



Rizzetta & Company

Summer Woods Community Development District

Board of Supervisors' Meeting February 5, 2026

**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

1/27/2026

Call In # 321-754-9488 Conf ID: 416 700 337#

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Summer Woods Community Development District will be held on **Thursday, February 5, 2026, 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
 1. Consideration of Irrigation proposal..... Tab 2
 - B.** Aquatics Report..... Tab 3
 - C.** District Engineer
 - D.** District Counsel
 1. Update on Lighting Dispute
 - E.** District Manager Report..... Tab 4
- 4. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Financial Report for November 2025..... Tab 5
 - B.** Consideration of Operation & Maintenance Expenditures
For November 2025,..... Tab 6
 - C.** Consideration of the Board of Supervisors' Meeting Minutes
for December 4, 2025, Tab 7
- 5. BUSINESS ITEMS**
 - A.** Consideration of Side Gate proposal..... Tab 8
- 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



January 13, 2026
Rizzetta & Company
Inspected by: John Fowler



Rizzetta & Company
Professionals in Community Management

Summary, Daybreak Glen, and Amenity Area

General Updates, Recent & Upcoming Maintenance Events

- ☐ There has been a lot of work done and over all the district is much improved.
- ☐ Weeds are starting to pop in some beds and need to address.

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. Schedule a pruning event for the ornamental grasses on Moccasin Wallow now that the flowering structures have died off.
6. Clean out debris in the dry pond next to the playground area on the South ROW of Daybreak Glen. (Pic. 6)

2. Treat broadleaf turf weeds in front of the pool house at the community amenities area. (Pic. 2)



3. Diagnose and treat declining Indian Hawthorne at the parking lot islands of the community amenities area.
4. Remove a dead shrub by the splash pad pumps next to the sidewalk at the Westend of the community parking lot area.
5. Noting ruts in a wet area between the splash pad pump and lift station at the community amenities area. Check irrigation. (Pic. 5>)



Daybreak Glen

7. Treat weeds in the playground mulch and surrounding beds at community amenities area.
8. Need to pick up a pile of debris next to the walk path that goes behind the playground area. (Pic. 8)



16. Need to cut back Wax Myrtle growing towards the first house on the exit corner of Firefly at Daybreak Glen intersection. (Pic. 16)



17. Noting the dead tree was removed at the passive park on Daybreak Glen behind the gated portion with mailbox kiosk. There is a small stump that remains. Will this be sodded or another tree installed? Has a proposal been provided?

18. Diagnose and treat the declining Viburnum along the vinyl fence at the roundabout on Daybreak Glen shared with Moccasin Wallow. These have declined from lack of irrigation .

19. Ensure the conservation area posts are being weeded around on Daybreak Glen behind the gated area.



9. Clean out dead material in the Shell Ginger in the beds at the splash pad area.
10. Treat large weeds in the beds of the splash pad area at the community amenities area.
11. Diagnose and treat a couple declining Duranta Gold Mound within the community pool area.
12. Diagnose and treat declining Wax Myrtle at the mailbox kiosk bed on Daybreak Glen across the street from Corkscrew. Remove any dead or diseased material. (Pic. 12>)
13. Treat ant mounds starting to form throughout the district. Once, the mound is no longer active, smooth to surrounding grade.
14. Remove Spanish Moss in an Oak behind the mailbox kiosk on Daybreak Glen across the street from Corkscrew.
15. Need to fill in a couple holes where trees were removed behind the mailbox kiosk on Daybreak Glen across the street from Corkscrew.



Daybreak Glen and Snap Pop

20. Remove a dead Jasmine at the mailbox kiosk on Daybreak Glen behind the gated portion on the Eastend. (Pic. 20)



21. Treat weeds in the median beds on Summerwoods Blvd.

22. Check irrigation is working properly, including time and coverage, in the median bed of Summerwoods Blvd. where Jasmine is showing wilt. (Pic. 22)



23. Diagnose and treat declining turf between the sidewalk and the road on Summerwoods Blvd. East ROW.

24. Diagnose and treat declining Podocarpus at the mailbox kiosk on Daybreak Glen at Popsicle Crossing. Remove any dead or diseased material.

25. There is an Oak that did not survive in the low-lying area behind the mailbox kiosk on Daybreak Glen across the street from Popsicle Crossing. Need proposal to remove.

26. Noting the light poles have been removed on Daybreak Glen at the powerlines and needs to be mowed and scouted for damage repair. (Pic. 26)



27. Treat grassy weeds in the bed next to the house across the street from Zinnia Ln.

28. Noting a dead Oak tree that developer has planted on Sawgrass Rd. South of Zinnia Ln. (Pic. 28). This was installed recently by the developer and needs replacement under warranty. (Pic. 28)



29. Check a couple trees that may be dead at the lift station on Daybreak by Snap Pop Ln.



Western Woods and Sawgrass

30. Diagnose and treat declining Viburnums that line the powerlines behind the houses on Daybreak Glen just North of Snap Pop. Remove any dead or diseased material. (Pic. 30)



34. There are several dead Cedar Trees along the ROW of Sawgrass. Red Tree to have arborist investigate the decline and report findings. (Pic. 34)



31. Noting a dead Oak that needs to be removed and possibly replaced on the Northeast corner of Daybreak Glen and Western Woods Ave.

32. Diagnose and treat declining Japanese Blueberry trees in median beds on Western Woods Ave. that have been in declining for a couple months. Will these survive? (Pic. 32)



33. Noting stump is present where a palm was removed in the median bed on Western Woods Ave. Need a proposal to have this removed. (Pic. 33>)



Tab 2



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January Inspection 2026

Date: Jan 19, 2026 8:56 am

Inspector: Armando Segarra

Site	
Name	Summer Woods CDD
Address	11205 Daybreak Glen
City	Parrish
ST	Florida
Zip	34219

Controller	
Name	#3 9229 WESTWOOD AVENUE
Location	9229 Westwood Avenue
Model	
Modules	25
Controller ID	209027

Water Days as of Jan 19, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	S right side of controller	Pass										
2	D by controller	Pass										
3	S exit side	Pass										
4	D Exit side	Pass										
5	S Island entrance	Pass										
6	Unknown	Pass										
7	S entrance side	Pass										
Stuck valve												
8	S Westwood dr	Pass										
Stuck valve need some grease in seal												
9	Unknown	Pass										
10	S exit side Westwood Avenue	Pass										
11	R exit side Westwood ave	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
12	D on end of round about out side bed	Pass										
13	D on the out side on the round about	Pass										
14	R in the out side blv	Pass										
15	D on the out side r hand side from	Pass										
16	R on the lake side on entrance	Pass										
17	D on the out side bed next to	Pass										
18	S on the back of the bed entrance	Pass										
19	R on the r side entrance	Pass										
20	R on the inside next to lake	Pass										
21	D on the r side on entrance small bed	Pass										
22	S on the back of the beds on entrance	Pass										
23	S on righth side on stop on day brake	Pass										
24	S on the out side side walk on day	Pass										
25	S on the first two island from entrance	Pass										
26	D on the left side on entrance	Pass										
27	Monument drip	Pass										
28	D behind the monument	Pass										
29	D on the bed next to monument	Pass										
30	R on the fron of monument	Pass										
31	D on the blv next to monument	Pass										
32	D on the bushes on the monument	Pass										
33	R on the blv on the left side entrance	Pass										
34	R on the blv out side the entrance	Pass										
35	D on the bed blv out side	Pass										
36	D on the out side blv	Pass										
37	Drip on the out side	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
38	R on the out side blv	Pass										
39	D on the out side bed blv	Pass										
40	R on the out side blv	Pass										
41	D on the moin blv closer to the parrl	Pass										
42	D on the beds closer to ladybug field	Pass										
43	R on the lady bug coner field	Pass										
44	D on the bed on ladybug coner field	Pass										
45	R on the outside blv next to lady bug	Pass										
46		Pass										
47		Pass										
48		Pass										
49		Pass										
50		Pass										

Zone #7 - 01-19-26 10:24 am CST



Zone #8 - 01-19-26 10:24 am CST





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January Inspection 2025

Date: Jan 05, 2026 7:04 am

Inspector: Armando Segarra

Site	
Name	Summer Woods CDD
Address	11205 Daybreak Glen
City	Parrish
ST	Florida
Zip	34219

Controller	
Name	#1 CLUBHOUSE
Location	11205 DAYBREAK GLEN PARRISH
Model	
Modules	25
Controller ID	205833

Water Days as of Jan 05, 2026	
Program A	Mon , Wed , Fri
Program B	Tue , Thur , Sat
Program C	
Program D	

Notes
Valves 11-35 were cleaned due to valves getting stuck

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	D MW east side entrance	Pass										
2	D MW west of entrance	Pass										
3	D west side entrance	Pass										
4	S on Moc Wallow	Pass										
5	D on monument	Pass										
6	S entry inside sidewalk	Pass										
7	R moc wallow	Pass										
8	D on the south side	Pass										
9	S entry side east	Pass										
10	D center island and east side	Pass										
11	S entry side east	Pass										
12	S on the west side side walk	Pass										
13	S on the east side entrance	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	R playground	Pass										
15	S day break front amenity	Pass										
16	D lift station	Pass										
17	R north day break	Pass										
18	S summer wood day break	Pass										
19	S day break to enclave	Pass										
20	D enclave entrance isl and s	Pass										
21	D enclave entrance isl s	Pass										
22	S enclave entance	Pass										
23	R enclave entrance inside	Pass										
24	Na	Pass										
25	R firefly cul	Pass										
26	S firefly cul	Pass										
27	D firefly cul	Pass										
28	D mw e of entrance	Pass										
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35	S	Pass										
36		Pass										
37		Pass										
38	S on the entrance side and	Pass										
39		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
40		Pass										
41		Pass										
42		Pass										
43	D out side emergency gate	Pass										
44	R out side emergency	Pass										
45	D outside emergency	Pass										
46	D emergency outside	Pass										
47	R out side sidewalk emergency	Pass										
48	S outside emergency gate	Pass										
49		Pass										
50		Pass										

Zone #15 - 01-21-26 9:47 am CST



Zone #16 - 01-21-26 9:46 am CST



Zone #18 - 01-21-26 9:47 am CST





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

CONTROLLERS 1-4

**IRRIGATION CELLULAR COMMUNICATIONS PROPOSAL
for
*SUMMER WOODS CDD***

Attention: Matt O' Nolan, District Manager

November 18, 2025

Target Area

Controller 1: Clubhouse
Controller 2: 10836 High Noon Trail
Controller 3: 9229 Westwood Avenue
Controller 4: 9702 Eventide Trail

Scope of Work

Upgrade the existing irrigation system by installing the Rain Bird IQ 4G Cellular Communications Cartridge to enable reliable remote access to the controllers. This upgrade will enhance communication reliability, allowing the system to be monitored, programmed, and troubleshooted remotely.

Materials and Services Included:

- IQ 4G Cellular Communication Cartridge
- Rain Bird IQ External Antenna for IQ4G-USA Cartridge
- All labor and materials
- The initial 1 year of communication service
- An annual communication service fee of \$1,100.00 will apply in subsequent years.*

TOTAL PRICE: \$20,449.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
service@redtreelandscape.com / Cell phone: (727) 200-1714

[illegible][illegible]

Legend

[illegible][illegible]

Summerwoods

Write a description for your map.

Skin By Derya

Valve Valve

MI Summerwoods

Dartbrook Cn

Holly Pl

Starlight Loop

115th Ave E

Grand River Pkwy

Legend

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Google Earth

Image © 2025 Airbus

600 ft

N

[illegible]

Summerwoods

Write a description for your map.

Skin By Derya

Valve Valve

MI Summerwoods

Dartbrook Cn

Holly Pl

Starlight Loop

115th Ave E

Grand River Pkwy

Legend

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Google Earth

Image © 2025 Airbus

600 ft

N

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Write a description for your map.

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MI Summerwoods

Dartbrook Cn

Holly Pl

Starlight Loop

115th Ave E

Grand River Pkwy

Legend

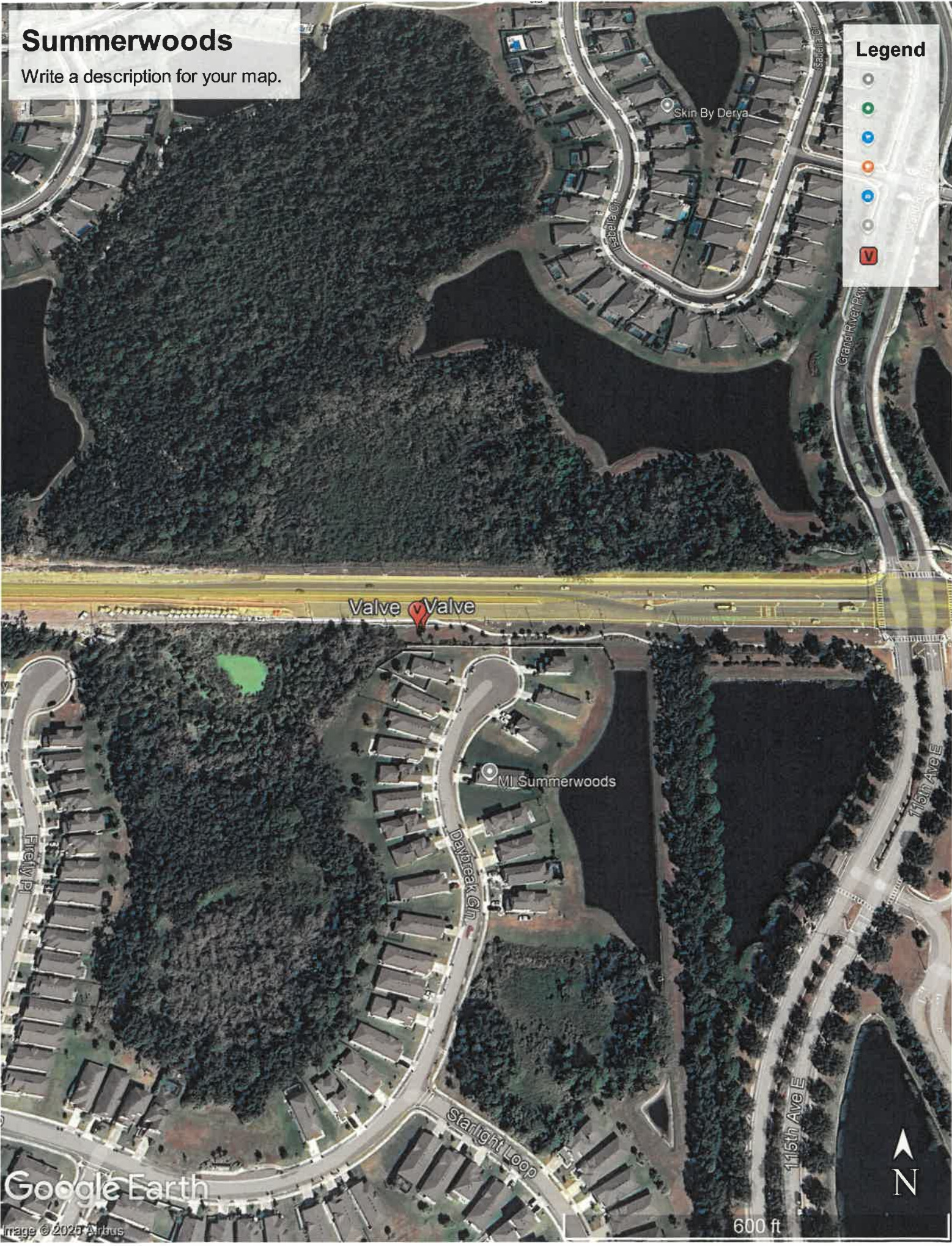
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Google Earth

Image © 2025 Airbus

600 ft

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Tab 3

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. H DATE 1-8-26

TEMPERATURE (°F)

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

 CLOUD COVER

Clear	<u>25-50%</u>
50-75%	Overcast

 WIND

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

Lake #'s	<u>18, 24, 37, 38</u>	<u>24</u>				
Weeds Treated	<u>A</u>	<u>Dye snail</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 WI = 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)
DISSOLVED OXYGEN (ppm.)
pH READING
WATER CLARITY (Ft.)

☐ High 85-95 ☐ Normal 75-86 ☐ Low 75 <
☐ High 6-8 ☐ Normal 4 -6 ☐ Low 4 <
☐ Acid 1-7 ☐ Neutral 7 ☐ Base 7 - 14
☐ Good 6 > ☐ Fair 4-5 ☐ Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH ☒ Largemouth Bass ☒ Bream ☐ Sunshine Bass ☐ Catfish ☐ Tripliod 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 ☐ Heron ☐ Wood Stork
☒ Limpkin ☐ Pelican ☒ Sandhill Crane ☐ Tricolored Heron ☐ Roseate Spoonbill
☒ Moorhen ☐ Snail Kite ☒ Little Blue Heron ☐ Green Heron ☒ Great Blue Heron

OTHER: _____

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

WATERWAY MANAGEMENT REPORT

Superior Waterway Services, Inc.



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

CUSTOMER Summer Woods BIOLOGIST Bill DATE 12-18-25

TEMPERATURE (°F)

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

CLOUD COVER

Clear	25-50%
50-75%	<u>Overcast</u>

WIND

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

Lake #'s	<u>5, 21, 22, 34, 37</u>	<u>5, 13, 14, 18, 21, 22, 23, 37</u>				
Weeds Treated	<u>A</u>	<u>A, T, P, H</u>				

KEY A = Algae Ch = Chara Hyg = Hygrophila Pr = Primrose Ta = Tape Grass
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Ct = Cattails Hy = Hydrilla Pa = Planktonic Algae Sp = Spatterdock Wt = Wild Taro

REMARKS: inspected Lakes Treated where needed

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WATER CLARITY (Ft.)

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☐ Acid 1-7 ☐ Neutral 7 ☐ Base 7 - 14
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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.H.

DATE 12-30-25

TEMPERATURE (°F)

<55	56-65	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>24, 30</u>	<u>23, 4, 19, 17, 20, 13, 25</u>				
Weeds Treated	<u>Dyc for Algae</u>	<u>banks</u>				

KEY A = Algae Ch = Chara Hyg = Hygrophila Pr = Primrose Ta = Tape Grass
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Ct = Cattails Hy = Hydrilla Pa = Planktonic Algae Sp = Spatterdock Wt = Wild Taro

REMARKS: inspected Lakes treated where needed

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pH READING
WATER CLARITY (Ft.)

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☐ Good 6 > ☐ Fair 4-5 ☐ Poor 4 <

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WILDLIFE ☒ Alligator ☐ Turtle ☐ Otter ☐ Iguana ☐ Fox
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☒ 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

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 30th (Budget Workshop) @ 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

February 5th @ 6pm

2026

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FINANCIAL SUMMARY

11/30/2025

General Fund Cash & Investment
Balance:

\$923,729

Reserve Fund Cash & Investment Balance:

\$25,692

Debt Service Fund Investment
Balance:

\$803,860

**Total Cash and Investment
Balances:**

\$1,753,281

General Fund Expense Variance: \$ 51,955 Under Budget

Tab 5



Rizzetta & Company

Summer Woods Community Development District

**Financial Statements
(Unaudited)**

November 30, 2025

Prepared by: Rizzetta & Company, Inc.

summerwoodscdd.org
rizzetta.com

Summer Woods Community Development District

Balance Sheet

As of 11/30/2025

(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	95,108	0	2,101	0	97,209	0	0
Investments	828,621	25,692	803,860	46,107	1,704,280	0	0
Accounts Receivable	1,343,334	50,000	1,142,759	0	2,536,094	0	0
Refundable Deposits	5,600	0	0	0	5,600	0	0
Due From Other	911	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	1,947,810
Amount To Be Provided Debt Service	0	0	0	0	0	0	15,847,190
Total Assets	2,273,574	75,692	1,948,720	46,107	4,344,093	13,367,178	17,795,000
Liabilities							
Accounts Payable	94,477	0	0	0	94,477	0	0
Accrued Expenses	5,800	0	0	0	5,800	0	0
Other Current Liabilities	55	0	0	0	55	0	0
Due To Other	0	0	910	0	910	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	17,795,000
Total Liabilities	100,332	0	910	0	101,242	0	17,795,000
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	1,141,315	50,158	730,587	4,444	1,926,504	0	0
Total Fund Equity & Other Credits	2,173,242	75,692	1,947,810	46,107	4,242,851	13,367,178	0
Total Liabilities & Fund Equity	2,273,574	75,692	1,948,720	46,107	4,344,093	13,367,178	17,795,000

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,101	5,101
Special Assessments				
Tax Roll	1,344,788	1,344,788	1,357,131	12,343
Total Revenues	1,344,788	1,344,788	1,362,232	17,444
Expenditures				
Legislative				
Supervisor Fees	7,000	1,167	1,000	167
Total Legislative	7,000	1,167	1,000	167
Financial & Administrative				
Accounting Services	21,447	3,574	5,369	(1,795)
Administrative Services	5,370	895	1,342	(447)
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	1,334	2,000	(667)
District Engineer	20,000	3,333	0	3,334
District Management	23,982	3,997	5,996	(1,999)
Dues, Licenses & Fees	2,000	2,000	396	1,604
Financial & Revenue Collections	4,295	716	1,074	(358)
Legal Advertising	1,000	166	0	167
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	617	864	(249)
Total Financial & Administrative	119,857	34,542	27,673	6,868
Legal Counsel				
District Counsel	100,000	16,666	10,433	6,234
Total Legal Counsel	100,000	16,666	10,433	6,234
Electric Utility Services				
Utility - Recreation Facilities	20,000	3,334	3,185	149
Utility - Street Lights	180,180	30,030	0	30,030
Total Electric Utility Services	200,180	33,364	3,185	30,179
Water-Sewer Combination Services				
Utility - Irrigation	12,000	2,000	1,964	35
Utility - Recreation Facilities	10,000	1,666	1,176	491
Total Water-Sewer Combination Services	22,000	3,666	3,140	526
Stormwater Control				
Aquatic Maintenance	47,200	7,867	7,550	317
Midge Fly Treatments	20,000	3,333	0	3,333
Wetland Nuisance/Exotic Species Control	84,000	14,000	21,100	(7,100)
Total Stormwater Control	151,200	25,200	28,650	(3,450)

See Notes to Unaudited Financial Statements

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Entry & Walls Maintenance & Repair	3,500	584	0	584
General Liability Insurance	4,463	4,463	3,922	541
Irrigation Maintenance	20,000	3,333	3,734	(401)
Landscape - Mulch	70,000	11,667	0	11,667
Landscape Inspection Services	12,000	2,000	3,000	(1,000)
Landscape Maintenance	300,000	50,000	66,100	(16,100)
Landscape Replacement Plants, Shrubs, Tr	30,000	5,000	14,800	(9,800)
Pressure Washing	1,500	250	0	250
Property Insurance	37,047	37,047	15,396	21,651
Supervisor Workers Comp Insurance	0	0	850	(850)
Total Other Physical Environment	478,510	114,344	107,802	6,542
Parks & Recreation				
Access Control / Security Camera Main- ten	7,000	1,166	0	1,167
Amenity Facility - Maintenance & Repair	25,000	4,167	3,064	1,102
Dog Park Maintenance	5,000	833	776	57
Facility A/C & Heating Maintenance & Rep	1,500	250	0	250
Holiday Decorations	2,500	0	0	0
Management Contract	59,841	9,974	8,295	1,679
Playground Mulch	5,000	833	0	833
Playground Repairs	3,000	500	0	500
Pool Furniture Replacement	20,000	3,333	0	3,334
Pool Repairs	5,000	834	1,084	(252)
Pool Service Contract	49,200	8,200	10,305	(2,104)
Security Services & Patrols	25,000	4,166	0	4,167
Security System Monitoring Services & Ma	14,500	2,417	665	1,751
Telephone, Internet, Cable	2,500	417	340	77
Trail/Bike Path Maintenance	1,000	166	0	167
Total Parks & Recreation	226,041	37,256	24,529	12,728
Contingency				
Miscellaneous Contingency	40,000	6,667	14,505	(7,839)
Total Contingency	40,000	6,667	14,505	(7,839)
Total Expenditures	1,344,788	272,872	220,917	51,955
Total Excess of Revenues Over(Under) Ex- penditures	0	1,071,916	1,141,315	69,399
Fund Balance, Beginning of Period	0	0	1,031,927	1,031,927
Total Fund Balance, End of Period	0	1,071,916	2,173,242	1,101,326

See Notes to Unaudited Financial Statements

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	157	157
Special Assessments				
Tax Roll	50,000	50,000	50,000	0
Total Revenues	<u>50,000</u>	<u>50,000</u>	<u>50,157</u>	<u>157</u>
Expenditures				
Contingency				
Capital Reserve	50,000	50,000	0	50,000
Total Contingency	<u>50,000</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>
Total Expenditures	<u>50,000</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>50,157</u>	<u>50,157</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>25,535</u>	<u>25,535</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>75,692</u>	<u>75,692</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,330	2,330
Special Assessments				
Tax Roll	242,399	242,399	244,545	2,146
Total Revenues	<u>242,399</u>	<u>242,399</u>	<u>246,875</u>	<u>4,476</u>
Expenditures				
Debt Service				
Interest	177,399	177,399	84,787	92,612
Principal	65,000	65,000	70,000	(5,000)
Total Debt Service	<u>242,399</u>	<u>242,399</u>	<u>154,787</u>	<u>87,612</u>
Total Expenditures	<u>242,399</u>	<u>242,399</u>	<u>154,787</u>	<u>87,612</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>92,088</u>	<u>92,088</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>354,668</u>	<u>354,668</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>446,756</u>	<u>446,756</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,207	2,207
Special Assessments				
Tax Roll	353,099	353,099	356,124	3,025
Total Revenues	<u>353,099</u>	<u>353,099</u>	<u>358,331</u>	<u>5,232</u>
Expenditures				
Debt Service				
Interest	218,899	218,899	106,099	112,800
Principal	134,200	134,200	0	134,200
Total Debt Service	<u>353,099</u>	<u>353,099</u>	<u>106,099</u>	<u>247,000</u>
Total Expenditures	<u>353,099</u>	<u>353,099</u>	<u>106,099</u>	<u>247,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>252,232</u>	<u>252,232</u>
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>589,265</u>	<u>589,265</u>

Summer Woods Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,443	3,443
Special Assessments				
Tax Roll	548,551	548,551	553,407	4,856
Total Revenues	<u>548,551</u>	<u>548,551</u>	<u>556,850</u>	<u>8,299</u>
Expenditures				
Debt Service				
Interest	338,551	338,551	166,423	172,128
Principal	210,000	210,000	0	210,000
Total Debt Service	<u>548,551</u>	<u>548,551</u>	<u>166,423</u>	<u>382,128</u>
Total Expenditures	<u>548,551</u>	<u>548,551</u>	<u>166,423</u>	<u>382,128</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>390,427</u>	<u>390,427</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(4,160)	(4,160)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(4,160)</u>	<u>(4,160)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>525,522</u>	<u>525,522</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>911,789</u>	<u>911,789</u>

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

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3	3
Total Revenues	<u>0</u>	<u>0</u>	<u>3</u>	<u>3</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>3</u>	<u>3</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>451</u>	<u>451</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>454</u>	<u>454</u>

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 11/30/2025
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	162	162
Total Revenues	<u>0</u>	<u>0</u>	<u>162</u>	<u>162</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>162</u>	<u>162</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>24,813</u>	<u>24,813</u>

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	119	119
Total Revenues	<u>0</u>	<u>0</u>	<u>119</u>	<u>119</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>119</u>	<u>119</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,160	4,160
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>4,160</u>	<u>4,160</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>16,561</u>	<u>16,561</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>20,840</u>	<u>20,840</u>

See Notes to Unaudited Financial Statements

**Summer Woods CDD
Investment Summary
11/30/2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of November 30, 2025</u>
Valley National Bank	Governmental Checking/ICS	\$ 828,621
Total General Fund Investments		<u>\$ 828,621</u>
Valley National Bank	Governmental Checking	\$ 25,692
Total Reserve Fund Investments		<u>\$ 25,692</u>
Regions Series 2018 A-1 Revenue	Goldman Sachs Financial Square Govt Fund	\$ 77,154
Regions Series 2018 A-1 Reserve	Goldman Sachs Financial Square Govt Fund	126,941
Regions Series 2018 A-1 Interest	Goldman Sachs Financial Square Govt Fund	20
Regions Series 2018 A-1 Principal	Goldman Sachs Financial Square Govt Fund	200
Regions Series 2018 A-1 Sinking Fund	Goldman Sachs Financial Square Govt Fund	42
Regions Series 2020 Revenue	Goldman Sachs Financial Square Govt Fund	46,859
Regions Series 2020 Reserve	Goldman Sachs Financial Square Govt Fund	182,364
Regions Series 2020 Interest	Goldman Sachs Financial Square Govt Fund	24
Regions Series 2020 Principal	Goldman Sachs Financial Square Govt Fund	15
Regions Series 2020 Prepayment	Goldman Sachs Financial Square Govt Fund	6,584
Regions Series 2020 Sinking Fund	Goldman Sachs Financial Square Govt Fund	310
Regions Series 2020 Redemption	Goldman Sachs Financial Square Govt Fund	109
Regions Series 2021 A-2 Revenue	Goldman Sachs Financial Square Govt Fund	40,940
Regions Series 2021 A-2 Reserve	Goldman Sachs Financial Square Govt Fund	73,637
Regions Series 2021 A-2 Interest	Goldman Sachs Financial Square Govt Fund	10
Regions Series 2021 A-2 Prepayment	Goldman Sachs Financial Square Govt Fund	1,238
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	45,649
Regions Series 2021 A-3 Reserve	Goldman Sachs Financial Square Govt Fund	201,710
Regions Series 2021 A-3 Interest	Goldman Sachs Financial Square Govt Fund	28
Regions Series 2021 A-3 Sinking Fund	Goldman Sachs Financial Square Govt Fund	19
Total Debt Service Fund Investments		<u>\$ 803,860</u>
Regions Series 2018 A-1 Construction	Goldman Sachs Financial Square Govt Fund	\$ 69
Regions Series 2018 A-2 Construction	Goldman Sachs Financial Square Govt Fund	386
Regions Series 2020 Construction	Goldman Sachs Financial Square Govt Fund	24,812
Regions Series 2021 A-2 Construction	Goldman Sachs Financial Square Govt Fund	414
Regions Series 2021 A-3 Construction	Goldman Sachs Financial Square Govt Fund	20,426
Total Capital Projects Fund Investments		<u>\$ 46,107</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
1rom 11/01/2025 to 11/30/2025

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	1,343,333.98
Sum for 193, 2190						1,343,333.98
193, 2191						
193-200	193 Debt Service Fund S2018	Manatee County Tax Collector	AR00002894	12110	10/01/2025	242,147.29
Sum for 193, 2191						242,147.29
193, 2192						
193-201	193 Debt Service Fund S2020	Manatee County Tax Collector	AR00002894	12110	10/01/2025	352,631.77
Sum for 193, 2192						352,631.77
193, 2193						
193-202	193 Debt Service Fund S2021	Manatee County Tax Collector	AR00002894	12110	10/01/2025	147,646.40
193-202	193 Debt Service Fund S2021	Manatee County Tax Collector	AR00002894	12110	10/01/2025	400,334.04
Sum for 193, 2193						547,980.44
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						2,536,093.48
Sum Total						2,536,093.48

See Notes to Unaudited Financial Statements

Summer Woods Community Development District
Summary A/P Ledger
From 11/01/2025 to 11/30/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
193, 2190					
193 General Fund	11/17/2025	Cooper Pools Inc.	2025-1439	Pool Repair 11/25	199.45
193 General Fund	11/25/2025	E&H Straightline	INV0007	Chain, Gate and	7,000.00
193 General Fund	11/01/2025	Painting and Fence		Fence 10/25	
193 General Fund	11/01/2025	Eco-Logic Services, LLC	5848	Maintenance of Preserves in Phases 1-4 10/25	1,250.00
193 General Fund	11/01/2025	Eco-Logic Services, LLC	5848	Maintenance of Preserves in Phases 1-4 10/25	12,700.00
193 General Fund	11/01/2025	Eco-Logic Services, LLC	5848	Maintenance of Preserves in Phases 1-4 10/25	6,300.00
193 General Fund	11/01/2025	Eco-Logic Services, LLC	5848	Maintenance of Preserves in Phases 1-4 10/25	850.00
193 General Fund	11/01/2025	Eco-Logic Services, LLC	5848	Maintenance of Preserves in Phases 1-4 10/25	775.00
193 General Fund	11/04/2025	Frontier Florida, LLC	941-776-8134-060420-5	Internet Service 11/25	170.00
193 General Fund	11/25/2025	Kutak Rock, LLP	3658135 38323-2	Legal Services 10/25	5,622.50
193 General Fund	11/01/2025	Kutak Rock, LLP	3658132 38323-1	Legal Services 10/25	2,094.50
193 General Fund	11/01/2025	Landscape Maintenance Professionals, Inc.	356246	Irrigation Maintenance 09/25	465.00
193 General Fund	11/30/2025	Manatee County Utilities Department	100016170	9229 Westernwoods Ave 11/25	240.64
193 General Fund	11/01/2025	MCUD	100237014-112525 ACH	9702 Enentide Trl 11/25	107.82
193 General Fund	11/01/2025	MCUD	111325-100016170 ACH	9229 Westernwoods Ave 10/25	61.48
193 General Fund	11/01/2025	MCUD	100219422-112525 ACH	9427 Deadwood Terrace 11/25	66.22
193 General Fund	11/01/2025	MCUD	100219418-112525 ACH	8815 Starry Night Terrace 11/25	73.58
193 General Fund	11/01/2025	MCUD	100219410-112525 ACH	9702 Last Light Glen 11/25	66.22
193 General Fund	11/01/2025	MCUD	100016000-112525 ACH	11371 Daybreak Gln 11/25	20.40
193 General Fund	11/01/2025	MCUD	100016059-112525 ACH	11205 Daybreak Gln 11/25	412.16
193 General Fund	11/01/2025	MCUD	100158718-112525 ACH	10904 High Noon Tr 11/25	450.07
193 General Fund	11/01/2025	MCUD	100158772-112525 ACH	11336 Daybreak Gln 11/25	9.31
193 General Fund	11/01/2025	MCUD	100158826-112525 ACH	8805 Summerwoods Dr 11/25	143.91
193 General Fund	11/25/2025	Owens Electric, Inc.	38576827	Deposit 50% 1 Payment for Fixtures and Dumpsters 11/25	7,105.00
193 General Fund	11/01/2025	Peace River Electric Cooperative, Inc.	170982001-112525	8805 Summer Woods Drive 11/25	47.51
193 General Fund	11/01/2025	Peace River Electric Cooperative, Inc.	185639001-112525	10904 High Noon Trail 11/25	117.68
193 General Fund	11/30/2025	Peace River Electric Cooperative, Inc.	170982003-120525	Amenity Center 11/25	1,352.16
193 General Fund	11/01/2025	Peace River Electric Cooperative, Inc.	185639002-112525	11424 Daybreak Glen 11/25	33.15
193 General Fund	11/30/2025	Peace River Electric Cooperative, Inc.	185639004-120225	9324 Westernwoods Ave 11/25	49.81
193 General Fund	11/01/2025	RedTree Landscape Systems, LLC	32253	Irrigation Repair 10/25	237.80
193 General Fund	11/01/2025	RedTree Landscape Systems, LLC	31767	Conservation Area: Tree Removal 10/25	4,400.00
193 General Fund	11/19/2025	RedTree Landscape Systems, LLC	32261	Landscape Enhancement 11/25	12,500.00
193 General Fund	11/19/2025	RedTree Landscape Systems, LLC	32260	Landscape Replacement 11/25	14,800.00

Summer Woods Community Development District
Summary A/P Ledger
From 11/01/2025 to 11/30/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
193 General Fund	11/01/2025	RedTree Landscape Systems, LLC	32251	Irrigation Repair 10/25	41.06
193 General Fund	11/01/2025	RedTree Landscape Systems, LLC	32252	Irrigation Repair 10/25	172.80
193 General Fund	11/01/2025	RedTree Landscape Systems, LLC	31534	Certified Arborist Assessment & Arbor Care 09/25	3,200.00
193 General Fund	11/25/2025	Rizzetta & Company, Inc.	INV0000105275	Accounting Services 12/25	1,998.50
193 General Fund	11/25/2025	Rizzetta & Company, Inc.	INV0000105275	Accounting Services 12/25	1,000.00
193 General Fund	11/25/2025	Rizzetta & Company, Inc.	INV0000105275	Accounting Services 12/25	357.92
193 General Fund	11/25/2025	Rizzetta & Company, Inc.	INV0000105275	Accounting Services 12/25	60.00
193 General Fund	11/25/2025	Rizzetta & Company, Inc.	INV0000105275	Accounting Services 12/25	666.67
193 General Fund	11/25/2025	Rizzetta & Company, Inc.	INV0000105275	Accounting Services 12/25	447.50
193 General Fund	11/30/2025	Rizzetta & Company, Inc.	INV0000105476	Cell Phone for Nov Services 11/25	50.00
193 General Fund	11/19/2025	Rizzetta & Company, Inc.	INV0000105093	Personnel Reimbursement 11/25	1,626.90
193 General Fund	11/25/2025	Rizzetta & Company, Inc.	INV0000105275	Accounting Services 12/25	100.00
193 General Fund	11/25/2025	Rizzetta & Company, Inc.	INV0000105275	Accounting Services 12/25	1,789.75
193 General Fund	11/01/2025	Superior Waterway Services, Inc.	109906	Lake Maintenance 11/25	3,100.00
193 General Fund	11/30/2025	Valley National Bank	CC113025-193 ACH	Maintenance & Repair 11/25	144.81
Sum for 193, 2190					94,477.28
Sum for 193					94,477.28
Sum Total					94,477.28

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

Balance Sheet

1. Trust statement activity has been recorded through 11/30/25
2. See EMMA (Electronic Municipal Market Access) at <https://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.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice # AR00002894 totaling \$86,180.71 were received in December 2025.
6. Reserve Fund – Payment for Invoice # AR00002894 in the amount of \$50,000.00 was received in December 2025.
7. Debt Service Fund 200 – Payments for Invoice # AR00002894 totaling \$23,666.82 were received in December 2025.
8. Debt Service Fund 201 – Payments for Invoice # AR00002894 totaling \$34,465.27 were received in December 2025.
9. Debt Service Fund 202 – Payments for Invoice # AR00002894 totaling \$53,558.12 were received in December 2025.

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 November 2025

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

The total items being presented: **\$95,476.81**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Complete IT Corp	300203	18209	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly 11/25	\$ 332.50
Cooper Pools Inc.	300193	2025-1302	Pool Repair 10/25	\$ 735.00
Cooper Pools Inc.	300205	2025-1399	Monthly Commercial Maintenance 11/25	\$ 4,100.00
Cooper Pools Inc.	300204	2025-1423	Pool Repair 11/25	\$ 150.00
David Karshick	300206	36845	Dog Station Maintenance 11/25	\$ 388.00
Harrison Ranch CDD	300194	SWC1125-01	Rent - Meeting10/02/25	\$ 200.00
Kutak Rock, LLP	300191	3642509	Legal Services 09/25	\$ 1,592.50
MCUD	20251120	100016000-102925 ACH	11371 Daybreak Gln 10/25	\$ 10.20
MCUD	20251120-7	100016059-102925 ACH	11205 Daybreak Gln 10/25	\$ 763.66
MCUD	20251120-5	100158718-102925 ACH	10904 High Noon Tr 10/25	\$ 296.71
MCUD	20251120-6	100158772-102925 ACH	11336 Daybreak Gln 10/25	\$ 3.95
MCUD	20251120-1	100158826-102925 ACH	8805 Summerwoods Dr 10/25	\$ 123.42
MCUD	20251120-2	100219410-102925 ACH	9702 Last Light Glen 10/25	\$ 73.58
MCUD	20251120-3	100219418-102925 ACH	8815 Starry Night Terrace 10/25	\$ 73.58

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
MCUD	20251120-8	100219422-102925	ACH 9427 Deadwood Terrace 10/25	\$ 73.58
MCUD	20251120-4	100237014-102925	ACH 9702 Enentide Trl 10/25	\$ 69.37
Peace River Electric Cooperative, Inc.	20251113-2	170982001-102325	ACH 8805 Summer Woods Dr 10/25	\$ 46.50
Peace River Electric Cooperative, Inc.	20251125	170982003-110425	ACH Amenity Center 10/25	\$ 1,365.38
Peace River Electric Cooperative, Inc.	20251113-3	185639001-102325	ACH 10904 High Noon Trail 10/25	\$ 89.66
Peace River Electric Cooperative, Inc.	20251113-1	185639002-102325	ACH 11424 Daybreak Glen 10/25	\$ 32.99
Peace River Electric Cooperative, Inc.	20251124	185639004-110325	ACH 9324 Westernwoods Ave 10/25	\$ 49.94
RedTree Landscape Systems, LLC	300198	31104	Install Fill Dirt/Tree Removal 08/25	\$ 9,500.00
RedTree Landscape Systems, LLC	300199	31509	Irrigation repairs 09/25	\$ 1,392.89
RedTree Landscape Systems, LLC	300198	31535	Fallen Tree Removal 09/25	\$ 3,500.00
RedTree Landscape Systems, LLC	300198	31794	Landscape Enhancement 10/25	\$ 8,000.00
RedTree Landscape Systems, LLC	300198	31819	Irrigation repairs 09/25	\$ 386.74
RedTree Landscape Systems, LLC	300198	31856	Irrigation repairs 10/25	\$ 260.00
RedTree Landscape Systems, LLC	300200	31863	Irrigation repairs 10/25	\$ 433.12

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	300198	31864	Irrigation repairs 10/25	\$ 344.18
RedTree Landscape Systems, LLC	300198	31928	Landscape Maintenance 09/25	\$ 25,000.00
RedTree Landscape Systems, LLC	300198	31929	Landscape Maintenance 10/25	\$ 25,000.00
Rizzetta & Company, Inc.	300190	INV0000104460	District Management Services 11/25	\$ 6,420.34
Rizzetta & Company, Inc.	300197	INV0000104600	General Management & Oversight Personnel Reimbursement 11/25	\$ 2,343.96
Rizzetta & Company, Inc.	300196	INV0000104794	Cell Phone 10/25	\$ 50.00
School Now	300192	INV-SN-1091	ADA Website Quarterly 10/25	\$ 384.38
TFR Cleaning Services, Inc.	300195	1768	Janitorial Service 10/25	\$ 85.09
TFR Cleaning Services, Inc.	300201	1815	Janitorial services 11/25	\$ 135.33
TFR Cleaning Services, Inc.	300201	88850	Janitorial Service 11/25	\$ 1,095.00
TLD-Southeast, Inc.	300202	590299595	Pest Control Services 10/25	\$ 200.00
Valley National Bank	20251126	CC103125-193 ACH	Maintenance & Repair 10/25	\$ 375.26
Report Total				<u>\$ 95,476.81</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

RECEIVED
11/02/25

Invoice # 18209
Invoice Date 11-01-25
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

info@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 Technician: Andrew
Invoice no.: 2025-1302
Terms: Net 30
Invoice date: 10/03/2025
Due date: 11/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	Stenner Pump 120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	1	\$700.00	\$700.00
2.		Late Fee	5% - Applied on Nov 3, 2025			\$35.00

Ways to pay



Total \$735.00

Overdue 11/02/2025

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.: 2025-1399
Terms: Net 30
Invoice date: 11/01/2025
Due date: 12/01/2025

RECEIVED
11/02/25

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance November 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

info@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 Technician: Anthony
Invoice no.: 2025-1423
Terms: Net 30
Invoice date: 11/05/2025
Due date: 12/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		SL1DW 30-130 F NYLON WELL INLINE THERMOMETER	SL1DW 30-130 F NYLON WELL INLINE THERMOMETER	1	\$150.00	\$150.00
2.			Technician reports that the thermometer on splash pad needs to be replaced as there is water gushing out.			

Total \$150.00

Ways to pay



View and pay

DOODY FREE 941

8466 Lockwood Ridge Rd. Unit 258
Sarasota, FL 34243



INVOICE

INVOICE # 36845
DATE 11/01/2025
DUE DATE 12/01/2025
TERMS Net 30

BILL TO

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

RECEIVED
11/02/25

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

Pay invoice

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

Harrison Ranch

Community Development District

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

INVOICE

DATE: November 1, 2025

Bill To:

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

INVOICE: SWC1125-01

Type	DESCRIPTION	AMOUNT
Rent	Rent - Meeting 10/02/2025	200.00
TOTAL		\$200.00

Make all checks payable to Harrison Ranch CDD.

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

Invoice Payment Terms:

Due Date: December 1, 2025

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 24, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3642509

Client Matter No. 38323-2

Notification Email: eftgroup@kutakrock.com

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

RECEIVED
10/24/25

Invoice No. 3642509
38323-2

Re: RET Litigation

For Professional Legal Services Rendered

09/02/25	R. Culhane	0.20	55.00	Update chart of invoices submitted by Recovered EnergyTechnologies for solar lighting
09/02/25	B. Davenport	0.10	29.50	Confer with O'Nolan and Bregg regarding all RET invoices
09/03/25	J. Cox	0.20	135.00	Email exchanges regarding RET bonds and RET invoicing
09/03/25	R. Culhane	0.50	137.50	Update chart of invoices submitted by Recovered EnergyTechnologies
09/03/25	B. Davenport	0.10	29.50	Review invoices relative to lighting; confer with Culhane regarding the same
09/11/25	B. Davenport	0.20	59.00	Call with Earlywine regarding bonds for lighting; review and analysis of lighting agreements for requirements relative to bonding; call with O'Nolan relative to the same
09/12/25	J. Cox	0.10	67.50	Email to Egis regarding status of claim
09/12/25	B. Davenport	0.10	29.50	Confer with Cox regarding communication with Egis

KUTAK ROCK LLP

Summer Woods CDD

October 24, 2025

Client Matter No. 38323-2

Invoice No. 3642509

Page 2

09/15/25	J. Cox	0.20	135.00	Read and respond to email exchanges regarding disposing of removed lights and handling of same
09/15/25	B. Davenport	0.70	206.50	Confer with O'Nolan regarding light poles; confer with Cox regarding the same; confer with Thayer regarding district information; draft letter to bonding company
09/16/25	J. Cox	0.50	337.50	Telephone conference with B. Tuomy and internal team regarding inspections; email to Egis; email to HV Solar
09/16/25	B. Davenport	0.30	88.50	Revise letter to bonding company; confer with Earlywine regarding the same
09/17/25	B. Davenport	0.20	59.00	Review lighting agreements sent over by O'Nolan; revise letter to Bonding company; confer with Weiland-Sorenson regarding the same
09/18/25	B. Davenport	0.20	59.00	Review engagement letter from MKA; confer with Thayer regarding the same; confer with Cox regarding letter
09/19/25	J. Cox	0.20	135.00	Read and respond to emails regarding handling of RET lights
09/19/25	B. Davenport	0.10	29.50	Confer with Bregg regarding engineering engagement letter for structural analysis

TOTAL HOURS 3.90

TOTAL FOR SERVICES RENDERED \$1,592.50

TOTAL CURRENT AMOUNT DUE \$1,592.50



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	\$10.20
Please Pay By	19-Nov-2025
Account Number	100016000

Auto-pay is scheduled for 19-Nov-2025

Account Summary	
Previous Amount Due	\$7.19
Payments Received	-\$7.19
Balance Forward	\$0.00
Contract Charges	\$10.20
Total Amount Due	\$10.20


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391215				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/22	7484	10/19	7701	21.7 kgal

Important Information	
<ul style="list-style-type: none">Garbage service changes start October 6 for Manatee County residents. Trash, recycling, and yard waste will now be collected once a week on your new designated pickup day, and yard waste must be free of plastic. Learn more: mymanatee.org/bigbinAll 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.	

RECEIVED
10/29/25

Charge Details		Service Period 09/22 - 10/19 (28 Days)	
Common Area Reclaim (Meter # 70391215) (09/22 - 10/19)			
Reclaim Usage	21.7 kgal x \$0.47		\$10.20
Total New Charges			\$10.20
Total Amount Due			\$10.20

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

 <div>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</div>	SERVICE ADDRESS	11371 DAYBREAK GLN	
	ACCOUNT NUMBER	100016000	
	BILLING DATE	29-Oct-2025	
	DUE DATE	19-Nov-2025	
	TOTAL AMOUNT DUE	\$10.20	
<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

100016000Z00000010200000000



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	\$763.66
Please Pay By	19-Nov-2025
Account Number	100016059

Auto-pay is scheduled for 19-Nov-2025

Account Summary	
Previous Amount Due	\$582.02
Payments Received	-\$582.02
Balance Forward	\$0.00
Contract Charges	\$763.66
Total Amount Due	\$763.66

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 61135497				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/23	26005	10/20	26547	54.2 kgal


Bin Overview
2 x Commercial 96 gallon bin
2 x Residential 96 gallon bin

Important Information
<ul style="list-style-type: none">Garbage service changes start October 6 for Manatee County residents. Trash, recycling, and yard waste will now be collected once a week on your new designated pickup day, and yard waste must be free of plastic. Learn more: mymanatee.org/bigbinAll 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

Charge Details		Service Period 09/19 - 10/20 (32 Days)	
Commercial Water Service (Meter # 61135497) (09/23 - 10/20)			
Water Base Rate	1 month(s) x \$47.35		\$47.35
Commercial Water Usage	54.2 kgal x \$2.97		\$160.97
Sewer Commercial Service (09/23 - 10/20)			
Sewer Base Rate	1 month(s) x \$131.54		\$131.54
Sewer Service	54.2 kgal x \$6.59		\$357.18
Commercial Can Service (09/19 - 10/18)			
32 gallon commercial cans	1.13 month(s) x \$33.31		\$37.75
Commercial solid waste service charge	2 bins (13 days)		\$28.87
Total New Charges			\$763.66
Total Amount Due			\$763.66

RECEIVED
10/29/25

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	29-Oct-2025
	DUE DATE	19-Nov-2025
	TOTAL AMOUNT DUE	\$763.66
<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

100016059200000763660000000



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	\$763.66
Please Pay By	19-Nov-2025
Account Number	100016059

Auto-pay is scheduled for 19-Nov-2025

late fee may apply, or service interruption
may occur for delinquent accounts.

MCUD

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	\$296.71
Please Pay By	19-Nov-2025
Account Number	100158718

Auto-pay is scheduled for 19-Nov-2025

Account Summary	
Previous Amount Due	\$168.82
Payments Received	-\$168.82
Balance Forward	\$0.00
Contract Charges	\$296.71
Total Amount Due	\$296.71


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70387689				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/23	291235	10/20	297548	631.3 kgal

Important Information	
<ul style="list-style-type: none">Garbage service changes start October 6 for Manatee County residents. Trash, recycling, and yard waste will now be collected once a week on your new designated pickup day, and yard waste must be free of plastic. Learn more: mymanatee.org/bigbinAll 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 09/23 - 10/20 (28 Days)
Common Area Reclaim (Meter # 70387689) (09/23 - 10/20)		
Reclaim Usage	631.3 kgal x \$0.47	\$296.71
Total New Charges		\$296.71
Total Amount Due		\$296.71

RECEIVED
10/29/25

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	29-Oct-2025
	DUE DATE	19-Nov-2025
	TOTAL AMOUNT DUE	\$296.71
<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

100158718Z00000296710000000



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



Visit: mymanatee.org/utilities

Call: (941) 792-8811



SUMMER WOODS COMMUNITY
11336 DAYBREAK GLN

Amount Due	\$3.95
Please Pay By	19-Nov-2025
Account Number	100158772

Auto-pay is scheduled for 19-Nov-2025

Account Summary	
Previous Amount Due	\$5.17
Payments Received	-\$5.17
Balance Forward	\$0.00
Contract Charges	\$3.95
Total Amount Due	\$3.95

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 70391211				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/20	11704	10/19	11788	8.4 kgal

Important Information

- Garbage service changes start October 6 for Manatee County residents. Trash, recycling, and yard waste will now be collected once a week on your new designated pickup day, and yard waste must be free of plastic. Learn more: mymanatee.org/bigbin
- All 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 09/20 - 10/19 (30 Days)	
Common Area Reclaim (Meter # 70391211) (09/20 - 10/19)			
Reclaim Usage	8.4 kgal x \$0.47		\$3.95
Total New Charges			\$3.95
Total Amount Due			\$3.95

RECEIVED
11/14/25

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

SERVICE ADDRESS	11336 DAYBREAK GLN
ACCOUNT NUMBER	100158772
BILLING DATE	29-Oct-2025
DUE DATE	19-Nov-2025
TOTAL AMOUNT DUE	\$3.95

☐ 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

100158772Z00000003950000000



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



Visit: mymanatee.org/utilities



Call: (941) 792-8811



SUMMER WOODS COMMUNITY
8805 SUMMERWOODS DR

Amount Due

\$123.42

Please Pay By

19-Nov-2025

Account Number

100158826

Auto-pay is scheduled for 19-Nov-2025

Account Summary

Previous Amount Due	\$93.58
Payments Received	-\$93.58
Balance Forward	\$0.00
Contract Charges	\$123.42
Total Amount Due	\$123.42

Usage Profile (Consumption x 1000 = GAL)

Meter Number 60445734

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/23	240695	10/18	243321	262.6 kgal

Charge Details

Service Period 09/23 - 10/18 (26 Days)

Common Area Reclaim (Meter # 60445734) (09/23 - 10/18)

Reclaim Usage 262.6 kgal x \$0.47 \$123.42

Total New Charges

\$123.42

Total Amount Due

\$123.42

Important Information

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10/29/25

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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	29-Oct-2025
DUE DATE	19-Nov-2025
TOTAL AMOUNT DUE	\$123.42

☐ 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

100158826Z00000123420000000



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



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



SUMMER WOODS COMMUNITY
9702 LAST LIGHT GLN

Amount Due	\$73.58
Please Pay By	19-Nov-2025
Account Number	100219410

Auto-pay is scheduled for 19-Nov-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:
09/22	40	10/20	40	0 kgal

Important Information	
<ul style="list-style-type: none">Garbage service changes start October 6 for Manatee County residents. Trash, recycling, and yard waste will now be collected once a week on your new designated pickup day, and yard waste must be free of plastic. Learn more: mymanatee.org/bigbinAll 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 09/22 - 10/20 (29 Days)
Auto Flush Permanent (Meter # 70391213) (09/22 - 10/20)		
Auto Flush Base Rate	1 month(s) x \$73.58	\$73.58
Total New Charges		\$73.58
Total Amount Due		\$73.58

RECEIVED
10/29/25

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	29-Oct-2025
	DUE DATE	19-Nov-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

100219410Z000000735800000000

MCUD

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Call: (941) 792-8811



SUMMER WOODS COMMUNITY
8815 STARRY NIGHT TER

Amount Due

\$73.58

Please Pay By

19-Nov-2025

Account Number

100219418

Auto-pay is scheduled for 19-Nov-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:
09/22	3	10/20	3	0 kgal

Important Information

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

SERVICE ADDRESS	8815 STARRY NIGHT TER
ACCOUNT NUMBER	100219418
BILLING DATE	29-Oct-2025
DUE DATE	19-Nov-2025
TOTAL AMOUNT DUE	\$73.58



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
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100219418Z000000735800000000



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BRADENTON, FL 34206-5010



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Call: (941) 792-8811



SUMMER WOODS COMMUNITY
9427 DEADWOOD TER

Amount Due

\$73.58

Please Pay By

19-Nov-2025

Account Number

100219422

Auto-pay is scheduled for 19-Nov-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:
09/22	0	10/20	0	0 kgal

Important Information

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Charge Details

Service Period 09/22 - 10/20 (29 Days)

Auto Flush Permanent (Meter # 70392859) (09/22 - 10/20)

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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10/29/25

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

SERVICE ADDRESS	9427 DEADWOOD TER
ACCOUNT NUMBER	100219422
BILLING DATE	29-Oct-2025
DUE DATE	19-Nov-2025
TOTAL AMOUNT DUE	\$73.58



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

\$69.37

Please Pay By

19-Nov-2025

Account Number

100237014

Auto-pay is scheduled for 19-Nov-2025

Account Summary

Previous Amount Due	\$197.54
Payments Received	-\$197.54
Balance Forward	\$0.00
Contract Charges	\$69.37
Total Amount Due	\$69.37

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61374176

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
09/23	33431	10/20	34907	147.6 kgal

Charge Details

Service Period 09/23 - 10/20 (28 Days)

Common Area Reclaim (Meter # 61374176) (09/23 - 10/20)

Reclaim Usage 147.6 kgal x \$0.47 \$69.37

Total New Charges

\$69.37

Total Amount Due

\$69.37

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10/29/25

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

SERVICE ADDRESS	9702 EVENTIDE TRL
ACCOUNT NUMBER	100237014
BILLING DATE	29-Oct-2025
DUE DATE	19-Nov-2025
TOTAL AMOUNT DUE	\$69.37



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

100237014200000069370000000



Peace River Electric Cooperative, Inc.

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 10/23/2025
 Account # 170982001
 Member # 168790

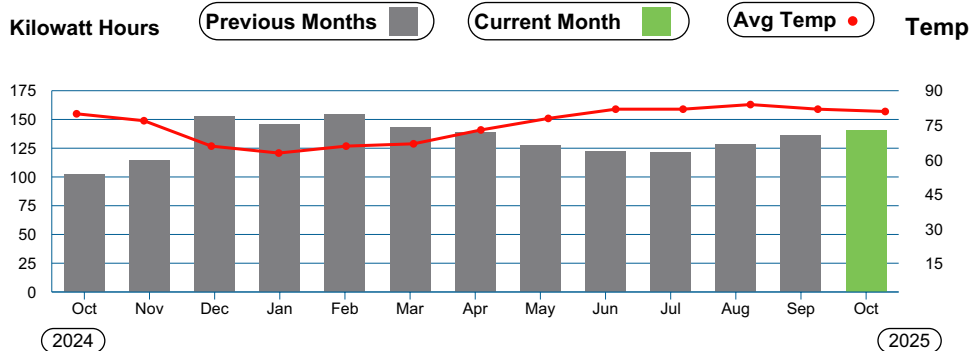
TOTAL
AMOUNT DUE

\$46.50

Bank Draft is
scheduled for
11/13/2025

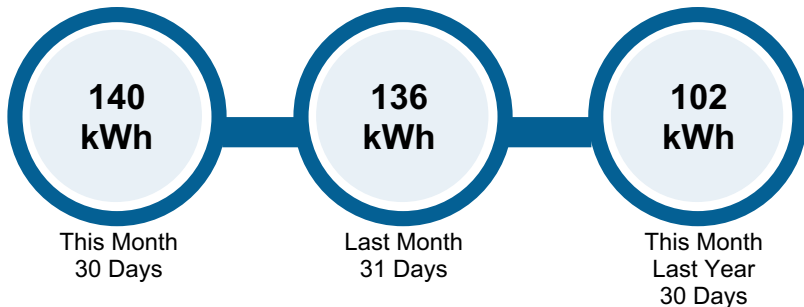
Monthly Energy Use

RECEIVED
11/14/25

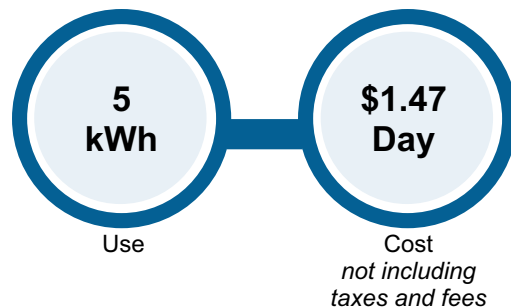


Detailed usage information is available on the SmarHub App or www.precio.coop

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.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 170982001
 Service Address 8805 SUMMER WOODS DR

Bank Draft Amount \$46.50
 is scheduled for 11/13/2025

2750 0 MB 0.672
 SUMMER WOODS CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

5 2750
 C-9

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

110260170982001000004650000005650102320257

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	09/18/2025	10/18/2025	8,945	9,085	1.0	140	0.374
Account Summary					Current Charges		
Previous Balance							GS-S
Payment(s) Made							\$28.00
Balance Forward							\$16.94
Current Charges					140 kWh @ 0.121		-\$0.98
Total Amount Due					140 kWh @ -0.007		\$1.38
					Property Tax Recovery Fee		\$1.16
					Gross Receipts Tax		\$46.50
					Total Current Charges		
					Bank Draft Amount		\$46.50



- 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

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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

SUMMER WOODS CDD

Bill Date 11/04/2025
 Account # 170982003
 Member # 168790

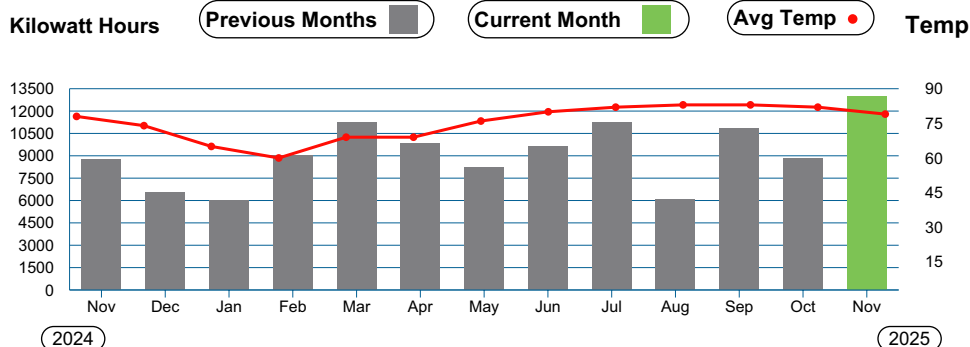
TOTAL
AMOUNT DUE

\$1,365.38

Bank Draft is
scheduled for
11/25/2025

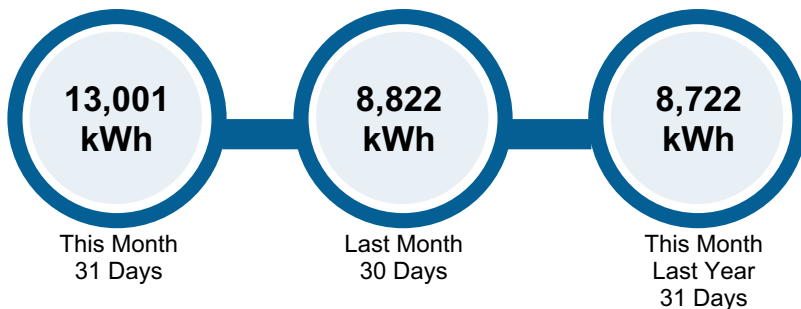
Monthly Energy Use

RECEIVED
11/14/25

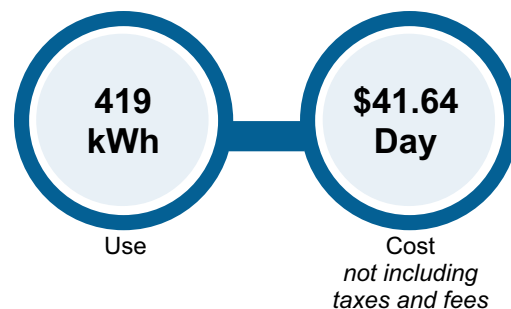


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Monthly Energy Use Comparison



Your Average Daily Use



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**Peace River Electric
Cooperative, Inc.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 170982003
 Service Address 11205 DAYBREAK GLN

Bank Draft Amount \$1,365.38
 is scheduled for 11/25/2025

SUMMER WOODS CDD
 PO BOX 32414
 CHARLOTTE NC 28232-2414

4 2948

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

110260170982003000136538000140634110420253

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	09/28/2025	10/29/2025	768,735	781,736	1.0	13,001	20.76
Account Summary				Current Charges			
Previous Balance			\$1,016.43				GSD \$110.00
Payment(s) Made			-\$1,016.43	Facilities Use Charge			\$1,079.08
Balance Forward			\$0.00	Energy Charge			13,001 kWh @ 0.083
Current Charges			\$1,365.38	CPA			13,001 kWh @ -0.006
Total Amount Due			\$1,365.38	Billed Demand			20.760 kW @ 8.660
				Property Tax Recovery Fee			\$40.40
				Gross Receipts Tax			\$34.13
				Total Current Charges			\$1,365.38
Bank Draft Amount						\$1,365.38	



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All expenses paid!

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop

SUMMER WOODS CDD

Bill Date 10/23/2025
 Account # 185639001
 Member # 168790

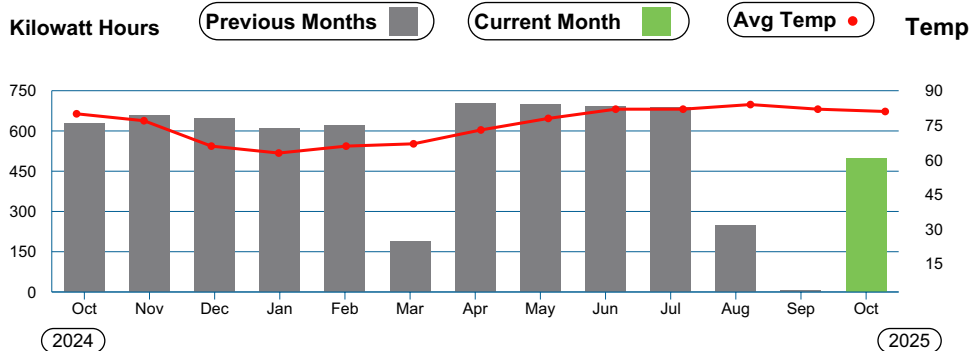
TOTAL
AMOUNT DUE

\$89.66

Bank Draft is
scheduled for
11/13/2025

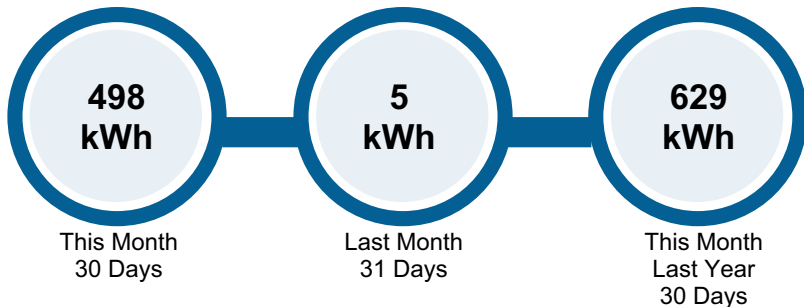
Monthly Energy Use

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11/14/25

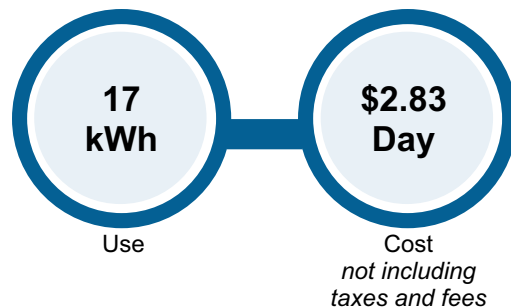


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Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric
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PO Box 1310
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 Wauchula, Florida 33873
 800.282.3824

Account # 185639001
 Service Address 10904 HIGH NOON TRL

Bank Draft Amount \$89.66
 is scheduled for 11/13/2025

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

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

110260185639001000008966000009966102320255

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	09/18/2025	10/18/2025	21,756	22,254	1.0	498	0.984
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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- Create strong, unique passwords
- Enable multi-factor authentication when available
- Update software regularly

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CYBER SECURITY

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop

SUMMER WOODS CDD

Bill Date 10/23/2025
 Account # 185639002
 Member # 168790

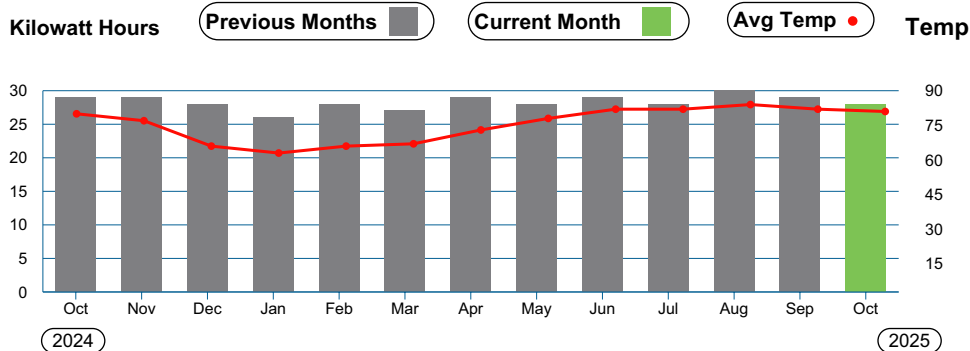
TOTAL
AMOUNT DUE

\$32.99

Bank Draft is
scheduled for
11/13/2025

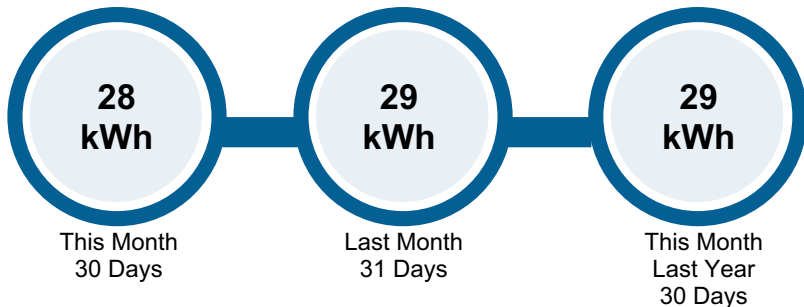
Monthly Energy Use

RECEIVED
11/14/25

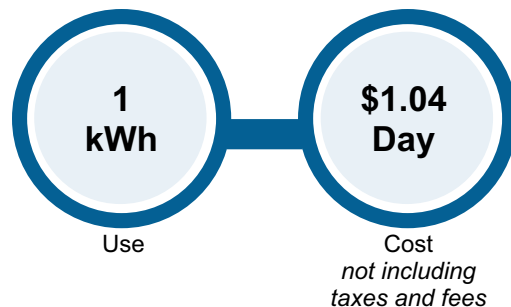


Detailed usage information is available on the SmarHub App or www.preco.coop

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.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 185639002
 Service Address 11424 DAYBREAK GLEN

Bank Draft Amount \$32.99
 is scheduled for 11/13/2025

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

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

110260185639002000003299000004299102320252

Board District
8





Peace River Electric Cooperative, Inc.

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 11/03/2025
 Account # 185639004
 Member # 168790

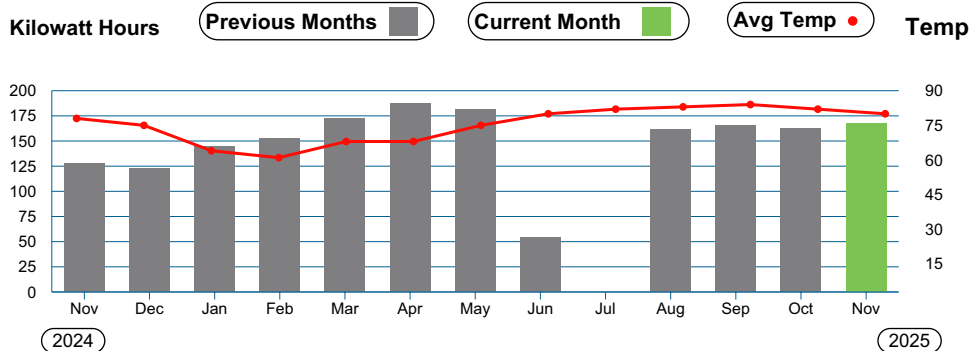
TOTAL
AMOUNT DUE

\$49.94

Bank Draft is
scheduled for
11/24/2025

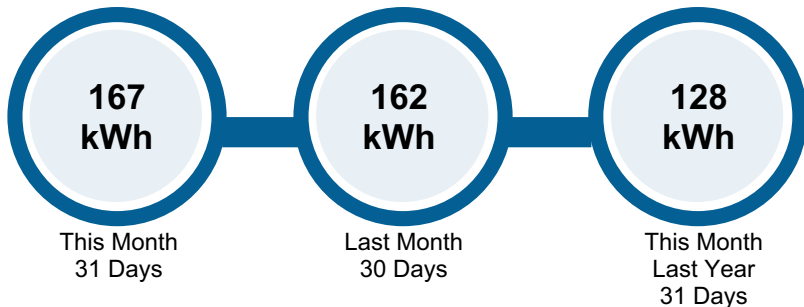
Monthly Energy Use

RECEIVED
11/14/25

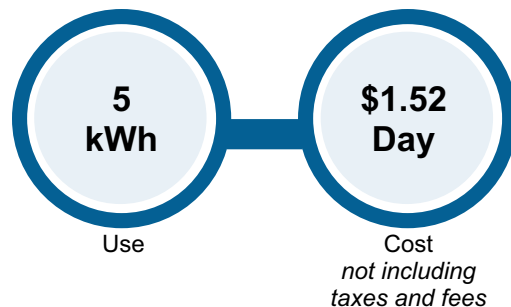


Detailed usage information is available on the SmarHub App or www.precio.coop

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.**

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 185639004
 Service Address 9324 WESTERNWOODS AVE

Bank Draft Amount \$49.94
 is scheduled for 11/24/2025

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

4 2966

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

110260185639004000004994000005994110320257

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	09/25/2025	10/26/2025	3,863	4,030	1.0	167	0.372
Account Summary				Current Charges			
Previous Balance			\$49.15	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$49.15	Energy Charge			167 kWh @ 0.121 \$20.21
Balance Forward			\$0.00	CPA			167 kWh @ -0.006 -\$1.00
Current Charges			\$49.94	Property Tax Recovery Fee			\$1.48
Total Amount Due			\$49.94	Gross Receipts Tax			\$1.25
				Total Current Charges			\$49.94
				Bank Draft Amount			\$49.94



AMAZING OPPORTUNITY FOR
HIGH SCHOOL JUNIORS

JUNE 15-20, 2026- WASHINGTON, D.C.

PRECO will select 2
students to attend
Washington, D.C.
**All expenses
paid!**

DEADLINE TO APPLY
IS JAN 16

For more info, please visit
www.PRECO.coop and Youthtour.coop

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



INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Summer Woods CDD

Bill to
Nancy Bregg
Summerwoods CDD
3434 Colwell Ave
Tampa, Florida 33614

Ship to
Nancy Bregg
Summer Woods CDD
3434 Colwell Ave, Suit 200
Tampa, Florida 33614

RECEIVED
10/22/25

Invoice details

Invoice no.: 31104
Terms: Due on receipt
Invoice date: 08/26/2025
Due date: 08/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Target Area: *From exit 229 on I-75 11205 Daybreak Glen. Scope of Work: *There are 250 holes between the sidewalks and the streets throughout the community, left by removing light posts. *Install fill dirt to pack each hole. *Cut up and remove 1 fallen palm tree.	1	\$9,500.00	\$9,500.00

Total \$9,500.00

Overdue 08/26/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Nancy Bregg
Summer Woods CDD
5755 Harrison Ranch Blvd
Parrish, Florida 34219

Ship to
Nancy Bregg
Summer Woods CDD
3434 Colwell Ave, Suit 200
Tampa, Florida 33614



Invoice details
Invoice no.: 31509
Terms: Due on receipt
Invoice date: 09/19/2025
Due date: 09/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.5.25 Front Controller-1 The system was inspected and found to be working correctly with good pressure. Repairs were made on zones 19, 22, and 24.			
2.		Sales	Tee feed	1	\$1.50	\$1.50
3.		Sales	6" Spray head	3	\$21.56	\$64.68
4.		Sales	Nozzle	4	\$2.88	\$11.52
5.		Sales	Drip Coupling	4	\$0.50	\$2.00
6.		Sales	Drip line	5	\$1.75	\$8.75
7.		Sales	1" Elbow	1	\$2.94	\$2.94
8.		Sales	3/4" Reducer	1	\$1.50	\$1.50
9.		Sales	Labor-Technician	20	\$65.00	\$1,300.00
Total						\$1,392.89

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Nancy Bregg
Summer Woods CDD
5755 Harrison Ranch Blvd
Parrish, Florida 34219

Ship to
Nancy Bregg
Summer Woods CDD
3434 Colwell Ave, Suit 200
Tampa, Florida 33614

RECEIVED
10/22/25

Invoice details
Invoice no.: 31535
Terms: Due on receipt
Invoice date: 09/23/2025
Due date: 09/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Fallen Tree Removal: Target Area: *Behind 11108 High Noon Trail. Scope of Work: *Removal of a fallen tree. *Debris removal, hauling, and dumping fees.	1	\$3,500.00	\$3,500.00

Total \$3,500.00

Overdue 09/23/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Nancy Bregg
Summer Woods CDD
5755 Harrison Ranch Blvd
Parrish, Florida 34219

Ship to
Nancy Bregg
Summer Woods CDD
3434 Colwell Ave, Suit 200
Tampa, Florida 33614

RECEIVED
10/22/25

Invoice details

Invoice no.: 31794
Terms: Due on receipt
Invoice date: 10/07/2025
Due date: 10/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Landscape Enhancement: Target Area: *Summerwoods Drive Scope of Work: *There are several large trees and limbs on Summerwood Dr entrance. *Remove any downed trees and limbs and haul away debris. *Includes all labor, hauling, and dump fees.	1	\$8,000.00	\$8,000.00

Total \$8,000.00

Overdue 10/07/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Nancy Bregg
Summer Woods CDD
5755 Harrison Ranch Blvd
Parrish, Florida 34219

Ship to
Nancy Bregg
Summer Woods CDD
3434 Colwell Ave, Suit 200
Tampa, Florida 33614

RECEIVED
10/22/25

Invoice details

Invoice no.: 31819
Terms: Due on receipt
Invoice date: 10/08/2025
Due date: 10/08/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 9.22.25 Controller-1 Repairs on zones 22 & 24.			
2.		Sales	1" 1/4 Slip Fix	1	\$18.75	\$18.75
3.		Sales	1" 1/4 Coupling	1	\$2.25	\$2.25
4.		Sales	1"x1" 1/4 Reducer	2	\$4.75	\$9.50
5.		Sales	Feet Drip	10	\$1.00	\$10.00
6.		Sales	6" Spray head	4	\$21.56	\$86.24
7.		Sales	Labor-Technician	4	\$65.00	\$260.00

Total \$386.74

Overdue 10/08/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Nancy Bregg
Summer Woods CDD
5755 Harrison Ranch Blvd
Parrish, Florida 34219

Ship to
Nancy Bregg
Summer Woods CDD
3434 Colwell Ave, Suit 200
Tampa, Florida 33614

RECEIVED
10/22/25

Invoice details
Invoice no.: 31856
Terms: Due on receipt
Invoice date: 10/09/2025
Due date: 10/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 10.7.25 Controller-3 The rotor zones on the Front Entrance were stuck. We inspected the valve, tested it, and confirmed that it was functioning correctly.			
2.		Sales	Tracking and Diagnostic	4	\$65.00	\$260.00

Total \$260.00

Overdue 10/09/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Nancy Bregg
Summer Woods CDD
5755 Harrison Ranch Blvd
Parrish, Florida 34219

RECEIVED
11/05/25

Ship to
Nancy Bregg
Summer Woods CDD
3434 Colwell Ave, Suit 200
Tampa, Florida 33614

Invoice details
Invoice no.: 31863
Terms: Due on receipt
Invoice date: 10/10/2025
Due date: 10/10/2025

RECEIVED
11/05/25

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 10.1.25 Controller-1 During the system inspection, two broken spray heads located next to the sidewalk were replaced.			
2.		Sales	6" Spray head	2	\$21.56	\$43.12
3.		Sales	Labor-Technician	6	\$65.00	\$390.00

Total \$433.12

Overdue 10/10/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Nancy Bregg
Summer Woods CDD
5755 Harrison Ranch Blvd
Parrish, Florida 34219

Ship to
Nancy Bregg
Summer Woods CDD
3434 Colwell Ave, Suit 200
Tampa, Florida 33614



Invoice details
Invoice no.: 31864
Terms: Due on receipt
Invoice date: 10/10/2025
Due date: 10/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 10.1.25 Controller-1 Replaced 3 spray heads and repaired cut drip lines in front of the Clubhouse. The rest of the system was running well.			
2.		Sales	6" Spray head	3	\$21.56	\$64.68
3.		Sales	Drip Coupling	4	\$0.50	\$2.00
4.		Sales	Drip Line	10	\$1.75	\$17.50
5.		Sales	Labor-Technician	4	\$65.00	\$260.00

Total \$344.18

Overdue 10/10/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Nancy Bregg
Summer Woods CDD
5755 Harrison Ranch Blvd
Parrish, Florida 34219

Ship to
Nancy Bregg
Summer Woods CDD
3434 Colwell Ave, Suit 200
Tampa, Florida 33614



Invoice details

Invoice no.: 31928
Terms: Due on receipt
Invoice date: 09/01/2025
Due date: 09/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Grounds Maintenance Services	Mowing & Detail Services	1	\$22,500.00	\$22,500.00
2.		Horticulture	Fertilization	1	\$1,200.00	\$1,200.00
3.		Horticulture	Pest Control	1	\$300.00	\$300.00
4.		Irrigation Repair	Irrigation System Inspection	1	\$1,000.00	\$1,000.00

Total \$25,000.00

Overdue 09/01/2025

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to
Nancy Bregg
Summer Woods CDD
5755 Harrison Ranch Blvd
Parrish, Florida 34219

Ship to
Nancy Bregg
Summer Woods CDD
3434 Colwell Ave, Suit 200
Tampa, Florida 33614



Invoice details

Invoice no.: 31929
Terms: Due on receipt
Invoice date: 10/01/2025
Due date: 10/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Grounds Maintenance Services	Mowing & Detail Services	1	\$22,500.00	\$22,500.00
2.		Horticulture	Fertilization	1	\$1,200.00	\$1,200.00
3.		Horticulture	Pest Control	1	\$300.00	\$300.00
4.		Irrigation Repair	Irrigation System Inspection	1	\$1,000.00	\$1,000.00

Total \$25,000.00

Overdue 10/01/2025

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

Invoice

Date	Invoice #
11/2/2025	INV0000104460

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
10/30/25

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,789.75	\$1,789.75
Administrative Services	1.00	\$447.50	\$447.50
Dissemination Services	1.00	\$666.67	\$666.67
Email Accounts, Admin & Maintenance	3.00	\$20.00	\$60.00
Financial & Revenue Collections	1.00	\$357.92	\$357.92
Landscape Consulting Services	1.00	\$1,000.00	\$1,000.00
Management Services	1.00	\$1,998.50	\$1,998.50
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$6,420.34
	Total		\$6,420.34

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

Invoice

Date	Invoice #
11/7/2025	INV0000104600

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
11/0625

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

[illegible]

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

Invoice

Date	Invoice #
11/1/2025	INV0000104794

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
10/12/25

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Subtotal			\$50.00
Total			\$50.00



INVOICE

Summer Woods CDD
2700 S. Falkenburg Rd. Suite 2745
Riverview FL 33578
United States

RECEIVED
10/23/25

Invoice # INV-SN-1091
Invoice Date: 10/22/2025
Due Date: 11/21/2025
PO#:

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
Subtotal:		\$384.38
Tax Total:		
Total:		\$384.38
Amount Paid:		\$0.00
Direct Deposit Instruction:		Amount Due: \$384.38

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

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

Invoice

10/10/2025

1768

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

RECEIVED
10/10/25

P.O. No.	Terms	Due Date	Rep
SUPPLIES	Net 20	10/30/2025	

ORDER:7911695126 DATED:090125

85.09

ITEMS: (1cs) 55-60 Gal Trash Bags ,(1cs) Multifold Paper Towels.

Sales Tax (0.0%) \$0.00

Total \$85.09

Balance Due \$85.09

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

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

Invoice

11/4/2025

1815

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

RECEIVED
11/04/25

P.O. No.	Terms	Due Date	Rep
SUPPLIES	Net 20	11/24/2025	

ORDER:7667295697 DATED:102325

135.33

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

Sales Tax (0.0%) \$0.00

Total \$135.33

Balance Due \$135.33

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

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

Invoice

11/1/2025 88850

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

RECEIVED
11/03/25

P.O. No.	Terms	Due Date	Rep
	Net 10	11/10/2025	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



RECEIVED
NOV - 6 2025

00

ACCOUNT SUMMARY

BY:

Credit Limit \$10,000.00
Credit Available \$9,581.00
Statement Closing Date October 31, 2025
Days in Billing Cycle 31
Previous Balance \$355.04
Payments & Credits \$355.04
Purchases & Other Charges \$375.26
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$375.26
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 \$375.26
Minimum Payment Due \$375.26
Payment Due Date November 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$355.04-
10/27	10/27	F1515009C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	355.04-
		JAMIE LEE	TOTAL	\$375.26
10/03	10/03	55432868L63F824WL	LOWES #03453* PARRISH FL	53.08
			MCC: 5200 MERCHANT ZIP: 34219	
10/13	10/13	55432868Y5XFEKE4R	LOWES #03453* PARRISH FL	62.79
			MCC: 5200 MERCHANT ZIP: 34219	
10/23	10/23	55432869860M0PG1Z	LOWES #03453* PARRISH FL	50.78
			MCC: 5200 MERCHANT ZIP: 34219	
10/24	10/24	554328699610049F2	LOWES #03453* PARRISH FL	57.65
			MCC: 5200 MERCHANT ZIP: 34219	
10/24	10/24	555062999F9VLPYZB	FASTSIGNS 178301 RIVERVIEW FL	127.44

Transactions continued on next page

1080 0001 TVH 001 7 31 251031 0 PAGE 1 of 2 10 1515 0000 BASE 412

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

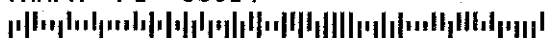
Account Number:
Payment Due Date November 25, 2025
New Balance \$375.26
Minimum Payment Due \$375.26
Past Due Amount \$0.00

Amount Enclosed:

\$

Make Check
Payable to:

00
SUMMER WOODS COMMUNITY DEVELOPMENT
3434 COLWELL AVE SUITE 200
TAMPA FL 33614



412

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716



00037526000375262

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.

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/27	10/27	55432869Q61ZF09QG	MCC: 7338 MERCHANT ZIP: 33578 LOWES #03453* PARRISH FL MCC: 5200 MERCHANT ZIP: 34219	23.52
		MICHELLE WHITE	TOTAL	\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$375.26 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$4.55	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.94	\$0-\$500,000 = 0.25%
New Cashback Balance	\$5.49	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Mar 2026	\$1,500,001-\$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.

**Summer Woods CDD
Clubhouse Credit Card
10/01/25-10/31/25**

*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	
10/03/25	Lowe's	Ant Bait, Sign Installation Kit, Splash Pad Supplies	(53.08)	-53.08
10/13/25	Lowe's	Paint & Painting Supplies	(62.79)	-62.79
10/23/25	Lowe's	Cleaner & Gas for Blower	(50.78)	-50.78
10/24/25	Lowe's	Splash Pad Pavers & Supplies	(57.65)	-57.65
10/24/25	Fast Signs	Clubhouse Signs	(127.44)	-127.44
10/27/25	Lowe's	Rubber Mallet for Pavers	(23.52)	-23.52
	TOTAL	001-10102	(375.26)	(375.26)

Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Friday, October 3, 2025 7:46 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.

Good morning.

Purchased items to install sign, kill ants, and sweep of the rocks at the splash pad

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

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

Date: Fri, Oct 3, 2025 at 7:43 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 # : 917818758

Order # : 202510033453917818758

Order Date : 10/03/25 07:43:28



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

RAID 8-CT ANT BAIT	\$ 6.98
--------------------	---------

Item #: 116730

1 @ 6.98

RMAID 24-IN FBR GLASS MS	\$ 35.98
--------------------------	----------

Item #: 2423257

1 @ 35.98

SAKRETE 50-LB FAST-SET CO	\$ 6.65
---------------------------	---------

Item #: 132109

1 @ 6.65

Invoice 94599 Subtotal	\$ 49.61
-------------------------------	-----------------

Invoice 94599 Subtotal	\$ 49.61
-------------------------------	-----------------

Subtotal	\$ 49.61
-----------------	-----------------

Total Tax	\$ 3.47
------------------	----------------

Total	\$ 53.08
--------------	-----------------

Total # of items purchased: 3

Excludes fees, services and special order items

Payment: MC ending in 7233	\$ 53.08
-----------------------------------	-----------------

AuthTime	10/03/25 07:43:11
-----------------	-------------------

AuthCD	003983
---------------	--------

REFID	345324599598
--------------	--------------

AID	A0000000041010
------------	----------------

TVR	0000008001
------------	------------

Customer Code	summerwood
----------------------	------------

Order Date	10/03/25 07:43:28
-------------------	-------------------

Store #	3453
----------------	------

Terminal #	24
-------------------	----

Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Monday, October 13, 2025 9:07 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.

Tracy,

Hope your weekend was amazing. Please see the attached receipt.

Jamie

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

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

Date: Mon, Oct 13, 2025 at 7:37 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 # : 553929365

Order # : 202510133453553929365

Order Date : 10/13/25 07:37:15



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

HVY KNOCKDOWN STENCIL	\$ 12.88
-----------------------	----------

Item #: 5990713

1 @ 12.88

10.1-OZ SIKA GRY CRACKFLX	\$ 10.98
---------------------------	----------

Item #: 759020

1 @ 10.98

QLT 5-IN MARGIN TROWEL PL	\$ 8.68
---------------------------	---------

Item #: 787727

1 @ 8.68

PURDY 18-IN NEST PAINT TR	\$ 15.98
---------------------------	----------

Item #: 1034403

1 @ 15.98

0.5-CU FT PAVER SAND	\$ 10.16
----------------------	----------

Item #: 71359

2 @ 5.08

Invoice 77940 Subtotal	\$ 58.68
-------------------------------	-----------------

Invoice 77940 Subtotal	\$ 58.68
-------------------------------	-----------------

Subtotal	\$ 58.68
-----------------	-----------------

Total Tax	\$ 4.11
------------------	----------------

Total	\$ 62.79
--------------	-----------------

Total # of items purchased: 6
Excludes fees, services and special order items

Payment: MC ending in 7233	\$ 62.79
AuthTime	10/13/25 07:36:52
AuthCD	013266
REFID	345325940686
AID	A0000000041010
TVR	0000008001
Customer Code	pool fix and paint supply
Order Date	10/13/25 07:37:15
Store #	3453
Terminal #	25

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 ** YOUR ID #779404 345372 862243 ** ** 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 Lowe's.com/returns

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT
LOWES.COM/PRICEPROMISE

[My Account](#) | [Contact Us](#) | [Find a Store](#) | [Privacy Statement](#) | [Billing Policy](#)



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



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

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[My Account](#)

Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Thursday, October 23, 2025 9:47 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.

Tracy,

Good morning! Here is a receipt for cleaner and gas for the leaf blower.

Jamie

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

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

Date: Thu, Oct 23, 2025 at 9:45 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 # : 270734198

Order # : 203453295251272847

Order Date : 10/23/25 09:45:06



Item	Price
HUSQVARNA 110-FL OZ PRE-M	\$ 34.98
Item #: 869078	
1 @ 34.98	
<hr/>	
30 SECOND 1-GAL OUTDOOR C	\$ 12.48
Item #: 123109	
1 @ 12.48	
Invoice 91813 Subtotal	\$ 47.46
<hr/>	
Invoice 91813 Subtotal	\$ 47.46
Subtotal	\$ 47.46
Total Tax	\$ 3.32
Total	\$ 50.78
<hr/>	
Total # of items purchased: 2	
Excludes fees, services and special order items	
<hr/>	
Payment: MC ending in 7233	\$ 50.78
AuthTime	10/23/25 09:44:52
AuthCD	023201
REFID	345325813260
AID	A0000000041010
TVR	0000008001
Customer Code	summerwoods
Order Date	10/23/25 09:45:06
Store #	3453
Terminal #	25

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

[START SURVEY](#)

Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Friday, October 24, 2025 8:45 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.

good morning. I am starting to work on the splash pad pavers and around the pool. I didn't buy a bunch of the bags, but I will need to throughout the remainder of the month probably.

Jamie

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

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

Date: Fri, Oct 24, 2025 at 8:43 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 # : 97808224

Order # : 203453296251273846

Order Date : 10/24/25 08:43:41



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

LOWES PADDED PALM PVC LG	\$ 19.98
--------------------------	----------

Item #: 6799175

1 @ 19.98

0.5-CU FT PAVER BASE (655	\$ 21.92
---------------------------	----------

Item #: 100166

4 @ 5.48

KOBALT 5-PAT HOT WATER (-	\$ 11.98
---------------------------	----------

Item #: 6268140

1 @ 11.98

Invoice 95628 Subtotal	\$ 53.88
-------------------------------	-----------------

Invoice 95628 Subtotal	\$ 53.88
-------------------------------	-----------------

Subtotal	\$ 53.88
-----------------	-----------------

Total Tax	\$ 3.77
------------------	----------------

Total	\$ 57.65
--------------	-----------------

Total # of items purchased: 6
Excludes fees, services and special order items

Payment: MC ending in 7233	\$ 57.65
-----------------------------------	-----------------

AuthTime	10/24/25 08:43:28
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AuthCD	024777
---------------	--------

REFID	345325628834
--------------	--------------

AID	A0000000041010
------------	----------------

TVR	0000008001
------------	------------

Customer Code	splah pad
----------------------	-----------

Order Date	10/24/25 08:43:41
-------------------	-------------------

Store #	3453
----------------	------

Terminal #	25
-------------------	----



9431 US Highway 301 S.
Riverview, FL 33578
(813) 999-2219

We are SERVICE oriented!
<http://www.fastsigns.com/2448>

PAID
IN
FULL

INVOICE
2448-3478

Payment Terms: Payment Upon Completion

Created Date: 10/10/2025

DESCRIPTION: ATTENTION SUMMERWOODS PATRONS ONLY SIGN (2)

Bill To: Summer Woods CDD
3434 Colwell Avenue
Tampa, FL 33614
US

Pickup At: FASTSIGNS of Riverview, FL
9431 US Highway 301 S.
Riverview, FL 33578
US

Ordered By: Jamie Lee
Email: maintenance.rizzeta@gmail.com
Cell Phone: (217) 621-8203

Salesperson: Thomas Green

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Maxmetal- 3mm White, 24W"x18H"(2) SS	2	\$57.545	\$115.09	\$115.09
1.1.1	Max Metal 3mm - Max Metal/ACM 3mm				
1.1.2	Avery Dennison 2903 (Cal) - Avery Dennison 2903 (Cal)				
1.1.3	OL ARLON 3420G GLOSS CLEAR (Cal) - ARLON 3420G GLOSS CLEAR (Cal)				
Subtotal:					\$115.09
Taxable Amount:					\$115.09
Taxes:					\$8.64
Grand Total:					\$123.73
Amount Paid:					\$123.73
BALANCE DUE:					\$0.00
Total Paid with Surcharge					\$127.44

TRANSACTIONS			
Date	Type	Amount	Surcharge Fee
10/24/2025	MasterCard (Online) - 7233	\$123.73	\$3.71

Thank you for your business.
This FASTSIGNS location is independently owned and operated.

Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Monday, October 27, 2025 9:37 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.

Rubber mallet for setting the pavers

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

From: Lowe's Home Improvement <do-not-reply@receipt.lowes.com>
Date: Mon, Oct 27, 2025 at 9:23 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 # : 714008784
Order # : 203453299251277119
Order Date : 10/27/25 09:23:40



Item	Price
KB 32-OZ DOUBLE SDED RBBE	\$ 21.98

Item #: 5144472

1 @ 21.98

Invoice 79796 Subtotal \$ 21.98

Invoice 79796 Subtotal \$ 21.98

Subtotal \$ 21.98

Total Tax \$ 1.54

Total \$ 23.52

Total # of items purchased: 1
Excludes fees, services and special order items

Payment: MC ending in 7233 \$ 23.52

AuthTime 10/27/25 09:23:27

AuthCD 027611

REFID 345309796069

AID A0000000041010

TVR 0000008001

Customer Code pavers

Order Date 10/27/25 09:23:40

Store # 3453

Terminal # 9

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 ** YOUR ID #797969 345323 004225 ** ** 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

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 regular meeting of the Board of Supervisors of the Summer Woods Community Development District was held on **Thursday, December 4, 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:

Rachel Wilborn	District Manager, Rizzetta & Company, Inc.
Sam Smith	District Manager, Rizzetta & Company, Inc.
Bennett Davenport	District Council, Kutak Rock LLP
John Fowler	LIM, Rizzetta & Company, Inc
Adam Bonney	Representative, Complete IT
Andy Nott	Representative, Superior Waterway

Audience	Present
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FIRST ORDER OF BUSINESS	Call to Order
--------------------------------	----------------------

Ms. Welborn called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS	Public Comment
---------------------------------	-----------------------

The Board heard comments on landscape, lights and fencing.

THIRD ORDER OF BUSINESS	Staff Reports
--------------------------------	----------------------

A. Landscape Inspection Report and Responses

Mr. Fowler reviewed his report with the board.

B. Aquatics Report

Mr. Nott presented his report.

C. District Engineer

The District Engineer was not present.

D. District Counsel

Mr. Davenport went over his report. Mr. Davenport explained the proposal for the engineer retained by the District in connection with the ongoing lighting dispute.

On a Motion by Mr. Johnson, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors approved MKA Proposal in the amount of \$5000.00, for the Summer Woods Community Development District.

E. District Manager Report

Ms. Welborn advised the next meeting is February 5, 2025, at 6:00 p.m.

FOURTH ORDER OF BUSINESS

**Review of the Financial Statement for
September and October 2025**

Ms. Welborn presented Financial Statements for September and October 2025

On a Motion by Mr. Ruxton, seconded by Mr. Flynn, with all in favor, the Board of Supervisors approved the September and October financial reports for the Summer Woods Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for
September and October 2025**

Ms. Welborn presented Financial Statements for September and October 2025 and answered questions from the Board.

On a Motion by Mr. Ruxton, seconded by Mr. Flynn, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for September (\$130,418.01) and October 2025 (\$76,501.69), for the Summer Woods Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
October 2, 2025**

On a Motion by Mr. Ruxton, seconded by Mr. Flynn, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on October 2, 2025, as presented, for the Summer Woods Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01,
Ratifying the Amendment of the FY
2024-2025 Budget**

Mr. Davenport explained the resolution and the need for an amendment to the previous year's fiscal budget.

On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board adopted Resolution 2026-01, Ratifying the Amendment of the FY 2024-2025 Budget, for the Summer Woods Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of the 3rd Quarter
Website Audit**

Ms. Welborn presented the 3rd quarter website audit.

On a Motion by Mr. Flynn, seconded by Mr. Ruxton, with all in favor, the Board, approved the 3rd quarter website audit as presented, for the Summer Woods Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Security
Monitoring Proposal**

On a Motion by Mr. Sigman, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors approved the Complete IT security monitoring proposal as presented, for the Summer Woods Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
the 2026 General Election Notice**

Mr. Davenport explained the resolution and notified all present of the date of the 2026 general election and the dates for the qualifying period.

On a Motion by Mr. Ruxton, seconded by Mr. Sigman, with all in favor, the Board of Supervisors adopted Resolution 2026-02, the general election notice, for the Summer Woods Community Development District.

TWELFTH ORDER OF BUSINESS

**Ratification of Owens Electric agreement
for the Removal of the Lights.**

On a Motion by Mr. Sigman, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors ratified the Owens Electric agreement for the removal of lights, for the Summer Woods Community Development District.

THIRTEETH ORDER OF BUSINESS

Supervisor Comments

No requests were presented.

FOURTEETH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Sullivan, seconded by Mr. Johnson, with all in favor, the Board, Adjourned the Meeting at 7:17 p.m., for the Summer Woods Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 8



Access Control

(Side Gate)

Prepared for: Summerwoods CDD

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

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203



- Your Technology Professionals -
Sales, Training, & Support

Hi Summerwoods CDD,

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

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



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

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



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

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



Camera Systems (CCTV)

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

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



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

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



Access Control & **Proptech Solutions** for the Built World

A Simpler Way
**to Manage &
Understand**
Your Space

Simply Powerful. Powerfully Simple.

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

One Platform to Manage Your Portfolio

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

Provide More Choice & Flexibility

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

Putting More Insights in Sight

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

Brivo Leads the Way



23+ MILLION
USERS AND GROWING



10+ YEARS
OF CYBER AUDITS

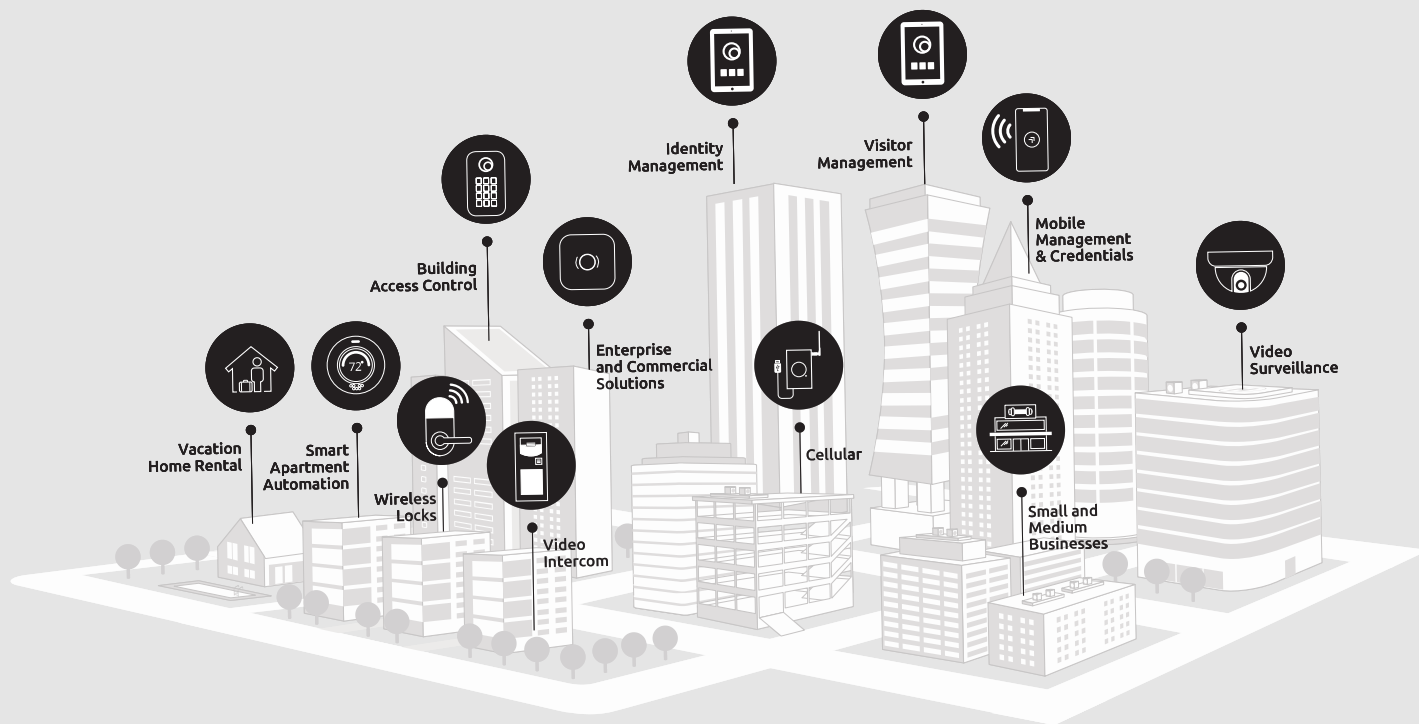


GLOBAL REACH
SECURING FACILITIES
IN **40+ COUNTRIES**

FORTUNE
500

SECURING **200**
FORTUNE 500
CUSTOMERS

Brivo is Smart Solutions for Any Business



ENTERPRISE SOLUTIONS

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



MULTIFAMILY SOLUTIONS

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



COMMERCIAL REAL ESTATE

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



SMALL BUSINESS SOLUTIONS

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



VACATION RENTAL

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



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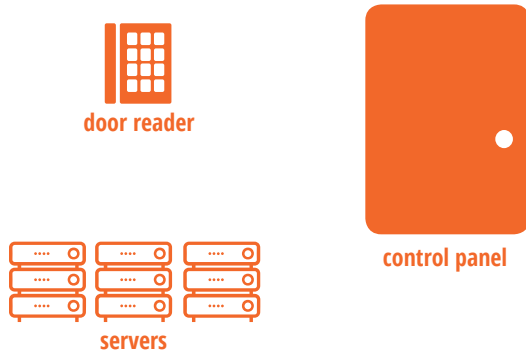
Contact us:
sales@brivo.com
1.833.462.7486



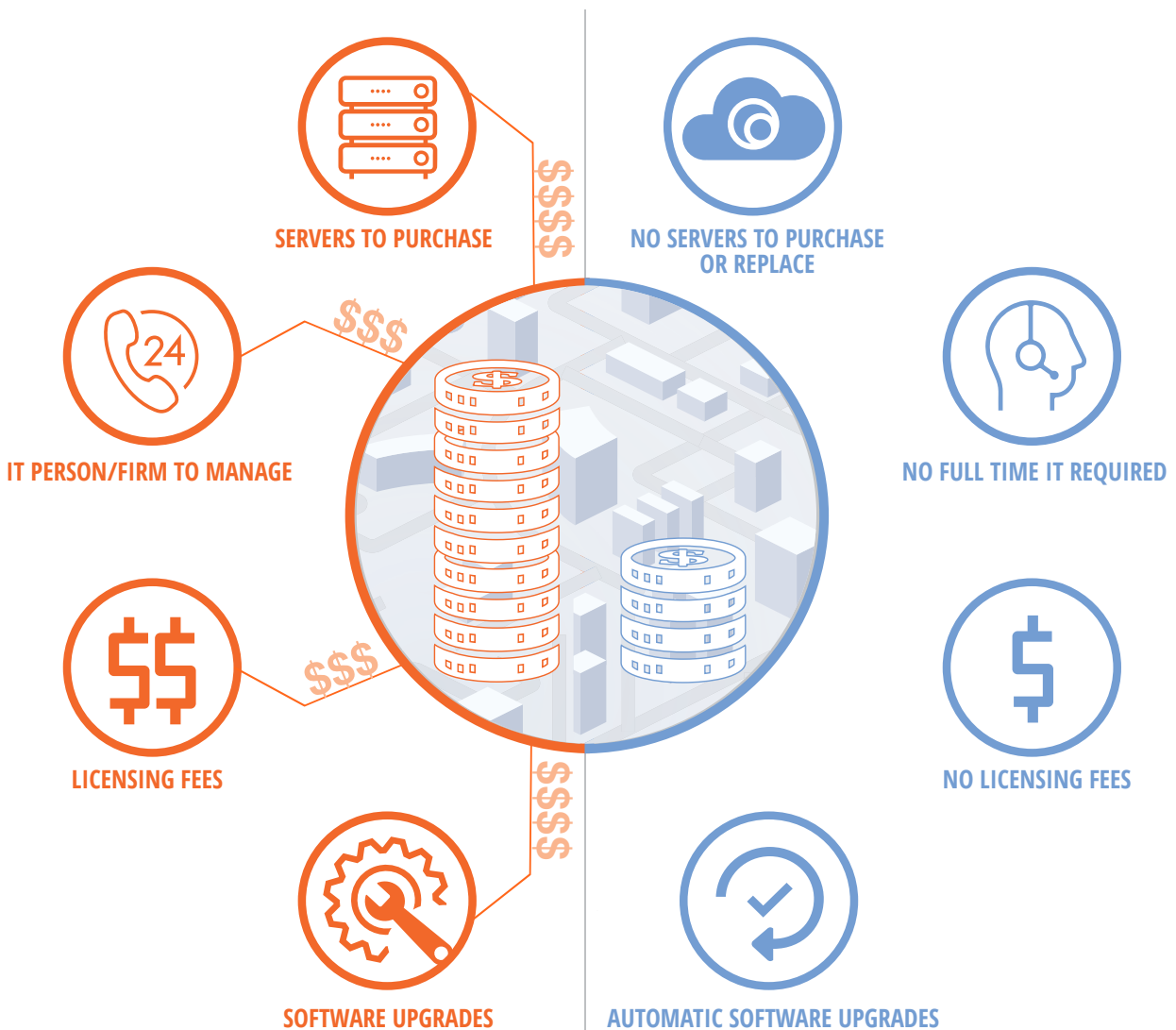
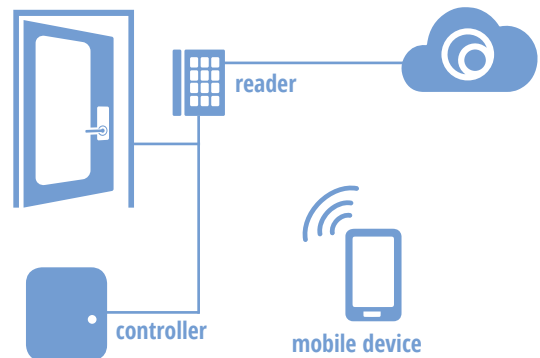
OLD WAYS DON'T SECURE NEW DOORS

TIME TO UPDATE YOUR ELECTRONIC ACCESS CONTROL

THE OLD WAY



THE BRIVO WAY



LIMITATIONS

OUR BENEFITS

SECURITY RISK

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



BETTER SECURITY

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

LIMITED FLEXIBILITY

You need to be onsite to lock or open doors



FLEXIBILITY

Secure or open doors from anywhere on your mobile device

LIMITED SCALABILITY

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

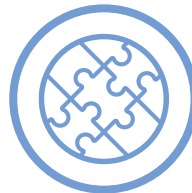


UNLIMITED SCALABILITY

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

INTEGRATIONS ARE NON-EXISTENT

No ability to integrate with other systems



INTEGRATE WITH KEY SYSTEMS

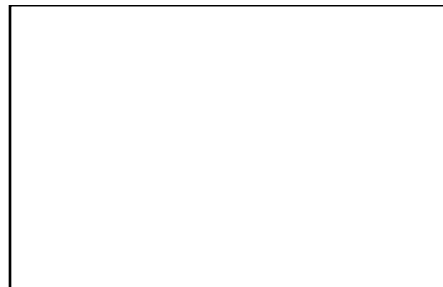
Including alarms and surveillance cameras

WHY BRIVO

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



Contact your local Brivo dealer to request additional information.





THE SMARTER WAY TO OPEN DOORS

Brivo Mobile Pass Credential



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

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

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

Give users a more secure credential than traditional access cards.



A Credential That Meets Your Needs

Convenient, multi-site access in one app

Instant credentialing for authorized users

Biometrics to verify true identity

Secure credential storage

Managed directly from Brivo Access

Easy to use and install

Your phone is your badge



Complete I.T. Access Control Proposal

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

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

Estimated Project Total \$6,928.00

Software Licenses:

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

Monthly Licensing/Service \$61.00

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

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

2. Estimated Timeline for Completion

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

3. Price Adjustments

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

4. Non-Payment & Late Fees

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

5. Service Contract Duration & Termination

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

6. Supplemental & Emergency Services

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

7. Technician Time Rates

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

8. Support Request Methods

Customers may submit support requests by:

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

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

9. Refund Policy

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

10. Manufacturer Warranties & Exclusions

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