summary

Previous Amount Due	\$459.52
Payments Received	-\$459.52
Balance Forward	\$0.00
Contract Charges	\$306.16
Total Amount Due	\$306.16

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61374176

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/22	22714	08/21	29228	651.4 kgal

Important Information

- Manatee County Garbage services are changing October 6! Learn more: www.mymanatee.org/bigbin

Charge Details

Service Period 07/22 - 08/21 (31 Days)

Common Area Reclaim (Meter # 61374176) (07/22 - 08/21)

Reclaim Usage 651.4 kgal x \$0.47 \$306.16

Total New Charges \$306.16

Total Amount Due \$306.16

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MANATEE COUNTY UTILITIES DEPARTMENT
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BRADENTON, FL 34206-5010

SERVICE ADDRESS	9702 EVENTIDE TRL
ACCOUNT NUMBER	100237014
BILLING DATE	28-Aug-2025
DUE DATE	18-Sep-2025
TOTAL AMOUNT DUE	\$306.16

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

AMOUNT PAID

Auto-Pay is scheduled

ADDRESSEE:

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Construction Consultants & Engineers

100% Employee Owned Company

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Fed ID No. 84-0917753

INVOICE

Summer Woods Community Development District
Default

Invoice No.: 1247610
Invoice Date: July 27, 2025
MKA Project No.: 2025.1762
MKA Project Manager: Blake Tuomy

Consulting Services Rendered: Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.

Professional Services:

Tuomy, Blake A.	16.3	Hrs. @	\$325.00 /Hr.	5,297.50
Rodemsky, Michael E.	47.8	Hrs. @	\$275.00 /Hr.	13,145.00
VanFossen, Travis W.	60.2	Hrs. @	\$275.00 /Hr.	16,555.00
Austin, G. Brooks	56.5	Hrs. @	\$215.00 /Hr.	12,147.50
Johnson, Brady J.	48.0	Hrs. @	\$185.00 /Hr.	8,880.00
Bolton, Bryan K.	4.0	Hrs. @	\$175.00 /Hr.	700.00
Support Services	0.4	Hr. @	\$95.00 /Hr.	38.00
<i>Subtotal:</i>				<u>56,763.00</u>

Expenses:

Ground Travel	830.83
Lodging	3,674.16
Manlift Rental	2,838.92
Meals	1,114.15
Supplies	262.38
<i>Subtotal:</i>	<u>8,720.44</u>

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08/22/25

Total

\$ 65,483.44

Apportionment:

<u>Payer Name</u>	<u>Reference No</u>	<u>Claim No</u>	<u>Policy No</u>	<u>Percentage</u>
Summer Woods Community Development District				100 %
Case Name: Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.				
Client Represents: Summer Woods Community Development District, Plaintiff				





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Page 2 of 2

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100 Pringle Avenue, Suite 490
Walnut Creek, CA 94596

Send Wire/ACH Detail to: MKAAar@mkainc.com

Payment can also be made by credit card. Note that there is an administration fee added to the invoice amount of up to 3% for this method of payment. Please let your MKA contact know if you would like to pay by credit card and a secure link will be provided.



Invoice No. 1247610
Project No. 2025.1762
July 27, 2025**Billing Invoice Detail****Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.****Tuomy, Blake A.**

05/23/25	1.0 Hr.	Coordination and scheduling of inspections of light poles.
07/07/25	2.0 Hrs.	Travel to/from MKA Tampa Office (550 N. Reo Street, Tampa, FL) and site located at 11205 Daybreak Glen, Parrish, FL.
07/07/25	6.0 Hrs.	Perform site observation to document and quantify conditions for light poles.
07/11/25	0.5 Hr.	Analyze site observation photographs and annotate with notes.
07/14/25	4.0 Hrs.	Prepare spreadsheet of light pole damage.
07/18/25	0.8 Hr.	Conference call with attorney Clients regarding summary observations.
07/21/25	2.0 Hrs.	Prepare preliminary photo log at the request of the attorney Client.
Total Hours:	16.3 Hrs.	

Rodemsky, Michael E.

07/06/25	2.3 Hrs.	Travel from MKA remote office (1014 SE 9th Avenue, Ocala, FL) to lodging located at 100 Riverfront Boulevard, Bradenton, FL.
07/07/25	1.0 Hr.	Travel to/from lodging located at 100 Riverfront Boulevard, Bradenton, FL and site located at 11205 Daybreak Glen, Parrish, FL.
07/07/25	0.5 Hr.	Pre MKA inspection meeting.
07/07/25	7.1 Hrs.	Site inspection of light poles: Summerwoods Drive, High Noon Trail.
07/07/25	0.8 Hr.	Post MKA inspection meeting.
07/07/25	1.5 Hrs.	Prepare photographs from site inspection on 7/7/25 for analysis.
07/08/25	1.0 Hr.	Travel to/from lodging located at 100 Riverfront Boulevard, Bradenton, FL and site located at 11205 Daybreak Glen, Parrish, FL.
07/08/25	0.5 Hr.	Pre MKA inspection meeting.
07/08/25	7.0 Hrs.	Site inspection of light poles: Sunshower Place, High Noon Trail, Popsicle Crossing, Bonfire Way, Eventide Trail.
07/08/25	0.8 Hr.	Post MKA inspection meeting.
07/08/25	1.5 Hrs.	Prepare photographs from site inspection on 7/8/25 for analysis.
07/09/25	1.0 Hr.	Travel to/from lodging located at 100 Riverfront Boulevard, Bradenton, FL and site located at 11205 Daybreak Glen, Parrish, FL.
07/09/25	0.5 Hr.	Pre MKA inspection meeting.
07/09/25	7.0 Hrs.	Site inspection of light poles: Ladybug Cove, Waxwing Way, Starry Night Terrace.
07/09/25	0.8 Hr.	Post MKA inspection meeting.
07/09/25	1.5 Hrs.	Prepare photographs from site inspection on 7/9/25 for analysis.
07/10/25	1.5 Hrs.	Prepare photographs from site inspection on 7/10/25 for analysis.
07/10/25	1.0 Hr.	Travel to/from hotel located at 100 Riverfront Boulevard, Bradenton, FL and site located at 11205 Daybreak Glen, Parrish, FL.

Invoice No. 1247610

Project No. 2025.1762

July 27, 2025

Billing Invoice Detail**Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.**

07/10/25	2.5 Hrs.	Travel from lodging located at 100 Riverfront Boulevard, Bradenton, FL to MKA remote office (1014 SE 9th Avenue, Ocala, FL).
07/10/25	6.0 Hrs.	Site inspection of light poles: Zennia Lane, Summerwoods Drive, Rain Lily Crossing, Starlight Loop.
07/10/25	0.5 Hr.	Pre MKA inspection meeting.
07/11/25	1.5 Hrs.	Compile site notes for Consultant Analysis.
Total Hours:	47.8 Hrs.	

VanFossen, Travis W.

05/23/25	2.2 Hrs.	Prepare for site visit by evaluating aerial imagery, weather conditions and preparing lift rental.
07/06/25	1.8 Hrs.	Prepare for site visit by evaluating aerial imagery, weather conditions, and site plans.
07/07/25	1.8 Hrs.	Travel from MKA Tampa Office (550 N. Reo Street, Tampa, FL) to site located at 11205 Daybreak Glen, Parrish, FL.
07/07/25	0.5 Hr.	Pre inspection MKA team meeting.
07/07/25	7.1 Hrs.	Perform site observation to document and quantify conditions for exterior street light poles.
07/07/25	0.5 Hr.	Post inspection MKA team meeting.
07/07/25	0.8 Hr.	Travel to lodging located at 102 12th Street West, Bradenton, FL from site located at 11205 Daybreak Glen, Parrish, FL.
07/07/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.
07/08/25	0.5 Hr.	Pre inspection MKA team meeting.
07/08/25	7.1 Hrs.	Perform site observation to document and quantify conditions for exterior street light poles.
07/08/25	0.5 Hr.	Post inspection MKA team meeting.
07/08/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.
07/08/25	1.6 Hrs.	Travel to/from lodging located at 102 12th Street West, Bradenton, FL to site located at 11205 Daybreak Glen, Parrish, FL.
07/09/25	0.5 Hr.	Pre inspection MKA team meeting.
07/09/25	7.1 Hrs.	Perform site observation to document and quantify conditions for exterior street light poles.
07/09/25	0.5 Hr.	Post inspection MKA team meeting.
07/09/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.
07/09/25	1.6 Hrs.	Travel to/from lodging located at 102 12th Street West, Bradenton, FL to site located at 11205 Daybreak Glen, Parrish, FL.
07/10/25	0.5 Hr.	Pre inspection MKA team meeting.

Invoice No. 1247610

Project No. 2025.1762

July 27, 2025

Billing Invoice Detail**Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.**

07/10/25	7.1 Hrs.	Perform site observation to document and quantify conditions for exterior street light poles.
07/10/25	0.5 Hr.	Post inspection MKA team meeting.
07/10/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.
07/10/25	1.6 Hrs.	Travel to/from lodging located at 102 12th Street West, Bradenton, FL to site located at 11205 Daybreak Glen, Parrish, FL.
07/11/25	0.8 Hr.	Travel from lodging located at 102 12th Street West, Bradenton, FL to site located at 11205 Daybreak Glen, Parrish, FL.
07/11/25	0.5 Hr.	Pre inspection MKA team meeting.
07/11/25	3.8 Hrs.	Perform site observation to document and quantify conditions for exterior street light poles.
07/11/25	0.5 Hr.	Post inspection MKA team meeting.
07/11/25	1.8 Hrs.	Travel to MKA Tampa Office (550 N. Reo Street, Tampa, FL) from site located at 11205 Daybreak Glen, Parrish, FL.
07/11/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.
Total Hours:	60.2 Hrs.	

Austin, G. Brooks

07/06/25	1.3 Hrs.	Travel from MKA Tampa Office (550 N. Reo Street, Tampa, FL) to lodging located at 102 12th Street West, Bradenton, FL.
07/07/25	1.6 Hrs.	Travel to/from lodging located at 102 12th Street West, Bradenton, FL to site located at 11205 Daybreak Glen, Parrish, FL.
07/07/25	0.5 Hr.	Pre MKA inspection meeting.
07/07/25	7.1 Hrs.	Perform site observation to document and quantify conditions for light poles.
07/07/25	0.5 Hr.	Post MKA inspection meeting.
07/07/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.
07/08/25	1.6 Hrs.	Travel to/from lodging located at 102 12th Street West, Bradenton, FL to site located at 11205 Daybreak Glen, Parrish, FL.
07/08/25	0.5 Hr.	Pre MKA inspection meeting.
07/08/25	7.1 Hrs.	Perform site observation to document and quantify conditions for light poles.
07/08/25	0.5 Hr.	Post MKA inspection meeting.
07/08/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.
07/09/25	1.6 Hrs.	Travel to/from lodging located at 102 12th Street West, Bradenton, FL to site located at 11205 Daybreak Glen, Parrish, FL.
07/09/25	0.5 Hr.	Pre MKA inspection meeting.
07/09/25	7.1 Hrs.	Perform site observation to document and quantify conditions for light poles.
07/09/25	0.5 Hr.	Post MKA inspection meeting.
07/09/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.

Invoice No. 1247610

Project No. 2025.1762

July 27, 2025

Billing Invoice Detail**Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.**

07/10/25	1.6 Hrs.	Travel to/from lodging located at 102 12th Street West, Bradenton, FL from site located at 11205 Daybreak Glen, Parrish, FL.
07/10/25	0.5 Hr.	Pre MKA inspection meeting.
07/10/25	7.1 Hrs.	Perform site observation to document and quantify conditions for light poles.
07/10/25	0.5 Hr.	Post MKA inspection meeting.
07/10/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.
07/11/25	0.8 Hr.	Travel from lodging located at 102 12th Street West, Bradenton, FL to site located at 11205 Daybreak Glen, Parrish, FL.
07/11/25	0.5 Hr.	Pre MKA inspection meeting.
07/11/25	3.8 Hrs.	Perform site observation to document and quantify conditions for light poles.
07/11/25	0.5 Hr.	Post MKA inspection meeting.
07/11/25	1.8 Hrs.	Travel to MKA Tampa Office (550 N. Reo Street, Tampa, FL) from site located at 11205 Daybreak Glen, Parrish, FL.
07/11/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.
Total Hours:	56.5 Hrs.	

Johnson, Brady J.

07/07/25	1.8 Hrs.	Travel from MKA Tampa Office (550 N. Reo Street, Tampa, FL) to site located at 11205 Daybreak Glen, Parrish, FL.
07/07/25	0.5 Hr.	Pre MKA inspection meeting.
07/07/25	7.1 Hrs.	Site inspection for community light poles.
07/07/25	0.5 Hr.	Post MKA inspection meeting.
07/07/25	0.8 Hr.	Travel to lodging located at 102 12th Street West, Bradenton, FL from site located at 11205 Daybreak Glen, Parrish, FL.
07/07/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.
07/08/25	0.5 Hr.	Pre MKA inspection meeting.
07/08/25	7.1 Hrs.	Site inspection for community light poles.
07/08/25	0.5 Hr.	Post MKA inspection meeting.
07/08/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.
07/08/25	1.6 Hrs.	Travel to/from lodging located at 102 12th Street West, Bradenton, FL to site located at 11205 Daybreak Glen, Parrish, FL.
07/09/25	0.5 Hr.	Pre MKA inspection meeting.
07/09/25	7.1 Hrs.	Site inspection for community light poles.
07/09/25	0.5 Hr.	Post MKA inspection meeting.
07/09/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.
07/09/25	1.6 Hrs.	Travel to/from lodging located at 102 12th Street West, Bradenton, FL from site located at 11205 Daybreak Glen, Parrish, FL.

Invoice No. 1247610

Project No. 2025.1762

July 27, 2025

Billing Invoice Detail**Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.**

07/10/25	0.8 Hr.	Travel from lodging located at 102 12th Street West, Bradenton, FL to site located at 11205 Daybreak Glen, Parrish, FL.
07/10/25	0.5 Hr.	Pre MKA inspection meeting.
07/10/25	7.1 Hrs.	Site inspection for community light poles.
07/10/25	0.5 Hr.	Post MKA inspection meeting.
07/10/25	1.8 Hrs.	Travel to MKA Tampa Office (550 N. Reo Street, Tampa, FL) from site located at 11205 Daybreak Glen, Parrish, FL.
07/10/25	1.8 Hrs.	Analyze site observation photographs and annotate with notes.
Total Hours:	48.0 Hrs.	

Bolton, Bryan K.

07/10/25	2.0 Hrs.	Travel to/from MKA Tampa Office (550 N. Reo Street, Tampa, FL) and site located at 11205 Daybreak Glen, Parrish, FL.
07/10/25	2.0 Hrs.	Conduct site visit to document, photograph, analyze scene and collect available data.
Total Hours:	4.0 Hrs.	

Support Services

05/06/25	0.2 Hr.	Compile and transmit site notes for consultant analysis.
05/08/25	0.2 Hr.	Prepare documentation for Consultant analysis.
Total Hours:	0.4 Hr.	

Project Total:	233.2 Hrs.
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Invoice: 1247610
Project: 2025.1762
Invoice Date: 7/27/2025
Office: Orlando

Billing Invoice Detail

Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.

Ref No.	Date	Name	Description	Cost Amt	Bill Amt
<u>Austin, G. Brooks</u>					
GBA.071325	7/6/2025	Lodging	Lodging - 07/06-07/11/25	\$1,117.30	\$1,229.03
GBA.071325	7/6/2025	Meals	Meal	\$43.51	\$47.86
GBA.071325	7/6/2025	Ground Travel	Mileage - 60 miles @ \$0.70	\$42.00	\$46.20
GBA.071325	7/7/2025	Meals	Meal	\$24.89	\$27.38
GBA.071325	7/7/2025	Ground Travel	Mileage - 30 miles @ \$0.70	\$21.00	\$23.10
GBA.071325	7/8/2025	Supplies	Ice, sun hat w/TWV	\$66.31	\$72.94
GBA.071325	7/8/2025	Meals	Meal	\$12.30	\$13.53
GBA.071325	7/8/2025	Ground Travel	Mileage - 30 miles @ \$0.70	\$21.00	\$23.10
GBA.071325	7/9/2025	Supplies	Ice, cooler w/BJJ	\$49.48	\$54.43
GBA.071325	7/9/2025	Meals	Meal w/ BJJ	\$19.67	\$21.64
GBA.071325	7/9/2025	Meals	Meal w/ MQR, BJJ, TWV	\$84.60	\$93.06
GBA.071325	7/9/2025	Ground Travel	Mileage - 30 miles @ \$0.70	\$21.00	\$23.10
GBA.071325	7/9/2025	Supplies	Sunscreen	\$13.90	\$15.29
GBA.071325	7/10/2025	Meals	Meal	\$12.06	\$13.27
GBA.071325	7/10/2025	Meals	Meal	\$38.49	\$42.34
GBA.071325	7/10/2025	Meals	Meal w/ MQR, BJJ, TWV	\$47.39	\$52.13
GBA.071325	7/10/2025	Ground Travel	Mileage - 30 miles @ \$0.70	\$21.00	\$23.10
GBA.071325	7/11/2025	Ground Travel	Mileage - 60 miles @ \$0.70	\$42.00	\$46.20
Austin, G. Brooks Total:				\$1,697.90	\$1,867.70
<u>Bolton, Bryan K.</u>					
BKB.071325	7/10/2025	Ground Travel	Mileage - 102 miles @ \$0.70	\$71.40	\$78.54
Bolton, Bryan K. Total:				\$71.40	\$78.54
<u>Johnson, Brady J.</u>					
BJJ.070625	7/6/2025	Meals	Meal	\$17.92	\$19.71
BJJ.070625	7/6/2025	Ground Travel	Mileage - 50 miles @ \$0.70	\$35.00	\$38.50
BJJ.071325	7/7/2025	Meals	Meal	\$5.35	\$5.89
BJJ.071325	7/7/2025	Meals	Meal	\$5.39	\$5.93
BJJ.071325	7/7/2025	Meals	Meal	\$19.90	\$21.89
BJJ.071325	7/7/2025	Ground Travel	Mileage - 30 miles @ \$0.70	\$21.00	\$23.10
BJJ.071325	7/8/2025	Meals	Meal	\$9.81	\$10.79
BJJ.071325	7/8/2025	Ground Travel	Mileage - 30 miles @ \$0.70	\$21.00	\$23.10

Invoice: 1247610
Project: 2025.1762
Invoice Date: 7/27/2025
Office: Orlando

Billing Invoice Detail

Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.

Ref No.	Date	Name	Description	Cost Amt	Bill Amt
BJJ.071325	7/9/2025	Meals	Meal	\$3.85	\$4.24
BJJ.071325	7/9/2025	Ground Travel	Mileage - 30 miles @ \$0.70	\$21.00	\$23.10
BJJ.071325	7/10/2025	Ground Travel	Mileage - 50 miles @ \$0.70	\$35.00	\$38.50
Johnson, Brady J. Total:				\$195.22	\$214.75
<u>Rodemsky, Michael E.</u>					
MQR.070625	7/6/2025	Meals	Meal	\$14.91	\$16.40
MQR.070625	7/6/2025	Ground Travel	Mileage - 133 miles @ \$0.70	\$93.10	\$102.41
MQR.071325	7/6/2025	Supplies	Lift equipment - harness and laynard.	\$108.84	\$119.72
MQR.071325	7/6/2025	Lodging	Lodging - 07/06-07/10/25	\$566.69	\$623.36
MQR.071325	7/7/2025	Meals	Meal	\$4.28	\$4.71
MQR.071325	7/7/2025	Meals	Meal	\$5.35	\$5.89
MQR.071325	7/7/2025	Meals	Meal	\$24.40	\$26.84
MQR.071325	7/7/2025	Ground Travel	Mileage - 28 miles @ \$0.70	\$19.60	\$21.56
MQR.071325	7/8/2025	Meals	Meal	\$3.75	\$4.13
MQR.071325	7/8/2025	Meals	Meal	\$5.35	\$5.89
MQR.071325	7/8/2025	Meals	Meal	\$16.91	\$18.60
MQR.071325	7/8/2025	Ground Travel	Mileage - 28 miles @ \$0.70	\$19.60	\$21.56
MQR.071325	7/9/2025	Meals	Meal	\$5.89	\$6.48
MQR.071325	7/9/2025	Meals	Meal w/ MQR, GBA, BJJ, TWV	\$165.00	\$181.50
MQR.071325	7/9/2025	Ground Travel	Mileage - 28 miles @ \$0.70	\$19.60	\$21.56
MQR.071325	7/10/2025	Meals	Meal	\$5.89	\$6.48
MQR.071325	7/10/2025	Ground Travel	Mileage - 134 miles @ \$0.70	\$93.80	\$103.18
MQR.071325	7/10/2025	Ground Travel	Mileage - 28 miles @ \$0.70	\$19.60	\$21.56
Rodemsky, Michael E. Total:				\$1,192.56	\$1,311.83
<u>Stogner, Roy C.</u>					
RCS.072725	7/6/2025	Lodging	Lodging for BJJ - 07/06-07/10/25	\$865.15	\$951.67
Stogner, Roy C. Total:				\$865.15	\$951.67
<u>Sunbelt Rentals, Inc.</u>					
171139022-0001	7/7/2025	Miscellaneous	Manlift Rental	\$2,580.84	\$2,838.92
Sunbelt Rentals, Inc. Total:				\$2,580.84	\$2,838.92
<u>VanFossen, Travis W.</u>					
TWV.071325	7/7/2025	Lodging	Lodging - 07/07-07/11/25	\$791.00	\$870.10

Invoice: 1247610
 Project: 2025.1762
 Invoice Date: 7/27/2025
 Office: Orlando

Billing Invoice Detail

Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.

Ref No.	Date	Name	Description	Cost Amt	Bill Amt
TWV.071325	7/7/2025	Meals	Meal	\$8.58	\$9.44
TWV.071325	7/7/2025	Meals	Meal	\$24.41	\$26.85
TWV.071325	7/7/2025	Meals	Meal w/GBA, BJJ, MQR, BAT	\$103.52	\$113.87
TWV.071325	7/8/2025	Meals	Meal w/GBA, BJJ	\$176.59	\$194.25
TWV.071325	7/8/2025	Meals	Meal w/GBA, BJJ, MQR	\$48.95	\$53.85
TWV.071325	7/8/2025	Ground Travel	Mileage - 26 miles @ \$0.70	\$18.20	\$20.02
TWV.071325	7/9/2025	Ground Travel	Mileage - 26 miles @ \$0.70	\$18.20	\$20.02
TWV.071325	7/10/2025	Meals	Meal	\$36.84	\$40.52
TWV.071325	7/10/2025	Meals	Meal w/GBA	\$17.08	\$18.79
TWV.071325	7/10/2025	Ground Travel	Mileage - 26 miles @ \$0.70	\$18.20	\$20.02
TWV.071325	7/11/2025	Ground Travel	Mileage - 90 miles @ \$0.70	\$63.00	\$69.30
VanFossen, Travis W. Total:				\$1,324.57	\$1,457.03

Total for 2025.1762:	\$7,927.64	\$8,720.44
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SPRINGHILL SUITES®
BY MARRIOTT

SPRINGHILL SUITES BY MARRIOTT® / BRADENTON DOWNTOWN/RIVERFRONT
102 12th Street West, Bradenton, FL 34205 P 941.226.2200
springhillsuites.com

G. Austin

Room: 615

Room Type: DDWW

Number of Guests: 1

Rate: \$209.00

Clerk:

Arrive: 06Jul25

Time: 09:29PM

Depart: 11Jul25

Time: 11:00AM

Folio Number: 94800

DATE	DESCRIPTION	CHARGES	CREDITS
06Jul25	Room Charge	204.00	
06Jul25	State Occupancy Tax	14.28	
06Jul25	County Tax	12.24	
07Jul25	Room Charge	189.00	
07Jul25	State Occupancy Tax	13.23	
07Jul25	County Tax	11.34	
08Jul25	Market Packaged Food	3.00	
08Jul25	Sales Tax	0.21	
08Jul25	Market Packaged Food	3.00	
08Jul25	Sales Tax	0.21	
08Jul25	Market Beverage	3.25	
08Jul25	Sales Tax	0.23	
08Jul25	Room Charge	189.00	
08Jul25	State Occupancy Tax	13.23	
08Jul25	County Tax	11.34	
09Jul25	Room Charge	189.00	
09Jul25	State Occupancy Tax	13.23	
09Jul25	County Tax	11.34	
10Jul25	Room Charge	209.00	
10Jul25	State Occupancy Tax	14.63	
10Jul25	County Tax	12.54	
11Jul25	Visa		1117.30

Card #: VXXXXXXXXXXXX4721/XXXX

Amount: 1117.30 Auth: 07563D

This card was electronically swiped on 06Jul25

BALANCE: 0.00

Marriott Bonvoy Account # XXXXX1679. Your Marriott Bonvoy points/miles earned on your eligible earnings will be credited to your account. Check your Marriott Bonvoy account statement or your online statement for updated activity.

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Oak & Stone Bradenton
1201 1st Ave West
Bradenton, FL 34205

Take Out

Austin

Server: PM TOGO T

Check #547

Ordered:

Austin

7/6/25 9:49 PM

1 PHILLY CHEESESTEAK EGGROLLS	\$14.50
1 PEPPERONI	\$15.50
1 Coke	\$4.25
Subtotal	\$34.25
Tax	\$2.41
Tip	\$6.85
Total	\$43.51

Input Type
VISA CREDIT

C (EMV Chip Read)
XXXXXXXXXX6409

Transaction Type
Authorization
Approval Code
Payment ID
Application ID
Application Label
Terminal ID
Card Reader

Sale
Approved
07213D
Cn9dLRzqfcnY
A0000000031010
VISA CREDIT
10ce14f6f32a9708
BBPOS

Join us for Happy Hour for great food &
beverage specials! Monday through
Friday 2pm-6pm & 9pm-close.

Publix

Market Walk at North River Ranch
11635 Moccasin Wallow Rd
Parrish, FL 34219
Store Manager: Willie
941-981-6157

ICE 7 LB		
1 @ 2 FOR	5.00	2.50 T F
G/ADE FROST 18PK		14.49 T F
ZEPHYR SPRNG WATER		6.71 F
Order Total		23.70
Sales Tax		1.19
Grand Total		24.89
Credit	Payment	24.89
Change		0.00

Receipt ID: 1848 77Q 782 861

PRESTO!

Trace #: 788495

Reference #: 1195232319

Acct #: XXXXXXXXXXXXX6409

Purchase VISA

Amount: \$24.89

Auth #: 07282D

CREDIT CARD

A00000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cntctless

Issuer-PIN Verified

Your cashier was Self-Checkout Lane 1

07/07/2025 7:32 S1848 R178 2861 C0778



Publix

Market Walk at North River Ranch
11635 Moccasin Wallow Rd
Parrish, FL 34219
Store Manager: Willie
941-981-6157

CT SPRT #100		9.49 T H
You Saved	3.00	
LFEGUARD STRAW HAT		24.99 T
LFEGUARD STRAW HAT		24.99 T
ICE 7 LB		
1 @ 2 FOR	5.00	2.50 T F
Order Total		61.97
Sales Tax		4.34
Grand Total		66.31
Credit	Payment	66.31
Change		0.00

*
* Store Number 1848 *
* Survey Code 0708184881783050 *
*

Receipt ID: 1848 780 783 050

PRESTO!

Trace #: 788686

Reference #: 1196739598

Acct #: XXXXXXXXXXXXX6409

Purchase VISA

Amount: \$66.31

Auth #: 024640

CREDIT CARD
A00000000031010
Entry Method:
Mode:

PURCHASE
VISA CREDIT
Cntctless
Issuer-PIN Verified

Your cashier was Self-Checkout Lane 1

07/08/2025 7:27 S1848 R178 3050 C0778



Checkers

Checkers

FOR NEW TEXT SUBSCRIBERS

Store#5213

(941) 723-9231

1001 8th Ave W

Palmetto, FL 34220

(941) 723-9231

AI051841

07/08/2025

Host: Hi

Cashier: Jon-Erik

AI051841

1:20 AM

9980255

Area: Driver's Side

LG #1 Combo

11.49

Big Buford Combo

Fries - LG Combo

Sprite LG Combo

Subtotal

11.49

Tax

0.81

Drive-Thru Total 12.30

VISA #XXXXXXXXXXXX4721

12.30

Auth:00712D

Download the app and join Rewards
to get 250 points on your next visit.
More than halfway to your first \$5 Reward!
Already a REWARDS member? See below

--- Check Closed ---

Claim your visit: www.checkers.com/redeem
1G4-R5I3Y-TUAP5TOK-4B52KY-Q
Code expires on: 07/11/2025

PUBLIX

Market Walk at North River Ranch
11635 Moccasin Wallow Rd
Parrish, FL 34219
Store Manager: Willie
941-981-6157

G/ADE ALLSTAR VARI		
G/ADE FROST 18PK		14.49 T F
ICE 7 LB		14.49 T F
1 @ 2 FOR	5.00	
ICE 7 LB		2.50 T F
1 @ 2 FOR	5.00	
ZEPHYR SPRNG WATER		2.50 T F
12.75QT FOAM COOLR		6.71 F
		5.99 T
Order Total		46.68
Sales Tax		2.80
Grand Total		49.48
Credit		49.48
Payment		
Change		0.00

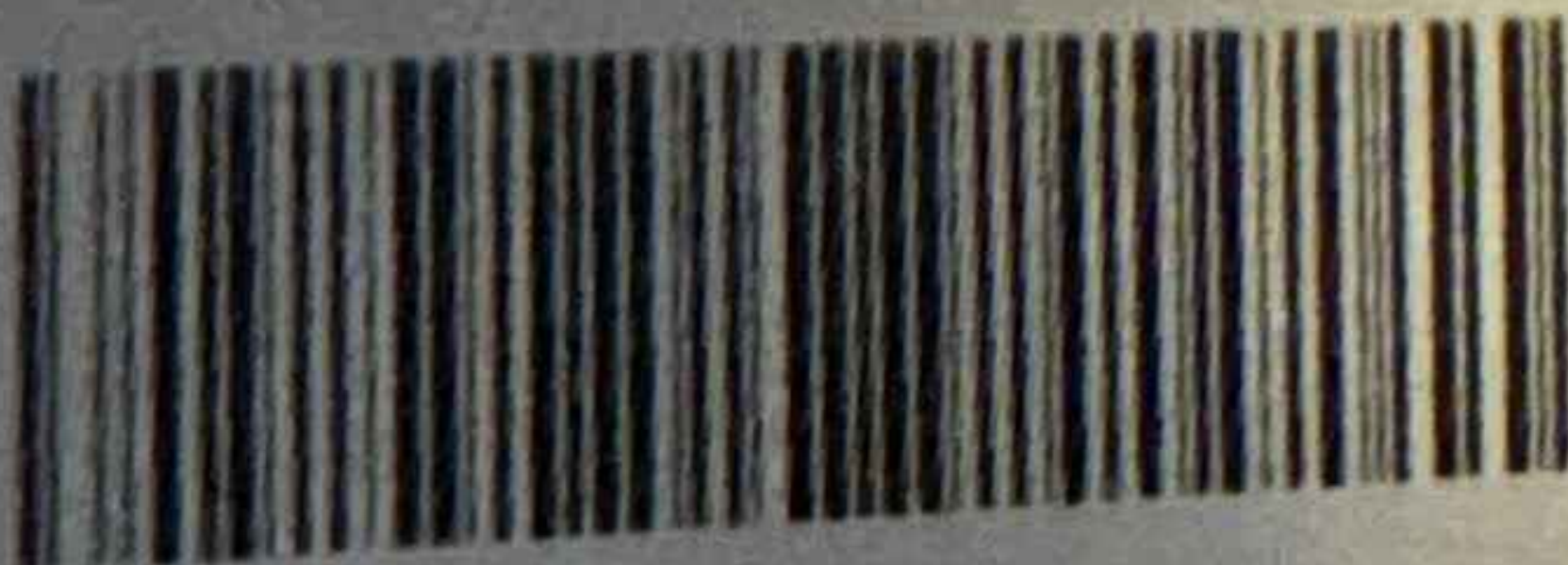
Receipt ID: 1848 790 783 252

PRESTO!
Trace #: 788887
Reference #: 0940194654
Acct #: XXXXXXXXXXXXX6409
Purchase VISA
Amount: \$49.48
Auth #: 05787D

CREDIT CARD	PURCHASE
A00000000031010	VISA CREDIT
Entry Method:	Cntctless
Mode:	Issuer-PIN Verified

Your cashier was Self-Checkout Lane 1

07/09/2025 7:49 S1848 R178 3252 C0778



MILLIES SWEETS & TREATS

251 12TH STREET W
BRADENTON, FL 34205
9413746378

Dine In

Cashier: Molly

09-Jul-2025 7:44:42P

Transaction 000011

2 2 Scoops \$15.98

Subtotal \$15.98

7% 7% \$1.12

Total \$17.10

Tip \$2.57

CREDIT CARD SALE \$19.67

VISA 6409

Retain this copy for statement validation

09-Jul-2025 7:44:50P

\$19.67 | Method: CONTACTLESS

VISA CREDIT XXXXXXXXXXXXX6409

Reference ID: 519000680167

Auth ID: 03512D

MID: *****2882

AID: A00000000031010

AthNtwkNm: VISA

.....

How are we doing?

Text "sgwh9n" to 73752
to send us your feedback

.....

Online: <https://clover.com/p/1QDRMA9DTQSER>

Clover ID: YYF4Y6AJRGBER

Payment 1QDRMA9DTQSER

Clover Privacy Policy

<https://clover.com/privacy>

Butterfield Family
Restaurant
8205 US Hwy 301 N.
Parrish , FL, 34219
941-776-0762

07/09/2025 11:54
TPN: 223424266388

SALE

Trans #:30	Batch #:281
VISA	CHIP
MODE:	Issuer
*****4721	**/**
Base Amt:	\$67.95
CARD SVC FEE:	\$3.06
Tip Amt:	\$13.59
Total :	\$84.60

Resp: APPROVED 00
Code: 06029D
Ref#: 519015234907

App Name: VISA CREDIT
AID: A00000000031010

TVR: 0080008000
TSI: E800

Cardholder acknowledges
receipt of goods and
obligations set forth by
the cardholder's
agreement with
issuer.

Signature
AUSTIN/GLEN
MERCHANT COPY

Publix.

Market Walk at North River Ranch
11635 Moccasin Wallow Rd
Parrish, FL 34219
Store Manager: Willie
941-981-6157

NTG SPT SPRY SPF70

12.99 T H

Order Total

12.99

Sales Tax

0.91

Grand Total

13.90

Credit

Payment

13.90

Change

0.00

Receipt ID: 1848 790 783 253

PRESTO!

Trace #: 788888

Reference #: 0940199272

Acct #: XXXXXXXXXXXXX6409

Purchase VISA

Amount: \$13.90

Auth #: 017420

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cntctless

Issuer-PIN Verified

Your cashier was Self-Checkout Lane 1

07/09/2025 7:57 S1848 R178 3253 C0778



Publix

Market Walk at North River Ranch
11635 Moccasin Wallow Rd
Parrish, FL 34219
Store Manager: Willie
941-981-6157

ZEPHYR SPRNG WATER		6.71	F
ICE 7 LB			
1 @ 2 FOR	5.00	2.50	T F
ICE 7 LB			
1 @ 2 FOR	5.00	2.50	T F
Order Total		11.71	
Sales Tax		0.35	
Grand Total		12.06	
Credit	Payment	12.06	
Change		0.00	

Receipt ID: 1848 7A0 783 465

PRESTOI

Trace #: 789096

Reference #: 0941707641

Acct #: XXXXXXXXXXXXX6409

Purchase VISA

Amount: \$12.06

Auth #: 01476D

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cntctless

Issuer-PIN Verified

Your cashier was Self-Checkout Lane 1

07/10/2025 7:47 S1848 R178 3465 C0778



Sent from my iPhone

Begin forwarded message:

From: Thanx <emails@thanx.com>
Date: July 10, 2025 at 8:30:55 pm GMT-4
To: brooksaustin352@yahoo.com
Subject: Oak & Stone Order Received
Reply-To: Thanx <emails@thanx.com>

Oak & Stone
ORDER RECEIPT



Thank you for your order!

Order number:

356

Pickup time:

8:55pm EDT on Jul 10, 2025

Store:

Downtown Bradenton

1201 1st Ave West

Bradenton, Florida 34205

(941) 357-4306

Item	Qty	Price
GARLICKY SPINACH DIP	1	\$12.50

GRIDDLE BURGER	1	\$17.50
FRIES, MEDIUM		
Coke	1	\$3.00
BANANA PUDDING	1	\$9.50
TOGO CUTLERY		
Item Total		\$42.50
Reward Applied		- \$12.50
Subtotal		\$30.00
Tax		\$2.11
Order Total		\$38.49

Order details

Recipient info:

Brooks Austin
(352) 209-7781
brooksaustin352@yahoo.com

Date placed:

Jul 11, 2025

Order type:

Pickup

Cancellation policies vary by location. For questions about your order contact us at
(941) 357-4306

Please do not reply directly to this email

FLORIAN
"FLORIAN"

PUBLIX.

Market Walk at North River Ranch
11635 Moccasin Wallow Rd
Parrish, FL 34219
Store Manager: Willie
941-981-6157

POT CHP S/CRM & ON	1.49	F
CHIX TNR WHL SUB	8.99	T
You Saved	3.00	
DELI DRINKS 32 OZ	1.99	T F
Sub Combo	-1.00	T F
BH HONEY TRK 1/2 S	7.69	T F
CHEEZ-IT SS X TSTY		
1 @ 10 FOR 10.00	1.00	F
You Saved	0.50	
DELI DRINKS 32 OZ	1.99	T F
SB DBLSHT VANILLA	3.99	F
ZAPP'S EVIL EYE	1.49	F
Sub Combo	-1.00	T F
BH ITALIAN 1/2 SUB	7.69	T F
DORITOS COOL RANCH	2.69	F
PBX TRKY 1/2 SUB	6.99	T F
ARIZONA LEMON TEA	0.99	T F

Order Total	44.99	
Sales Tax	2.40	
Grand Total	47.39	
Credit	Payment	47.39
Change	0.00	

Savings Summary

Special Price Savings	5.50
-----------------------	------

* Your Savings at Publix *
* 5.50 *

Receipt ID: 1848 7A0 783 491

PRESTO!

Trace #: 789122

Reference #: 0941879875

Acct #: XXXXXXXXXXXXX6409

Purchase VISA

Amount: \$47.39

Auth #: 00606D

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cntctless

Issuer-PIN Verified

Your cashier was Self-Checkout Lane 1

07/10/2025 10:50 S1848 R178 3491 C0778



Publix

Westgate Shopping Center
3913 Manatee Avenue West
Bradenton, FL 34205
Store Manager: Josh Valdez
941-746-1660

TSTD CHIPS CHeddar	4.69	F
TSTD CHIPS ORIG	4.69	F
Promotion	-4.69	F
CHEETOS CHDDR CANS	2.89	F
FUNYUNS MNIS CANS	2.89	F
PT FRSTD CINN ROLL		
1 @ 2 FOR 7.00	3.50	F
SPRITE	3.69	T F

Order Total	17.66	
Sales Tax	0.26	
Grand Total	17.92	
Credit	Payment	17.92
Change	0.00	

Savings Summary

Special Price Savings 4.69

* Your Savings at Publix *
* 4.69 *

Receipt ID: 0780 760 747 303

PRESTO!

Trace #: 740712

Reference #: 1194725554

Acct #: XXXXXXXXXXXX5352

Purchase VISA

Amount: \$17.92

Auth #: 006690

CREDIT CARD
A0000000031010

Entry Method:
Mode:

PURCHASE
VISA CREDIT
Cntctless
Issuer

Your cashier was Self-Checkout Lane 1

07/06/2025 16:53 S0780 R174 7303 C0774

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Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



RaceTrac 2472

3518 U.S. Hwy 301
Ellenton, FL 34222
(470) 323-5780

For Guest Experience, Comments
Please Call 888.636.5589
Or go to racetrac.com

Tax	Description	Qty	Amount
T	GATORADE FROST ICY CHA		\$3.49
T	GATORADE FROST ARTIC B		\$3.49
	MM - NAB - GATORADE 28		-\$1.98
	Sub Total		\$5.00
	Tax:		\$0.35
	Total		\$5.35
	Visa:		\$5.35
	Change		\$0.00

Sale

Visa

Card Num : XXXXXXXXXXXXX5352

Contactless

Terminal : XXXXXXXXXXX5001

Approval : 007071

Sequence : 029091

USD\$ 5.35

VISA CREDIT

Mode: Issuer

AID: A0000000031010

TVR: 0000000000

IAD: XXXXXXXXXXXXXXXX

TSI: 0000

ARC: 00

ARQC: 2CA785CF85895E27

REG: 52 CSH: 2, SCO TRAN: 2869861

7/7/2025 4:41:01 PM

RaceTrac is hiring!

Visit RaceTrac.com/Careers to apply!

HOW ARE WE DOING?

GUEST@RACETRAC.COM

Circle K - 2709215



1706 8th Ave W,
Palmetto, FL 34221, USA

2025-07-07 07:16:39 AM

TRX #8NYDHO52IXRXZ8 - Sale

4274-4380-450850

Item	Price
CK PURIFIED WATER 1LTR	\$2.19
RDBUL SBLU SF JNBR 8.4Z	\$2.99

Sub Total \$5.18

Taxes \$0.21

Total \$5.39

***** PURCHASE *****

APPROVED

Total: \$5.39

Card type: VISA

Card Entry: Contactless

Acct #: *****5352

Approval Code: 007270

Trans Id: 518800088378

***** EMV PURCHASE *****

App Label: VISA CREDIT

Mode: Issuer

AID: A0000000031010

TVR: 0000000000

IAD: 060F1203A00000

TSI:

ARC: 00

AC: F54D50F122ED7156

CVM:

Thank You For Using Mashgin

9:28

5G+ 83

Order Complete



Your order is complete. Enjoy!



Oak & Stone
1 item

Rate store



1 × PEPPERONI
\$18.60

Subtotal	\$18.60
Estimated Tax ⓘ	\$1.30
Total	\$19.90



Payment \$19.90
Visa...5352 • 7/7/25, 6:53 PM

Change payment method



Create a business profile
Keep track of your
business receipts

Create

Reorder

View store



Refer friends - give \$30, get
\$20. Terms apply



Circle K - 2709215



1706 8th Ave W,
Palmetto, FL 34221, USA

2025-07-08 07:29:36 AM

TRX #4L32I4DPUXJJG2 - Sale

4274-5063-381723

Item	Price
MONSTER ULT VC GVA 16Z	\$3.59
CK PUR WATER 16.9Z	\$1.49
CK PUR WATER 16.9Z	\$1.49
CK PUR WATER 16.9Z	\$1.49
CK PUR WATER 16.9Z	\$1.49

Sub Total \$9.55

Taxes \$0.26

Total \$9.81

***** PURCHASE *****

APPROVED

Total: \$9.81

Card Type: VISA

Card Entry: Contactless

Accl #: *****5352

Approval Code: 008703

Trans Id: 518900088705

***** EMV PURCHASE *****

App Label: VISA CREDIT

Mode: Issuer

AID: A0000000031010

TVR: 0000000000

IAD: 060F1203A00000

TSI:

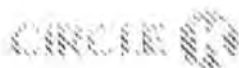
ARC: 00

AC: BD87D98633ECF4E0

CVM:

Thank You For Using Mashgin

Circle K - 2709215



1706 8th Ave W,
Palmetto, FL 34221, USA

2025-07-09 07:22:44 AM

TRX #4L32I8YGTXZDB8 - Sale

4274-4380-451898

Item	Price
MONSTER ZERO ULTRA 16Z	\$3.59

Sub Total \$3.59

Taxes \$0.26

Total \$3.85

***** PURCHASE *****

APPROVED

Total: \$3.85

Card Type: VISA

Card Entry: Contactless

Acct #: *****5352

Approval Code: 009271

Trans Id: 519000318980

***** EMV PURCHASE *****

App Label: VISA CREDIT

Mode: Issuer

AID: A00000000031010

TVR: 0000000000

IAD: 060F1203A00000

ISI:

ARC: 00

AC: B5C6429C38158732

GVM:

Thank You For Using Mashgin

COURTYARD BY MARRIOTT

Courtyard Bradenton Sarasota/Riverfront

100 Riverfront Dr. West

Bradenton, FL 34205

941-747-3727

Thank you, from Courtyard!

6 Jul '25 9:08 PM

Check: CHK 1824

Table: 6/1

Server: 101243 Crystal Gutierre

Card Type: Visa

Acct Num: XXXXXXXXXXXXX1966

Auth Code: 07036D

Amount:

\$13.91

GRATUITY

\$1-

TOTAL

14.91

SIGNATURE





How doers
get more doneSM

3300 S.W. 35TH TERRACE
OCALA, FL. 34474 (352)873-1144

0253 00003 16448 07/06/25 10:41 AM
SALE CASHIER VERONICA

672421012209 6' LANYARD <A> 44.98
GUARDIAN 6' SHOCK ABSORBING LANYARD
672421111605 SERAPH UNIVE <A> 56.28
GUARDIAN SERAPH UNIVERSAL HARNESS

SUBTOTAL 101.26
SALES TAX 7.58
TOTAL \$108.84

XXXXXXXXXXXX1966 VISA

USD\$ 108.84

AUTH CODE 04537D/4033524

TA

Chip Read

AID A0000000031010

CHASE VISA

0253 07/06/25 10:41 AM



0253 03 16448 07/06/2025 9349

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 10/04/2025



Courtyard by Marriott® Sarasota/Bradenton Riverfront
100 Riverfront Drive West, Bradenton,fl 34205 P 941.747.3727
Marriott.com/SRQBD

Michael Rodemsky
4723 W Wallcraft Ave
Tampa FL 33611
Visit

Room: 213
Room Type: GENR
Number of Guests: 1
Rate: \$138.55
Clerk: AKT

Arrive: 06Jul25 Time: 09:00PM Depart: 10Jul25 Time: 02:19PM Folio Number: 98839

DATE	DESCRIPTION	CHARGES	CREDITS
06Jul25	Room Charge	122.40	
06Jul25	Occupancy Sales Tax	7.34	
06Jul25	County Tax	8.57	
07Jul25	Room Charge	122.40	
07Jul25	Occupancy Sales Tax	7.34	
07Jul25	County Tax	8.57	
08Jul25	Room Charge	126.65	
08Jul25	Occupancy Sales Tax	7.60	
08Jul25	County Tax	8.87	
09Jul25	Room Charge	130.05	
09Jul25	Occupancy Sales Tax	7.80	
09Jul25	County Tax	9.10	
10Jul25	Visa		566.69

Card #: VXXXXXXXXXXXXX1966/XXXX
Card Type: VISA Card Entry: CHIP Approval Code: 00806D App
Label: VISA CREDIT AID: A0000000031010

BALANCE: 0.00

Marriott Bonvoy Account # XXXXX1406. Your Marriott Bonvoy points/miles earned on your eligible earnings will be credited to your account. Check your Marriott Bonvoy account statement or your online statement for updated activity.

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COURTYARD BY MARRIOTT

Courtyard Bradenton Sarasota/Riverfront

100 Riverfront Dr. West

Bradenton, FL 34205

941-747-3727

Thank you, from Courtyard!

7 Jul'25 6:44 AM

Check: CHK 1831

Table: 9/1

Server: 289265 Lauren

Card Type: Visa


Acct Num: XXXXXXXXXXXXX1966

Auth Code: 03472D

Amount: \$4.28

GRATUITY _____

TOTAL _____ \$4.28

SIGNATURE _____ 

Welcome To

7-11#38777

12060 US 301 NORTH

PARRISH FL

Description	Qty	Amount
GTR G LMN LIME 280Z	1	2.50
3.29 Dsc -0.79		
GTR G LMN LIME 280Z	1	2.50
3.29 Dsc -0.79		
Subtotal		5.00
Tax		0.35
TOTAL		5.35
CREDIT \$		5.35

Sale Receipt

VISA \$5.35

Acct/Card #: *****1966

Auth #: 07233D

Resp Code: 000

Stan: 01076062120

Reference:72022

APPNAME CHASE VISA

AID : A0000000031010

APP CRYPTOGRAM : ARQC 94F64B74AD3CCB73

ENTRY : Insert

SITE ID: SEHZ387770001

MERCHANT COPY

I agree to pay the amount stated
on this receipt.

THANKS COME AGAIN

ST#38777

CSH: 10

DR#1 TRAN#1024189

7/7/25 4:08:03 PM

Mattison's Riverwalk

101 Riverfront Blvd #120

Bradenton, FL

34205

(941) 896-9660

<https://mattisons.com/city-grille-locations/bradenton-riverwalk-city-grille>

July 7 2025

7 28 PM

PM Bar

~~Hotel Bar 6 - 2~~

Receipt: luk2

Authorization 055380

CHASE VISA

AID A0 00 00 00 03 10 10

Subtotal \$19.00

Florida Department of Revenue
(7%) \$1.33

Total \$20.33

Visa 1966 (Contactless) \$20.33

ADD A TIP

☐ 18% (Tip \$3.66, Total \$23.99)


☒ 20% (Tip \$4.07, Total \$24.40)

☐ 25% (Tip \$5.08, Total \$25.41)

☐

CUSTOM TIP

TOTAL


I agree to pay the above total amount
according to my card issuer agreement.

CUSTOMER COPY

COURTYARD BY MARRIOTT

Courtyard Bradenton Sarasota/Riverfront
100 Riverfront Dr. West
Bradenton, FL 34205

941-747-3727

Thank you, from Courtyard!

8 Jul '25 7:03 AM

Check: CHK 1878
Table: 9/1
Server: 289265 Lauren
Card Type: Visa
Acct Num: XXXXXXXXXXXXX1966
Auth Code: 096970

Amount: \$3.75

GRATUITY _____

TOTAL _____ \$ 3.75

SIGNATURE _____ 

Welcome To

7-11838777

12000 US 301 NORTH

PARRISH FL

Description	Qty	Amount
GTR 6 LMN TIME 280Z	1	2.50
3.29 Dsc -0.79		
GTR 6 LMN TIME 280Z	1	2.50
3.29 Dsc -0.79		
Subtotal		5.00
Tax		0.35
TOTAL		5.35
CREDIT \$		5.35

Sale Receipt

VISA \$5.35

Acct/Card #: *****1966

Auth #: 063120

Resp Code: 000

Stan: 01086069165

Reference:74954

APPNAME CHASE VISA

AID : A00000000031010

APP CRYPTOGRAM : ARQC 10DBC445BC90B68D

ENTRY : Insert

SITE ID: SEHZ387770001

MERCHANT COPY

I agree to pay the amount stated
on this receipt.

THANKS COME AGAIN

ST#38777

CSH: 10

DR#1 TRAN#1015670

7/8/25 3:27:30 PM

COURTYARD BY MARRIOTT

Courtyard Bradenton Sarasota/Riverfront

100 Riverfront Dr. West

Bradenton, FL 34205

941-747-3727

Thank you, from Courtyard!

8 Jul'25 8:19 PM

Check: CHK 1913

Table: 12/1

Server: 175578 Glennville

Card Type: Visa

Acct Num: XXXXXXXXXXXXX1966

Auth Code: 07164D

Amount :

\$13.91

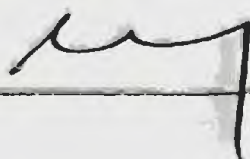
GRATUITY

\$3

TOTAL

\$16.91

SIGNATURE



COURTYARD BY MARRIOTT

Courtyard Bradenton Sarasota/Riverfront

100 Riverfront Dr. West

Bradenton, FL 34205

941-747-3727

Thank you, from Courtyard!

9 Jul'25 7:14 AM

Check: CHK 1941

Table: 3/1

Server: 289265 Lauren

Card Type: Visa

Acct Num: XXXXXXXXXXXXX1966

Auth Code: 03157D

Amount:

\$5.89

GRATUITY

\$5.89

TOTAL

SIGNATURE



MQR GBA BJS TWV

Mattison's Riverwalk

101 Riverfront Blvd #120
Bradenton, FL
34205

July 9, 2025
7:18 PM
Aaron

(941) 896-9660

<https://mattisons.com/city-grille-locations/bradenton-riverwalk-city-grille>

Ticket: 2

Receipt: zBMQ

Authorization: 05677D

CHASE VISA

AID A0 00 00 00 03 10 10

Subtotal \$128.50

Florida Department of Revenue
(7%) \$9.00

Total \$137.50

Visa 1966 (Contactless) \$137.50

ADD A TIP

☐ 18% (Tip \$24.75, Total \$162.25)

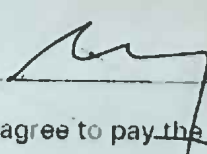
☒ 20% (Tip \$27.50, Total \$165.00)

☐ 25% (Tip \$34.38, Total \$171.88)



CUSTOM TIP

TOTAL

x 
I agree to pay the above total amount
according to my card issuer agreement.

MERCHANT COPY

COURTYARD BY MARRIOTT

Courtyard Bradenton Sarasota/Riverfront

100 Riverfront Dr. West

Bradenton, FL 34205

941-747-3727

Thank you, from Courtyard!

10 Jul'25 6:51 AM

Check: CHK 1000

Table: 9/1

Server: 289265 Lauren

Card Type: Visa

Acct Num: XXXXXXXXXXXXX1966

Auth Code: 03682D

Amount:

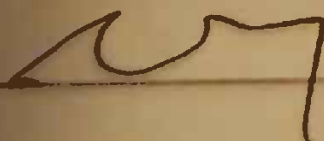
\$5.89

GRATUITY

TOTAL

85.89

SIGNATURE





SPRINGHILL SUITES BY MARRIOTT® / BRADENTON DOWNTOWN/RIVERFRONT
102 12th Street West, Bradenton, FL 34205 P 941.226.2200
springhillsuites.com

Roy Stogner	Room: 523			
Please Complete	Room Type: KWTW			
Holly Springs GA 30114	Number of Guests: 1			
	Rate: \$189.00	Clerk: SJN		
Arrive: 06Jul25	Time: 01:27PM	Depart: 10Jul25	Time: 07:07AM	Folio Number: 94433

DATE	DESCRIPTION	CHARGES	CREDITS
06Jul25	Room Charge	174.00	
06Jul25	State Occupancy Tax	12.18	
06Jul25	County Tax	10.44	
07Jul25	Market Beverage	6.50	
07Jul25	Sales Tax	0.46	
07Jul25	Market Frozen Food	3.75	
07Jul25	Sales Tax	0.26	
07Jul25	Room Charge	189.00	
07Jul25	State Occupancy Tax	13.23	
07Jul25	County Tax	11.34	
08Jul25	Market Beverage	9.75	
08Jul25	Sales Tax	0.68	
08Jul25	Market Packaged Food	3.00	
08Jul25	Sales Tax	0.21	
08Jul25	Market Packaged Food	3.00	
08Jul25	Sales Tax	0.21	
08Jul25	Room Charge	189.00	
08Jul25	State Occupancy Tax	13.23	
08Jul25	County Tax	11.34	
09Jul25	Room Charge	189.00	
09Jul25	State Occupancy Tax	13.23	
09Jul25	County Tax	11.34	
10Jul25	Visa		865.15
Card #: VXXXXXXXXXXXXX9370XXXX			
Card Type: VISA Card Entry: MANUAL Approval Code: 02671D			
BALANCE:		0.00	

Marriott Bonvoy Account # XXXXX3198. Your Marriott Bonvoy points/miles earned on your eligible earnings will be credited to your account. Check your Marriott Bonvoy account statement or your online statement for updated activity.

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INVOICE
SEND ALL PAYMENTS TO:
SUNBELT RENTALS, INC.
PO BOX 409211
ATLANTA, GA 30384-9211

INVOICE NO.	171139022-0001
ACCOUNT NO.	499490
INVOICE DATE	7/14/25
PAGE 1 of 1	

INVOICE TO

10z - 2914 - 2960
MADSEN KNEPPERS & ASSOC
100 PRINGLE AVE
SUITE 340
WALNUT CREEK, CA 94596-3512

JOB ADDRESS

225.1762
11205 DAYBREAK GLEN
PARRISH, FL 34219

407-690-4551

RECEIVED BY FUENTES, ROBERT	CONTRACT NO. 171139022
PURCHASE ORDER NO. 2025.1762	
JOB NO. 1 - 225.1762	
BRANCH PORT CHARLOTTE PC225 20200 VETERANS BLVD PORT CHARLOTTE, FL 33954 2120 941-743-4323	

QTY	EQUIPMENT #	Min	Day	week	4 week	Amount
1.00	60' ART MANLIFT W/JIB 11109777 Make: JLG Model: 600AJ HC3 Ser #: 0300331973 HR OUT: 30.300 HR IN: 48.100 TOTAL: 17.800 Billed from 7/07/25 thru 7/11/25	710.00	710.00	1740.00	3560.00	1740.00
Rental Sub-total:						1740.00
SALES ITEMS:						
Qty	Item number	Unit	Price			
1	DLPKSRCHG	EA	57.800			57.80
	TRANSPORTATION SURCHARGE					
1	ENVIRONMENTAL	EA	33.930			33.93
	2133XXX000 ENVIRON/HAZMAT/DISPOSAL FEE					
25	DIESEL	EA	10.500			262.50
	2141XXX000 DIESEL FUEL					
	DELIVERY CHARGE					170.00
	PICKUP CHARGE					170.00
FINAL BILL: 7/07/25 10:00 AM THRU 7/11/25 09:18 AM.						

Equipment. Service. Guaranteed.

REMIT TO:

SUNBELT RENTALS, INC.
PO BOX 409211
ATLANTA, GA 30384-9211

NET 30
Invoices not paid within 30 days may be subject to a 1-1/2%
per month charge.

SUBTOTAL	2,434.23
SALES TAX	146.61
INVOICE TOTAL	2,580.84

RENTAL RETURN

STEPHANIE GROSSAINT stephanie.grossaint@sunbeltrentals.com



SPRINGHILL SUITES BY MARRIOTT® / BRADENTON DOWNTOWN/RIVERFRONT
102 12th Street West, Bradenton, FL 34205 P 941.226.2200
springhillsuites.com

T. Vanfossen

Room: 210

Room Type: QQST

Number of Guests: 1

Rate: \$175.00

Clerk:

Arrive: 07Jul25

Time: 05:06PM

Depart: 11Jul25

Time: 04:00PM

Folio Number: 94905

DATE	DESCRIPTION	CHARGES	CREDITS
07Jul25	Room Charge	175.00	
07Jul25	State Occupancy Tax	12.25	
07Jul25	County Tax	10.50	
08Jul25	Room Charge	175.00	
08Jul25	State Occupancy Tax	12.25	
08Jul25	County Tax	10.50	
09Jul25	Room Charge	175.00	
09Jul25	State Occupancy Tax	12.25	
09Jul25	County Tax	10.50	
10Jul25	Room Charge	175.00	
10Jul25	State Occupancy Tax	12.25	
10Jul25	County Tax	10.50	
11Jul25	Visa		791.00
<i>Card #: VXXXXXXXXXXXX0488/XXXX</i>			
<i>Amount: 791.00 Auth: 08090D</i>			
<i>This card was electronically swiped on 07Jul25</i>			
		BALANCE:	0.00

Marriott Bonvoy Account # XXXXX2744. Your Marriott Bonvoy points/miles earned on your eligible earnings will be credited to your account. Check your Marriott Bonvoy account statement or your online statement for updated activity.

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Publix.

Market Walk at North River Ranch
11635 Moccasin Wallow Rd
Parrish, FL 34219
Store Manager: Willie
941-981-6157

COFFEE 12OZ.	1.49	T
SHLD PISTACHIOS SV	6.99	F
You Saved	1.00	

Order Total	8.48	
Sales Tax	0.10	
Grand Total	8.58	
Credit	Payment	8.58
Change	0.00	

Savings Summary

Special Price Savings	1.00
-----------------------	------

* Your Savings at Publix	*
--------------------------	---

* 1.00	*
--------	---

Receipt ID: 1848 770 782 858

PRESTO!

Trace #: 788492

Reference #: 1195222881

Acct #: XXXXXXXXXXXXX0488

Purchase VISA

Amount: \$8.58

Auth #: 07663D

CREDIT CARD

A0000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Cntctless

Issuer

Your cashier was Self-Checkout Lane 1

07/07/2025 7:09 S1848 R178 2858 C0778



Publix.

Westgate Shopping Center
3913 Manatee Avenue West
Bradenton, FL 34205
Store Manager: Josh Valdez
941-746-1660

TSTD CHIPS S/CREAM	4.69	F
RITZ TSTD CHIPS RAN	4.69	F
Promotion	-4.69	F
DELI TEA BLKBR 1/2	2.99	T F
KIWI PINE FS SM	8.53	F
TRAD GREEK SALAD	7.99	F

Order Total	24.20	
Sales Tax	0.21	
Grand Total	24.41	
Credit	Payment	24.41
Change	0.00	

Savings Summary

Special Price Savings 4.69

* Your Savings at Publix *
* 4.69 *

* *

Receipt ID: 0780 770 781 290

PRESTO!
Trace #: 788906
Reference #: 1196457908
Acct #: XXXXXXXXXXXX0488
Purchase VISA
Amount: \$24.41
Auth #: 002980

CREDIT CARD	PURCHASE
A0000000031010	VISA CREDIT
Entry Method:	Cardless
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

07/07/2025 19:03 S0780 R178 1290 C0775

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Publix Super Markets, Inc.



Simple Mexican Grill
11235 US Hwy 301 N Unit 105
Parrish, FL 34219
(941) 776-1164

#1

Opened: 07/07/2025 10:57 am

Closed: 07/07/2025 11:03 am

Order: 59143

Check: 1

Order Type: Dine In

Name: travis

Server: Cashier

1	Bowl - Chicken	10.29
	+ American Style	
	+ Black Beans	
	+ Cilantro	
	+ Guacamole	2.50
	+ Mild Salsa	
	+ Onions	
	+ Pico	
	+ White Rice	
4	Soda/Tea	13.16
1	Burrito - Steak	11.29
	+ Black Beans	
	+ Lettuce	
	+ Medium Salsa	
	+ Onions	
	+ Pico	
	+ White Rice	
1	Large Cheese Dip & Chips	6.99
1	Burrito - Ground Beef	10.79
	+ Lettuce	
	+ Medium Salsa	
	+ No Beans	
	+ Shredded Cheese	
	+ White Rice	
1	Quesadilla Ground Beef	11.99
	+ Black Beans	
	+ Cilantro	
	+ Lettuce	
	+ Mexican Rice	
	+ Shredded Cheese	
1	Tacos (2) w/ Rice & Beans	10.99
	1 2 Tacos	
	1 Taco	
	Corn	
	Steak	
	1 Taco	
	+ Cilantro	
	+ Onions	
	+ Pico	
	Corn	
	Mayan Pork	
	On the Side Hot Salsa	
1	Rice & Beans - Tacos w/ Rice & Beans	
	+ Mexican Rice	
	+ Refried Beans	
1	Horchata	3.50
	Subtotal	81.50
	Sales Tax	5.72
	Total	87.22
	Visa 0488 (093610)	87.22
	Tip:	16.30
	Total with Tip:	103.52

Balance Due

0.00

185

TW
688
BJJ

PIER 22

Restaurant • Patio • Catering

PIER 22

1200 1st Ave West
Bradenton, FL 34205
(941) 748-8087

Server: Kirby S
Check #185 Table 33
Seats 1, 2, 3
Ordered: 7/8/25 6:20 PM

Input Type C (EMU Chip Read)
VISA CREDIT xxxxxxxx0488
Time 7:20 PM

Transaction Type Sale
Authorization Approved
Approval Code 00491D
Payment ID KHWMnf997gfb
Application ID

A00000000031010
Application Label VISA CREDIT
Terminal ID
Card Reader BBPOS

Amount \$146.59

+ Tip:

30.00

= Total:

176.59

X

TRAVIS VANFOSSEN

Customer Copy

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Dining Club?
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more about our upcoming
events.

185

PIER 22

Restaurant • Patio • Catering

PIER 22

1200 1st Ave West
Bradenton, FL 34205
(941) 748-8087

Server: Kirby S
Check #185 Table 33
Seats 1, 2, 3
Ordered: 7/8/25 6:20 PM

Soda	\$3.00
Pimento Oysters	\$20.00
Raw Oysters	\$18.00
Stuffed Jail Island Salmon	\$34.00
Blackened Ribeye	\$44.00
Burger	\$18.00

Subtotal	\$137.00
Tax	\$9.59
Total	\$146.59

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11635 Moccasin Wallow Rd
Parrish, FL 34219
Store Manager: Willie
941-981-6157

ARIZONA GREEN TEA	0.99	T	F
DORITOS COOL RANCH	2.69		F
PBX TRKY 1/2 SUB	6.99	T	F
SB DBLSHT MOCHA	3.99		F
BH ITALIAN 1/2 SUB	7.69	T	F
DIRTY BBQ POT CHPS	1.49		F
DELI DRINKS 32 OZ	1.99	T	F
Sub Combo	-1.00	T	F
PBX ULTMTE WHL SUB	9.99	T	F
DP CRK PEP/SEA SLT	1.49		F
DELI DRINKS 32 OZ	1.99	T	F
Sub Combo	-1.00	T	F
DP CRK PEP/SEA SLT	1.49		F
BH ULTIMATE 1/2SUB	7.69	T	F

Order Total	46.48	
Sales Tax	2.47	
Grand Total	48.95	
Credit	Payment	48.95
Change	0.00	

Savings Summary

Special Price Savings	2.00
-----------------------	------

* Your Savings at Publix *
* 2.00 *

Receipt ID: 1848 780 712 997

PRESTO!

Trace #: 716923

Reference #: 1196963214

Acct #: XXXXXXXXXXXXX0488

Purchase VISA

Amount: \$48.95

Auth #: 03466D

CREDIT CARD
A0000000031010

Entry Method:
Mode:

PURCHASE
VISA CREDIT
Cntctless
Issuer

Your cashier was Self-Checkout Lane 1

07/08/2025 11:24 S1848 R171 2997 C0771





Oak & Stone Bradenton
1201 1st Ave West
Bradenton, FL 34205

Server: Marquis M
Check #162 Table 221
Guest Count: 4
Ordered: 7/10/25 5:18 PM

1 HOUSE MIX \$9.50
On Fly
1 CRISPY GROUPER BLT \$19.50
FRIES

Subtotal \$29.00
Tax \$2.04
Tip \$5.80
Total \$36.84

Input Type

C (EMU Chip Read)

VISA CREDIT xxxxxxxxx0488
Time 5:23 PM

Transaction Type Sale
Authorization Approved
Approval Code 09164D
Payment ID w9jFXXKpHPwbY
Application ID A00000000031010
Application Label VISA CREDIT
Terminal ID 907403c4c3a64aac
Card Reader BBPOS
TRAVIS VANFOSSEN

Join us for Happy Hour for
great food &
beverage specials! Monday
through



Tau
6th

**Corwin's Ice Cream &
Smoothies**
1000 Barcarrota Avenue
Bradenton, FL 34205

Server: Corwin E
Check #32
Guest Count: 1
Ordered: 7/10/25 6:02 PM

2 Root Beer Float	\$14.00
Subtotal	\$14.00
Tax	\$0.98
Tip	\$2.10
Total	\$17.08

Credit Card	Contactless
Visa	xxxxxxxxx0488
Time	6:02 PM

Transaction Type	Sale
Authorization	Approved
Approval Code	06457D
Payment ID	FKwxJMhsFmXy
Application ID	A00000000031010
Application Label	VISA CREDIT
Card Reader	BBPOS
VISA CARDHOLDER	

Powered by Toast



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

Invoice 35602867
Invoice Date 9/2/2025
Completed Date 9/2/2025
Payment Term Due Upon Receipt
Due Date 9/2/2025

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

The contactor's heater was in the tripped position and was easily reset. So, I troubleshot everything on the load side of the heater. Ultimately, I found a feeder wire pinched in the jack plate connection point of the pump in question. Bob with Cooper Pools was able to do a startup of the pump. We were able to perform an amperage reading for the pump. L-1 = 26.2 amp / L -2 = 27.8 amp.

Service #	Description	Quantity	Your Price	Total
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	2.25	\$165.00	\$371.25

Sub-Total	\$371.25
Tax	\$0.00
Total	<u>\$371.25</u>
Payment	\$0.00
Balance Due	\$371.25

RECEIVED
09/04/25

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: 08/25 Electric 08/25 Dated:09/02/25
Due: 09/23/25

<u>Account</u>	<u>Description</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
185639001	Irrigation Control	10904 High Noon Trail	53100-4304	\$ 59.26
185639002	Emergency Access Gate	11424 Daybreak Glen	53100-4304	\$ 33.20
170982001	Entry Sign	8805 Summer Woods Dr	53100-4304	\$ 44.92
Summary				
001 53100-4304				\$ 137.38
Total				\$ 137.38

Account #185639003 is inactive



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SUMMER WOODS CDD

Bill Date 08/26/2025
 Account # 185639001
 Member # 168790

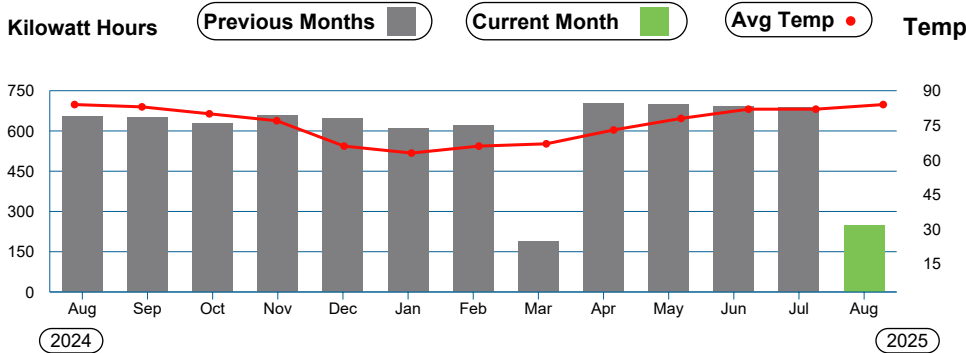
**TOTAL
AMOUNT DUE**

\$59.26

Bank Draft is
scheduled for
09/16/2025

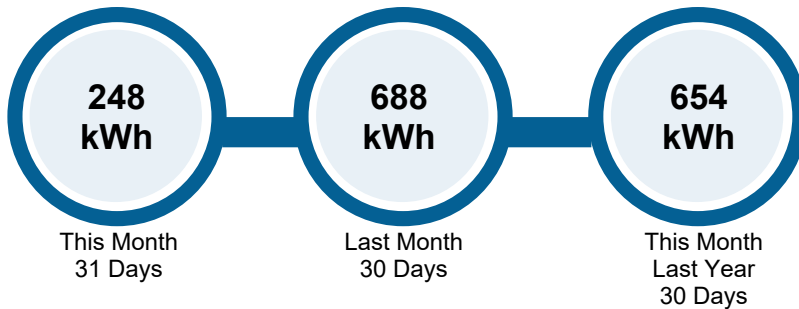
RECEIVED
09.16.25

Monthly Energy Use

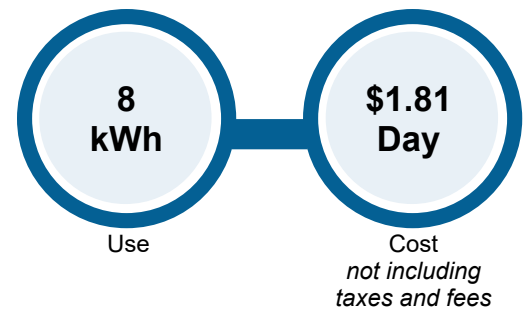


Detailed usage information is available on the SmarHub App or www.preco.coop

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 # 185639001
 Service Address 10904 HIGH NOON TRL

Bank Draft Amount \$59.26
 is scheduled for 09/16/2025

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

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

110260185639001000005926000006926082620255

Account
185639001

Service Address
10904 HIGH NOON TRL

Service Description
IRRIGATION CONTROL

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36896782	07/18/2025	08/18/2025	21,503	21,751	1.0	248	0.97
Account Summary				Current Charges			
Previous Balance			\$111.86	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$111.86	Energy Charge			248 kWh @ 0.121 \$30.01
Balance Forward			\$0.00	CPA			248 kWh @ -0.008 -\$1.98
Current Charges			\$59.26	Property Tax Recovery Fee			\$1.75
Total Amount Due			\$59.26	Gross Receipts Tax			\$1.48
				Total Current Charges			\$59.26
				Bank Draft Amount			\$59.26

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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

SUMMER WOODS CDD

Bill Date 08/26/2025
 Account # 185639002
 Member # 168790

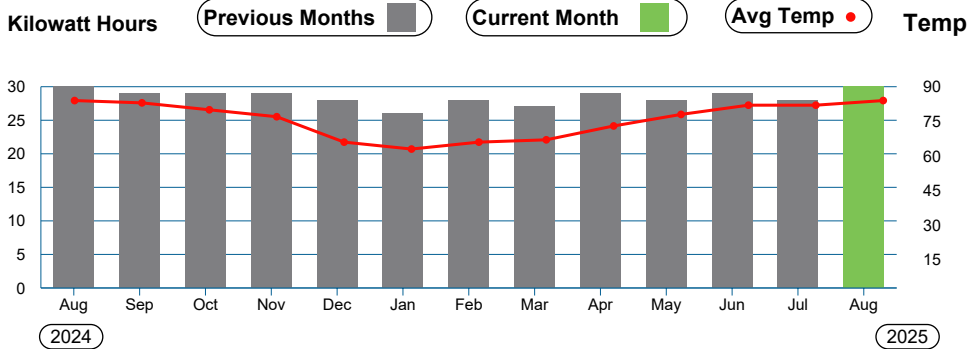
**TOTAL
AMOUNT DUE**

\$33.20

Bank Draft is
scheduled for
09/16/2025

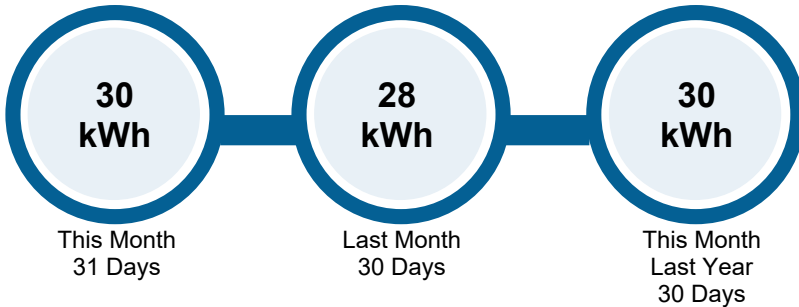
RECEIVED
09.16.25

Monthly Energy Use

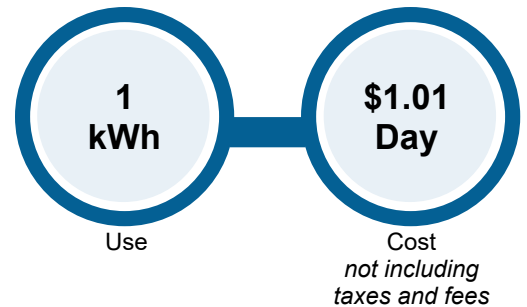


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Monthly Energy Use Comparison



Your Average Daily Use



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PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 185639002
 Service Address 11424 DAYBREAK GLEN

Bank Draft Amount \$33.20
 is scheduled for 09/16/2025

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

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

1102601856390020000033200000043200&2620250

Account
185639002

Service Address
11424 DAYBREAK GLEN

Service Description
GATE

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
35591797	07/18/2025	08/18/2025	1,369	1,399	1.0	30	0.05
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Total Current Charges			
				Bank Draft Amount			

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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

SUMMER WOODS CDD

Bill Date 08/26/2025
 Account # 170982001
 Member # 168790

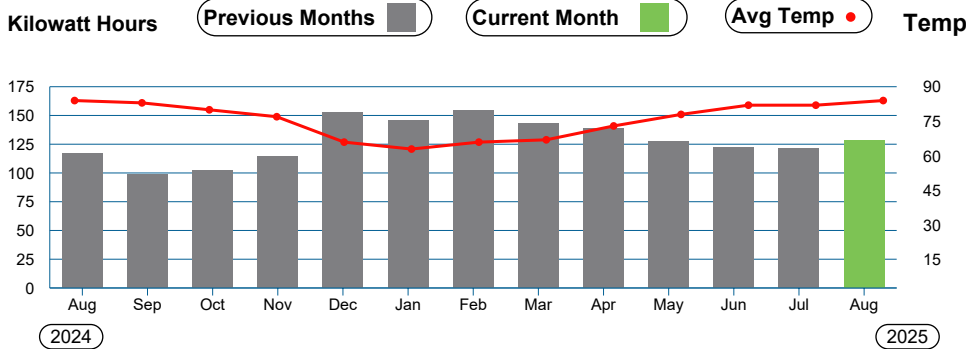
**TOTAL
AMOUNT DUE**

\$44.92

Bank Draft is
scheduled for
09/16/2025

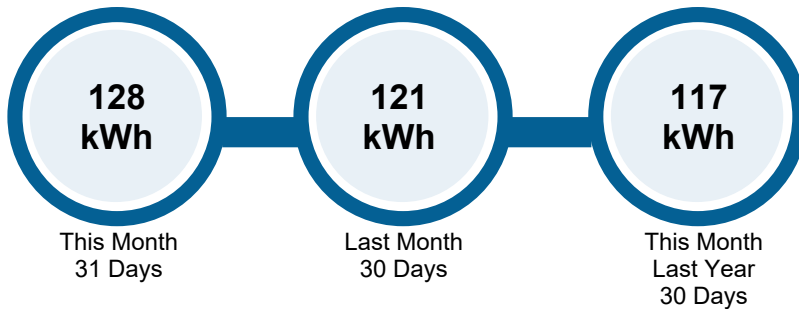
RECEIVED
09.16.25

Monthly Energy Use

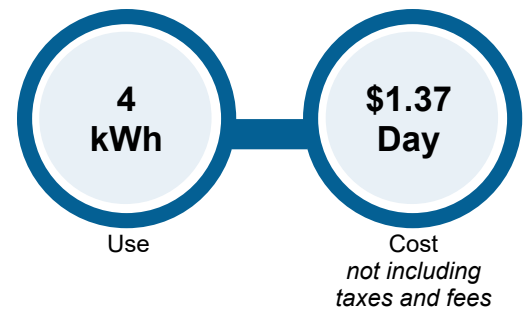


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Monthly Energy Use Comparison



Your Average Daily Use



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 800.282.3824

Account # 170982001
 Service Address 8805 SUMMER WOODS DR

Bank Draft Amount \$44.92
 is scheduled for 09/16/2025

2794 0 MB 0.672
 SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 2794
 C-9

PEACE RIVER ELECTRIC COOPERATIVE, INC.
 PO BOX 1547
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110260170982001000004492000005492082620259

Account
170982001

Service Address
8805 SUMMER WOODS DR

Service Description
ENTRY SIGN

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
35778891	07/18/2025	08/18/2025	8,681	8,809	1.0	128	0.366
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Property Tax Recovery Fee			
Total Amount Due				Gross Receipts Tax			
				Total Current Charges			
				Bank Draft Amount			

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

SUMMER WOODS CDD

Bill Date 09/02/2025
 Account # 185639004
 Member # 168790

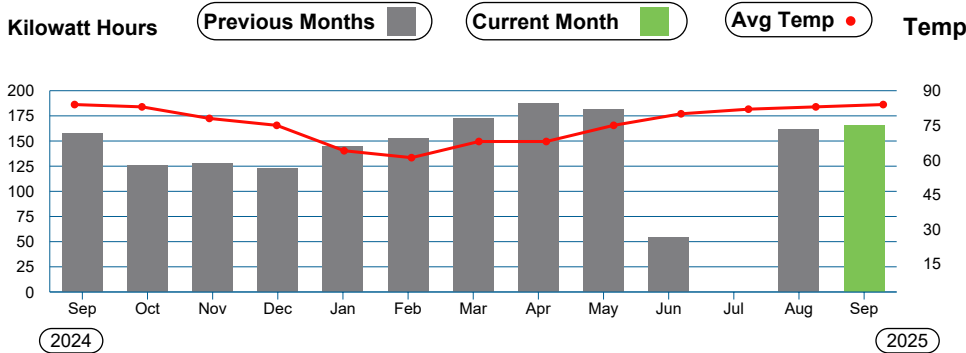
**TOTAL
AMOUNT DUE**

\$49.34

Bank Draft is
scheduled for
09/23/2025

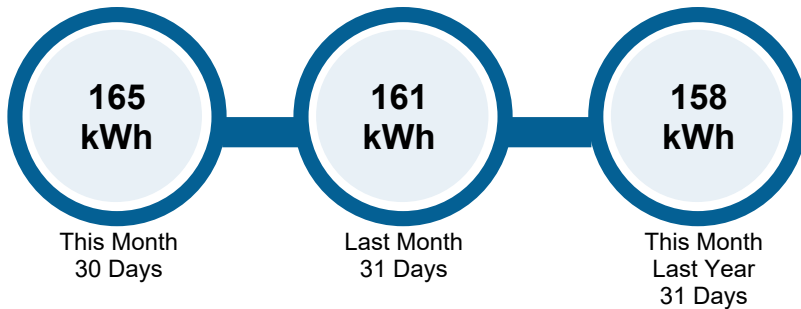
RECEIVED
09.16.25

Monthly Energy Use

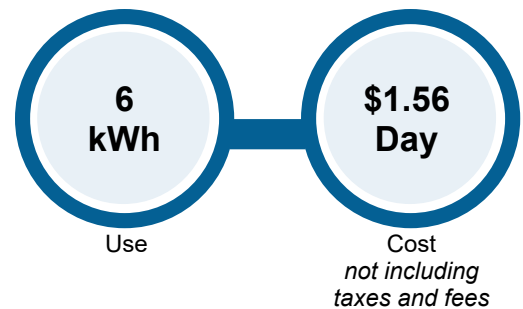


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 185639004
 Service Address 9324 WESTERNWOODS AVE

Bank Draft Amount \$49.34
 is scheduled for 09/23/2025

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

4 2978

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

110260185639004000004934000005934090220251

Account
185639004

Service Address
9324 WESTERNWOODS AVE

Service Description
MONUMENT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
From	To	Previous	Present				
38699836	07/27/2025	08/26/2025	3,536	3,701	1.0	165	0.378
Account Summary				Current Charges			
Previous Balance			\$48.86	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$48.86	Energy Charge			165 kWh @ 0.121 \$19.97
Balance Forward			\$0.00	CPA			165 kWh @ -0.008 -\$1.32
Current Charges			\$49.34	Property Tax Recovery Fee			\$1.46
Total Amount Due			\$49.34	Gross Receipts Tax			\$1.23
				Total Current Charges			\$49.34
				Bank Draft Amount			\$49.34

Promise

Florida Low Income Home Energy Assistance Program (LIHEAP)



Did you get a message about LIHEAP?

- LIHEAP is a federally funded program that helps income-qualified families pay for home heating & cooling costs.
- **FloridaCommerce** partners with local agencies and **Promise** to apply approved assistance directly to your utility bill.
- If you qualify, you'll see the credit applied — you don't send money or personal info to anyone.

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



799366433650001102601856390042

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

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

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

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

SUMMER WOODS CDD

Bill Date 09/04/2025
 Account # 170982003
 Member # 168790

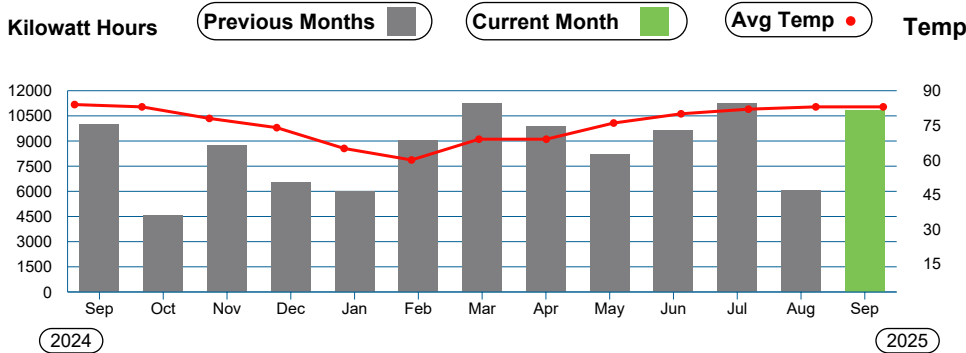
**TOTAL
AMOUNT DUE**

\$1,182.38

Bank Draft is
scheduled for
09/25/2025

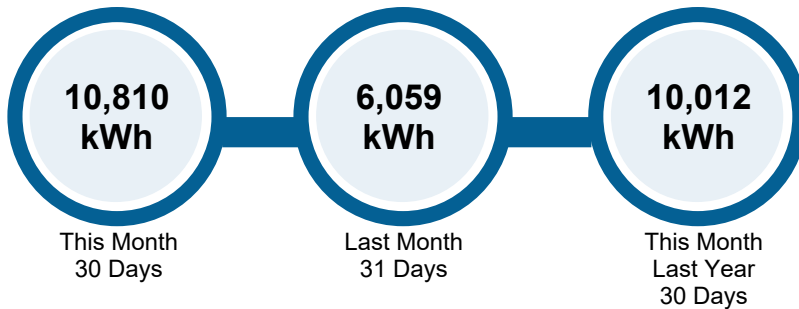
RECEIVED
09.16.25

Monthly Energy Use

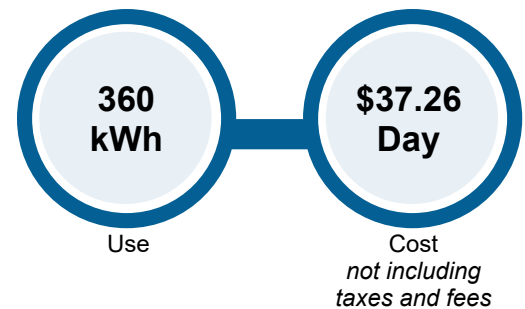


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 170982003
 Service Address 11205 DAYBREAK GLN

Bank Draft Amount \$1,182.38
 is scheduled for 09/25/2025

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

4 2926

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

110260170982003000118238000121785090420257

Account
170982003

Service Address
11205 DAYBREAK GLN

Service Description
AMENITY CENTER

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36674773	07/30/2025	08/29/2025	749,103	759,913	1.0	10,810	22.758
Account Summary				Current Charges			
Previous Balance				\$808.88			
Payment(s) Made				-\$808.88			
Balance Forward				\$0.00			
Current Charges				\$1,182.38			
Total Amount Due				\$1,182.38			
				Current Charges			
				Facilities Use Charge			
				\$110.00			
				Energy Charge			
				10,810 kWh @ 0.083			
				\$897.23			
				CPA			
				10,810 kWh @ -0.008			
				-\$86.48			
				Billed Demand			
				22.758 kW @ 8.660			
				\$197.08			
				Property Tax Recovery Fee			
				\$34.99			
				Gross Receipts Tax			
				\$29.56			
				Total Current Charges			
				\$1,182.38			
				Bank Draft Amount			
				\$1,182.38			

Promise

Florida Low Income Home Energy Assistance Program (LIHEAP)



Did you get a message about LIHEAP?

- LIHEAP is a federally funded program that helps income-qualified families pay for home heating & cooling costs.
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- If you qualify, you'll see the credit applied – you don't send money or personal info to anyone.

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799366433650001102601709820039

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

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

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL



INVOICE5532 Auld Ln
Holiday, FL 34690

www.redtreelandscapesystems.com

Date	Invoice No.
08/01/25	154
Terms	Due Date
Net 45	09/15/25



BILL TO
Summerwoods CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

CARE OF
Rizzetta CDD Payables Rizzetta & Company 5844 Old Pasco Road Ste 100 Wesley Chapel, FL 33544

Amount Due	Enclosed
\$25,000.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#344 - Landscape Maintenance 2025 - 2026 August 2025		\$25,000.00	\$0.00	\$25,000.00
	Total		\$25,000.00	\$0.00	\$25,000.00

RECEIVED
09/04/25

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00

Phone: (727)810-4464 | Email: service@redtreelandscape.systems
www.redtreelandscapesystems.com

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

Invoice

Date	Invoice #
8/29/2025	INV0000102362

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
08/29/25

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

[illegible]

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

Invoice

Date	Invoice #
9/2/2025	INV0000102230

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
08/28/25

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

Description	Qty	Rate	Amount
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	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$344.17	\$344.17
Landscape Consulting Services	1.00	\$900.00	\$900.00
Management Services	1.00	\$1,921.67	\$1,921.67
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$6,183.68
		Total	\$6,183.68

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

Invoice

Date	Invoice #
9/1/2025	INV0000102403

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
09/12/25

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

[illegible]

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

Invoice

Date	Invoice #
9/12/2025	INV0000102428

Bill To:

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



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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$708.33	\$708.33
Personnel Reimbursement	1.00	\$1,313.31	\$1,313.31
		Subtotal	\$2,021.64
		Total	\$2,021.64

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

INVOICE

DATE
9/1/2025

INVOICE #
108204

BILL TO

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

P.O. No.	Terms
September ...	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: September 2025 Manatee County Sales Tax	6.00%	0.00

RECEIVED
08/26/25

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

Subtotal	\$125.00
Payments/Credits	\$0.00
Balance Due	\$125.00

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

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

INVOICE

DATE
9/1/2025

INVOICE #
108616

BILL TO

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

P.O. No.	Terms
September ...	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
	Manatee County Sales Tax	6.00%	0.00
<div>RECEIVED 08/26/25</div>			

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

Subtotal	\$3,100.00
Payments/Credits	\$0.00
Balance Due	\$3,100.00

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

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

INVOICE

DATE
9/17/2025

INVOICE #
109506

BILL TO

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

P.O. No.	Terms
	Due on receipt

QTY	DESCRIPTION	RATE	AMOUNT
	West Ditch: Hand cut plants/weeds over 3ft tall, chop into 12"-24" pieces, and leave in place. Use string trimmer to trim remaining grasses and weeds. - Service Completed 9/4/2025 Manatee County Sales Tax	3,800.00 6.00%	3,800.00 0.00

RECEIVED
09/17/25

Subtotal	\$3,800.00
Payments/Credits	\$0.00
Balance Due	\$3,800.00

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.

INVOICE

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

DATE
9/17/2025

INVOICE #
109507

BILL TO

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

		P.O. No.	Terms
			Due on receipt
QTY	DESCRIPTION	RATE	AMOUNT
375	Littoral Plantings in Lake 4. - Completed 8/12/2025		
	Pickerelweed	1.00	375.00
375	Duck Potato	1.00	375.00
375	Littoral Plantings in Lake 33. - Completed 8/12/2025		
	Pickerelweed	1.00	375.00
375	Duck Potato	1.00	375.00
300	Littoral Plantings in Lake 34. - Completed 8/12/2025		
	Pickerelweed	1.00	300.00
300	Duck Potato	1.00	300.00
500	Littoral Plantings in Lake 37. - Completed 8/12/2025		
	Pickerelweed	1.00	500.00
300	Duck Potato	1.00	300.00
	Manatee County Sales Tax	6.00%	0.00
		Subtotal	\$2,900.00
		Payments/Credits	\$0.00
		Balance Due	\$2,900.00

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.



0 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$9,580.00
Statement Closing Date August 31, 2025
Days in Billing Cycle 31
Previous Balance \$799.08-
Payments & Credits \$0.00
Purchases & Other Charges \$1,218.56
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$419.48
Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance \$419.48
Minimum Payment Due \$419.48
Payment Due Date September 25, 2025

RECEIVED
09/29/25

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL X	\$1,048.92
08/07	08/07	F1515006V000PR219	ADJUSTMENT-PAYMENTS	1,048.92
		JAMIE LEE	TOTAL	\$169.64
08/04	08/04	55432866R5W2ZAGBQ	LOWES #03453* PARRISH FL	138.37
			MCC: 5200 MERCHANT ZIP: 34219	
08/18	08/18	55432867660KZKM30	LOWES #03453* PARRISH FL	31.27
			MCC: 5200 MERCHANT ZIP: 34219	
		MICHELLE WHITE	TOTAL	\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$419.48 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

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:
Payment Due Date September 25, 2025
New Balance \$419.48
Minimum Payment Due \$419.48
Past Due Amount \$0.00

Amount Enclosed:

\$

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 0

SUMMER WOODS COMMUNITY DEVELOPMENT
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

REWARDS SUMMARY

Previous Cashback Balance	\$3.24	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.42	\$0-\$500,000 = 0.25%
New Cashback Balance	\$3.66	\$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 Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$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.

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.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

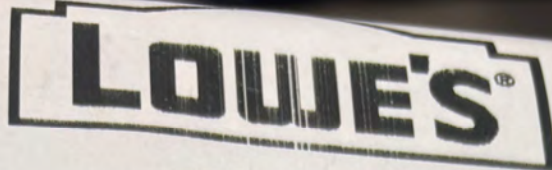
Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

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).

**Summer Woods CDD
Clubhouse Credit Card
08/01/25-08/31/25**

*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	
08/01/25	Valley One Credit Card	Beginning Balance	799.08	799.08
08/04/25	Lowe's	Misc Items for Splash Pad, Trash, Ants	(138.37)	-138.37
08/07/25	Valley One Credit Card Adjustment	Duplicate Payment on Statement Due to Valley Error	(1,048.92)	-1048.92
08/18/25	Lowe's	Emergency Light Fixture	(31.27)	-31.27
	TOTAL	001-10102	(419.48)	(419.48)



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

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

- SALE -

FSTLAN07 5305779 TRANS#: 154414429 08-04-25

1227108 64 GAL BLACK 2WHEEL TRASH	94.88
1522114 ORTHO BUGCLEAR CONCENTRAT	10.98
1026722 12-OZ FUS SATIN WHITE	7.48
285868 ROUNDUP 1-GAL TANK SPRAYE	15.98

SUBTOTAL:	129.32
TOTAL TAX:	9.05
INVOICE 93834 TOTAL:	138.37
M/C:	138.37

MC: XXXXXXXXXXXX7233 AMOUNT: 138.37 AUTHCD: 004640
CHIP REFID: 345307884081 08/04/25 09:51:08
CUSTOMER CODE: summerwoods
TVR : 0000008000
TSI : E800 AID : A0000000041010

STORE: 3453 TERMINAL: 07 08/04/25 09:51:25
OF ITEMS PURCHASED: 4
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS





LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

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

- SALE -

SALES#: FSTLAN03 4846975 TRANS#: 243828227 08-18-25

04291 EMERG 25FT RD COMBO RED L 29.22

SUBTOTAL:	29.22
TOTAL TAX:	2.05
INVOICE 89579 TOTAL:	31.27
N/C:	31.27

MC: XXXXXXXXXXXX7233 AMOUNT: 31.27 AUTHCD: 018008
TAP REFID: 345324579548 08/18/25 09:39:52
CUSTOMER CODE: summerwoods light
TVR : 0000008001
AID : A0000000041010

STORE: 3453 TERMINAL: 24 08/18/25 09:40:12
OF ITEMS PURCHASED: 1
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR RETURN POLICY, VISIT

**Summer Woods CDD
Clubhouse Credit Card
07/01/25-07/31/25**

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.*

				Clubhouse Maintenance & Repair	Clubhouse HVAC Maintenance	Clubhouse Misc Contingency	Clubhouse Misc. Fees	Clubhouse Water/Sewer Svcs
				57200-4701	57200-4531	57900-6409	51300-4902	53600-4318
Date	Vendor Name	Description	Amount					
07/07/25	Lowe's	Gas for Leaf Blower	(37.43)	-37.43				
07/07/25	Amazon.com	Paint for Splash Pad	(85.59)	-85.59				
07/09/25	Lowe's	Paint for Parking Lot Trim	(89.58)	-89.58				
07/09/25	Amazon.com	Steel for Parking Lot	(26.74)	-26.74				
07/18/25	UPS Store	Prints for Water Main Closure	(3.63)	-3.63				
07/21/25	Latitude Ventures	Gas for Leaf Blower	(6.87)	-6.87				
07/30/25	Valley One Credit Card	Duplicate Payment on Statement Due to Valley Error	1,048.92	1048.92				
	TOTAL	001-10102	799.08	799.08	0.00	0.00	0.00	0.00



0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$10,000.00
Statement Closing Date	July 31, 2025
Days in Billing Cycle	31
Previous Balance	\$1,048.92
Payments & Credits	\$2,097.84
Purchases & Other Charges	\$249.84
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$799.08-

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$799.08-
Minimum Payment Due	\$0.00
Payment Due Date	August 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$2,097.84-
07/25	07/25	F1515006E00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,048.92-
07/30	07/30	85334116KEHMS7TWW	PAYMENT - PAYPOINT NEW YORK NY	1,048.92-
			JAMIE LEE TOTAL	\$249.84
07/07	07/07	55432865W5W6PDXHR	LOWES #03453* PARRISH FL	37.43
			MCC: 5200 MERCHANT ZIP: 34219	
07/07	07/07	82305095XEHMQTQV2	AMAZON RETA* NL41Q6F41 SEATTLE WA	85.59
			MCC: 5331 MERCHANT ZIP:	
07/09	07/09	55432865Y5WW9ENYK	LOWES #03453* PARRISH FL	89.58
			MCC: 5200 MERCHANT ZIP: 34219	
07/09	07/09	82305095YEHNPOKLG	AMAZON MARK* NR96R3CS2 SEATTLE WA	26.74
			MCC: 5999 MERCHANT ZIP:	
07/18	07/18	7536943672J1PGSFV	THE UPS STORE 2744 PARRISH FL	3.63
			MCC: 7399 MERCHANT ZIP:	
07/21	07/21	22303796A03GJA002	76 - LATITUDE VENTURES PARRISH FL	6.87
			MCC: 5542 MERCHANT ZIP:	
			MICHELLE WHITE TOTAL ;	\$0.00

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:	:
Payment Due Date	August 25, 2025
New Balance	\$799.08-
Minimum Payment Due	\$0.00
Past Due Amount	\$0.00
Amount Enclosed:	\$

Make Check
Payable to:

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

IMPORTANT ACCOUNT INFORMATION

PLEASE DO NOT PAY, AS OF THIS STATEMENT DATE YOUR ACCOUNT HAS A CREDIT BALANCE.

REWARDS SUMMARY

Previous Cashback Balance	\$2.62	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.62	\$0-\$500,000 = 0.25%
New Cashback Balance	\$3.24	\$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 Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$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:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

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.



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

- SALE -

SALES#: FSTLAN02 4814615 TRANS#: 951164520 07-07-25

869078 HUSQVARNA 110-FL 02 PRE-M	34.98
----------------------------------	-------

SUBTOTAL:	34.98
TOTAL TAX:	2.45
INVOICE 98222 TOTAL:	37.43
M/C:	37.43

***** MY LOWE'S REWARDS *****

EST. POINTS EARNED: 34*

* Points are awarded on eligible purchases for orders that have been settled and fulfilled

MC: XXXXXXXXXXXXX7233 AMOUNT: 37.43 AUTHCD: 007117

TAP REFID:34532522968 07/07/25 09:32:11

CUSTOMER CODE: sunnerwoods

TUR : 0000008001

AID : A00000000041010

STORE: 3453 TERMINAL: 25 07/07/25 09:32:26

OF ITEMS PURCHASED:

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

[illegible]

7:18

LTE



Search or ask a que...



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 Pool Paint, Ocean Blue, 1 Gallon* \$79.99

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

Method:

Mastercard
ending in
7233

Item(s) Subtotal: \$79.99

Shipping & Handling: \$0.00

Total before tax: \$79.99

Estimated tax to be collected: \$5.60

Billing
address

Grand Total: \$85.59



Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Wednesday, July 9, 2025 8:12 AM
To: Tracy Preston
Subject: [EXTERNAL]Fwd: Your Lowe's Purchase Receipt

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.

Receipt

Paint supplies for parking lot
Blades to trim walkway at the trail

----- Forwarded message -----

From: Lowe's Home Improvement <do-not-reply@receipt.lowes.com>

Date: Wed, Jul 9, 2025 at 7:56 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 # : 621324049

Order # : 202507093453621324049

Order Date : 07/09/25 07:56:02



Item	Price
------	-------

VALSPAR 4 3/8-IN WOVN ROL	\$ 5.78
---------------------------	---------

Item #: 1034389

1 @ 5.78

32 FL OZ VAL BLU ZNE MRKI	\$ 16.98
---------------------------	----------

Item #: 78276

1 @ 16.98

DW 8-PC 1-IN RECIP BLD KI	\$ 20.98
---------------------------	----------

Item #: 1072097

1 @ 20.98

128 FL OZ VAL LTX TRAFF W	\$ 39.98
---------------------------	----------

Item #: 49440

1 @ 39.98

Invoice 76250 Subtotal	\$ 83.72
-------------------------------	-----------------

Invoice 76250 Subtotal	\$ 83.72
-------------------------------	-----------------

Subtotal	\$ 83.72
-----------------	-----------------

FL - STATE TAX	\$ 5.02
-----------------------	----------------

MANATEE - COUNTY TAX	\$ 0.84
-----------------------------	----------------

Total Tax	\$ 5.86
------------------	----------------

Total	\$ 89.58
--------------	-----------------

Total # of items purchased: 4
Excludes fees, services and special order items

Payment: MC ending in 7233	\$ 89.58
-----------------------------------	-----------------

AuthTime	07/09/25 07:55:44
-----------------	--------------------------

AuthCD	009250
---------------	---------------

REFID	345310250522
TSI	E800
AID	A0000000041010
TVR	0000008000
Customer Code	summerwoods
Order Date	07/09/25 07:56:02
Store #	3453
Terminal #	10

Tell us how we did! Enter for a chance to win!

[START SURVEY](#)

***** SHARE YOUR FEEDBACK! ** ENTER FOR A CHANCE TO BE ** ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! ** ¡ENTRE EN EL SORTEO MENSUAL ** PARA SER UNO DE LOS CINCO GANADORES DE \$500! ** ** ENTER BY COMPLETING A SHORT SURVEY ** WITHIN ONE WEEK AT: www.lowes.com/survey ** Y O U R I D #762509 345311 904502 ** ** NO PURCHASE NECESSARY TO ENTER OR WIN. ** VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. ** OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *****

Thank you for shopping at Lowe's.
To see our return policy, visit Lowes.com/returns

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FOR MORE DETAILS, VISIT
LOWES.COM/PRICEPROMISE

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[Lowe's App](#) | [Return & Refund Policy](#)



[1000 Lowes Boulevard, Mooresville, NC 28117](#)

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[My Account](#)

[Contact Us](#)

10:11

LTE



Search or ask a que...



amazon.com

Details for Order #112-2072187-7941027

Print this page for your records.

Order Placed: July 9, 2025

Amazon.com order number: 112-2072187-7941027

Order Total: \$26.74

Shipping now

Items Ordered

1 of: 36"x32" Handicap Stencil for Parking Lot, Silicone Handicap Parking Stencil Reusable Disabled Wheelchair Symbol Template for Garage Pavement Painting

Sold by: Chuanyin (seller profile)

Supplied by: Other

Condition: New

Price

\$24.99

Shipping Address:

Jamie Lee

8417 DOVE BOG TER

PARRISH, FL 34219-5539

United States

Shipping Speed:

FREE Prime Delivery



Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Friday, July 18, 2025 8:26 AM
To: Tracy Preston
Subject: [EXTERNAL]receipt

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 your week has been abundantly amazing.

Please see this little small receipt.

UPS prints for water main closure

Jamie

The UPS Store #2744
8955 Us Highway 301 N
Parrish, FL 34219-8701
941-776-0899

Original....: POS2744A

Date.: 7/18/2025

Employee....: 124022

Time.: 08:24 AM

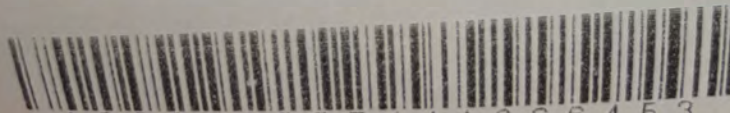
Operator's Name

Garrett

NAME	QTY	PRICE	TOTAL
Digital File Opening			\$2.00
	1 @	\$2.00	
Tax			\$0.14
8.5x11 Copies			\$1.40
	5 @	\$0.28	
Tax			\$0.09
Subtotal			\$3.40
Shipping/Other Charges			\$0.00
Total tax			\$0.23
Total			\$3.63
Cards			\$3.63

Items Designated NR are NOT eligible
for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.



1 2 5 0 7 1 8 2 7 4 4 A 0 6 6 4 5 3

WELCOME TO
DAYBREAK MARKET
LATITUDE VENTURES JV
1 OXFORD RD
PARRISH FL 34219

Description	Qty	Amount
REGULAR CR #24	2.217G	6.87
SELF @ 3.099/ G		
Subtotal		6.87
TOTAL		6.87
CREDIT \$		6.87

ct: 7233

Batch: 21
Seq: 013

INVOICE: 083019

EMV STAN#: 0019975632

APP NAME: Mastercard

AID: A0000000041010

APP CRYPTOGRAM:

ARQC A38EB99186CF6306

Save up to
30 cents/gal* on
your first fill-up
and 15 cents/gal*
everyday discount
using the

Fuel Forward App
Good thru 6/30/25

*For more info see

my76card.com

602

Tell us about your visit for 2.

Summer Woods Community Development District

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

Operations and Maintenance Expenditures

For Board Approval October 2025

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

The total items being presented: **\$76,501.69**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Christopher L Sullivan	300177	CS100225	Board of Supervisors Meeting 10/02/25	\$ 200.00
Complete IT Corp	300175	17913	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly 10/25	\$ 332.50
Cooper Pools Inc.	300178	2025-1280	Monthly Commercial Maintenance 10/25	\$ 4,100.00
Cooper Pools Inc.	300189	2025-1327	Pool Repair 10/25	\$ 2,104.51
David Karshick	300176	36374	Dog Station Maintenance 10/25	\$ 388.00
Egis Insurance Advisors, LLC	300173	29397	Policy #WC100125348 10/01/2025- 10/01/2026 Workers Compensation	\$ 850.00
Egis Insurance Advisors, LLC	300174	29598	Policy #100125348 10/01/2025-10/01/2026 Florida Insurance Alliance	\$ 22,527.00
Florida Department of Commerce	20251027	93209 ACH	Special District Fee FY 25/26	\$ 175.00
Frontier Florida, LLC	20251029	941-776-8134-060420-5 10/25 ACH	Internet Service 10/25	\$ 170.00
Jan-Pro of Manasota	300179	88439	Janitorial Service 10/25	\$ 1,095.00
Johannes L. Johnson	300180	JJ100225	Board of Supervisors Meeting 10/02/25	\$ 200.00
Jonathan W. Flynn	300181	JF100225	Board of Supervisors Meeting 10/02/25	\$ 200.00
Kutak Rock, LLP	300182	3637967	Legal Services 08/25	\$ 3,226.14
Kutak Rock, LLP	300182	3637968	Legal Services 08/25	\$ 11,803.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300186	3641875	Legal Services 09/25	\$ 1,123.69
Manatee County Utilities	20251021	MCUD Summary 09/25	MCUD Summary 09/25	\$ 1,298.28
Department		ACH		
Mark Sigman	300183	MS100225	Board of Supervisors Meeting 10/02/25	\$ 200.00
Matthew A Ruxton	300184	MR100225	Board of Supervisors Meeting 10/02/25	\$ 200.00
MKA International, Inc.	300167	1248636	Consulting Services 08/25	\$ 3,432.73
Peace River Electric	20251016	Electric Summary 09/25	Electric Summary 09/25	\$ 109.19
Cooperative, Inc.		ACH		
Peace River Electric	20251022	185639004 09/25 ACH	9324 Westernwoods Ave 09/25	\$ 49.15
Cooperative, Inc.				
Peace River Electric	20251023	170982003 09/25 ACH	Amenity Center 09/25	\$ 1,016.43
Cooperative, Inc.				
Rizzetta & Company, Inc.	300168	INV0000103664	Assessment Roll (Annual) 10/25	\$ 5,965.00
Rizzetta & Company, Inc.	300169	INV0000103548	District Management Services 10/25	\$ 6,420.34
Rizzetta & Company, Inc.	300170	INV0000103529	Personnel Reimbursement 09/25	\$ 1,349.00
Rizzetta & Company, Inc.	300172	INV0000103784	General Management & Oversight Personnel	\$ 2,405.94
			Reimbursement 10/25	
Rizzetta & Company, Inc.	300187	INV0000103872	Cell Phone for September 10/25	\$ 50.00
Rizzetta & Company, Inc.	300188	INV0000104439	Personnel Reimbursement 10/25	\$ 1,767.98

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Superior Waterway Services, Inc.	300185	109326	Lake Maintenance 10/25	\$ 3,100.00
Superior Waterway Services, Inc.	300185	109602	One Time Treatment - West Ditch 10/25	\$ 575.00
The Observer Group, Inc.	300171	25-01797M	Legal Advertising 09/25	<u>\$ 67.81</u>
Report Total				<u>\$ 76,501.69</u>

SUMMER WOODS CDD

2-Oct-25

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid	
Johnathan Flynn	<input checked="" type="checkbox"/>	JF 100225
Mark Sigman	<input checked="" type="checkbox"/>	MS 100225
Joey Johnson	<input checked="" type="checkbox"/>	JJ 100225
Matthew Ruxton	<input checked="" type="checkbox"/>	MR 100225
Chris Sullivan	<input checked="" type="checkbox"/>	CS 100225

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
10/06/25

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	7:44
Total Meeting Time:	

Time Over _____ (3) Hours:

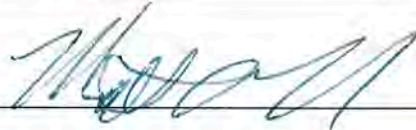
Total at \$175 per Hour:

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: _____



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

RECEIVED
10/01/25

Invoice # 17913
Invoice Date 10-01-25
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

RECEIVED
10/01/25



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.: 2025-1280
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance October 2025	1	\$4,100.00	\$4,100.00

Total \$4,100.00

Ways to pay



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.: 2025-1327
Terms: Net 30
Invoice date: 10/22/2025
Due date: 11/21/2025

Technician: Bob

#	Date	Product or service	Description	Qty	Rate	Amount
1.		GPPS LPCH SERIES ACTUATOR TIMOTION	GPPS LPCH SERIES ACTUATOR TIMOTION	1	\$1,686.94	\$1,686.94
2.		GPP ANCHOR PRICING FOR HR-350 SERIES GLOBAL LIFT ANCHOR FOR R-SERIES RGLCSA	GPP ANCHOR PRICING FOR HR-350 SERIES GLOBAL LIFT ANCHOR FOR R-SERIES RGLCSA	1	\$417.57	\$417.57

Total \$2,104.51

Ways to pay



View and pay

DOODY FREE 941

8466 Lockwood Ridge Rd. Unit 258
Sarasota, FL 34243



INVOICE

INVOICE # 36374
DATE 10/01/2025
DUE DATE 10/31/2025
TERMS Net 30

BILL TO

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

RECEIVED
10/01/25

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY**AMOUNT**

Dog Station
Dog Station Maintenance

388.00

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

BALANCE DUE

\$388.00

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



INVOICE

Customer	Summer Woods Community Development District
Acct #	848
Date	09/16/2025
Customer Service	Yvette Nunez
Page	1 of 1

Summer Woods Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Ste 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 850.00
Payment Amount	
Payment for:	Invoice#29397
WC100125348	

Thank You

Please detach and return with payment



Customer: Summer Woods Community Development District

Invoice	Effective	Transaction	Description	Amount
29397	10/01/2025	Renew policy	Policy #WC100125348 10/01/2025-10/01/2026 FIA WC Board WC - Renew policy Expense Constant & TRIA - Renew policy Due Date: 9/16/2025	689.94 160.06

RECEIVED
10.14.25

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 850.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/16/2025



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

Summer Woods Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

Summer Woods Community Development District
8805 Summerwoods Drive
Parrish, FL 34219

Term: October 1, 2025 to October 1, 2026
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC100125348

TYPE OF INSURANCE

Part A	Workers Compensation <ul style="list-style-type: none">• Benefits: FL Statutory (Medical, Disability, Death)
Part B	<u>Employers Liability:</u> <ul style="list-style-type: none">• \$1,000,000- Each Accident• \$1,000,000- Disease- Policy Limit• \$1,000,000- Disease- Each Employee

Class Code	Description	Payroll	Rate	Premium
9015	Building or Property Management--All Other Employees	\$600	2.68	\$16.08
Total Manual Premium				\$16.08
Increased ELL 1M/1M/1M				\$120.00
				\$136.08
Workplace Safety Credit – 2%				\$0.00
Drug Free Workplace Credit – 5%				\$0.00
Experience Modification				1.000000
Standard Premium				\$136.08
Expense Constant				\$160.00
Terrorism				\$0.06
Policy Total				\$850.00

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.



INVOICE

Customer	Summer Woods Community Development District
Acct #	848
Date	09/18/2025
Customer Service	Yvette Nunez
Page	1 of 1

Summer Woods Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Ste 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 22,527.00
Payment Amount	
Payment for:	Invoice#29598
100125348	

Thank You

Please detach and return with payment



Customer: Summer Woods Community Development District

Invoice	Effective	Transaction	Description	Amount
29598	10/01/2025	Renew policy	Policy #100125348 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2025 RECEIVED 10.14.25	22,527.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 22,527.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/18/2025



PREMIUM SUMMARY

Summer Woods Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125348

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$15,396
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,922
Public Officials and Employment Practices Liability	\$3,209
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$22,527

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93209
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.**1. Special District's Name, Registered Agent's Name and Registered Office Address:****Summer Woods Community Development District**

Mr. William J. Rizzetta

3434 Colwell Avenue, Suite 200

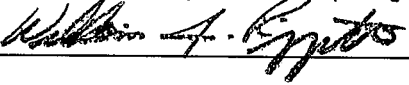
Tampa, Florida 33614



2. Telephone: 813-514-0400 Ext:
3. Fax: 813-514-0401
4. Email: brizzetta@rizzetta.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: summerwoodscdd.org
8. County(ies): Manatee
9. Special Purpose(s): Community Development
10. Boundary Map on File: 11/10/2011
11. Creation Document on File: 11/10/2011
12. Date Established: 09/06/2011
13. Creation Method: Local Ordinance
14. Local Governing Authority: Manatee County
15. Creation Document(s): County Ordinance 11-13
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date OCT 17 2025**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,2. ☐ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.Department Use Only: Approved: ☐ Denied: ☐ Reason: _____**STEP 4:** Make a copy of this document for your records.**STEP 5:** Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



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

Billing Date:
Oct 04, 2025

Billing Period:
Oct 04 - Nov 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 Oct 04, thank you	-\$160.00

Service summary

	Previous month	Current month
Bundle	\$160.00	↑\$170.00
Total services	\$160.00	\$170.00
Total balance		\$170.00

RECEIVED
 10.22.25

Total balance

\$170.00

Auto Pay is scheduled
Oct 28

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>



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

6790 0107 DY RP 04 10052025 NNNNNNNN 01 992129

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

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

9960019417768134060420000000000000000170005



SUMMER WOODS COM. DEV. DIST. Account Number:

941-776-8134-060420-5

Billing Date:

Oct 04, 2025

Billing Period:

Oct 04 - Nov 03, 2025

WAYS TO PAY YOUR BILL



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.

SERVICE TERMS

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



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

Billing Date:
Oct 04, 2025
Billing Period:
Oct 04 - Nov 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			
10.04-11.03	Sim FiberOptic LT 100/100 ST		\$110.00
	Valued Customer Fiber 500 Upgrade		\$0.00
	Wi-Fi Secure LT		\$60.00
Bundle Total			\$170.00
Total current month charges			\$170.00

Beginning with this bill, your FiberOptic Internet service has increased by \$10.00 per month, per line. Questions? Please contact customer service.



LET FRONTIER
BE YOUR
TECH SUPPORT

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

business.frontier.com



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

Billing Date:
Oct 04, 2025

Billing Period:
Oct 04 - Nov 03, 2025



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

Invoice

10/1/2025 88439

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

RECEIVED
10/01/25

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 6, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3637967

Client Matter No. 38323-1

Notification Email: eftgroup@kutakrock.com

RECEIVED
10/06/25

Summer Woods CDD

Rizzetta & Company

Unit 200

3434 Colwell Avenue

Tampa, FL 33614

Invoice No. 3637967

38323-1

Re: General Counsel

For Professional Legal Services Rendered

08/02/25	M. Rigoni	0.10	29.50	Review applicability of worker's compensation statute to supervisors
08/05/25	B. Davenport	0.70	206.50	Call with O'Nolan regarding August Board meeting; review and analysis of revised agenda
08/06/25	B. Davenport	5.40	1,593.00	Travel to, from and prepare for Board meeting
08/06/25	B. Davenport	2.10	619.50	Confer with O'Nolan regarding Egis check; attend meeting
08/07/25	B. Davenport	0.60	177.00	Review and analysis of notes from meeting; update task list; confer with Board regarding legal follow-up items; update budget tracking chart; confer with Cox regarding Board direction relating to RET agreement; draft license agreement for vending machine; confer with Booker regarding the same
08/11/25	B. Davenport	0.10	29.50	Confer with O'Nolan regarding fencing proposal

KUTAK ROCK LLP

Summer Woods CDD

October 6, 2025

Client Matter No. 38323-1

Invoice No. 3637967

Page 2

08/12/25	B. Davenport	0.60	177.00	Review subpoena in connection with incident that occurred at amenity; confer with Earlywine, Brown and Ruxton regarding the same; draft agreement relative to fencing proposal; confer with O'Nolan regarding the same; revise license agreement; confer with Booker and O'Nolan regarding the same; confer with Bregg regarding executed landscape and irrigation maintenance agreement
08/20/25	B. Davenport	0.20	59.00	Revise license agreement; confer with Booker regarding the same
08/22/25	B. Davenport	0.10	29.50	Confer with Booker regarding license agreement
08/25/25	B. Davenport	0.10	29.50	Confer with Ruxton regarding executed license agreement
08/25/25	A. Ligas	0.10	26.50	Research status of DSRF release conditions
08/26/25	B. Davenport	0.10	29.50	Confer with Ruxton regarding concerning license agreement
08/29/25	B. Davenport	0.10	29.50	Confer with O'Nolan regarding license agreement for vending machine

TOTAL HOURS	10.30
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TOTAL FOR SERVICES RENDERED	\$3,035.50
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DISBURSEMENTS

Freight and Postage	15.03
Meals	23.65
Travel Expenses	151.96

TOTAL DISBURSEMENTS	<u>190.64</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$3,226.14</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 6, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Reference: Invoice No. 3637968

Client Matter No. 38323-2

Notification Email: eftgroup@kutakrock.com

Summer Woods CDD

Rizzetta & Company

Unit 200

3434 Colwell Avenue

Tampa, FL 33614

RECEIVED
10/06/25

Invoice No. 3637968

38323-2

Re: RET Litigation

For Professional Legal Services Rendered

08/01/25	J. Cox	0.60	405.00	Review and analyze proposed amendments to lighting agreement and related information
08/01/25	R. Culhane	0.50	137.50	Further review and organize CDD files regarding RET lighting issues
08/02/25	J. Cox	0.40	270.00	Telephone conference regarding strategy for Kolter managed projects with RET lights
08/04/25	J. Cox	0.30	202.50	Emails regarding strategy for addressing RET
08/05/25	J. Cox	0.50	337.50	Research and analysis of potential oral contract between Kolter and RET
08/05/25	B. Davenport	0.20	59.00	Confer with O'Nolan regarding insurance check; confer with Cox regarding the same; confer with Jimenez regarding status of the same

KUTAK ROCK LLP

Summer Woods CDD

October 6, 2025

Client Matter No. 38323-2

Invoice No. 3637968

Page 2

08/06/25	J. Cox	1.40	945.00	Read and analyze email from B. Davenport regarding wind speed rations and requirements; email with Egis regarding payment; telephone call from B. Fife; draft response to RET
08/07/25	J. Cox	1.40	945.00	Revise email regarding RET status and strategy; telephone conference with B. Fife; revise letter to Egis seeking additional claims payment
08/07/25	R. Culhane	0.80	220.00	Prepare chronology of key documents related to RET lighting issues
08/08/25	J. Cox	1.80	1,215.00	Additional review of Florida building codes; review demand letter from RET; review SummerWoods contract with RET; draft termination letter; email to Rizetta for approval of letter to Egis
08/10/25	J. Cox	0.80	540.00	Draft letter terminating RET contract
08/10/25	J. Earlywine	0.20	64.00	Review termination letter for street light agreement; email regarding same
08/11/25	B. Davenport	0.10	29.50	Review letter to RET terminating agreement and correspondence related thereto; review insurance check and documentation and correspondence relative thereto
08/13/25	J. Cox	0.30	202.50	Telephone call with R. Zebro, counsel for RET's funding source HV Solar
08/14/25	J. Cox	1.10	742.50	Telephone conference with J. Earlywine regarding HV Solar; email termination letter to W. Cantrell; email exchange with counsel for HV Solar; emails regarding additional claim to Egis; read letter from RET counsel to Kolter; revise letter to Egis
08/14/25	B. Davenport	0.10	29.50	Confer with Cox regarding authorization for termination letter

KUTAK ROCK LLP

Summer Woods CDD

October 6, 2025

Client Matter No. 38323-2

Invoice No. 3637968

Page 3

08/15/25	J. Cox	0.50	337.50	Emails regarding RET; telephone conference regarding RET letter and HV Solar; email to HV Solar's counsel
08/15/25	B. Davenport	0.20	59.00	Review letter to Egis regarding claim for remaining insurance proceeds; confer with Ruxton regarding the same; confer with Cox regarding the same
08/18/25	J. Cox	0.60	405.00	Revise and send letter to Egis seeking additional amounts; email exchanges regarding meeting with HV Solar and arrange for same
08/20/25	J. Cox	1.10	742.50	Email exchanges with J. Earlywine and B. Davenport; read RET letter to Kolter and analyze same; telephone conference with KR team regarding developments and potential litigation; telephone conference with KR team, Kolter, and HV Solar
08/20/25	B. Davenport	0.20	59.00	Call into meeting with RET stakeholders concerning dispute
08/21/25	B. Davenport	0.10	29.50	Confer with O'Nolan regarding temporary fencing and other recent developments
08/22/25	J. Cox	1.40	945.00	Email exchange with J. Abramson of HV Solar; telephone conference with K. Suit and J. Earlywine regarding HV's position; draft email letter to HV Solar; read and analyze letter from W. Cantrell, counsel for RET
08/22/25	B. Davenport	0.20	59.00	Review agenda from August meeting relative to meeting schedule for 2026 FY year; confer with O'Nolan regarding time of October meeting; confer with Zebro regarding the same
08/25/25	B. Davenport	0.10	29.50	Confer with O'Nolan regarding next steps with respect to lights

KUTAK ROCK LLP

Summer Woods CDD

October 6, 2025

Client Matter No. 38323-2

Invoice No. 3637968

Page 4

08/26/25	J. Cox	0.70	472.50	Telephone conference with lawyer for Kolter; email exchange regarding RET lights; telephone conference with HV Solar regarding RET lights; read and analyze emails from J. Brayman
08/26/25	B. Davenport	0.40	118.00	Call into meeting with HVS team regarding site visit
08/27/25	J. Cox	0.40	270.00	Telephone conference with team regarding HV Solar proposed remediation
08/27/25	B. Davenport	0.20	59.00	Confer with O'Nolan regarding last invoices received in connection with RET lights; review invoices; confer with Cox and Earlywine regarding the same; call into meeting regarding RET strategy
08/28/25	J. Cox	1.80	1,215.00	Email exchanges with HV Solar; telephone conference with HV Solar; telephone conference with Kolter and internal team regarding HV Solar and ongoing issues
08/28/25	B. Davenport	0.40	118.00	Call into meeting with HV Solar
08/29/25	J. Cox	0.80	540.00	Telephone conference with CDD representatives regarding RET lights and status of same; email exchange with D. Kirk regarding research needed

TOTAL HOURS 19.60

TOTAL FOR SERVICES RENDERED \$11,803.00

TOTAL CURRENT AMOUNT DUE \$11,803.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 22, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Reference: Invoice No. 3641875

Client Matter No. 38323-1

Notification Email: eftgroup@kutakrock.com

RECEIVED
10/22/25

Summer Woods CDD

Rizzetta & Company

Unit 200

3434 Colwell Avenue

Tampa, FL 33614

Invoice No. 3641875

38323-1

Re: General Counsel

For Professional Legal Services Rendered

09/02/25	B. Davenport	0.10	29.50	Confer with Booker regarding executed license agreement
09/03/25	B. Davenport	0.30	88.50	Confer with O'Nolan regarding Redtree proposal discussed at August Board meeting; draft work authorization for additional landscaping proposals; confer with Bregg regarding the same
09/03/25	J. Earlywine	0.20	64.00	Email regarding performance bond; review lighting contract regarding same
09/10/25	B. Davenport	0.20	59.00	Review notice regarding lawsuit; review correspondence from FPL regarding request for access for light removal; confer with O'Nolan regarding the same
09/12/25	B. Davenport	0.10	29.50	Confer with Cox regarding Egis payment

KUTAK ROCK LLP

Summer Woods CDD

October 22, 2025

Client Matter No. 38323-1

Invoice No. 3641875

Page 2

09/16/25	B. Davenport	0.40	118.00	Perform end of year file review; review and revise tracking charts; review and analysis of tentative agenda for October meeting; confer with Bregg regarding the same
09/17/25	B. Davenport	0.20	59.00	Confer with O'Nolan regarding vendor fair; confer with Bregg regarding temporary fence installation
09/23/25	B. Davenport	0.20	59.00	Confer with O'Nolan regarding FPL request, food expo, and fencing;
09/25/25	B. Davenport	0.50	147.50	Call with O'Nolan regarding outstanding items and lighting dispute; review meeting minutes from June and August; confer with Bregg regarding the same
09/26/25	B. Davenport	1.30	383.50	Review and analysis of agenda package for October meeting and other outstanding items; confer with Cox regarding report
09/29/25	B. Davenport	0.10	29.50	Review claim for damages received for slip and fall
09/30/25	B. Davenport	0.10	29.50	Confer with O'Nolan regarding meeting items and amended budget

TOTAL HOURS 3.70

TOTAL FOR SERVICES RENDERED \$1,096.50

DISBURSEMENTS

Freight and Postage 27.19

TOTAL DISBURSEMENTS 27.19TOTAL CURRENT AMOUNT DUE \$1,123.69

Summer Woods CDD
Manatee County Utilities Department
Month: 09/25 Dated: 09/28/25
Due: 09/20/25

ACH

<u>Account</u>	<u>Description</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
100016000	Irrigation	11371 Daybreak Gln	53600-4318	\$ 7.19
100016059	Irrigation	11205 Daybreak Gln	53600-4304	\$ 582.02
100016117	Irrigation	10611 Daybreak Gln	53600-4318	\$ -
100016170	Irrigation	9229 Westernwoods Ave	53600-4318	\$ 23.22
100158718	Irrigation	10904 High Noon Tr	53600-4318	\$ 168.82
100158772	Irrigation	11336 Daybreak Gln	53600-4318	\$ 5.17
100158826	Irrigation	8805 Summerwoods Dr	53600-4318	\$ 93.58
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	\$ 197.54
Summary				
			001 53600-4304	\$ 582.02
			001 53600-4318	\$ 716.26
			Total	\$ 1,298.28



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



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SUMMER WOODS COMMUNITY
11371 DAYBREAK GLN

Amount Due	\$7.19
Please Pay By	20-Oct-2025
Account Number	100016000

Auto-pay is scheduled for 20-Oct-2025

Account Summary	
Previous Amount Due	\$5.83
Payments Received	-\$5.83
Balance Forward	\$0.00
Contract Charges	\$7.19
Total Amount Due	\$7.19


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391215				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/21	7331	09/21	7484	15.3 kgal

Important Information	
<ul style="list-style-type: none">Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.	

Charge Details		Service Period 08/21 - 09/21 (32 Days)
Common Area Reclaim (Meter # 70391215) (08/21 - 09/21)		
Reclaim Usage	15.3 kgal x \$0.47	\$7.19
Total New Charges		\$7.19
Total Amount Due		\$7.19

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09/29/25

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 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	11371 DAYBREAK GLN
	ACCOUNT NUMBER	100016000
	BILLING DATE	28-Sep-2025
	DUE DATE	20-Oct-2025
	TOTAL AMOUNT DUE	\$7.19
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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

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BRADENTON, FL 34206-5010



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SUMMER WOODS COMMUNITY
11205 DAYBREAK GLN

Amount Due	\$582.02
Please Pay By	20-Oct-2025
Account Number	100016059

Auto-pay is scheduled for 20-Oct-2025

Account Summary	
Previous Amount Due	\$495.98
Payments Received	-\$495.98
Balance Forward	\$0.00
Contract Charges	\$582.02
Total Amount Due	\$582.02


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61135497				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/21	25653	09/22	26005	35.2 kgal

Important Information	
<ul style="list-style-type: none">Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.	

Charge Details		Service Period 08/19 - 09/22 (35 Days)
Commercial Water Service (Meter # 61135497) (08/21 - 09/22)		
Water Base Rate	1 month(s) x \$47.35	\$47.35
Commercial Water Usage	35.2 kgal x \$2.97	\$104.54
Sewer Commercial Service (08/21 - 09/22)		
Sewer Base Rate	1 month(s) x \$131.54	\$131.54
Sewer Service	35.2 kgal x \$6.59	\$231.97
Commercial Can Service (08/19 - 09/18)		
32 gallon commercial cans	2 x \$33.31	\$66.62
Total New Charges		\$582.02
Total Amount Due		\$582.02

RECEIVED
09/29/25

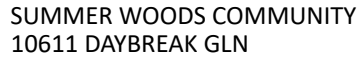
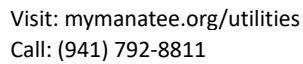
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 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	11205 DAYBREAK GLN
	ACCOUNT NUMBER	100016059
	BILLING DATE	28-Sep-2025
	DUE DATE	20-Oct-2025
	TOTAL AMOUNT DUE	\$582.02
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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PO BOX 25350
BRADENTON FL 34206-5350

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SUMMER WOODS COMMUNITY
9229 WESTERNWOODS AVE

Amount Due	\$23.22
Please Pay By	20-Oct-2025
Account Number	100016170

Auto-pay is scheduled for 20-Oct-2025

Account Summary	
Previous Amount Due	\$61.48
Payments Received	-\$61.48
Balance Forward	\$0.00
Contract Charges	\$23.22
Total Amount Due	\$23.22


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61260256				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	134910	09/22	135404	49.4 kgal

Important Information	
<ul style="list-style-type: none">Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.	



Charge Details		Service Period 08/22 - 09/22 (32 Days)
Common Area Reclaim (Meter # 61260256) (08/22 - 09/22)		
Reclaim Usage	49.4 kgal x \$0.47	\$23.22
Total New Charges		\$23.22
Total Amount Due		\$23.22

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 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	9229 WESTERNWOODS AVE
	ACCOUNT NUMBER	100016170
	BILLING DATE	28-Sep-2025
	DUE DATE	20-Oct-2025
	TOTAL AMOUNT DUE	\$23.22
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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SUMMER WOODS COMMUNITY
10904 HIGH NOON TRL

Amount Due	\$168.82
Please Pay By	20-Oct-2025
Account Number	100158718

Auto-pay is scheduled for 20-Oct-2025

Account Summary	
Previous Amount Due	\$182.92
Payments Received	-\$182.92
Balance Forward	\$0.00
Contract Charges	\$168.82
Total Amount Due	\$168.82


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70387689				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	287643	09/22	291235	359.2 kgal

Important Information	
<ul style="list-style-type: none">Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.	

Charge Details		Service Period 08/22 - 09/22 (32 Days)
Common Area Reclaim (Meter # 70387689) (08/22 - 09/22)		
Reclaim Usage	359.2 kgal x \$0.47	\$168.82
Total New Charges		\$168.82
Total Amount Due		\$168.82

RECEIVED
09/29/25

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

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	10904 HIGH NOON TRL
	ACCOUNT NUMBER	100158718
	BILLING DATE	28-Sep-2025
	DUE DATE	20-Oct-2025
	TOTAL AMOUNT DUE	\$168.82
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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SUMMER WOODS COMMUNITY
11336 DAYBREAK GLN

Amount Due	\$5.17
Please Pay By	20-Oct-2025
Account Number	100158772

Auto-pay is scheduled for 20-Oct-2025

Account Summary	
Previous Amount Due	\$4.37
Payments Received	-\$4.37
Balance Forward	\$0.00
Contract Charges	\$5.17
Total Amount Due	\$5.17


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391211				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/21	11594	09/19	11704	11 kgal

Important Information	
<ul style="list-style-type: none">Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.	

Charge Details		Service Period 08/21 - 09/19 (30 Days)
Common Area Reclaim (Meter # 70391211) (08/21 - 09/19)		
Reclaim Usage	11 kgal x \$0.47	\$5.17
Total New Charges		\$5.17
Total Amount Due		\$5.17

RECEIVED
09/29/25

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 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p> <p><input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)</p>	SERVICE ADDRESS	11336 DAYBREAK GLN
	ACCOUNT NUMBER	100158772
	BILLING DATE	28-Sep-2025
	DUE DATE	20-Oct-2025
	TOTAL AMOUNT DUE	\$5.17
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD
		AMOUNT PAID Auto-Pay is scheduled

ATTN RIZZETTA AND COMP// TAYLOR N.
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
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TAMPA, FL 33614-8390

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SUMMER WOODS COMMUNITY
8805 SUMMERWOODS DR

Amount Due	\$93.58
Please Pay By	20-Oct-2025
Account Number	100158826

Auto-pay is scheduled for 20-Oct-2025

Account Summary	
Previous Amount Due	\$22.51
Payments Received	-\$22.51
Balance Forward	\$0.00
Contract Charges	\$93.58
Total Amount Due	\$93.58


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 60445734				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	238704	09/22	240695	199.1 kgal

Important Information	
<ul style="list-style-type: none">Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.	

Charge Details		Service Period 08/22 - 09/22 (32 Days)
Common Area Reclaim (Meter # 60445734) (08/22 - 09/22)		
Reclaim Usage	199.1 kgal x \$0.47	\$93.58
Total New Charges		\$93.58
Total Amount Due		\$93.58

RECEIVED
09/29/25

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

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	8805 SUMMERWOODS DR
	ACCOUNT NUMBER	100158826
	BILLING DATE	29-Sep-2025
	DUE DATE	20-Oct-2025
	TOTAL AMOUNT DUE	\$93.58
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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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 Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/21	5724	09/22	5724	0 kgal

Important Information	
<ul style="list-style-type: none">Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.	

Charge Details		Service Period 08/21 - 09/22 (33 Days)
Common Area Reclaim (Meter # 70391214) (08/21 - 09/22)		
Reclaim Usage	0 kgal x \$0.47	\$0.00
Total New Charges		\$0.00
Total Amount Due		\$0.00

RECEIVED
09/29/25

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 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p> <p><input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)</p>	SERVICE ADDRESS	11424 DAYBREAK GLN
	ACCOUNT NUMBER	100158887
	BILLING DATE	28-Sep-2025
	DUE DATE	20-Oct-2025
	TOTAL AMOUNT DUE	\$0.00
		CREDIT BALANCE Do Not Pay
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

ATTN RIZZETTA AND COMP// TAYLOR N.
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
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TAMPA, FL 33614-8390

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SUMMER WOODS COMMUNITY
9702 LAST LIGHT GLN

Amount Due	\$73.58
Please Pay By	20-Oct-2025
Account Number	100219410

Auto-pay is scheduled for 20-Oct-2025

Account Summary	
Previous Amount Due	\$73.58
Payments Received	-\$73.58
Balance Forward	\$0.00
Contract Charges	\$73.58
Total Amount Due	\$73.58


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391213				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	40	09/21	40	0 kgal

Important Information	
<ul style="list-style-type: none">Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.	

Charge Details		Service Period 08/22 - 09/21 (31 Days)	
Auto Flush Permanent (Meter # 70391213) (08/22 - 09/21)			
Auto Flush Base Rate	1 month(s) x \$73.58		\$73.58
Total New Charges			\$73.58
Total Amount Due			\$73.58

RECEIVED
09/29/25

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 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	9702 LAST LIGHT GLN
	ACCOUNT NUMBER	100219410
	BILLING DATE	28-Sep-2025
	DUE DATE	20-Oct-2025
	TOTAL AMOUNT DUE	\$73.58
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID
		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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SUMMER WOODS COMMUNITY
8815 STARRY NIGHT TER

Amount Due	\$73.58
Please Pay By	20-Oct-2025
Account Number	100219418

Auto-pay is scheduled for 20-Oct-2025

Account Summary	
Previous Amount Due	\$73.58
Payments Received	-\$73.58
Balance Forward	\$0.00
Contract Charges	\$73.58
Total Amount Due	\$73.58


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70392872				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	3	09/21	3	0 kgal

Important Information	
<ul style="list-style-type: none">Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.	

Charge Details		Service Period 08/22 - 09/21 (31 Days)
Auto Flush Permanent (Meter # 70392872) (08/22 - 09/21)		
Auto Flush Base Rate	1 month(s) x \$73.58	\$73.58
Total New Charges		\$73.58
Total Amount Due		\$73.58

RECEIVED
09/29/25

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 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	8815 STARRY NIGHT TER
	ACCOUNT NUMBER	100219418
	BILLING DATE	28-Sep-2025
	DUE DATE	20-Oct-2025
	TOTAL AMOUNT DUE	\$73.58
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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

100219418200000073580000000



MANATEE COUNTY UTILITIES DEPARTMENT
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SUMMER WOODS COMMUNITY
9427 DEADWOOD TER

Amount Due	\$73.58
Please Pay By	20-Oct-2025
Account Number	100219422

Auto-pay is scheduled for 20-Oct-2025

Account Summary	
Previous Amount Due	\$73.58
Payments Received	-\$73.58
Balance Forward	\$0.00
Contract Charges	\$73.58
Total Amount Due	\$73.58


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70392859				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	0	09/21	0	0 kgal

Important Information	
<ul style="list-style-type: none">Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.	

Charge Details		Service Period 08/22 - 09/21 (31 Days)	
Auto Flush Permanent (Meter # 70392859) (08/22 - 09/21)			
Auto Flush Base Rate	1 month(s) x \$73.58		\$73.58
Total New Charges			\$73.58
Total Amount Due			\$73.58

RECEIVED
09/29/25

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

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	9427 DEADWOOD TER
	ACCOUNT NUMBER	100219422
	BILLING DATE	28-Sep-2025
	DUE DATE	20-Oct-2025
	TOTAL AMOUNT DUE	\$73.58
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID
		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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

100219422Z000000735800000000



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



Visit: mymanatee.org/utilities
Call: (941) 792-8811



SUMMER WOODS COMMUNITY
9702 EVENTIDE TRL

Amount Due	\$197.54
Please Pay By	20-Oct-2025
Account Number	100237014

Auto-pay is scheduled for 20-Oct-2025

Account Summary	
Previous Amount Due	\$306.16
Payments Received	-\$306.16
Balance Forward	\$0.00
Contract Charges	\$197.54
Total Amount Due	\$197.54


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61374176				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/22	29228	09/22	33431	420.3 kgal

Important Information	
<ul style="list-style-type: none">Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.	

Charge Details		Service Period 08/22 - 09/22 (32 Days)
Common Area Reclaim (Meter # 61374176) (08/22 - 09/22)		
Reclaim Usage	420.3 kgal x \$0.47	\$197.54
Total New Charges		\$197.54
Total Amount Due		\$197.54

RECEIVED
09/29/25

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

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	9702 EVENTIDE TRL
	ACCOUNT NUMBER	100237014
	BILLING DATE	28-Sep-2025
	DUE DATE	20-Oct-2025
	TOTAL AMOUNT DUE	\$197.54
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

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

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

100237014200000197540000000

MKA International, Inc.

Construction Consultants & Engineers

100% Employee Owned Company

100 PRINGLE AVENUE, SUITE 490
WALNUT CREEK, CA 94596
[T] 925.934.3235
[TOLL FREE] 800.822.6624
WWW.MKAINC.COM

INVOICE

Summer Woods Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Unit 200
Tampa, FL 33614
Attention: Mr. Matt O'Nolan

Invoice No.: 1248636
Invoice Date: August 31, 2025
MKA Project No.: 2025.1762
MKA Project Manager: Blake Tuomy

RECEIVED
09/25/25

Consulting Services Rendered: Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.

Professional Services:

Tuomy, Blake A.	2.0 Hrs. @	\$325.00 /Hr.	650.00
<i>Subtotal:</i>			<i>650.00</i>

Expenses:

Ground Travel	67.76
Manlift Rental	2,714.97
<i>Subtotal:</i>	<i>2,782.73</i>

Total **\$ 3,432.73**

Apportionment:

<u>Payer Name</u>	<u>Reference No</u>	<u>Claim No</u>	<u>Policy No</u>	<u>Percentage</u>
Summer Woods Community Development District				100 %

Case Name: Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.
Client Represents: Summer Woods Community Development District, Plaintiff

Remit Checks To:
MKA International, Inc.
100 Pringle Avenue, Suite 490
Walnut Creek, CA 94596

Send Wire/ACH Detail to: MKAAar@mkainc.com

Payment can also be made by credit card. Note that there is an administration fee added to the invoice amount of up to 3% for this method of payment. Please let your MKA contact know if you would like to pay by credit card and a secure link will be provided.



Invoice No. 1248636

Project No. 2025.1762

August 31, 2025

Billing Invoice Detail

Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.

Tuomy, Blake A.

08/28/25 2.0 Hrs. Attend conference call with Client and other involved parties.

Total Hours: **2.0 Hrs.**

Project Total:	2.0 Hrs.
-----------------------	-----------------

Invoice:	1248636
Project:	2025.1762
Invoice Date:	8/31/2025
Office:	Orlando

Billing Invoice Detail

Summer Woods Community Development District v. Recovered Energy Technologies USA, Inc.

Ref No.	Date	Name	Description	Cost Amt	Bill Amt
<u>Sunbelt Rentals, Inc.</u>					
171141181-0001	7/7/2025	Miscellaneous	Manlift Rental	\$2,468.15	\$2,714.97
Sunbelt Rentals, Inc. Total:				\$2,468.15	\$2,714.97
<u>Tuomy, Blake A.</u>					
BAT.071325	7/7/2025	Ground Travel	Mileage - 88 miles @ \$0.70 - Not billed previously	\$61.60	\$67.76
Tuomy, Blake A. Total:				\$61.60	\$67.76
Total for 2025.1762:				\$2,529.75	\$2,782.73



INVOICE
SEND ALL PAYMENTS TO:
SUNBELT RENTALS, INC.
PO BOX 409211
ATLANTA, GA 30384-9211

INVOICE NO.	171141181-0001
ACCOUNT NO.	499490
INVOICE DATE	7/15/25
PAGE 1 of 1	

INVOICE TO

1oz - 31767 - 32279

MADSEN KNEPPERS & ASSOC
100 PRINGLE AVE
SUITE 340
WALNUT CREEK, CA 94596-3512

JOB ADDRESS

MADSEN KNEPPERS & ASSOC
11205 DAYBREAK GLEN
PARRISH, FL 34219

407-690-4551

RECEIVED BY ROBERT, FUENTES	CONTRACT NO. 171141181
PURCHASE ORDER NO. 2025.1762	
JOB NO. 124 MADSEN KNEPPERS	
BRANCH SARASOTA PC224 1851 WHITFIELD AVE SARASOTA, FL 34243 3920 941-351-1137	

QTY	EQUIPMENT #	Min	Day	week	4 week	Amount
1.00	60' ART MANLIFT W/JIB 10324390 Make: JLG Model: 600AJ Ser #: 0300276074 HR OUT: 1788.550 HR IN: 1803.600 TOTAL: 15.050 Billed from 7/07/25 thru 7/11/25 #DOES NOT WANT PRE-DELIVERED	725.00	725.00	1750.00	3555.00	1750.00
Rental Sub-total:						1750.00
SALES ITEMS:						
Qty	Item number	Unit	Price			
1	DLPKSRCHG	EA	57.800			57.80
	TRANSPORTATION SURCHARGE					
1	ENVIRONMENTAL	EA	34.120			34.12
	2133XXX000 ENVIRON/HAZMAT/DISPOSAL FEE					
14	DIESEL	EA	10.500			147.00
	2141XXX000 DIESEL FUEL					
	DELIVERY CHARGE					170.00
	PICKUP CHARGE					170.00
QTY	EQUIPMENT #	Min	Day	week	4 week	Amount
FINAL BILL: 7/07/25 09:00 AM THRU 7/11/25 09:17 AM.						

Equipment. Service. Guaranteed.

REMIT TO:

SUNBELT RENTALS, INC.
PO BOX 409211
ATLANTA, GA 30384-9211

NET 30

Invoices not paid within 30 days may be subject to a 1-1/2%
per month charge.

SUBTOTAL	2,328.92
SALES TAX	139.23
INVOICE TOTAL	2,468.15

RENTAL RETURN

STEPHANIE GROSSAINT stephanie.grossaint@sunbeltrentals.com

Summer Woods CDD
Peace River Electric Summary
Month: 09/24 Electric 09/24 Dated: 09/25/24
Due: 10/16/24

<u>Account</u>	<u>Description</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
185639001	Irrigation Control	10904 High Noon Trail	53100-4304	\$ 30.22
185639002	Emergency Access Gate	11424 Daybreak Glen	53100-4304	\$ 33.09
170982001	Entry Sign	8805 Summer Woods Dr	53100-4304	\$ 45.88
Summary				
001 53100-4304				\$ 109.19
Total				\$ 109.19

Account #185639003 is inactive



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

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



SUMMER WOODS CDD
 Bill Date 09/25/2025
 Account # 185639001
 Member # 168790

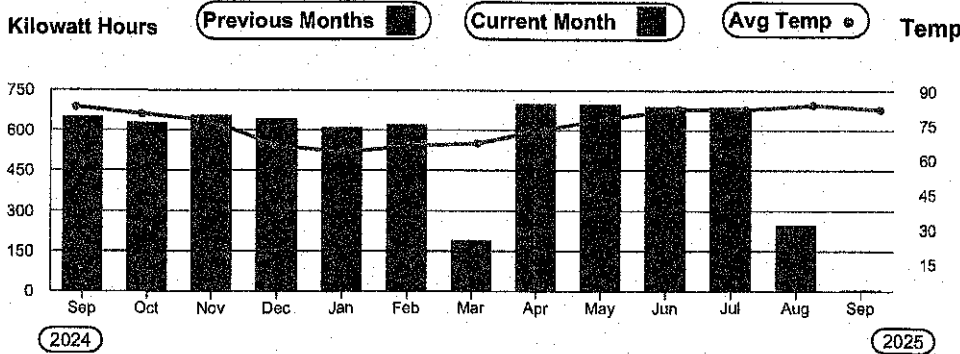
TOTAL
AMOUNT DUE

\$30.22

Bank Draft is
scheduled for
10/16/2025

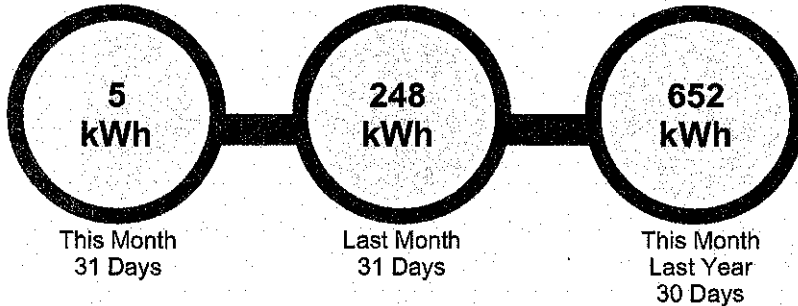
RECEIVED
SEP 29 2024
BY:

Monthly Energy Use

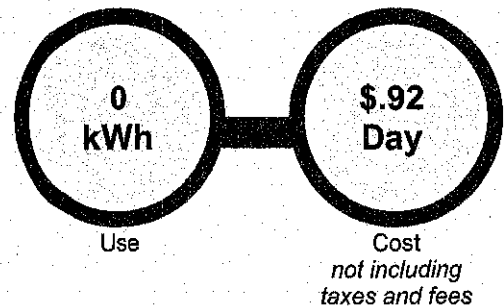


Detailed usage information is available on the SmartHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 185639001
 Service Address 10904 HIGH NOON TRL

Bank Draft Amount \$30.22
 is scheduled for 10/16/2025



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

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



110260185639001000003022000004022092520250

Account
185639001

Service Address
10904 HIGH NOON TRL

Service Description
IRRIGATION CONTROL

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36896782	08/18/2025	09/18/2025	21,751	21,756	1.0	5	0.008
Account Summary					Current Charges		
Previous Balance			\$59.26	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$59.26	Energy Charge			5 kWh @ 0.121 \$0.61
Balance Forward			\$0.00	CPA			5 kWh @ -0.008 -\$0.04
Current Charges			\$30.22	Property Tax Recovery Fee			\$0.89
Total Amount Due			\$30.22	Gross Receipts Tax			\$0.76
				Total Current Charges			\$30.22
				Bank Draft Amount			\$30.22

Promise

Florida Low Income Home Energy
Assistance Program (LIHEAP)



Did you get a message about LIHEAP?

- LIHEAP is a federally funded program that helps income-qualified families pay for home heating & cooling costs.
- FloridaCommerce partners with local agencies and Promise to apply approved assistance directly to your utility bill.
- If you qualify, you'll see the credit applied — you don't send money or personal info to anyone.

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



799366433650001102601856390018

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

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

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



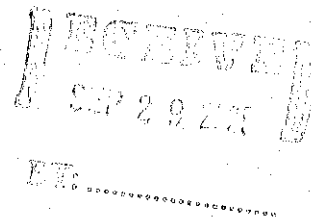
SUMMER WOODS CDD

Bill Date 09/25/2025
 Account # 185639002
 Member # 168790

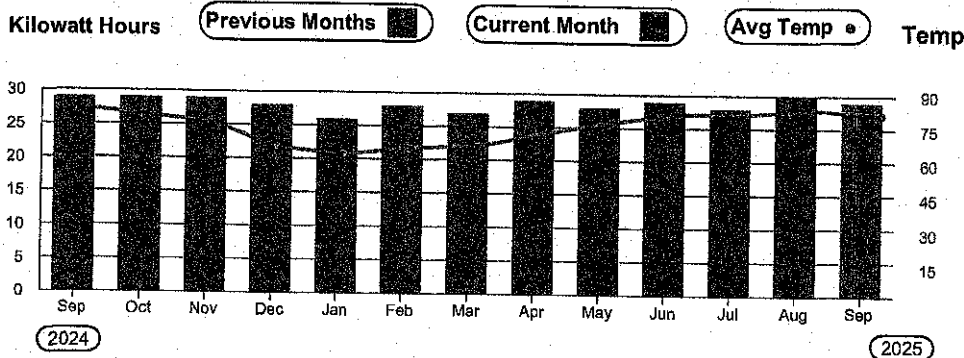
TOTAL AMOUNT DUE

\$33.09

Bank Draft is scheduled for 10/16/2025

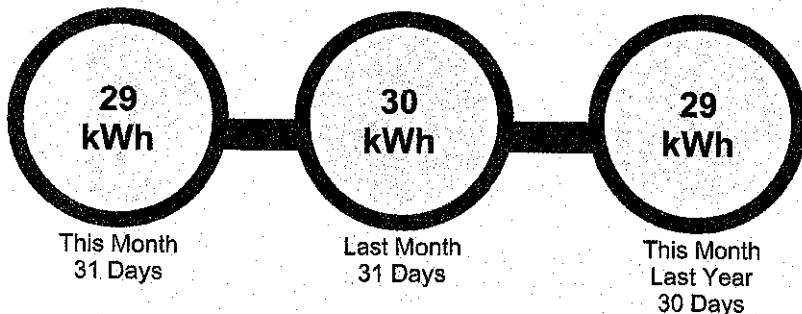


Monthly Energy Use

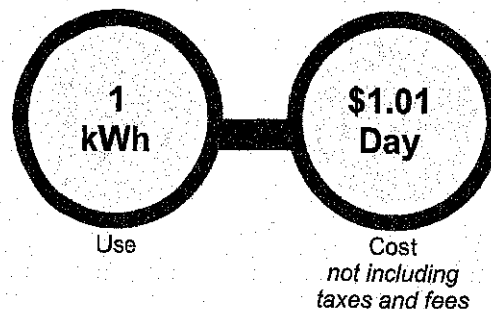


Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 185639002
 Service Address 11424 DAYBREAK GLEN

Bank Draft Amount \$33.09
 is scheduled for 10/16/2025



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

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



110260185639002000003309000004309092520253

Account
185639002

Service Address
11424 DAYBREAK GLEN

Service Description
GATE

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
35591797	08/18/2025	09/18/2025	1,399	1,428	1.0	29	0.05
Account Summary				Current Charges			
Previous Balance			\$33.20	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$33.20	Energy Charge			29 kWh @ 0.121 \$3.51
Balance Forward			\$0.00	CPA			29 kWh @ -0.008 -\$0.23
Current Charges			\$33.09	Property Tax Recovery Fee			\$0.98
Total Amount Due			\$33.09	Gross Receipts Tax			\$0.83
				Total Current Charges			\$33.09
				Bank Draft Amount			\$33.09

Promise

Florida Low Income Home Energy
Assistance Program (LIHEAP)



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- If you qualify, you'll see the credit applied – you don't send money or personal info to anyone.

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

CVS

Walgreens

DOLLAR GENERAL





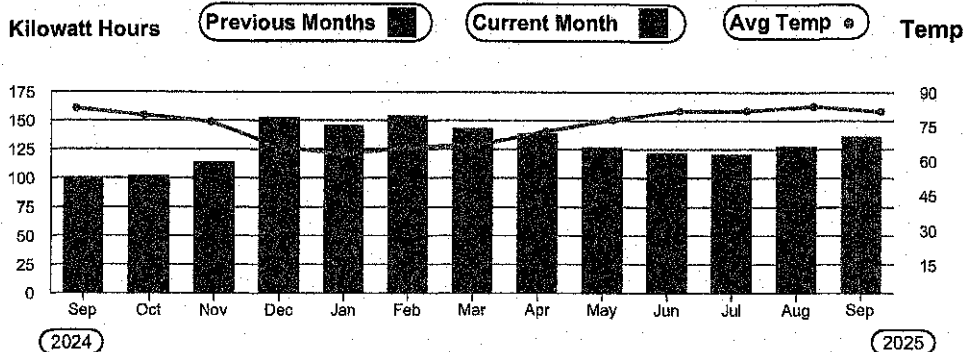
Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

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

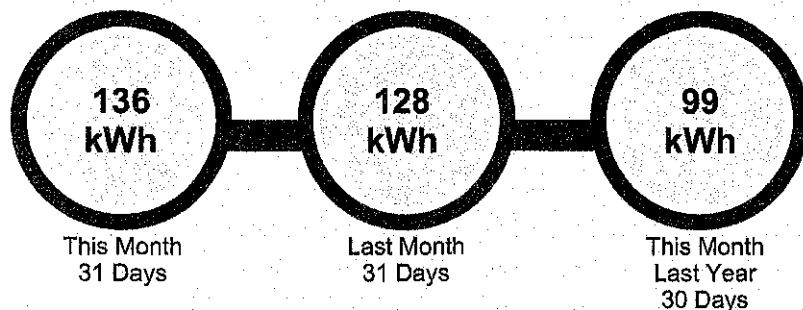


Monthly Energy Use

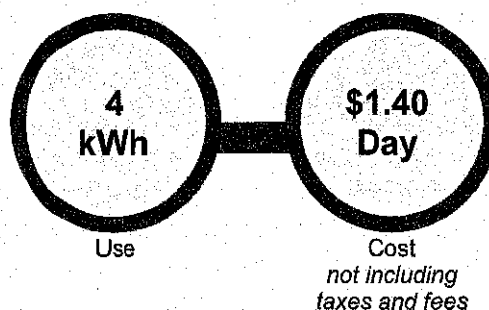


Detailed usage information is available on the SmartHub App or www.preco.coop

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 # 170982001
 Service Address 8805 SUMMER WOODS DR

Bank Draft Amount \$45.88
 is scheduled for 10/16/2025



2783 0 MB 0.672
 SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 2783
 C-9

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



110260170982001000004588000005588092520256

Account
170982001

Service Address
8805 SUMMER WOODS DR

Service Description
ENTRY SIGN

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
35778891	08/18/2025	09/18/2025	8,809	8,945	1.0	136	0.374
Account Summary				Current Charges			GS-S
Previous Balance			\$44.92	Facilities Use Charge			\$28.00
Payment(s) Made			-\$44.92	Energy Charge			\$16.46
Balance Forward			\$0.00	CPA			136 kWh @ 0.121
Current Charges			\$45.88	Property Tax Recovery Fee			136 kWh @ -0.008
Total Amount Due			\$45.88	Gross Receipts Tax			-\$1.09
				Total Current Charges			\$1.36
							\$1.15
							\$45.88
				Bank Draft Amount			\$45.88

Promise

Florida Low Income Home Energy
Assistance Program (LIHEAP)



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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

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

SUMMER WOODS CDD

Bill Date 10/01/2025
 Account # 185639004
 Member # 168790

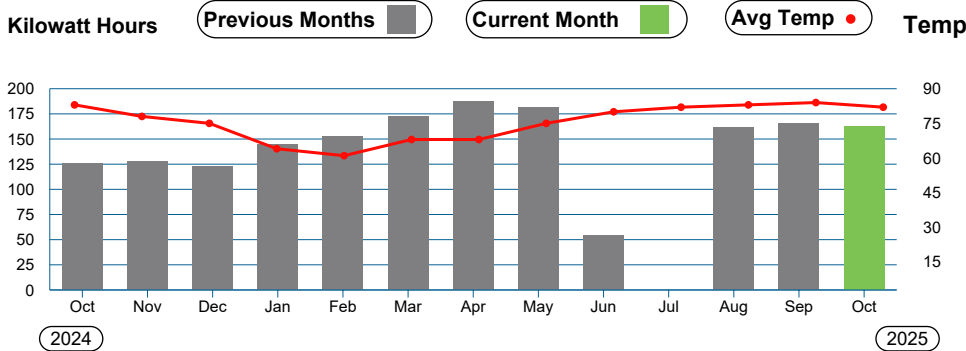
**TOTAL
AMOUNT DUE**

\$49.15

Bank Draft is
scheduled for
10/22/2025

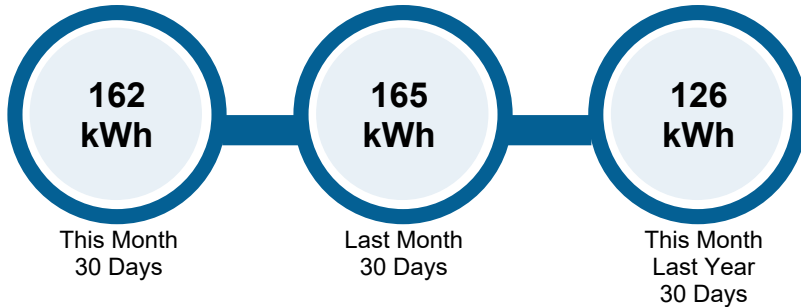
RECEIVED
10.17.25

Monthly Energy Use

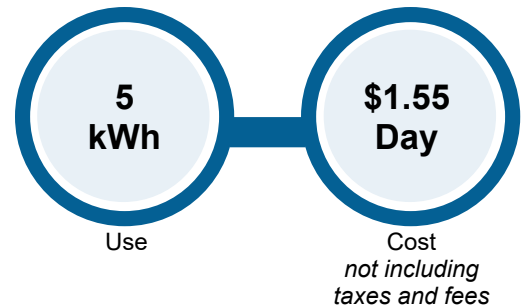


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 185639004
 Service Address 9324 WESTERNWOODS AVE

Bank Draft Amount \$49.15
 is scheduled for 10/22/2025

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

4 2984

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

110260185639004000004915000005915100120252

Account
185639004

Service Address
9324 WESTERNWOODS AVE

Service Description
MONUMENT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38699836	08/26/2025	09/25/2025	3,701	3,863	1.0	162	0.364
Account Summary					Current Charges		
Previous Balance							GS-S
Payment(s) Made							\$28.00
Balance Forward							\$19.60
Current Charges					162 kWh @ 0.121		-\$1.13
Total Amount Due					162 kWh @ -0.007		\$1.45
					Property Tax Recovery Fee		\$1.23
					Gross Receipts Tax		\$49.15
					Total Current Charges		
					Bank Draft Amount		\$49.15



- Learn how to spot and report phishing attempts
- Create strong, unique passwords
- Enable multi-factor authentication when available
- Update software regularly

Peace River Electric Cooperative, Inc.

CYBER SECURITY

October is **National Cyber Security Awareness Month**. Educate yourself and your family on the best way to stay safe online.

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



799366433650001102601856390042

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

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

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

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

SUMMER WOODS CDD

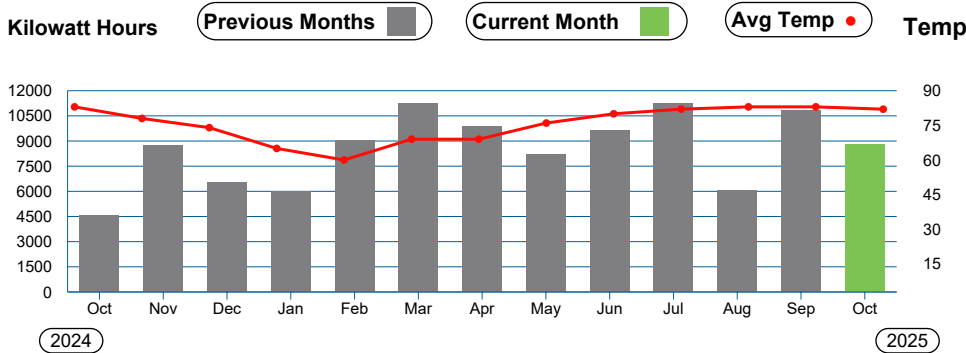
Bill Date 10/02/2025
 Account # 170982003
 Member # 168790

**TOTAL
AMOUNT DUE**

\$1,016.43

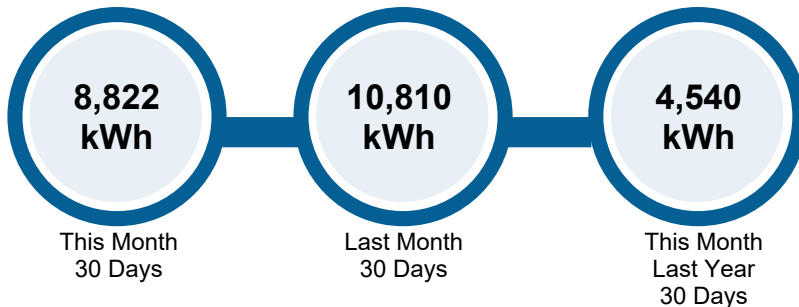
Bank Draft is
scheduled for
10/23/2025

Monthly Energy Use

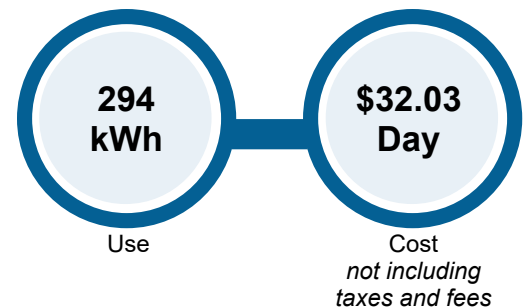


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



**Peace River Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 170982003
 Service Address 11205 DAYBREAK GLN

Bank Draft Amount \$1,016.43
 is scheduled for 10/23/2025

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

4 2947

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

110260170982003000101643000104692100220254

Account
170982003

Service Address
11205 DAYBREAK GLN

Service Description
AMENITY CENTER

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36674773	08/29/2025	09/28/2025	759,913	768,735	1.0	8,822	20.838
Account Summary				Current Charges			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
Balance Forward				CPA			
Current Charges				Billed Demand			
Total Amount Due				Property Tax Recovery Fee			
				Gross Receipts Tax			
				Total Current Charges			
				Bank Draft Amount			



- Learn how to spot and report phishing attempts
- Create strong, unique passwords
- Enable multi-factor authentication when available
- Update software regularly



CYBER SECURITY

October is **National Cyber Security Awareness Month**. Educate yourself and your family on the best way to stay safe online.

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



799366433650001102601709820039

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

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

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL



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

Invoice

Date	Invoice #
10/3/2025	INV0000103664

Bill To:

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

RECEIVED
09/29/25

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,965.00	\$5,965.00
Subtotal			\$5,965.00
Total			\$5,965.00

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

Invoice

Date	Invoice #
10/2/2025	INV0000103548

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
09/29/25

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

[illegible]

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

Invoice

Date	Invoice #
9/26/2025	INV0000103529

Bill To:

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



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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,349.00	\$1,349.00
		Subtotal	\$1,349.00
		Total	\$1,349.00

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

Invoice

Date	Invoice #
10/10/2025	INV0000103784

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
10/09/25

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

[illegible]

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

Invoice

Date	Invoice #
10/1/2025	INV0000103872

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
10/22/25

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

[illegible]

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

Invoice

Date	Invoice #
10/24/2025	INV0000104439

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
10/27/25

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

[illegible]

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

INVOICE

DATE
10/1/2025

INVOICE #
109326

BILL TO

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

RECEIVED
09/26/25

P.O. No.	Terms
October 20...	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
	Manatee County Sales Tax	6.00%	0.00

Subtotal	\$3,100.00
Payments/Credits	\$0.00
Balance Due	\$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.

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

INVOICE

DATE
10/3/2025

INVOICE #
109602

BILL TO

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

RECEIVED
10/06/25

P.O. No.	Terms
	Due on receipt

QTY	DESCRIPTION	RATE	AMOUNT
	One time treatment of West Ditch. - Service Completed 9/25/2025	575.00	575.00
	Manatee County Sales Tax	6.00%	0.00
		Subtotal	\$575.00
		Payments/Credits	\$0.00
		Balance Due	\$575.00

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.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01797M

Date 09/26/2025

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 # 25-01797M

\$67.81

Board of Supervisors Meeting Dates

RE: Fiscal Year 2025-2026

Published: 9/26/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$67.81

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

Legal Advertising

**BOARD OF SUPERVISORS
MEETING DATES
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT FOR
THE FISCAL YEAR 2025-2026**

The Board of Supervisors of the Summer Woods Community Development District will hold their regular meetings for the Fiscal Year 2025-2026 at 6:00pm, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219 on the dates indicated as follows:

October 2, 2025
December 4, 2025
February 5, 2026
April 30, 2026, Budget Workshop
May 28, 2026, Proposed Budget
July 30, 2026, Final Budget
September 3, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or by calling (813) 533-2950 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

Matthew O'Nolan
District Manager
September 26, 2025 25-01797M

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.

Tab 7

MINUTES OF MEETING

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

SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Summer Woods Community Development District was held on **Tuesday, October 2, 2025, at 6:00 p.m.** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Matt Ruxton	Board Supervisor, Chairman
Mark Sigman	Board Supervisor, Vice Chairman
Chris Sullivan	Board Supervisor, Assistant Secretary
Joey Johnson	Board Supervisor, Assistant Secretary
Johnathan Flynn	Board Supervisor, Assistant Secretary

Also present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
Rachel Welborn	District Manager, Rizzetta & Company, Inc
Bennett Davenport	District Council, Kutak Rock (<i>via conference call</i>)
John Fowler	LIM, Rizzetta & Company, Inc
Andy Nott	Representative, Superior Waterway
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. O’Nolan called the meeting to order at 6:00 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Public Comment

Audience comments were entertained regarding a fence on Sawgrass

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report and Responses

Mr. Fowler reviewed his report with the Board.

The Board expressed frustration with the performance of Red Tree Landscaping’s performance. Ther would like to see a 30-to-60-day plan of action.

Discussion was held regarding a proposal to install mulch.

On a Motion by Mr. Ruxton seconded by Mr. Sigman, with all in favor, the Board of Supervisors approved a not-to-exceed of \$35,000 authorizing EZ Mulch to install mulch with a November 3rd start date, for the Summer Woods Community Development District.

B. Aquatics Report

Mr. Nott apologized for not having a physical report available, and a brief discussion ensued regarding the services provided and ongoing concerns.

C. District Engineer

Not present. No Report.

D. District Counsel

1. Update on Lighting Dispute

Mr. Bennett went over his report and led a lengthy discussion regarding key points of the RET Lighting dispute. He indicated that it would be hard to pinpoint a specific date for resolution.

Discussion was also held regarding other concerns around the light pole area. The following Board actions were taken:

- a. Staff to obtain a quote to place a gate on the west side.
- b. Red Tree to spray or weed out around light poles.
- c. Plant Podocarpus every 3 feet in pots to hide fence and drip lines.

E. District Manager

Mr. O’Nolan presented his report and reminded the Board that the next meeting will be on December 4, 2025, at 6:00 p.m. He stated that he received a proposal from Truly Nolan for pest control. Other firms will be contacted regarding this service.

On a Motion by Mr. Johnson, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$200 per month for service and authorized the Chairman to execute a proposal, for the Summer Woods Community Development District.

The Board requested that Red Tree attend the next meeting

FOURTH ORDER OF BUSINESS

Business Administration

A. Consideration of The Financial Report for August 2025

Mr. O’Nolan presented the report.

B. Consideration of Operation & Maintenance Expenditures for April, May, June, July, and August 2025 and the Board of Supervisors Meeting Minutes for June 3 and August 6, 2025

On a Motion by Mr. Johnson seconded by Mr. Ruxton, with all in favor, the Board of Supervisors ratified the Operation and Maintenance expenditures for April 2025 (\$78,729.56), May 2025 (\$95,343.86), June 2025 (\$79,956.50), July 2025 (\$220,712.68), and August 2025 (\$180,404.89) and approved the Board of Supervisor meeting minutes for June 3, 2025 and August 6, 2025, as presented, for the Summer Woods Community Development District.

C. Consideration of District Management Addendum

On a Motion by Mr. Ruxton, seconded by Mr. Sigman, with all in favor, the Board of Supervisors approved the addendum to the District Management Service Agreement, in substantial form, for the Summer Woods Community Development District.

D. Consideration of Amenity Services Addendum

On a Motion by Mr. Ruxton, seconded by Mr. Sigman, with all in favor, the Board of Supervisors approved the addendum to the Amenity Service Agreement, in substantial form, for the Summer Woods Community Development District.

E. Discussion of Expo at Amenities

The Board entertained a request to hold monthly market events with 15 vendors at the amenity center. It was stated that the vendors and the organizer would have to complete vendor agreements

On a Motion by Mr. Sullivan, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors authorized the expo with a limit of two per month, pending receipt of vendor agreements reviewed by District Counsel and Mr. Sigman, for the Summer Woods Community Development District.

FIFTH ORDER OF BUSINESS

Supervisor Comments

Mr. Sigman requested that a procedure for lost and found be put into place with a form and a secure location be designated.

Mr. Ruxton spoke regarding a pool camera license. Discussion can be held at the next meeting regarding LPT, lights and kiosk.

SIXTH 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. Sigman, with all in favor, the Board, Adjourned the Meeting at 7:44 p.m., for the Summer Woods Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 8

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2024/2025, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 1, 2024, the Board of Supervisors of the Summer Woods Community Development District (“**Board**”), adopted Resolution 2024-05 providing for the adoption of the District’s Fiscal Year 2024/2025 annual budget (“**Budget**”); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2024-05 authorize the Board to amend the Budget during Fiscal Year 2024/2025 or within sixty (60) days following the end of the Fiscal Year 2024/2025; and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget, which was subsequently presented to and approved by the Chair of the Board prior to December 1, 2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to ratify the Chair’s approval of the amended Budget to reflect the actual appropriations; and

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

1. RATIFICATION OF BUDGET AMENDMENT.

- a. The Board has reviewed the amended Budget approved by the Chair, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby ratifies the amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further

revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2024/2025.

- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Summer Woods Community Development District for the fiscal year ending September 30, 2024, as amended and adopted by the Board of Supervisors effective November 6, 2025.”

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of Summer Woods Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2024-05, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2024-05 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect as of December 4, 2025.

[Remainder of this page is left intentionally blank]

Introduced, considered favorably, and adopted this 4th day of December 2025.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Matt O'Nolan

Secretary/Assistant Secretary

Matthew Alex Ruxton

Matthew Alex Ruxton (Nov 27, 2025 14:21:19 EST)

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2024/2025 Budget

Exhibit A
Amended Fiscal Year 2024/2025 Budget



Rizzetta & Company

Summer Woods Community Development District

SummerWoodsCDD.org

**Amended Budget
Fiscal Year 2024-2025**

Amended Budget
Summer Woods Community Development District
General Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Budget for 2024/2025	Amended Budget
REVENUES		
Special Assessments		
Tax Roll*	\$ 1,308,258	\$ 1,308,258
Off Roll	\$ -	\$ -
Other Misc Revenue		
Misc Revenue	\$ -	\$ -
Balance Forward from Prior Year		\$ 150,000
TOTAL REVENUES	\$ 1,308,258	\$ 1,458,258
EXPENDITURES - ADMINISTRATIVE		
Legislative		
Supervisor Fees	\$ 7,000	\$ 7,000
Financial & Administrative		
Administrative Services	\$ 5,163	\$ 5,163
District Management	\$ 23,060	\$ 23,060
Accounting Services	\$ 20,651	\$ 20,651
Auditing Services	\$ 4,000	\$ 4,000
District Engineer	\$ 15,000	\$ 15,000
Disclosure Report	\$ 8,000	\$ 8,000
Trustees Fees	\$ 13,000	\$ 13,000
Assessment Roll	\$ 5,736	\$ 5,736
Arbitrage Rebate Calculation	\$ 900	\$ 900
Financial and Revenue Collections	\$ 4,130	\$ 4,130
Public Officials Liability Insurance	\$ 4,000	\$ 4,000
Legal Advertising	\$ 3,000	\$ 3,000
Dues, Licenses & Fees	\$ 2,000	\$ 2,000
Website Hosting, Maintenance, and Email	\$ 3,458	\$ 3,458
Legal Counsel		
District Counsel	\$ 30,000	\$ 30,000
Administrative Subtotal	\$ 149,098	\$ 149,098
EXPENDITURES - FIELD OPERATIONS		
Electric Utility Services		
Utility Services - Amenity Center	\$ 20,000	\$ 20,000
Utility Services - Street Lights	\$ 180,180	\$ 180,180
Water-Sewer Combination Services		
Utility - Irrigation	\$ 10,000	\$ 10,000
Utility - Recreation Facilities	\$ 7,000	\$ 7,000
Stormwater Control		
Aquatic Maintenance	\$ 42,000	\$ 42,000
Wetland Maintenance/Exotic Nuisance Removal	\$ 80,000	\$ 80,000
Midge Fly Control	\$ 20,000	\$ 20,000
Other Physical Environment		
Landscape Maintenance	\$ 310,000	\$ 310,000
Landscape Mulch	\$ 60,000	\$ 60,000

**Amended Budget
Summer Woods Community Development District
General Fund
Fiscal Year 2024/2025**

Chart of Accounts Classification	Budget for 2024/2025	Amended Budget
Irrigation Maintenance	\$ 20,000	\$ 20,000
Plant Replacement	\$ 25,000	\$ 25,000
General Liability Insurance	\$ 5,100	\$ 5,100
Property Insurance	\$ 36,000	\$ 36,000
Pressure Washing	\$ 5,000	\$ 5,000
Entry & Walls Maintenance & Repair	\$ 7,500	\$ 7,500
Field Services	\$ 10,800	\$ 10,800
Parks and Recreation		
Management Contract	\$ 55,080	\$ 55,080
Dog Park/Station Maintenance	\$ 8,000	\$ 8,000
Nature Trail Maintenance	\$ 5,000	\$ 5,000
Pool Service Contract	\$ 36,000	\$ 36,000
Pool /Splashpad Repairs	\$ 10,000	\$ 10,000
Pool Furniture Repair/Replacement	\$ 20,000	\$ 20,000
Amenity Center Maintenance	\$ 25,000	\$ 25,000
HVAC maintenance	\$ 1,500	\$ 1,500
Telephone, Internet, Cable	\$ 2,500	\$ 2,500
Playground Mulch	\$ 5,000	\$ 5,000
Playground Repairs	\$ 3,000	\$ 3,000
Access Control	\$ 10,000	\$ 10,000
Security Monitoring Services	\$ 22,000	\$ 22,000
Security Services & Patrols	\$ 75,000	\$ 75,000
Holiday Decorations	\$ 2,500	\$ 2,500
Contingency		
Miscellaneous Contingency	\$ 40,000	\$ 190,000
Reserve Study	\$ -	\$ -
Field Operations Subtotal	\$ 1,159,160	\$ 1,309,160
Contingency for County TRIM Notice		
TOTAL EXPENDITURES	\$ 1,308,258	\$ 1,458,258
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -

Amended Budget
 Summer Woods Community Development District
 Reserve Fund
 Fiscal Year 2024/2025

Special Assessments	Budget for 2024/2025
REVENUES	
Special Assessments	
Tax Roll*	\$ 25,000
TOTAL REVENUES	\$ 25,000
EXPENDITURES	
Contingency	
Capital Reserves	\$ 25,000
TOTAL EXPENDITURES	\$ 25,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Tab 9



Quarterly Compliance Audit Report

Summer Woods

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

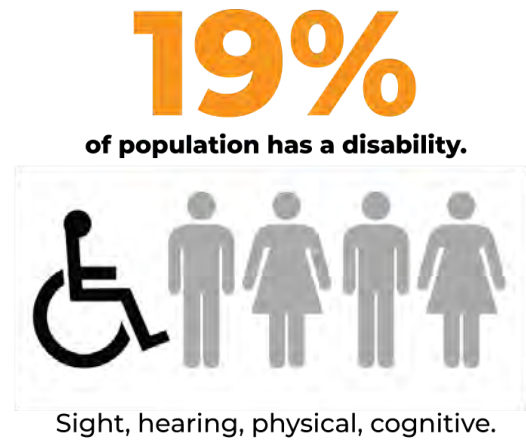
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 10



Complete I.T.
SERVICE & SOLUTIONS

Summerwoods CDD

LPR For Exit

Prepared for: Summerwoods CDD

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

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203



- Your Technology Professionals -
Sales, Training, & Support

Hi Summerwoods CDD,

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

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



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

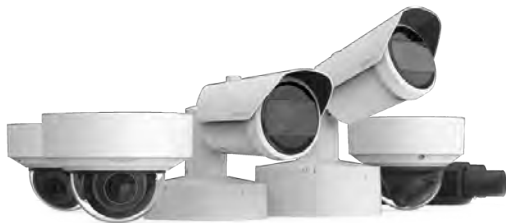
Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

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



Camera Systems (CCTV)

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

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



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

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



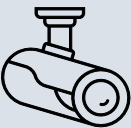
CLOUD VIDEO SURVEILLANCE

License Plate Recognition

Features:



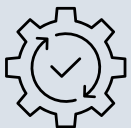
HIGH ACCURACY
AI MODEL



WORKS WITH
ANY ONVIF
CAMERA



OPERATES ON
CLOUD VMS



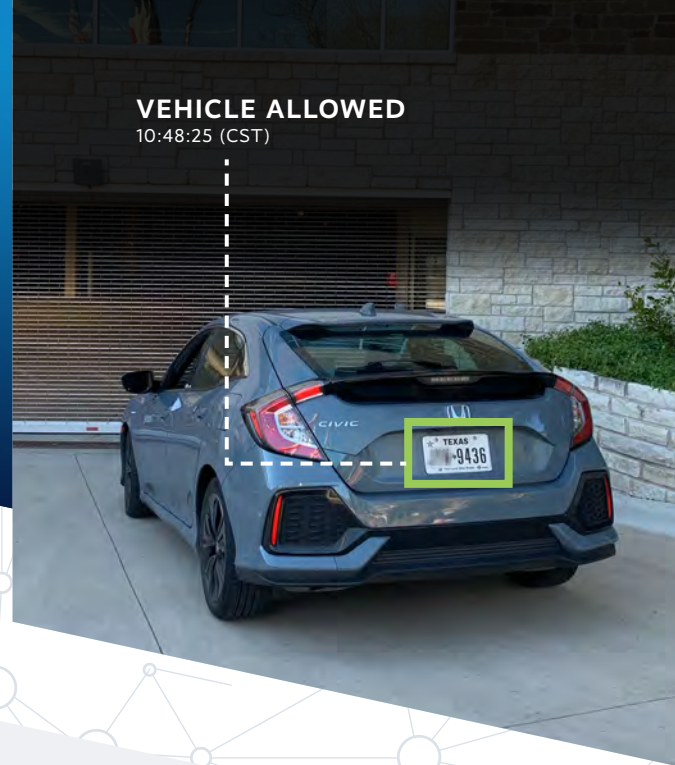
AUTOMATIC
SOFTWARE
UPDATES



OPEN API
FOR EASY
INTEGRATION



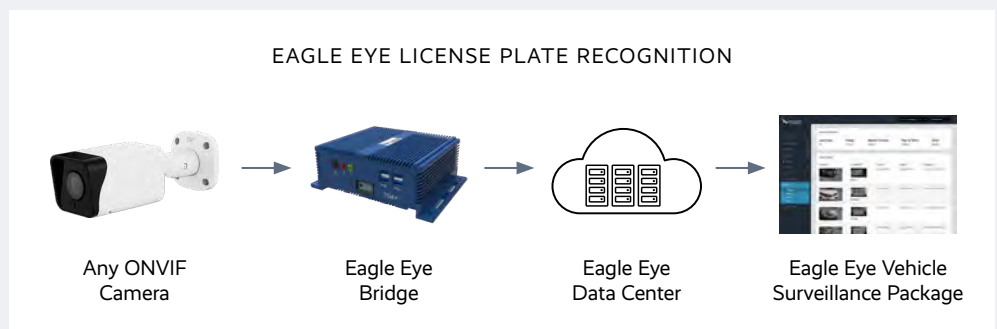
24/7/365
CUSTOMER
SUPPORT



Eagle Eye LPR

Eagle Eye LPR (license plate recognition, or automatic number plate recognition-ANPR) is an affordable, cloud-managed solution for accurate detection and recognition of license plates. Leveraging Eagle Eye's powerful artificial intelligence (AI), the system does not require onsite hardware or maintenance. Development innovations and updates are instantly delivered to customers via the cloud.

Built to operate with Eagle Eye Networks Cloud Video Management System (VMS), Eagle Eye LPR turns any existing ONVIF security camera into a highly accurate license plate reader.



Using AI and machine learning, based on millions of plate/vehicle images across multiple nations, Eagle Eye LPR delivers accurate results even in challenging conditions:

- Different fonts
- Stacked characters
- Non-standard license plates
- Dirty number plates
- Fast moving vehicles
- Poor weather conditions
- Difficult camera angles

Revised Proposal

Complete I.T. LPR

Camera Solution	Price
LPR for Exit <ul style="list-style-type: none">DB14 EEN camera for LPRDT03 camera for overviewBlack aluminum polePoint to point wirelessSolar PanelBatteryControllerLabor	\$5,745.00

Estimated Project Total \$5,745.00
(does not include applicable tax)

Software Licenses:

All Licenses & Services	Price	QTY	Subtotal
Cameras			
Eagle Eye VMS PR1 Management Edition Monthly <ul style="list-style-type: none">Price is per camera per month (CMVR only)Low resolution copy recorded offsite simultaneouslyIncludes phone and email support	\$9.50	2	\$19.00
EEN LPR	\$45.00	1	\$45.00

Monthly Licensing/Service \$64.00

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

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

2. Estimated Timeline for Completion

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

3. Price Adjustments

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

4. Non-Payment & Late Fees

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

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written or email notice, without penalty or charge, prior to the renewal date. Cancellation with a 60-day written or email notice.

6. Supplemental & Emergency Services

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

invoice.

Response times are as follows:

- Remote support: Prioritized and handled in the order received.
- On-site service: Typical response within 48 business hours, subject to part availability.

7. Technician Time Rates

Standard Business Hours (M–F, 9:00AM–5:30PM): \$165/hour (2-hour minimum, plus travel if outside radius)

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

Emergency service is not guaranteed and will be handled on a case-by-case basis, subject to technician availability and the nature of the issue.

8. Support Request Methods

Customers may submit support requests by:

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

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

9. Refund Policy

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

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer.

Warranty Coverage:

- Eagle Eye Networks: 2 years
- Hanwha: 5 years
- Axis: 5 years

Warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents.

11. Ownership & Transferability

All installed equipment will be owned by the HOA. In the event of a management transition, licenses (e.g., Eagle Eye Networks) may be transferred to another approved vendor, provided there are no outstanding balances. Please note: Manufacturer license transfers may be subject to additional fees. The manufacturer retains sole discretion over whether a transfer request is approved or denied. The Vendor is not responsible for any outcomes or delays resulting from manufacturer transfer policies.

12. Training & Access Provisioning

A Zoom training session will be provided post-installation for Board members, management, and community representatives. Credentialed access to the system will be distributed after installation is complete. Any additional training sessions or retraining requests beyond the initial session will be billed at our standard hourly technician rate, in accordance with Section 7.

13. Access Control Database Responsibility

The management company and/or Board is solely responsible for maintaining the access control system database, including but not limited to the addition, removal, or modification of users, credentials, and access permissions. The Vendor will provide free remote technical support for troubleshooting and guidance related to the access control system. However, any assistance involving data entry, user record updates, or database population can be billed at the standard technician hourly rate as outlined in Section 7. In cases where the access control database is being transferred or migrated from an existing system, the Client must provide, at a minimum, the following for each user record: first name, last name, keycard number, and keycard facility code number. If this information cannot be furnished, the Client will be required to build a new database from scratch.

14. No Refunds Policy

The Vendor maintains a strict NO REFUNDS policy on deposits, project totals, service retainers, hardware purchases, or any monetary exchanges related to services rendered or contracted. All sales and service agreements are final. This policy applies regardless of project status, partial completion, or cancellation by the Client.

15. Scope of Phone and Remote Technical Support

Phone and remote support is available during normal business hours, as defined in Section 7, and is intended to assist with basic system-related issues and administrative functions. Support services included at no additional charge cover tasks such as resetting user passwords, adding or removing users, and troubleshooting issues related to the Eagle Eye and Brivo software platforms. Services that fall outside the scope of standard support include additional or repeated training sessions resulting from staff turnover or role changes, as well as reviewing or investigating recorded footage for incidents. These activities, along with administrative tasks beyond routine use—such as performing detailed user audits or modifying access schedules—will be billed at the standard technician hourly rate outlined in Section 7. All support must be requested through the approved channels specified in Section 8. Any non-supported service requests will be quoted and scheduled accordingly upon approval.

Tab 11

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE MANATEE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Summer Woods Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Manatee County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 3, held by Mark Sigman, Seat 4, held by Matthew Ruxton, and Seat 5, held by Chris Sullivan, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board may receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for the General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of December 2025.

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Summer Woods Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Manatee County Supervisor of Elections located at 600 301 Blvd. W., Suite 108, Bradenton FL 34205; Ph: (941) 741-3823. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Summer Woods Community Development District has (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Manatee County Supervisor of Elections.

Publish on or before May 25, 2026.

Tab 12

**AGREEMENT BY AND BETWEEN THE SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT AND R.B. OWENS ELECTRIC, INC.
FOR POLE REMOVAL SERVICES**

THIS AGREEMENT (the “**Agreement**”) is made entered into this 20th day of November, 2025 by and between:

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Manatee County, Florida, and having a mailing address of 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

R.B. OWENS ELECTRIC, INC., a Florida corporation, with a mailing address of 2242 Industrial Blvd, Sarasota, Florida 34234 (“**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide the labor, items, and tools necessary to remove and dispose of street lighting poles and other lighting components currently being stored on District property, as more particularly described and identified in **Exhibit A** (the “**Services**”),

WHEREAS, Contractor represents that it is qualified, willing and able to serve as a contractor for the removal and disposal of the aforementioned street lighting poles and other lighting components and has agreed to perform the Services for the District; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES; TERM.

A. Contractor agrees to provide all materials, labor, items and tools necessary to perform the Services, as described in **Exhibit A**.

B. Contractor agrees to perform the Services to the satisfaction of the District, in a first-class and workmanlike manner, and using the highest level of professional skill, care and diligence. Contractor shall perform the Services in conformity with accepted standards of safety and the District's specifications as may be promulgated by the District from time to time. Contractor shall use reasonable care in the performance of the Services.

C. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repairs for any damage resulting from Contractor's activities and Services within twenty-four (24) hours, and Contractor agrees to complete such repairs within a reasonable amount of time.

E. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

A. For performance of the Services, the District shall pay Contractor **Fourteen Thousand Two Hundred Ten Dollars and Zero Cents (\$14,210.00)** in accordance with **Exhibit A**. This compensation includes all materials, labor, items and tools as set forth in **Exhibit A**.

B. If the District should desire additional Services or services, Contractor agrees to negotiate in good faith to undertake such additional Services or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall be compensated for such agreed additional Services or services based upon a payment amount acceptable to the Parties and agreed to in writing.

SECTION 4. WARRANTY; DAMAGE TO PROPERTY. All Services provided by Contractor pursuant to this Agreement shall be warranted for one (1) year from the date of acceptance of the

Services by the District. Contractor shall remedy defective Services to the District's satisfaction and at the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient Services. If any of the Services is found to be defective, deficient, or not in accordance with the Agreement, Contractor shall correct it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

SECTION 5. INSURANCE.

A. Contractor, and any of its subcontractors, shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

B. The District, its agents, staff, consultants and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If Contractor, or its subcontractors, as applicable, fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event Contractor 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.

SECTION 6. INDEMNIFICATION.

A. The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of the negligence or willful misconduct of the Contractor or its employees, contractors, subcontractors, or volunteers, including litigation, mediation, arbitration, appellate, or settlement proceedings with

respect thereto. Additionally, nothing in this Agreement requires the Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and the Contractor as jointly liable parties; however, the Contractor shall indemnify the District for any and all percentage of fault attributable to the Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. To the extent allowed by law and without waiving any of the protections and immunities afforded to the District under Florida law, District agrees to defend, indemnify, and hold harmless the Contractor and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the Contractor, or loss or damage, whether monetary or otherwise, arising out of the negligence or willful misconduct of the District or its employees, contractors, subcontractors, or volunteers including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires District to indemnify the Contractor for the Contractor's percentage of fault if the Contractor is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, District shall indemnify the Contractor for any and all percentage of fault attributable to District for claims against the Contractor, regardless whether the Contractor is adjudged to be more or less than 50% at fault.

C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, all as actually incurred.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor 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 any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor 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 or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing seven (7) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide seven (7) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all Services and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

SECTION 14. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor

employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 21. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Summer Woods Community Development District
3434 Colwell Avenue, Suite 200
Tampa Florida, Florida 33614
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: R.B. Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234

Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 Agreement 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 Contractor may deliver Notices on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the 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 in this Agreement.

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto 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 Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 23. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Manatee County, Florida.

SECTION 24. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Matt O’Nolan** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, 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*; 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 Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’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 Contractor, Contractor 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 533-2950 MONOLAN@RIZZETTA.COM, 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 27. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 28. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the Services authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 29. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes* .

SECTION 30. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

ATTEST:

**SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT**

Matt O'Neil

Secretary / Assistant Secretary

Matthew Alex Ruxton

Matthew Alex Ruxton (Nov 27, 2025 14:20:37 EST)

Chairperson, Board of Supervisors

WITNESS:

**R.B. OWENS ELECTRIC, INC., a
Florida corporation**

Nancy Bregg

Nancy Bregg (Nov 30, 2025 13:33:49 EST)

Print Name: Nancy Bregg

Cari Blumenstock

Cari Blumenstock (Nov 24, 2025 14:17:45 EST)

By: Cari Blumenstock

Its: Owens Electric Inc

Exhibit A: Scope of Services

Exhibit A Scope of Services



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

Estimate 38482211
Estimate Date 11/18/2025

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

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

Description of work

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

Facilitate (2) 40yrd commercial dumpsters to be dropped off onsite, remove all fixtures, arrays, brackets from storage area into dumpster. Cut up all poles onsite and remove from storage area and into 2nd dumpster. Load up all battery packs and remove from site and bring to recycling to dispose of safely. Remove all hurricane tie downs, and ground mounted 4ft stakes from ground. Dumpsters will be removed once all debris is removed from storage area.

Total Proposal: \$14,210

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Approval: \$7,105
50% Upon Completion: \$7,105