Rizzetta & Company

Summer Woods
Community Development District

Board of Supervisors' Meeting
July 30, 2026

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

www.summerwoodscdd.org

Professionals in Community Management

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	Sam Stevens	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 **7/29/2026**
Summer Woods Community
Development District

Call In # 321-754-9488 Conf ID: 160 911 459#

REVISED FINAL AGENDA

Dear Board Members:

The Public Hearing and regular meetings of the Board of Supervisors of Summer Woods Community Development District will be held on **Thursday, July 30, 2026, at 6:00 p.m**. at the Harrison Ranch Clubhouse, **located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219**. The following is the tentative agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **STAFF REPORTS**
   - **A.** Landscape Inspection Report and Responses ..... Tab 1
     - **1.** Consideration of Redtree Proposal for Stump Grind and Removal Proposal ..... Tab 2
     - **2.** Ratification of Redtree Proposals for Landscape Maintenances ..... Tab 3
   - **B.** Aquatics Report ..... Tab 4
   - **C.** District Engineer
   - **D.** District Counsel
   - **E.** District Manager Report
4. **BUSINESS ITEMS**
   - **A.** Public Hearing for Fiscal Year 2026-2027 Final Budget
     - **1.** Public Comments on the Fiscal Year 2026-2027 Final Budget
     - **2.** Consideration of Resolution 2026-05; Approving Fiscal Year 2026-2027 Final Budget ..... Tab 5
   - **B.** Public Hearing for Fiscal Year 2026-2027 Levying Fiscal Year 2026-2027 O&M Assessments
     - **1.** Public Comments on Levying O&M Assessments
     - **2.** Consideration of Resolution 2026-06; Levying Fiscal Year 2026-2027 O&M Assessments ..... Tab 6
   - **C.** Consideration of Resolution 2026-07; Approving Fiscal Year 2026-2027 Schedule ..... Tab 7
   - **D.** Consideration of Resolution 2026-08; Declaring Board Seat Vacancy 2026 ..... Tab 8
   - **E.** Consideration of Complete IT Camera Proposal ..... Tab 9
   - **F.** Ratification of Cooper Pools Proposal #739 for Installation and Removal of Grids ..... Tab 10
   - **G.** Ratification of Cooper Pools Proposal #738 for Installation & Removal of Light Ring ..... Tab 11
   - **H.** Ratification of Cooper Pools Proposals #584, #1009, and #1031 for Pool Maintenance ..... Tab 12

I. Ratification of Cooper Pools Proposals #1091 ADA Replacement Part or New ADA Chair.....Tab 13
J. Ratification of Cooper Pools Proposal #1124 for Splash Pad Toro Valve & Autofill Float Assembly Replacement.....Tab 14

5. BUSINESS ADMINISTRATION

A. Consideration of the Financial Report for April through June 2026.....Tab 15
B. Consideration of Operation & Maintenance Expenditures for May and June 2026.....Tab 16
C. Consideration of the Board of Supervisors' Meeting Minutes for May 28, 2026.....Tab 17
D. Ratification of the Financial Audit Report for Fiscal Year 2025.....Tab 18

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,
Sam Stevens
Sam Stevens
District Manager

Tab 1

SUMMER WOODS

COMMUNITY ASSET MANAGEMENT REPORT



May 12, 2026

Rizzetta & Company

Haley Pryor - Community Asset Manager

Rizzetta & Company
Professionals in Community Management

Summary/Summerwoods Dr.

General Updates, Recent & Upcoming Maintenance Events

❑ Fertilization application for May is the last scheduled event until October 2026. The May quantities are as follows: St Augustine – 15/50lb bgs, Bahia – **10**/50lb/bgs, Ornamentals – **15**/50lb bgs, Palms – **1**/50lb bag.

The following are action items for RedTree 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 Staff. **Bold underlined is information or questions for the BOS.**

1. At the Moccasin Wallow entrance on Summerwoods Dr., South ROW, the turf is struggling while construction is in progress and utility or work trucks are driving up on the curb. This photo is for documentation and future reference. Please be sure to include Summerwoods Dr. in the fertilization event this month and update on irrigation status. (Pic 1) **- Fertilized with 18-0-10.**



2. When water restrictions are lifted, the turf in the second median on Summerwoods Dr., from the entrance, may need to be replaced in some sections. The patchy areas are also pitted and down to bare dirt so, grading and leveling will be necessary. Please monitor after fertilization and advise on improvement. (Pic 2>) **- Fertilized and is being monitored.**

3.

Please have the crews remove the Spanish moss from the bushes in the medians and along Summerwoods Dr. when they are trimming. It would make the beds look brighter and healthier. (Pic 3)





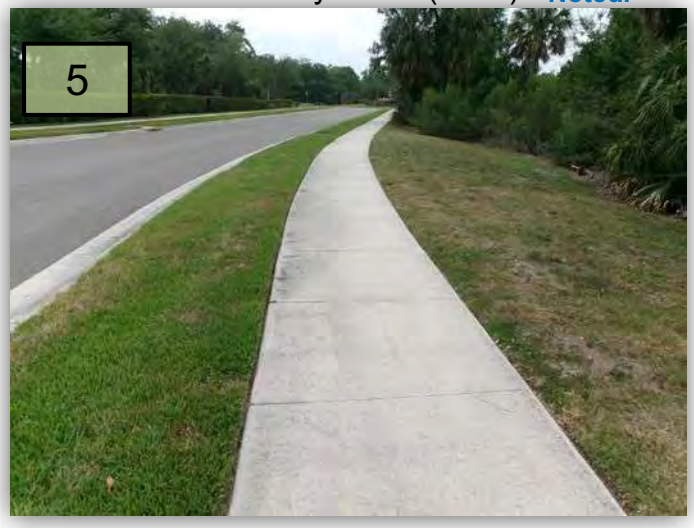
3 – Spanish moss has been removed.

Summerwoods Dr./Daybreak Glen

4. Please continue removing suckers and Spanish moss from Oak tress along Summerwoods Dr. North ROW. The small oak still has more moss than it should. (Pic 4)



5. The turf along both sides of Summerwoods Dr. is showing drought conditions with dry and patchy spots. Please continue to treat weeds and monitor after fertilization in May. Stressors besides water restrictions should be ruled out community wide. (Pic 5) **- Noted.**



6. The turf at the corners of Summerwoods Dr. and Daybreak Glen continues to show drought stress. Turf here was struggling before water restrictions so some areas may require turf replacement when irrigation is reliable and unrestricted. (Pics 6a&b>)

- This has been fertilized and is being monitored.

7. Behind the Firebush hedge, along Summerwoods Dr., North ROW, there is a drainage structured blocked by brush debris. Please have crew clear this grate so it is unobstructed. (Pic 7)







4 - Spanish moss has been removed from oak tree.

7 - Removed debris from drain.

Summerwoods Dr./ Daybreak Glen

8. The second median on Summerwoods Dr. looks manicured and well kept. Please have crew trim off the dead branches on the Arboricola that are reaching out from the bush. (Pic 8) **- Completed.**



9. The Palm in the second median is still showing no signs of life. The spear leaf is dead. Please have this on deck for removal. Please see proposal page. (Pic 9)



10. Along the empty water retention pond behind homeowner property lines, on Firefly Pl., another drainage structure needs to be cleared. The grate is blocked with dried pond mud. Please have crew scrape this off. It should lift easily and take less than 3 mins. (Pic 10>) **– Removed debris from drain.**

11. Along both sides of the security gate on Daybreak Glen, debris and tree straps need to be removed. Please have crews scan landscape beds along the fence and remove unnecessary stakes, straps, and brush laying around. (Pics 11a&b)







9 – Proposal submitted.

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11 - Tree straps have been removed.

12 – Noted.

Daybreak Glen/Amenity Center/Pond 18 trail

12. Documenting turf around the Amenity Center and roundabout median. Drought conditions are evident. Please continue to monitor before and after fertilization. (Pics 12a&b)





13. Please inspect, diagnose, and update on the health of Pine trees along Daybreak Glen, in front of the Amenity Center. While the trees may be naturally exfoliating, there could also be presence of Pitch Canker. (Pics 13a&b>)



14. A community wide inspection of all stake kits should be conducted. Removal of unnecessary stakes should take place and straps around the trunks require removal if the tree is outgrowing the strap. Please ensure health of the trees and prevent girdling which can kill trees of all species. **- In progress.**

15. Debris was left in the landscape bed in front of the Amenity Center. Please haul away.



16. Please trim the Oak trees at the dog park. Inside the fence, trees need Spanish Moss removed and canopies lifted to ensure safe clearance. **- Complete.**
17. The trail behind the Amenity Center needs to be maintained. There are multiple sections where tree branches and fronds are overextending onto the trail or hanging too low. **- All lower branches have been raised.**



13 – After inspection of the tree, it appears to be generally healthy, though there is some exfoliation visible. No signs of pitch canker but will monitor closely.

15 – Debris has been removed.

Daybreak Glen/Amenity Center/High Noon Tr.

18. The Palm fronds at the end of the trail, in front of the playground, need to be removed for safe clearance. (Pic 18) **- Removed and cleared.**



19. Please have mowing crews line trim drains for a tighter edge along the border. (Pic 19). **- Completed.**



20. The High Noon landscape beds across from Rain Lily have improved greatly. Debris clean up is still needed. There is a foot of debris at the floor of this palm. Please have crews perform regular maintenance and remove the aggressive viny weeds and unwanted invasive plants. (Pic 20>) **- Completed.**
21. Please inspect the pine trees in the beds at High Noon Trail as well. There could also be a disease or stressor here. These pines do not look the healthiest. (Pic 21>)
- Let's see if Pete can tell by the picture what is going on with the pine trees.

22. The turf along the sidewalks and surrounding the beds on High Noon are showing drought stress. Please treat for weeds and ensure fertilization. (Pic 22) **- Fertilized and treated weeds**





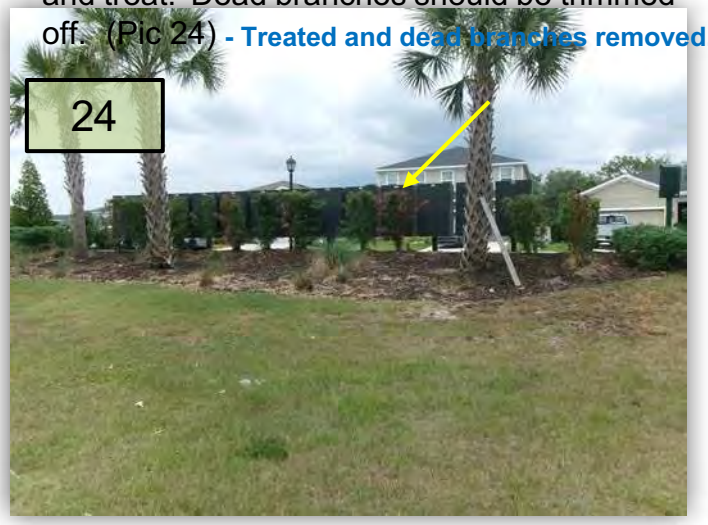


Daybreak Glen

23. Please inspect, diagnose, and treat the little tree in decline behind the mail kiosk on Daybreak Glen. This is the kiosk near Popcicle Crossing. (Pic 23)



24. Behind the mailboxes near Popcicle Crossing, the Podocarpus are declining in some sections. Please inspect, diagnose, and treat. Dead branches should be trimmed off. (Pic 24) **- Treated and dead branches removed.**



25. At the Daybreak Glen lift station near Snap Pop, and also at the mail kiosk, Brazilian Peppers are growing out of the trees. Please remove and cut out invasive species as close to the root as possible. Treat stump with an herbicide or it will continue to grow and become a nuisance. (Pics 25a&b>)

- Completed.

26. The turf by the mailbox kiosk near Snap Pop is crowded with dollar weed. Please treat for weeds. (Pic 26) **- Treated.**







23 – The tree is showing signs of significant decline, possibly due to root stress. Will be fertilized and fungicide will be applied. Will monitor closely over the next couple of

Daybreak Glen/Westernwoods Ave./The Cove

27. Please update on the Maple trees that line the sidewalk past the mailbox kiosk and the lift station. The top leaf loss could indicate the trees were planted too deep so inspection is needed by arborist. (Pic 27)



28. Remove dead plant material and debris from the bed with Indian Hawthorne. (Pic 28)



29. The landscaped areas by The Cove, the gated section on Westernwoods Ave, are getting overgrown again. Weeds are now 3-4 ft high and the definition of the beds are getting lost with lack of maintenance and edging. Please have crews spend time here this week and continue to maintain regularly like any other CDD maintained area in the community. (Pics 29a-c>) **- All weeds have been removed and sprayed.**

30. Remove the dead Ixora in the median before the gate on Westernwoods Ave. Weeds are also growing in the mulch so please have detail crews work on these medians as well as all side landscape beds.







27 - Maple tree has been inspected and is in severe decline, likely due to being planted too deep, and doesn't seem like it will recover. It is recommended to remove and plan to replace.

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28 – All dead plant material has been removed.

30 - Dead plants removed and weeds have been sprayed.

The Cove/Westernwoods Ave./Moccasin Wallow Rd.

30. Please have trash items and debris left behind removed from the bed outside of The Cove gates on the exit side. (Pic 31) **- Completed.**



31. On Westernwoods Ave, before Moccasin Wallow Rd., the first median needs the Crinum Lillies maintained. The hanging dead leaves make the bed look messy and unmaintained. The rest of the median looks good so this stands out even more. (Pic 32)

- Completed.



32. The Moccasin Wallow roadside beds are getting overrun with weeds. There are many suckers on trees as well so please have details crews spend time here and clear out weeds and suckers. (Pics 33a&b>)

- All suckers have been removed and weeds have been sprayed.

34. Check on the trees with little to no growth on the top. Some of these trees in the roadside beds appear to be in decline. They may be planted too low. (Pic 34)







34 – The trees were planted too deep. Will continue to monitor but will most likely need to be replaced.

Sawgrass Rd./Eventide Tr./Pond 16

35. A small tree is in decline on Sawgrass Rd. at the corner of Eventide Tr. Please have arborist check on this one as well. (Pic 35)



36. At the edge of Pond 16, along Sawgrass Rd., a species of bush are struggling to survive and they may be too far gone. There is no foliage or identifiable traits since the branches are dead. These are in a row behind the ornamental grasses. Please inspect and treat or remove dead plant material. There are at least 5 plants that need attention. (Pic 36a&b>)



37. Across Pond 16, a tree with no foliage may be in decline. Please inspect and diagnose accordingly. Update on findings and treatment.(Pic 37) **- Fertilizer has been applied and will continue to be monitored.**





35 – Tree was inspected and is in decline. It has been treated with fertilizer and will continue to be monitored.

36 – Treated and fertilized. All dead plant material removed.

Proposals

a. Please provide proposal to remove dead palm in the second median on Summerwoods Dr. After several months, it is clear the Palm will not be rejuvenating as the spear leaf is dead and no other live growth has occurred since first reported. Other palms have revived after cold damage and a proper waiting period was given. (Pic 1)



SUMMER WOODS

COMMUNITY ASSET MANAGEMENT REPORT



June 9, 2026

Rizzetta & Company

Haley Pryor - Community Asset Manager

Summary/Summerwoods Dr./Moccasin Wallow Rd.

General Updates, Recent & Upcoming Maintenance Events

- ❑ Fertilizer applications containing nitrogen and phosphorous are in the black out period and not allowed again until October 1st.
- ❑ Fakahatchee grasses need treatment for spider mites throughout the community.

The following are action items for RedTree 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 Staff. **Bold underlined is information or questions for the BOS.**

1. Documenting new irrigation structures at the Summerwoods Dr. entrance off Moccasin Wallow Rd. There is still major construction in progress that will affect landscaping at this entrance. (Pic 1) **- This has been noted.**



2. Now that the entrance side of Summerwoods Dr. is accessible along the fence line, there are several natural beds that are very overgrown. Please have crews work these areas along Moccasin Wallow Rd. to get them back to a manicured state. These clusters of vegetation are a mixture of volunteer palms and invasive plants that have not been maintained regularly. (Pic 2>)
3. Dead plant material along the Moccasin Wallow fence, west of the Summerwoods monument, needs to be removed. The Walter's Viburnum hedge is inconsistent and needs to be cleaned up. (Pics 3>)

4. Please continue to clear out the brush and debris behind the monument on Summerwoods. Dr.





2 - Dead palm fronds will be removed.

3 - This will be completed by next inspection.

4 - The brush has been removed and the area has been sprayed.

Summerwoods Dr./Daybreak Glen

5. The turf on both sides of the Summerwoods Dr. entrance has rejuvenated in some areas. There are multiple sections that are still patchy and not producing. Drought stress is clearly having an impact and new turf may be the only remedy once the water ban is lifted and construction is no longer a disruption. (Pic 5)



6. Please remove the two small Holly trees that are no longer viable on Summerwoods Dr. They are side by side on the north ROW before the exit onto Moccasin Wallow Rd. (Pic 6) **- Completed.**



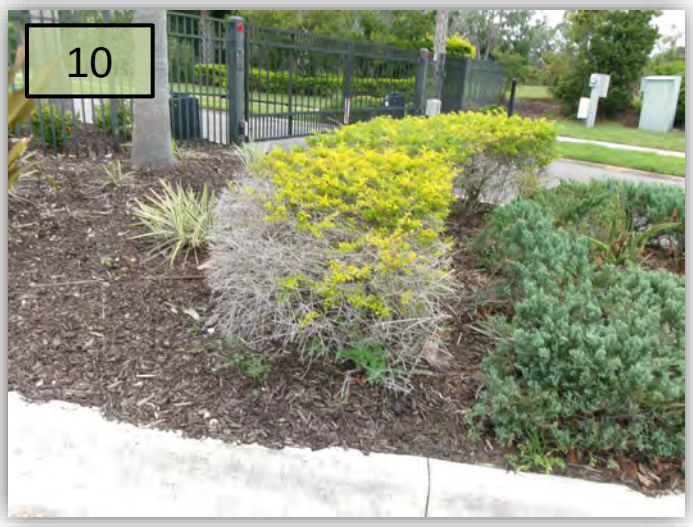
7. The Ixora in the second median bed need to be treated with fungicide. The foliage shows the spotting and stress associated with fungus.

- Ixora has been treated and fertilized.

8. Other Ixora placements also need to be treated for fungus. The median before the Daybreak Glen gate has the same symptoms. All Ixora in the community should be inspected and treated. (Pic 8)



9. Please treat the turf after the Daybreak Glen gate for weeds. Weed pressure is getting heavy here as they thrive in the drought conditions. **- Turf has been treated for weeds.**
10. Please pruned out the dead branches in the median inside the Daybreak Glen gate. (Pic 10) **- Completed.**



11. A Wax Myrtle behind the security gate needs to be removed. It has tipped over and uprooted. Please see proposal page.

- A proposal is in progress.

5 - This has been noted.

8 - All Ixora plants on the property have been treated for fungus.

Daybreak Glen

12. Behind the Daybreak Glen security fence, Sable Palms still have stake kits. Please inspect and remove if no longer needed. webbing straps are laying around in this same area and still attached to trees. Please have crews remove unnecessary items like this in plan beds and tree rings.

13. The Juniper in the median, and both sides of the Daybreak security entrance, are declining and may be past their prime. Please inspect and rule out pests or fungal stress. It may be time to replace this shrubbery but new installs during a drought is not recommended. (Pics 13a&b)





14. The mail kiosk in the gated portion has plant beds and tree rings that need de-weeding. Please have crews pull the weeds out of the mulch and expansion joints in sidewalks.
- All weeds have been pulled and sprayed.

15. The Fakahatchee grasses at the mail kiosk need to be treated for spider mites. The foliage is getting pale and yellowing. (Pic 15)



16. The Viburnum hedge along the fence at the Daybreak Glen cul-de-sac have dead placements that need to be removed. Thay have had plenty of time to revive after frost damage and they are no longer salvageable. Please treat the remaining hedge with a fungicide to combat the fungal spots seen on the leaves. (Pic 16)



12 - All stake kits have been removed.

13 - The Juniper has been treated and will continue to be monitored.

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15 - This area has been treated for spider mites.

16 - All dead plant material has been removed and the area has been treated for fungus.

Daybreak Glen/Moccasin Wallow Rd./Amenity Center

17. Please have the irrigation tested in the zone at the Daybreak Glen cul-de-sac. Even though we're in a drought, the watering allowance is crucial. The turf and hedge are struggling and fertilization from May needs water to be effective. The turf may also be fighting fungal growth. (Pic 17)



18. On the outside of the fence, along Moccasin Wallow Rd., there is dead plant material. Please inspect and remove as this outer hedge has declined in some sections. (Pic 18) **- All dead plant material has been removed.**



19. At the Amenity Center parking lot, a Viburnum has died out in the street facing row. It could be from car exhaust since the rest of the row looks healthy. Please remove and replace this planting. (Pic 19>).

20. Please inspect the pine trees in front of the Amenity Center. The stake kits may be needed but the trunk straps are too tight as the tree grows. This is causing deformation and could be lethal for the tree. These pines should be inspected by an arborist as they appear to be under stress and possible pitch canker. Please provide inspection results and remove unnecessary stake kits. (Pic 20)



21. The turf in the roundabout at the Amenity Center has benefitted from the Spring fertilization applications but there are still wide patches of dry and brown St. Augustine. Please monitor this roundabout for improvement and submit a proposal for full or partial replacement when irrigation is not restricted. For now, we can hold out and see if it recovers when rainfall picks up.



17 - This area has been investigated with no irrigation issues. The turf is suffering from the drought conditions.

19 - A work order is in progress.

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20 - After inspection, the pine trees appear to have no signs of disease. All unnecessary stake kits were removed.

21 - We will continue to monitor this area.

Amenity Center/Daybreak Glen

22. Prune and remove dead branches from the Indian Hawthorne on the left side of the Amenity Center. (Pic 22) **- Completed.**



23. Please continue removing unnecessary stake kits on Oaks, Pines, and even some of the Crape Myrtles around the Amenity Center. This is an effort to eliminate trauma to the trees from growing out of the center strap and girdling the trunks. (Pic 23)



24. Please raise the canopies of Oak trees along the nature trail that interfere with safe clearance. Some sections of the trail have branches reaching face height. **- Completed.**

25. Behind the splash pad enclosure, a group of Roebellini Palms have expired. They are no longer producing fronds. Please remove these and a new palm can be installed at a later date. (Pic 25>) **- Completed.**

26. Across from the Amenity Center, the other side of Daybreak Glen has vegetation overgrowth into the buffer. Please trim this back to the conservation edge. (Pics 26a&b)







23 - We will continue removing stake kits as necessary.

26 - All overgrowth has been trimmed back to the conservation edge.

High Noon Tr./Daybreak Glen

27. Irrigation needs to be checked at the landscape bed along High Noon Trail across from Rain Lily. A sprinkler head may be out or a malfunction of some kind. The turf in one spot is extremely dry. Please inspect and correct as needed. (Pic 27) **- This has been repaired.**



28. The landscape beds that abut homeowner property lines on High Noon Tr. need pine trees inspected on the East ROW. The trunk straps are choking the trunk and may be causing a deforming lean. Please have an arborist look at these and remove stake kits or adjust the strap cutting into the bark. (Pics 28a-c>) **- Completed.**



29. The CDD maintained hedge, adjacent to Daybreak Glen homeowner property line, had an irrigation line severed. The last Viburnum in the row is no longer viable and should be replaced by RedTree at no cost to the CDD. Please monitor the remaining plants for further decline and treat with a fungicide. (Pic 29)







29 - The irrigation line has been repaired and the Viburnum has been replaced. Redtree will continue to monitor the remaining plants for further decline and treat as needed.

Deadwood Ter./Westernwoods Ave./The Cove

30. Dead plant material in the beds that line Moccasin Wallow, at the cul-de-sac of Deadwood Ter., need to be cleared out and removed. Jasmine and Viburnum that are no longer producing need to be taken out. Irrigation needs to be checked for this zone. The soil here is very dry. (Pic 30)



31. Irrigation was running at 2:30pm on Daybreak Glen and Westernwoods Ave. Throughout The Cove and all the way to Moccasin Wallow Rd., drip lines were running with some sections busted and pouring water. An irrigation technician was dispatched and arrived within the hour. Repairs were made throughout multiple zones. Please monitor plant beds affected by the overwatering and address any issues found in the next few weeks.. (Pics 31a&b>)



32. On Westernwoods Ave, before Moccasin Wallow Rd., the Magnolia trees need to be inspected as they are on the decline. It's possible overwatering created root rot and deprived the trees of oxygen. The foliage turning brown is a sign so please monitor trees now that irrigation was repaired and adjusted. Trees not salvageable will need to be removed and replaced at no cost to the district. (Pic 32)



33. The Moccasin Wallow Rd, beds, before the Westernwoods Ave. turn, have dead shrubs that need removal and Viburnum that need to be treated with a fungicide. Please include cleaning up and removing the debris throughout the beds. **- Completed.**



30 - All dead plant material has been removed. Pending irrigation inspection.

31 - All irrigation timers have been adjusted and the drip line have been repaired.

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32 - The Magnolia was installed too deep which caused the roots to dry. A proposal can be made to have this replaced.

Daybreak Glen/Sawgrass Rd./Eventide Tr.

34. The mail kiosk on Daybreak Glen, by the Snap Pop intersection, is near an irrigation zone that needs to be checked out. Please update on the tech's findings here. The turf has areas that had oversaturation and may need to be treated with fungicide. (Pic 34)



35. Remove sprouts and suckers from the Crape Myrtles that line the beds by the lift station between Snap Pop and Eventide. Some of them are over 2ft tall and it would be nice to have that growth on the upper canopy.
- Completed.

36. Behind the lift station enclosure, the Fakahatchee grasses need to be treated for Spider Mites. The foliage is turning yellow and showing compromise and chlorophyl depletion. (Pic 36) **- This area has been treated.**



37. The irrigation at the lift station needs to ge inspected and corrected. Water is running in a few spots and the timer also may not be set correctly. (Pic 37) **- Timer has been adjusted.**



38. The landscape beds on the corner of Eventide Tr. and Sawgrass Rd. has some dead stems in the Jasmine. Please include these beds in detail work and remove dead plant material or prune out dead branches. (Pic 38) **- Completed.**



39. The total count on tree removals needed along Sawgrass Rd. is as follows. Palms-7, Cedars-15, Cypress-1 (at Pond 33). Please see proposal page.

- A proposal is in progress.

34 - Pending investigation.

Pond 16/Sawgrass Rd./Pond 33

40. Along Pond 16 at Sawgrass Rd. and Eventide Trail, dead placements of Duranta need to be removed. (Pic 40) **- Completed.**



41. Inspect the Maple Tree along Pond 16. It may have been planted too low but it is still alive. There are no leaves so there is some type of stressor. This is the third Maple along the pond. (Pic 41)



42. The Walter's Viburnum along Pond 16 and Sawgrass Rd. have defoliated. Please hard prune each one to give them a chance to rejuvenate before removing. They may be salvageable but the dead branches need to be cut out. There plantings at Pond 33 as well that need a hard prune. (Pic 42>)

- All Walter's Viburnum have been hand pruned and cut back.

43. Treat the Fakahatchee grasses along Pond 33 and Sawgrass Rd. for spider mites. The entire community needs grasses treated. Spider mites have taken up residence here. (Pic 43) **- All grassed areas have been treated.**



44. The bed at the corner of Sawgrass Rd. and Daybreak Glen that line Pond 33 has dead Juniper that needs removal.

- Completed.

45. The bed before Daybreak Glen, on Sawgrass Rd., has some dead Indian Hawthorne that needs to be removed.

- All dead plant material has been removed.

46. At the same corner of Sawgrass and Daybreak, an Oak tree behind the plant bed has vines growing up the trunk. Please have crews remove the vines. This is adjacent to the electrical box structure.



41 - The tree has been fertilized and will continue to be monitored.

46 - All vines have been removed and sprayed.

Proposals

1. Please provide proposal to flush cut and remove and fallen Wax Myrtle behind the Daybreak Glen security gate. This is on the bed that abuts the homeowner's property line on the exit side. (Pics 1a&b) **- Proposal in progress.**





2. Please provide proposal remove and replace the Viburnum along the Amenity Center parking lot. It appears it was burnt out by car exhaust. This is the right side of the parking lot across the street from Daybreak Glen. (Pic 2) **- Proposal in progress.**



3. Please provide proposal to replace the turf or a partial replacement in the Amenity Center roundabout. We can hold off on execution of the proposal but let's have one on deck for when the water restrictions are lifted. This is a prominent location in the community and if this feature is thriving it will elevate the aesthetics of the Amenity Center landscape. (Pics 3a&b)





3 - Proposal in progress.

Proposals

4. Please provide proposal to flush cut and remove dead trees along Sawgrass Rd. These trees have a documented history of decline and were given plenty of time to treat and wait for rejuvenation. They are no longer viable. There is a total of 23 trees of multiple species. 7 Palms, 15 Cedars, and 1 Cypress is the current count. (Pics 4a&b)





4- Proposal in progress.

5. Please provide proposal to remove a fallen Oak tree on the side of Pond 16. This is the pond along Sawgrass Rd. past Eventide Trail. The Oak tree has fallen on some of the Duranta in the bed that lines the pond. (Pics 5a&b) **- Proposal in progress.**





SUMMER WOODS

COMMUNITY ASSET MANAGEMENT REPORT



July 9, 2026

Rizzetta & Company

Haley Pryor - Community Asset Manager

Rizzetta & Company
Professionals in Community Management

Summary/Summerwoods Dr./Moccasin Wallow Rd.

General Updates, Recent & Upcoming Maintenance Events

- ❑ Water restrictions have been extended to October 1st due to extreme water shortage. New plantings or turf installs should be postponed or planned with strategic irrigation alternative.
- ❑ Brazilian Pepper outgrowth is at an all time high. Additional effort is needed to remove and treat stumps in hedges and beds with herbicide to prevent regrowth.

at The following are action items for RedTree 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 Staff. **Bold underlined is information or questions for the BOS.**

1. Please inspect and treat conditions other than drought stress that are affecting the turf along Summerwoods Dr. The wide band of discoloration could also be chinch bugs or fungal disease. The turf may need insecticide and/or fungicide application. (Pic 1)



2. Please inspect the irrigation flow and timer for the zone that waters Summerwood Dr. near the entrance. Ensure the weekly allowance of water is optimal and there are no leaks. A wet check is needed after all of the construction going on along the main road and entrance.
3. Inspect and treat the Arboricola at the entrance monument on Moccasin Wallow and Summerwoods Dr. Foliage and branches are turning brown and declining. Rule out fungal disease and pests. Weeds gaining space should also be pulled out by the root. (Pics 3>)
4. Please update on the clearing and clean up of the beds along Moccasin Wallow Rd. towards Summerwoods Dr. Is this scheduled? (Pic 4)





- 1. Broken lateral due to construction was found and repaired.
- 2. Broken lateral due to construction was found and repaired.
- 3. All weeds are pull out and Arboricola they was stress because the construction had water off on this areas.
- 4. this will be done before next inspection.

Summerwoods Dr./Firefly Loop/Daybreak Glen

5. A palm behind the Summerwoods Dr. monument may be dead and require removal. There are no green fronds or live spear leaf. Please have this tree inspected by an arborist and provide results. Lethal bronzing could be the culprit. (Pic 5)
   - Certified Arborist visual inspection revealed that the heart shows of weakness from long-term nutrient deficiency and wind breakage.

6. The corner of Summerwoods and Moccasin Wallow, on the exit side, has a Viburnum that needs attention. Even though this was a recent construction zone, it is now accessible and there is a Brazilian Pepper tree growing out of it. Please remove the invasive plant before it takes over. (Pic 6) - All plants have been removed.



7. At the end of the Firefly Loop cul-de-sac, a CDD maintained hedge needs maintenance. The hedge along the homeowner's property line needs to be trimmed and shaped on both the sides and top. This is the left side of the cul-de-sac. (Pic 7>) - Complete.

8. Has the turf at the end of the Daybreak Glen cul-de-sac been inspected for fungal disease or chinch bugs? Drought stress is clearly a factor in the crunchy and discolored turf. Please inspect, diagnose, and treat. Update on findings. - Time has been added to irrigation and its being monitored.

9. Outside of the fence at the Daybreak cul-de-sac, along Moccasin Wallow Rd., please remove dead Viburnum. There are some fallen 2x4 wood slats laying in the beds for no reason. Please remove these along with dead plant material. - All plants and 2x4 have been removed.

10. The Firebush lining the fence needs a section trimmed that was missed. Please instruct crews to terrace between species in hedges like this. Please inform is there is a reason why cluster of Firebush remained 2ft higher than the rest and level with the Viburnum. (Pic 10) - All firebush has been trimmed.





Daybreak Glen/Amenity Center

11. Can we get an update on the Pine trees in front of the Amenity Center? Please advise if they were tested for pitch canker. Last month we reported no pitch canker was found.
12. Please remove the Viburnum that was burnt by car exhaust at the Amenity Center parking lot. It is no longer viable.- Will be completed by next inspection.
13. Documenting the turf at the Amenity Center roundabout. Recent rainfall has allowed the turf to fill out and replacement can be postponed. The St. Augustine half is hopeful but the other half is Bahia and improvement is lagging. A partial replacement with St. Augustine could be a future option. - Noted.



14. Please remove the dead Iris in the bed at the clubhouse entrance. On the left of the walkway, it has deteriorated and is now a magnet for fungus. - This has been removed.

15. **The trail behind the Amenity Center still has tree branches that obstruct safe passage. Some branches are face height and could cause injury.** - All low branches have been lifted.
16. Inspect, diagnose, and treat the hedge around the Daybreak Glen lift station. A section is in decline and has defoliated. Efforts to save this hedge need to be made so fungal disease, pests, and irrigation failure needs to be checked and ruled out. (Pic 16>)
    - This is frozen damage and I do not think it will come back.
17. Documenting the turf condition on each side of the walkway from the playground to Daybreak Glen. Please inspect the turf for stressors besides the drought. The right side of the walkway may have a pathogen or pest spreading across the grounds. (Pic 17)



18. The hedge around the mail kiosk across from Corkscrew has placements in decline. Please inspect and treat accordingly. Some root systems may be in advanced decline so please provide immediate attention to this area. - We add more time to the irrigation and we will keep an eye on it.
19. Please confirm if the community grasses were treated for spider mites. Some look a little better this month and some look worse. Please advise. - All grasses have been treated for spider mites.



- 17. Turf stress because drought with all that rain it will come back.

Daybreak Glen/Westernwoods Ave/The Cove

20. The Daybreak Glen hedge along the CDD open space, that abuts 9825 Daybreak Glen, still needs the dead Viburnum at the end removed. Since last month, the planting in the middle of the hedge has also died out. This one needs removal and replacement as well. Please remove both plants and schedule replacement. - Awaiting scheduling.



21. At Westernwoods Ave, before the gates to The Cove, the Juniper is struggling. Some plantings are deteriorating. Please inspect, diagnose, and treat. Remove dead plant material to prevent pests and fungal spread throughout the beds. Weeds and debris need to be cleared out of The Cove beds as dog fennel and other weeds are thriving. (Pic 21)

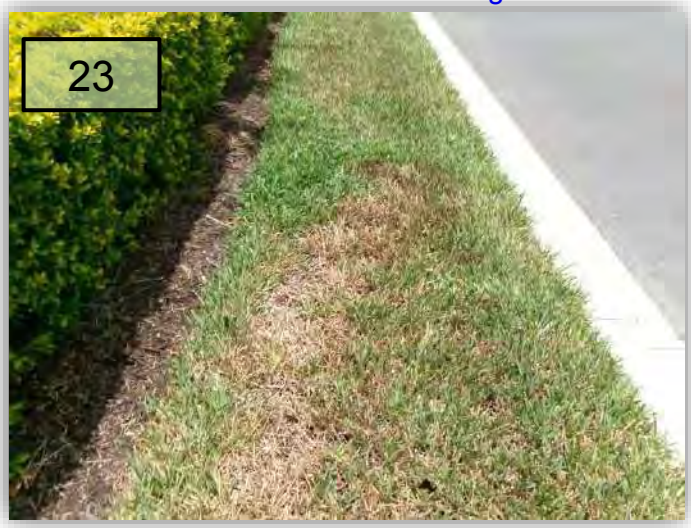


- 21. All weeds have been put and srayed.

22. The exit side of The Cove gates on Westernwoods Ave. has a high volume of weeds throughout the beds. The ground is damp and dollar weed is thick. Please inspect the irrigation in this zone. Water is also pooling at the median before the gate. (Pic 22) - Drip line was repaired.



23. The turf along the Westerwoods median and sides need to be checked for fungal disease and chinch bugs. Previous irrigation issues and the condition of turf indicate stressors besides the drought. (Pic 23)
- Areas were treated for chinch bugs.



Westernwoods Ave/Pond 37

24. Multiple trees along Westernwoods Ave. are dying out. An Arborist needs to inspect the Japanese Blueberry and Magnolia trees in decline after the irrigation break that flooded the beds. Dead foliage and brown leaves are now prominent on both sides of Westernwoods. Red Tree needs to remove and replace the trees that are not salvageable. Please expedite an inspection to diagnose, treat, or replace. (Pics 24a-c>)





25. On the corner of Westernwoods and Moccasin Wallow, the little bed is being overlooked after being part of a construction zone. Please keep this maintained and save the plants trying to recover. (Pic 25>)
- Beds have been cleaned out and sprayed.

26. The turf along the Westernwoods Ave beds and Pond 37 are very patchy and symptomatic of stressors beyond drought conditions. Please inspect and treat for pathogens or pests if present. (Pic 26)







- 24. All these trees were installed too deep and it's the reason they are dying.
- 26. Turf was treated.

Moccasin Wallow Rd./Snap Pop Lane/Daybreak Glen

27. Please have crews comb the beds that run east and west of Westerwoods along Moccasin Wallow Rd. Dead plant material and Brazilian Pepper are gaining space throughout. Dog fennel is getting higher than the intentional landscape. There is several weeks of weed and invasive species overgrowth. Please schedule a thorough maintenance for this area. (Pics 27a&b)

- All dead plants materials including the Brazilian Pepper have been removed.



28. The trees at the Snap Pop mail kiosk on Daybreak Glen still need Brazilian Pepper trees removed. Please cut out and treat the stumps with an herbicide. - Complete.

29. The sunken park on Daybreak, between Bonfire and Zennia, has some scalped areas and heavy grass clippings left on the turf. Please instruct crews to watch out for blade height and prevent grass clippings from blanketing the turf after cutting. (Pic 29>) - Noted.

30. The same sunken park needs a bit more maintenance. Suckers on Oaks need removal and the grasses along the beds have died out and need removal. Please include the Pine trees here in the inspections for pitch canker. They show early signs of deformed trunks and over abundance of lesions and sap runoff. (Pic 30) - Beds have been cleaned out.



31. The Daybreak Glen mail kiosk past Rain Lily has a few Podocarpus plants that need removal. They have been brown for several months and are no longer showing promise of new growth. Please inspect and remove if no longer viable. - Pordocarpus has been removed.



Sawgrass Rd./Daybreak Glen

32. The beds along Sawgrass Rd. and Pond 16 have Walter's Viburnum that are barely hanging on, but there is new growth. They need to be hard pruned to promote rejuvenation if they have a chance to survive. Please have crews scan the beds and hard prune the Walter's Viburnum. (Pic 32)



33. The declining tree by the electrical box on Sawgrass Rd. has officially given up and broken in half. Please remove the small dead tree on the corner of Eventide Trail and Sawgrass. (Pic 33) - Trees have been removed.



34. The Viburnum that line the Sawgrass beds, past Eventide, have several declining and dead placements. Please inspect, diagnose, and treat to prevent further decline. Remove dead placements along the fence facing row of Viburnum to prevent contamination of pests or fungus. (Pic 34>)

35. Weed clearance is needed throughout beds along Sawgrass Rd. The corner of Daybreak and Sawgrass has a bed that abuts the homeowner property line. It is full of sprouts and weeds and an oak tree overcome with weedy vines. Please have crews clean up these areas and clear out extraneous vegetation. (Pic 35) - All weeds have been sprayed.



36. The corner of Sawgrass and Daybreak has dead brush and roots that were pulled out and dumped on top of the Firebush. Please dispatch a crew to haul off the brush to prevent damage to the Firebush. (Pic 36>)

- Debris has been picked up.



- 32. All plants have been hard pruned.

- 34. All dead have been removed from the plant.

Deadwood Terrace/Pond 34/ Moccasin Wallow Rd.

37. At the end of the Deadwood Ter. cul-de-sac, several Viburnum have defoliated or died out. Irrigation should be checked here and a wet check performed on this zone. The turf is dry and the decline of the Viburnum may indicate an issue other than water restrictions. Please inspect, diagnose, and treat accordingly. (Pic 37) - Multiple drip repairs done to the area.



38. A tree in the same bed is also declining. Please inspect and determine viability. Neighboring trees are not defoliating but they are also showing drought stress.
39. For the most part, the Jasmine in the bed is going strong. However, there are still dead placements that have not rejuvenated. Please remove dead plant material throughout this bed. - All dead Jasmine has been pulled out.



40. The full grown Viburnum hedge, along Pond 34 and Moccasin Wallow Rd., needs Brazilian Pepper removed as well. Some of the invasive weeds are several feet over the hedge. These need prompt removal and the stumps treated with herbicide. The Deadwood Terrace cul-de-sac is the closest access point. (Pic 40) - Plants have been removed.



41. Please instruct mowing crews to be diligent about grass clippings. The turf around Pond 34 is another example of heavy clumps of grass left behind after the recent mowing event. This much grass blowing into the pond is bad for the water and ecology. It also damages turf underneath. There were several areas like this community wide during this inspection. (Pic 41) - Noted.



- 38. A gator bag will be installed and will be monitored.

Tab 2

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Along Sawgrass Road

STUMP GRIND AND REMOVE PROPOSAL

for

SUMMER WOODS CDD

Attention: Sam Stevens, District Manager

April 23, 2026

***Scope of Work*:**

- Stump-grind and remove (7) palm trees.
- Stump-grind and remove (15) Cedar trees.
- Stump-grind and remove (1) Cypress tree.
- Includes all labor, hauling, and dumping fees.





Total Cost: $23,350.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell Phone: (727) 477-4829

Any irrigation modifications will be billed on a time-and-materials basis.

Tab 3

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Behind the Daybreak Glen Security Gate

FLUSH CUT & REMOVAL PROPOSAL

for

SUMMER WOODS CDD

Attention: Sam Stevens, District Manager

April 23, 2026

***Scope of Work*:**

- Flush cut and removal of a dead Wax Myrtle behind the Daybreak Glen security gate.
- Includes all labor, hauling, and dumping fees.



Total Cost: $350.00

Matthew Ruxton
Matthew Ruxton (Jul 2, 2026 12:26:08 EDT)

Authorized Signature to Proceed

07 / 01 / 2026

Date of Authorization

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell Phone: (727) 477-4829

Any irrigation modifications will be billed on a time-and-materials basis.

The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday FL 34690

Amenity Center parking lot

REMOVAL AND REPLACEMENT PROPOSAL

for

SUMMER WOODS CDD

Attention: Sam Stevens, District Manager

April 23, 2026

***Scope of Work*:**

- Removal of a dead Viburnum on the right side of the parking lot across the street from Daybreak Glen.
- Installation of (1) Viburnum on the right side of the parking lot across the street from Daybreak Glen.
- Includes all labor, hauling, and dumping fees.



Total Cost: $28.00

Matthew Ruxton
Matthew Ruxton (Jul 2, 2026 12:26:08 EDT)

Authorized Signature to Proceed

07 / 01 / 2026

Date of Authorization

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell Phone: (727) 477-4829

Any irrigation modifications will be billed on a time-and-materials basis.

redtree
Landscape Systems

The New Standard in Landscape Maintenance

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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

On the side of Pond 16 along Sawgrass Road

REMOVAL PROPOSAL

for

SUMMER WOODS CDD

Attention: Sam Stevens, District Manager

April 23, 2026

***Scope of Work*:**

- Removal of (1) fallen Oak tree on the side of Pond 16 along Sawgrass Road.
- Includes all labor, hauling, and dumping fees.



Total Cost: $850.00

Matthew Ruxton
Matthew Ruxton (Jul 2, 2026 12:26:08 EDT)

Authorized Signature to Proceed

07 / 01 / 2026

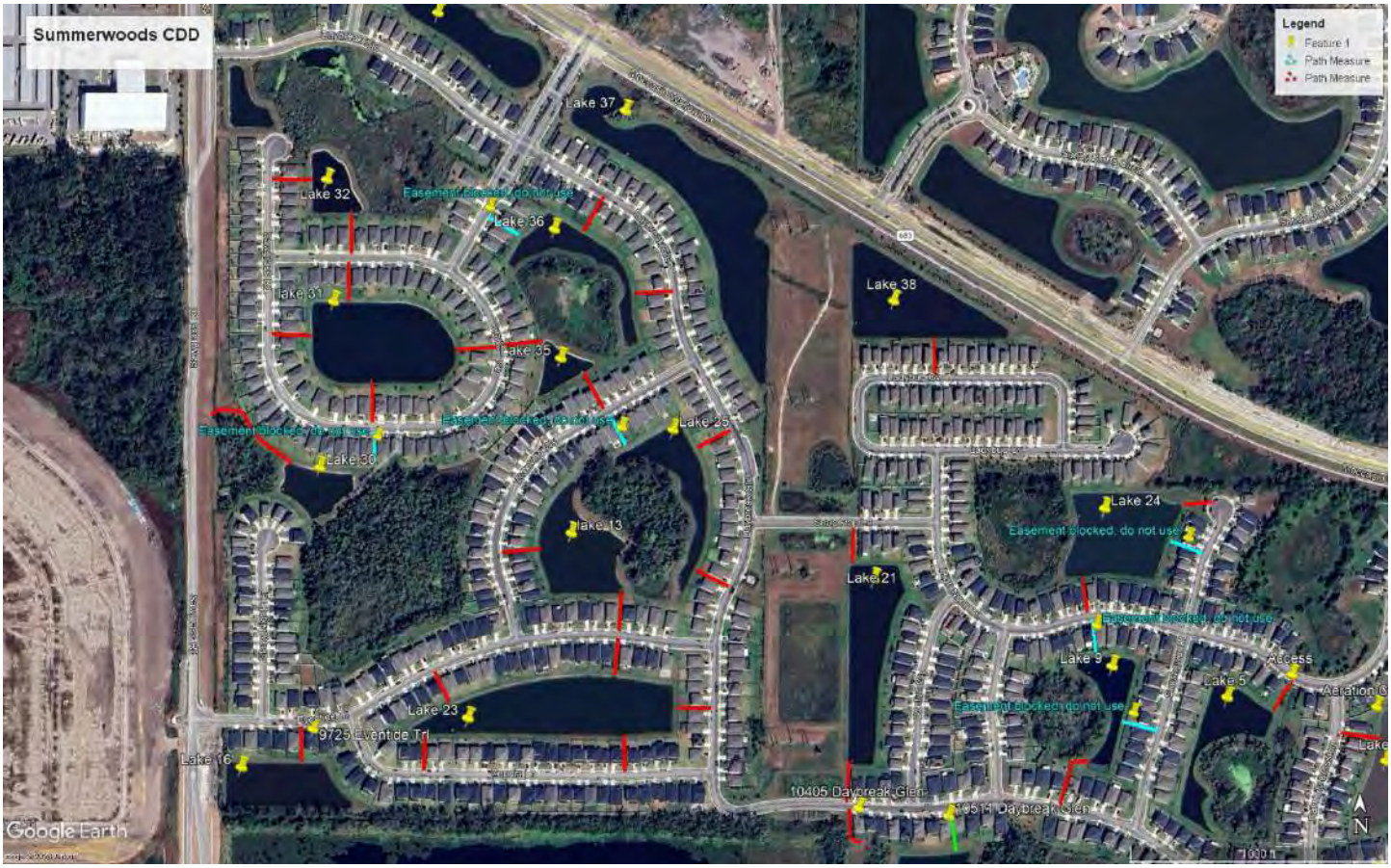
Date of Authorization

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell Phone: (727) 477-4829

Any irrigation modifications will be billed on a time-and-materials basis.

Tab 4

I did not include photos of every lake; most lakes have good access. There are a couple that access is limited or has none. There are a lot of easements that are blocked if they continue to block our access to lake. This will limit our treatment and depending on how we treat is can increase the cost of servicing this property
The two lakes with the limited or no assess are lake 20 and 30


Summerwoods CDD
Legend
Feature 1
Path Measure
Path Measure
Lake 37
Lake 32
Easement Blocked, do not use
Lake 36
Lake 38
Lake 31
Lake 35
Easement Blocked, do not use
Easement Blocked, do not use
Lake 25
Lake 30
Lake 24
Lake 13
Easement Blocked, do not use
Lake 21
Easement Blocked, do not use
Lake 9
Access
Lake 5
Aeration
Lake 23
9725 Eventide Trl
Easement Blocked, do not use
Lake 16
10405 Daybreak Glen
9514 Daybreak Glen
Google Earth
N


Summerwoods CDD
Legend
Feature 1
Path Measure
Path Measure
Lake 36
Lake 38
Lake 35
Lake 25
Lake 13
Lake 24
Easement blocked, do not use
Lake 21
Easement blocked, do not use
Lake 9
Access
Lake 5
Aeration Cabinet
Easement blocked, do not use
Easement blocked, do not use
Lake 19
Lake 4
10405 Daybreak Glen
10451 Daybreak Glen
Access
Access
Easement blocked, do not use
Lake 20A
Lake 22
Lake 20
Lake 18
Google Earth
N
1000 ft


Summerwoods CDD
Legend
Feature 1
Path Measure
Path Measure
Lake 2
Access
Lake 5
Aeration Cabinet
Easement blocked, do not use
Lake 19
Lake 1
Access
Easement blocked, do not use
Lake 3
Access
Access
Easement blocked, do not use
Lake 20A
Lake 18
Lake 20
Google Earth
N

Summerwoods CDD

Lake access issues

Lake 20 and 20A, one of the two easements blocked by fence, we can get by the fence but then we would be on privet property. Address 10917 Daybreak Glen



SUPERIOR WATERWAY SERVICES, INC.



Lake 19 one of the three easements blocked by landscaping
Address, 623 Corkscrew Crossing



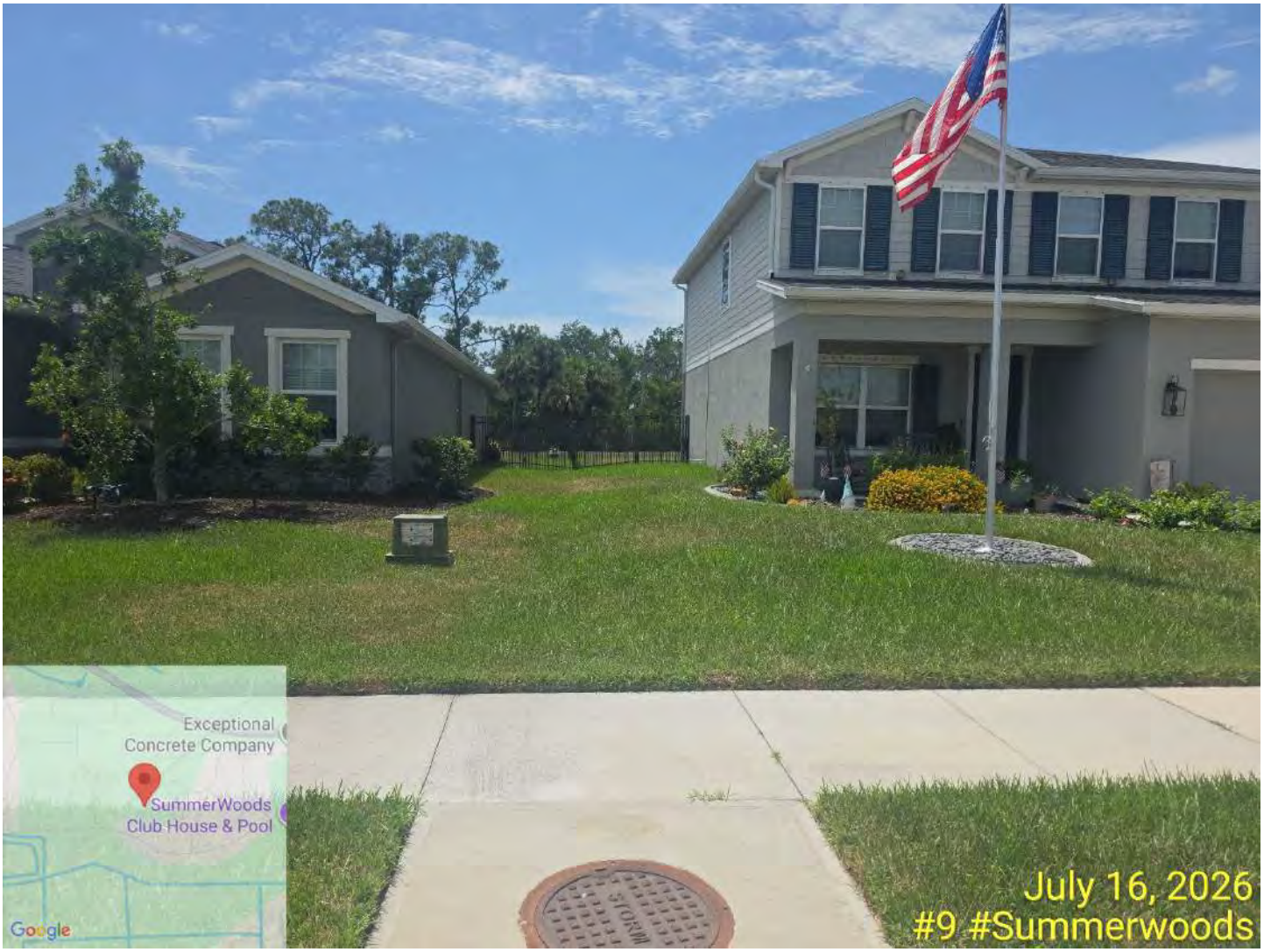

Lake 19
Legend
Feature 1
Path Measure
Path Measure
Access
Aeration Cabinet
Easement blocked, do not use
Lake 19
Easement blocked, do not use
Lake 20A
N

Lake 9, two of the three easements blocked by fence or landscaping
Address 10629 High Nood Tr



Lake 9

Address, 8523 Sunshower Pl




Lake 9
Legend
Feature 1
Path Measure
Path Measure
Easement blocked, do not use
Lake 9
Access
Lake 5
Easement blocked, do not use
10511 Daybreak Glen
Google Earth
N
300 ft

Lake 22 one easement and it safe to use, need to have better access.



Lake 22 we would like to get permission to access between
10515 and 10511 Daybreak Glen





Superior Waterway Services, Inc.
6701 Garden Rd, Suite 1 ▪ Riviera Beach FL 33404 ▪ (561) 844-0248 Office ▪ (561) 844-9629

Lake 30 has one easement, blocked by fence, we can only access this lake from Sawgrass Rd, during raining season if the ditch fills up, we will not be able to treat this lake until dry season

Address 9880 Last Lgt Glen





Superior Waterway Services, Inc.
6701 Garden Rd, Suite 1 ▪ Riviera Beach FL 33404 ▪ (561) 844-0248 Office ▪ (561) 844-9629

Tab 5

RESOLUTION 2026-05

[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Summer Woods Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be

subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Summer Woods Community Development District for the Fiscal Year Ending September 30, 2027."

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

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 30th DAY OF JULY, 2026.

ATTEST:

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Rizzetta & Company

Summer Woods
Community Development District

www.summerwoodscdd.org

Approved Proposed Budget

Fiscal Year 2026/2027

Presented by Rizzetta and Company, Inc.

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Proposed Budget
Summer WoodsCommunity Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	**ASSESSMENT REVENUES**						
3							
4	***Special Assessments***						
5	Tax Roll	$ 1,360,037	$ 1,360,037	$ 1,344,788	$ 15,249	$ 1,353,627	$ 8,839
6							
7	**Assessment Revenue Subtotal**	**$ 1,360,037**	**$ 1,360,037**	**$ 1,344,788**	**$ 15,249**	**$ 1,353,627**	**$ 8,839**
8							
9	**OTHER REVENUES**						
10							
11	Miscellaneous Revenue	$ 46	$ 110	$ -	$ 110	$ -	$ -
12	Interest Earnings	$ 12,543	$ 30,103	$ -	$ 30,103	$ -	$ -
13	**Other Revenue Subtotal**	**$ 12,589**	**$ 30,214**	**$ -**	**$ 30,214**	**$ -**	**$ -**
14							
15	**TOTAL REVENUES**	**$ 1,372,626**	**$ 1,390,251**	**$ 1,344,788**	**$ 45,463**	**$ 1,353,627**	**$ 8,839**
16							
17	**EXPENDITURES - ADMINISTRATIVE**						
18							
19	***Legislative***						
20	Supervisor Fees	$ 3,000	$ 7,200	$ 7,000	$ (200)	$ 7,000	$ -
21	***Financial & Administrative***						
22	Accounting Services	$ 8,949	$ 21,478	$ 21,447	$ (31)	$ 22,336	$ 889
23	Administrative Services	$ 2,237	$ 5,369	$ 5,370	$ 1	$ 5,585	$ 215
24	Arbitrage Rebate Calculation	$ -	$ -	$ 900	$ 900	$ 1,000	$ 100
25	Assessment Roll	$ 5,965	$ 5,965	$ 5,965	$ -	$ 6,204	$ 239
26	Auditing Services	$ -	$ -	$ 5,100	$ 5,100	$ 5,500	$ 400
27	Disclosure Report	$ 3,333	$ 3,333	$ 8,000	$ 4,667	$ 8,000	$ -
28	District Engineer	$ -	$ -	$ 20,000	$ 20,000	$ 20,000	$ -
29	District Management	$ 9,993	$ 23,983	$ 23,982	$ (1)	$ 24,941	$ 959
30	Dues, Licenses & Fees	$ 396	$ 950	$ 2,000	$ 1,050	$ 2,000	$ -
31	Financial and Revenue Collections	$ 1,790	$ 4,296	$ 4,295	$ (1)	$ 5,667	$ 1,372
32	Legal Advertising	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ -
33	Public Officials Liability Insurance	$ 3,209	$ 3,209	$ 4,100	$ 891	$ 4,219	$ 119
34	Trustees Fees	$ 15,458	$ 15,458	$ 14,000	$ (1,458)	$ 16,000	$ 2,000
35	Website Hosting, Maintenance, and Email	$ 1,569	$ 3,766	$ 3,698	$ (68)	$ 4,859	$ 1,161
36	***Legal Counsel***						
37	District Counsel	$ 11,133	$ 26,719	$ 100,000	$ 73,281	$ 80,000	$ (20,000)
38							
39	**Administrative Subtotal**	**$ 67,032**	**$ 121,726**	**$ 226,857**	**$ 105,131**	**$ 214,311**	**$ (12,546)**
40							
41	**EXPENDITURES - FIELD OPERATIONS**						
42							
43	***Electric Utility Services***						
44	Utility Services - Amenity Center	$ 9,481	$ 22,754	$ 20,000	$ (2,754)	$ 25,000	$ 5,000
45	Utility Services - Street Lights		$ -	$ 180,180	$ 180,180	$ 220,000	$ 39,820
46	***Water-Sewer Combination Services***						
47	Utility - Irrigation	$ 5,786	$ 13,886	$ 12,000	$ (1,886)	$ 14,000	$ 2,000

Proposed Budget
Summer WoodsCommunity Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
48	Utility - Recreation Facilities	$ 1,903	$ 4,567	$ 10,000	$ 5,433	$ 8,000	$ (2,000)
49	***Stormwater Control***						
50	Aquatic Maintenance	$ 18,525	$ 44,460	$ 47,200	$ 2,740	$ 55,000	$ 7,800
51	Midge Fly Control	$ -	$ -	$ 20,000	$ 20,000	$ 7,500	$ (12,500)
52	Wetland Maintenance/Exotic Nuisance Removal	$ 40,950	$ 98,280	$ 84,000	$ (14,280)	$ 85,000	$ 1,000
53	***Other Physical Environment***						
54	Entry & Walls Maintenance & Repair	$ -	$ -	$ 3,500	$ 3,500	$ 3,500	$ -
55	General Liability Insurance	$ 3,922	$ 3,922	$ 4,463	$ 541	$ 4,814	$ 351
56	Irrigation Maintenance	$ 16,681	$ 40,034	$ 20,000	$ (20,034)	$ 20,000	$ -
57	Landscape - Mulch	$ 25,135	$ 60,324	$ 70,000	$ 9,676	$ 50,000	$ (20,000)
58	Landscape Field Services	$ 5,000	$ 12,000	$ 12,000	$ -	$ 13,200	$ 1,200
59	Landscape Maintenance	$ 154,600	$ 371,040	$ 300,000	$ (71,040)	$ 300,000	$ -
60	Plant Replacement	$ 14,800	$ 35,520	$ 30,000	$ (5,520)	$ 30,000	$ -
61	Pressure Washing	$ -	$ -	$ 1,500	$ 1,500	$ 1,500	$ -
62	Property Insurance	$ 15,396	$ 15,396	$ 37,047	$ 21,651	$ 34,626	$ (2,421)
63	Storm Cleanup	$ -	$ -	$ -	$ -	$ -	$ -
64	***Parks and Recreation***						
65	Access Control	$ -	$ -	$ 7,000	$ 7,000	$ 7,000	$ -
66	Amenity Center Maintenance	$ 7,161	$ 17,186	$ 25,000	$ 7,814	$ 20,000	$ (5,000)
67	Dog Park/Station Maintenance	$ 1,940	$ 4,656	$ 5,000	$ 344	$ 5,000	$ -
68	Facility HVAC maintenance	$ -	$ -	$ 1,500	$ 1,500	$ 1,500	$ -
69	Holiday Decorations	$ -	$ -	$ 2,500	$ 2,500	$ 500	$ (2,000)
70	Management Contract	$ 21,508	$ 51,619	$ 59,841	$ 8,222	$ 66,489	$ 6,648
71	Playground Mulch	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -
72	Playground Repairs	$ -	$ -	$ 3,000	$ 3,000	$ 3,000	$ -
73	Pool Furniture Repair/Replacement	$ -	$ -	$ 20,000	$ 20,000	$ 20,000	$ -
74	Pool Repairs - Splashpad	$ 4,241	$ 10,178	$ 5,000	$ (5,178)	$ 10,000	$ 5,000
75	Pool Service Contract	$ 20,500	$ 49,200	$ 49,200	$ -	$ 49,200	$ -
76	Security Services & Patrols	$ -	$ -	$ 25,000	$ 25,000	$ 10,000	$ (15,000)
77	Security System Monitoring Services	$ 1,663	$ 3,991	$ 14,500	$ 10,509	$ 14,500	$ -
78	Telephone, Internet, Cable	$ 850	$ 2,040	$ 2,500	$ 460	$ 2,500	$ -
79	Trail Maintenance	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ -
80	***Contingency***						
81	Miscellaneous Contingency	$ 41,573	$ 99,775	$ 40,000	$ (59,775)	$ 50,000	$ 10,000
82	Supervisor Workers Comp	$ 850	$ -	$ -	$ -	$ 1,487	$ 1,487
83	**Field Operations Subtotal**	**$ 412,465**	**$ 960,831**	**$ 1,117,931**	**$ 157,100**	**$ 1,139,316**	**$ 21,385**
84							
85	**TOTAL EXPENDITURES**	**$ 479,497**	**$ 1,082,557**	**$ 1,344,788**	**$ 262,231**	**$ 1,353,627**	**$ 8,839**
86							
87	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 893,129**	**$ 307,694**	**$ -**	**$ 307,694**	**$ -**	**$ -**
88							

Proposed Budget
Summer Woods Community Development District
Reserve Fund
Fiscal Year 2026/2027

	Special Assessments	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	**ASSESSMENT REVENUES**						
3							
4	***Special Assessments***						
5	Tax Roll	$ -	$ -	$ 50,000	$ (50,000)	$ 100,000	$ 50,000
6							
7	**Assessment Revenue Subtotal**	**$ -**	**$ -**	**$ 50,000**	**$ (50,000)**	**$ 100,000**	**$ 50,000**
8							
9	**OTHER REVENUES**						
10							
11	***Other Miscellaneous Revenues***						
12	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -
13							
14	**Other Revenue Subtotal**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
15							
16	**TOTAL REVENUES**	**$ -**	**$ -**	**$ 50,000**	**$ (50,000)**	**$ 100,000**	**$ 50,000**
17							
18	**EXPENDITURES**						
19							
20	***Contingency***						
21	Capital Reserves	$ -	$ -	$ 50,000	$ 50,000	$ 100,000	$ 50,000
22							
23	**TOTAL EXPENDITURES**	**$ -**	**$ -**	**$ 50,000**	**$ 50,000**	**$ 100,000**	**$ 50,000**
24							
25	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
26							

Summer Woods Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2018A-1 (AA1)	Series 2020 (AA2)	Series 2021 (AA2)	Series 2021 (AA3)	Budget for 2026/2027
REVENUES					
Special Assessments					
Net Special Assessments [1]	$242,399.63	$352,999.24	$147,800.26	$400,751.22	$1,143,950.35
TOTAL REVENUES	**$242,399.63**	**$352,999.24**	**$147,800.26**	**$400,751.22**	**$1,143,950.35**
EXPENDITURES					
Administrative					
Debt Service Obligation	$242,399.63	$352,999.24	$147,800.26	$400,751.22	$1,143,950.35
Administrative Subtotal	**$242,399.63**	**$352,999.24**	**$147,800.26**	**$400,751.22**	**$1,143,950.35**
TOTAL EXPENDITURES	**$242,399.63**	**$352,999.24**	**$147,800.26**	**$400,751.22**	**$1,143,950.35**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Manatee County Collecction Costs (3%) and Early Payment Discounts (4%):	7.0%
GROSS ASSESSMENTS	**$1,228,469.02**

Notes:

Tax Roll Collection Costs (3%) and Early Payment Discounts (4%) are a total 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

[1] Maximum Annual Debt Service less Prepaid Assessments received.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$1,453,627.00	**2025/2026 O&M Budget:**	$1,394,788.00
Collection Costs:	3%	$46,891.19	**2026/2027 O&M Budget:**	$1,453,627.00
Early Payment Discounts:	4%	$62,521.59		
2026/2027 Total:		**$1,563,039.78**	**Total Difference:**	**$58,839.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
Assessment Area One (2018)					
Single Family 40'	Series 2018A-1 Debt Service	$1,073.88	$1,073.88	$0.00	0.00%
	Operations/Maintenance	$1,355.42	$1,412.60	$57.18	4.22%
	Total	**$2,429.30**	**$2,486.48**	**$57.18**	**2.35%**
Single Family 40' Gated	Series 2018A-1 Debt Service	$1,181.27	$1,181.27	$0.00	0.00%
	Operations/Maintenance	$1,355.42	$1,412.60	$57.18	4.22%
	Total	**$2,536.69**	**$2,593.87**	**$57.18**	**2.25%**
Single Family 50'	Series 2018A-1 Debt Service	$1,181.27	$1,181.27	$0.00	0.00%
	Operations/Maintenance	$1,694.27	$1,765.75	$71.48	4.22%
	Total	**$2,875.54**	**$2,947.02**	**$71.48**	**2.49%**
Assessment Area Two (2020)					
Single Family 40'	Series 2020 Debt Service	$1,181.27	$1,181.27	$0.00	0.00%
	Operations/Maintenance	$1,355.42	$1,412.60	$57.18	4.22%
	Total	**$2,536.69**	**$2,593.87**	**$57.18**	**2.25%**
Single Family 40'	Series 2020 Debt Service	$1,073.88	$1,073.88	$0.00	0.00%
	Operations/Maintenance	$1,355.42	$1,412.60	$57.18	4.22%
	Total	**$2,429.30**	**$2,486.48**	**$57.18**	**2.35%**
Single Family 50'	Series 2020 Debt Service	$1,181.27	$1,181.27	$0.00	0.00%
	Operations/Maintenance	$1,694.27	$1,765.75	$71.48	4.22%
	Total	**$2,875.54**	**$2,947.02**	**$71.48**	**2.49%**
Assessment Area Two (2021)					
Single Family 40'	Series 2021 (AA2) Debt Service	$1,181.27	$1,181.27	$0.00	0.00%
	Operations/Maintenance	$1,355.42	$1,412.60	$57.18	4.22%
	Total	**$2,536.69**	**$2,593.87**	**$57.18**	**2.25%**
Single Family 50'	Series 2021 (AA2) Debt Service	$1,315.51	$1,315.51	$0.00	0.00%
	Operations/Maintenance	$1,694.27	$1,765.75	$71.48	4.22%
	Total	**$3,009.78**	**$3,081.26**	**$71.48**	**2.37%**
Assessment Area Three (2021)					
Single Family 40'	Series 2021 (AA3) Debt Service	$1,420.33	$1,420.33	$0.00	0.00%
	Operations/Maintenance	$1,355.42	$1,412.60	$57.18	4.22%
	Total	**$2,775.75**	**$2,832.93**	**$57.18**	**2.06%**
Single Family 50'	Series 2021 (AA3) Debt Service	$1,420.33	$1,420.33	$0.00	0.00%
	Operations/Maintenance	$1,694.27	$1,765.75	$71.48	4.22%
	Total	**$3,114.60**	**$3,186.08**	**$71.48**	**2.29%**

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		**$1,453,627.00**
COLLECTION COSTS @	**3.0%**	**$46,891.19**
EARLY PAYMENT DISCOUNT @	**4.0%**	**$62,521.59**
TOTAL O&M ASSESSMENT		**$1,563,039.78**

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2018A-1 (AA1) DEBT SERVICE[1]	SERIES 2020 (AA2) DEBT SERVICE[1]	SERIES 2021 (AA2) DEBT SERVICE[1]	SERIES 2021 (AA3) DEBT SERVICE[1]
Assessment Area One (2018)					
Single Family 40'	40	40	0	0	0
Single Family 40' gated	143	143	0	0	0
Single Family 50'	41	41	0	0	0
Assessment Area Two (2020)					
Single Family 40'	1	0	1	0	0
Single Family 40'	188	0	188	0	0
Single Family 50'	149	0	149	0	0
Assessment Area Two (2021)					
Single Family 40'	23	0	0	23	0
Single Family 50'	100	0	0	100	0
Assessment Area Three (2021)					
Single Family 40'	119	0	0	0	119
Single Family 50'	184	0	0	0	184
Total Community	**988**	**224**	**338**	**123**	**303**

ALLOCATION OF O&M ASSESSMENT

	EAU	TOTAL EAUs	% TOTAL EAUs	O&M PER UNIT
Assessment Area One (2018)				
Single Family 40'	1.00	40.00	3.62%	$56,503.92
Single Family 40' gated	1.00	143.00	12.92%	$202,001.53
Single Family 50'	1.25	51.25	4.63%	$72,395.65
Assessment Area Two (2020)				
Single Family 40'	1.00	1.00	0.09%	$1,412.60
Single Family 40'	1.00	188.00	16.99%	$265,568.44
Single Family 50'	1.25	186.25	16.83%	$263,096.39
Assessment Area Two (2021)				
Single Family 40'	1.00	23.00	2.08%	$32,489.76
Single Family 50'	1.25	125.00	11.30%	$176,574.76
Assessment Area Three (2021)				
Single Family 40'	1.00	119.00	10.75%	$168,099.17
Single Family 50'	1.25	230.00	20.79%	$324,897.56
Total Community		**1106.50**	**100%**	**$1,563,039.78**

PER LOT ANNUAL ASSESSMENT

	O&M	SERIES 2018A-1 (AA1) DEBT SERVICE[2]	SERIES 2020 (AA2) DEBT SERVICE[2]	SERIES 2021 (AA2) DEBT SERVICE[2]	SERIES 2021 (AA3) DEBT SERVICE[2]	TOTAL [3]
Assessment Area One (2018)						
Single Family 40'	**$1,412.60**	**$1,073.88**	**$0.00**	**$0.00**	**$0.00**	**$2,486.48**
Single Family 40' gated	**$1,412.60**	**$1,181.27**	**$0.00**	**$0.00**	**$0.00**	**$2,593.87**
Single Family 50'	**$1,765.75**	**$1,181.27**	**$0.00**	**$0.00**	**$0.00**	**$2,947.02**
Assessment Area Two (2020)						
Single Family 40'	**$1,412.60**	**$0.00**	**$1,181.27**	**$0.00**	**$0.00**	**$2,593.87**
Single Family 40'	**$1,412.60**	**$0.00**	**$1,073.88**	**$0.00**	**$0.00**	**$2,486.48**
Single Family 50'	**$1,765.75**	**$0.00**	**$1,181.27**	**$0.00**	**$0.00**	**$2,947.02**
Assessment Area Two (2021)						
Single Family 40'	**$1,412.60**	**$0.00**	**$0.00**	**$1,181.27**	**$0.00**	**$2,593.87**
Single Family 50'	**$1,765.75**	**$0.00**	**$0.00**	**$1,315.51**	**$0.00**	**$3,081.26**
Assessment Area Three (2021)						
Single Family 40'	**$1,412.60**	**$0.00**	**$0.00**	**$0.00**	**$1,420.33**	**$2,832.93**
Single Family 50'	**$1,765.75**	**$0.00**	**$0.00**	**$0.00**	**$1,420.33**	**$3,186.08**

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):	**($109,412.78)**
Net Revenue to be Collected	**$1,453,627.00**

[1] **Reflects the number of total lots with Series 2018A-1 (AA1), 2020 (AA2), 2021 (AA2) and 2021 (AA3) debt outstanding.**

[2] **Annual debt service assessment per lot adopted in connection with the Series 2018A-1 (AA1), Series 2020 (AA2), Series 2021 (AA2), Series 2021 (AA3) bond issues. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.**

[3] **Annual assessment that will appear on November 2026 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.**

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of $200.00 maximum per meeting within an annual cap of $4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Financial consulting services including investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests, owner inquiries, collection agent fees, and lien releases upon full repayment of bond obligations.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 6

RESOLUTION 2026-06
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Summer Woods Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Manatee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget"**), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

   b. O&M Assessment Imposition. Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

   c. Maximum Rate. Pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to effect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

   a. Tax Roll Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

   b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments

in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 30th DAY OF JULY, 2026.

ATTEST:

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Tab 7

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Summer Woods Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Manatee County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Manatee County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 30th day of July 2026.

ATTEST:

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairman, Board of Supervisors

EXHIBIT "A"

BOARD OF SUPERVISORS' MEETING DATES
SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October 1, 2026	
December 3, 2026	
February 4, 2027	
April 1, 2027	Budget Workshop
May 6, 2027	Proposed Budget Approval
July 8, 2027	Final Budget Adoption
September 2, 2027	

All meetings will convene at 6:00 p.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Tab 8

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT FIVE OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Summer Woods Community Development District (**"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, two members of the Board of Supervisors (**"Board"**) were to be elected by the **"Qualified Electors"** of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for one of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seat vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEAT. The following seat is hereby declared vacant effective as of November 17, 2026:

Seat #5 (currently held by Chris Sullivan).

2. INCUMBENT BOARD SUPERVISOR. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor for Seat #5 shall remain in office.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 30th day of July 2026.

ATTEST:	**SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Assistant Secretary	Chairperson, Board of Supervisors

Tab 9

Additional Cameras

Prepared for: Summerwoods CDD

Created by: **Thomas Giella**

Email: **Thomas@completeit.io**

Phone: **(813) 444-4355**

Complete I.T.
SERVICE & SOLUTIONS

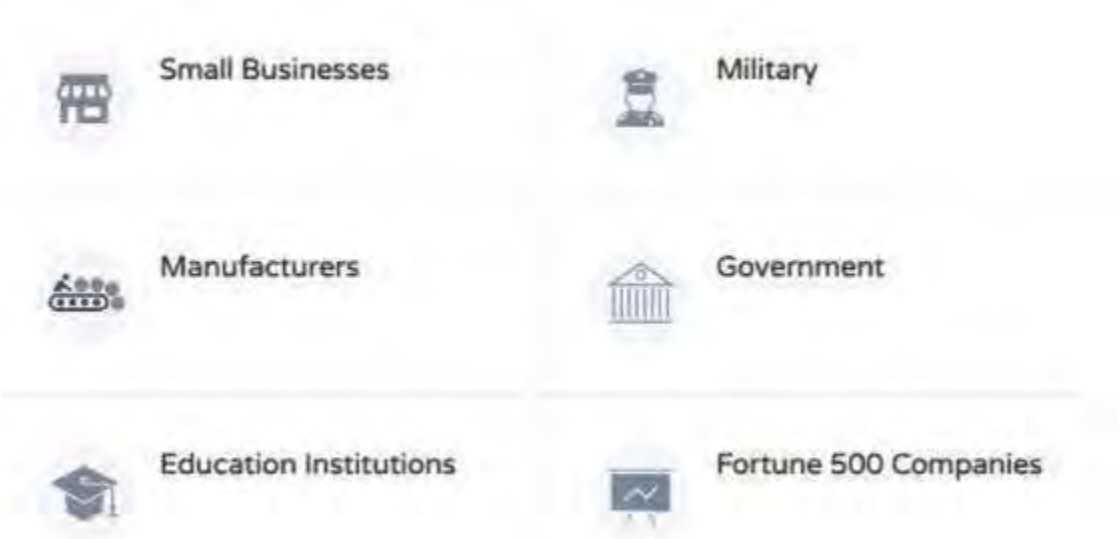
- Your Technology Professionals -

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.

EAGLE EYE NETWORKS

Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.



Eagle Eye Cloud Video Management System

TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.

CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.

OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.

CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.

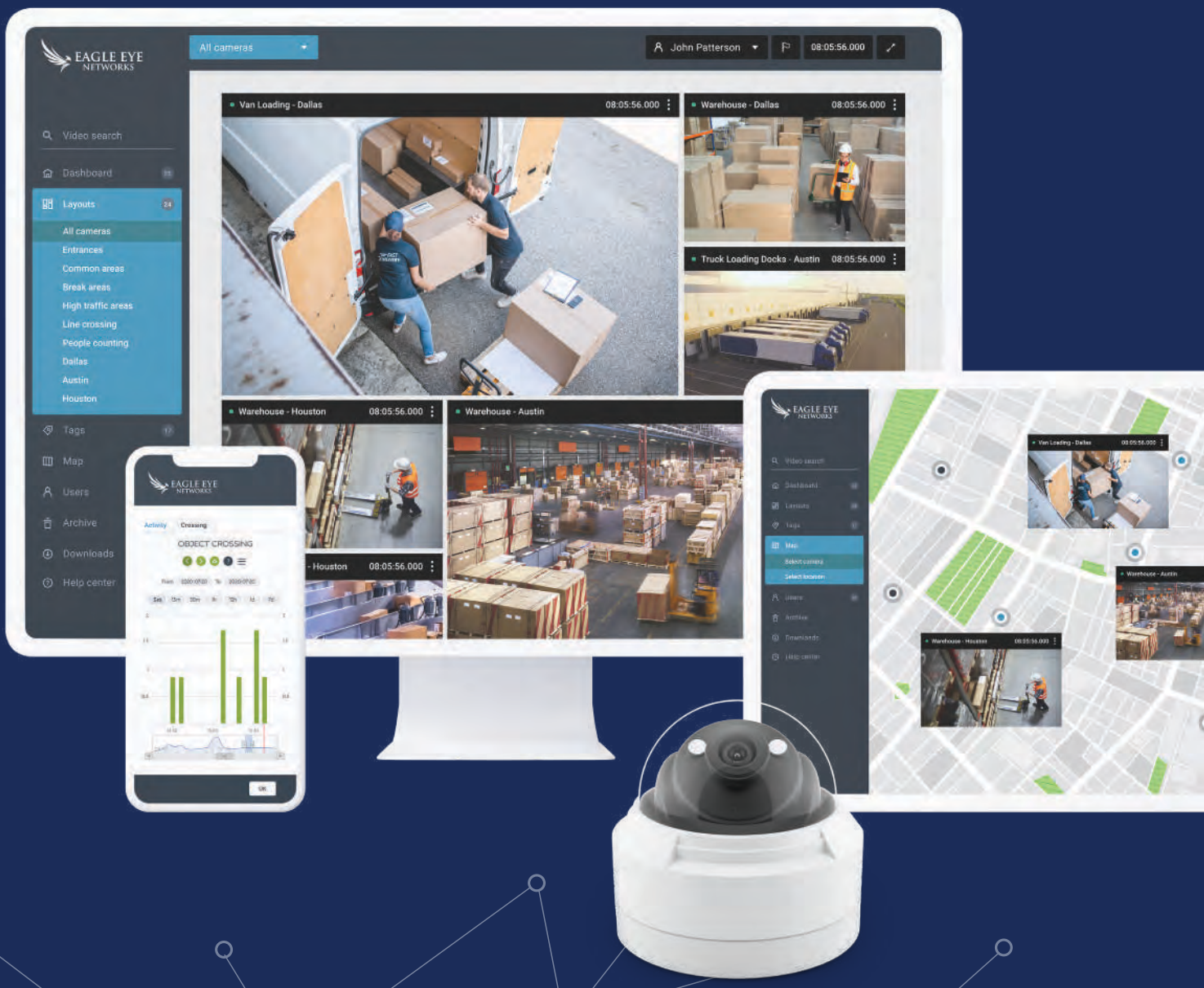
AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.

EAGLE EYE NETWORKS

THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

Proposal Overview

Solutions: Takeover

Camera Systems	Price
Main Clubhouse - Camera System • (1) CMVR 324+ • (1) Managed POE Port Switch • (7) CAT6 • (6) EEN DT03 Turret with Starlight • Playground alert system • (1) AXIS Outdoor Network Horn Speaker for Long Range Speech • Strobes • If loitering is detected at playground, a special announcement will be played along with strobes going off. • Trench and Conduit 1 - 140ft • Trench and Conduit 2 - 290ft • Trench and COnduit 3 - 175ft • (2) 15' poles above ground • (1) 13' pole above ground • Ditek 24 surge protection • Labor	$30,939.00

Estimated Project Total **$30,939.00**

Monthly Price:

Camera Licensing	Price
Clubhouse Cameras, PA, and Network • 6 Cameras • 1 PA Speaker	$77.00

☐ (Optional) Night Time Monitoring $875.00

- $125 per camera per month that is monitored after hours
- Identified: New splashpad, 2 new rear cameras, front gate entry, 2 under pavilion, pool left

PAYMENT AND ASSOCIATED TERMS

1. Prior to commencing any requested Service, hereby contemplated to be on a project-basis, the Vendor shall provide an estimate of fees, to wit the Customer shall tender 50% of the total estimated fee for that project prior the Vendor's duty to commence working on said Project or Service. Once the Vendor receives the initial 50% deposit, the Vendor shall complete the requested Service. Once the Vendor completes the Service, the Customer shall tender the remaining 50% fee within fourteen (14) calendar days.
2. To the best of Vendor's ability, most Services can be completed within thirty (30) calendar days. However, the Customer acknowledges that this estimated timeframe for completion of Service varies significantly due to various factors. The Vendor shall, within its estimate of fees, state the estimated timeframe to complete the Service requested by the Customer, which may go beyond thirty (30) calendar days. If the Customer requests the Vendor to postpone or delay completion of its Services, which must be in writing and timely delivered to the Vendor, the Customer acknowledges that there may be additional fees charged by Vendor. If the Customer requests the Vendor to postpone or delay completion of its Services beyond more than fifteen (15) calendar days, the Vendor shall invoice the full amount of Services tendered to-date and the Customer shall tender full payment within fifteen (15) calendar days of receipt of invoice.
3. Non-payment at the aforedescribed deadlines shall constitute a material breach by the Customer.
4. A monthly service charge of 1.5% or the greatest amount allowed by Florida state law shall be assessed on all past due balances. Payments will be credited first to late invoices, if no invoice number is stated on the payment check. Customer shall be responsible for all collection and attorney's fees incurred due to the Customer's default under this Agreement.
5. Supplemental Services include the Vendor's time spent on-site with the Customer, support via the phone or online (including, screen-sharing services), and travel time. Vendor shall invoice separately for the foregoing services.
6. If a support request is submitted by the Customer after normal business hours of operation, or during a Holiday, the client will be billed at one and one-half (1.5) times the normal per hour tech labor rate, no exclusions, and will be labeled in the ticket and invoice as emergency billed technician hours. Support request submission includes, but is not limited to, text message, email, phone call, voicemail, and website submission.
7. Technician Time Rates:
    1. $165 per hour
8. Customer may submit support requests as follows: by calling (813) 444-4355, by e-mailing support@completeit.io, or by clicking on the Complete I.T. icon located on the desktop of any computer if the Customer has one of the three-tiered Managed Service Provider (MSP) plans. Support requests made outside of calling the Vendor office phone number, E-mail, or desktop icon may significantly delay the response time of the Complete I.T. support team.
9. Vendor holds a "**NO REFUNDS"** policy on the deposit, project total, or any monetary exchange of any kind. Except out any customer-installed software/anti-virus etc that may be connected to the breach

Tab 10

Review quote and press Approve or Reject below

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com
https://cooperpoolsinc.com/

QUOTE

Quote Number
739

Quote Total
$5,410.00

Bill To:

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

Quote Date
May 18, 2026

Expiration Date
June 18, 2026

LOCATION: 11205 Daybreak Glen, Parrish

Item	Description	Qty	Rate	Amount
UNICEL FG-2413 13-1/2X24 ANTHONY RPLC GRID	UNICEL FG-2413 13-1/2X24 ANTHONY RPLC GRID	92	50.00	4,600.00
Installation and removal of grids	Installation and removal of grids	4.5	180.00	810.00

Subtotal	$5,410.00
Tax	$0.00
Quote Total	$5,410.00

Pay over time today
0% APR or as low as $421.92 with sunbit ⓘ
Get pre-approved (https://apply.sunbit.com/YourPoolPro-rhpntasx)

Matthew Ruxton
Matthew Ruxton (Jun 19, 2026 13:48:43 EDT)

19/06/2026

Name & Signature

Date

Cooper Pools

844-766-5256

Tab 11

Review quote and press Approve or Reject below

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com
https://cooperpoolsinc.com/

QUOTE

Quote Number
738

Quote Total
$2,965.08

Bill To:

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

Quote Date
May 18, 2026

Expiration Date
June 18, 2026

LOCATION: 11205 Daybreak Glen, Parrish

Item	Description	Qty	Rate	Amount
SS Round Face Ring Assembly - Goes around light	SS Round Face Ring Assembly - Goes around light	14	173.22	2,425.08
Installation & Removal of light ring	Installation & Removal of light ring	3	180.00	540.00

Subtotal	$2,965.08
Tax	$0.00
Quote Total	$2,965.08

Pay over time today
0% APR or as low as $231.25 with sunbit
Get pre-approved (https://apply.sunbit.com/YourPoolPro-od1865oq)

Matthew Ruxton
Matthew Ruxton (Jul 9, 2026 14:04:05 EDT)

09/07/2026

Name & Signature

Date

Cooper Pools

844-766-5256

Tab 12

Cooper Pools Inc
4740B Allen Rd PMB
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 584

Order No.
Valid for 30 days

Summerwoods CDD

11205 Daybreak Glen
Parrish, FL,34219

Site: 11205 Daybreak Glen Parrish
Site Contact:
Salesperson: Theresa Bonnell
Date: 06/30/2026

Removal and replacement of broken tiles

14194 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
#5 Non Skid	1.00	$11.90	$11.90
CEN Tile 6x6 Non Skid	2.00	$10.27	$20.54
Ter Tile 6x6 Non Skid	1.00	$10.27	$10.27
Cobal 2x6 Tile Replacement (Current one is chipped)	1.00	$13.47	$13.47
Commercial installation / Labor	1.50 hrs	$250.00	$375.00
		Sub-Total ex Tax	$431.18
		Tax	$0.00
		Total inc Tax	$431.18

Matthew Ruxton
Matthew Ruxton (Jul 1, 2026 17:08:25 EDT)

01/07/2026



Cooper Pools Inc
4740B Allen Rd PMB
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 1009

Order No.
Valid for 30 days

Summerwoods CDD

11205 Daybreak Glen
Parrish, FL,34219

Site:	11205 Daybreak Glen Parrish
Site Contact:	
Salesperson:	Andrew Burkett
Date:	06/30/2026

14618 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
KITUVLSPVC KIT LEGACY SENSOR PVC CHAMBER	1.00	$779.90	$779.90
LA120W185SP LAMP/BULB 120 WATT AMALGAM SEN	4.00	$457.33	$1,829.32
KITQSSTD KIT QTZ SLEEVE STD W/GASKETS	4.00	$133.78	$535.12
IPS-M820 STANDARD 16x12" BOARD DUAL ORP & PH CONTROLLER	1.00	$2,344.37	$2,344.37
Commercial installation / Labor	4.00 hrs	$180.00	$720.00
		Sub-Total ex Tax	$6,208.71
		Tax	$0.00
		Total inc Tax	$6,208.71

Matthew Ruxton
Matthew Ruxton (Jul 1, 2026 17:08:25 EDT)

01/07/2026



Cooper Pools Inc
4740B Allen Rd PMB
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 1031

Order No.
Valid for 30 days

Summerwoods CDD

11205 Daybreak Glen
Parrish, FL,34219

Site:	11205 Daybreak Glen Parrish
Site Contact:	
Salesperson:	Theresa Bonnell
Date:	06/30/2026

New safety struts needed for splashpad clamshell

14640 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
150lb Gas Shock Locking	1.00	$98.75	$98.75
150lb Gas Shock	1.00	$63.60	$63.60
Commercial installation / Labor	1.00 hrs	$180.00	$180.00
		Sub-Total ex Tax	$342.35
		Tax	$0.00
		Total inc Tax	$342.35

Matthew Ruxton
Matthew Ruxton (Jul 1, 2026 17:08:25 EDT)

01/07/2026

Tab 13



Cooper Pools Inc
4740B Allen Rd PMB
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 1091

Order No.
Valid for 30 days

Summerwoods CDD

11205 Daybreak Glen
Parrish, FL,34219

Site: 11205 Daybreak Glen Parrish
Site Contact:
Salesperson: Andrew Burkett
Date: 06/30/2026

ADA Replacement Parts or Brand New Chair

14700 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Option 1: Parts	1.00	$0.00	$0.00
GPP R SERIES BATTERY TIMOTION 90 Day Warranty	1.00	$738.40	$738.40
GPP R SERIES HANDSET TIMOTION 90 Day Warranty	1.00	$464.66	$464.66
GPP S L P C H SERIES ACTUATOR TIMOTION 90 Day Warranty	1.00	$1,935.89	$1,935.89
Option 2: New Chair will fit in the existing base of the old chair	1.00	$0.00	$0.00
GPP R-375 LIFT W/ ROUND ANCHOR 1 Year Warranty Battery 5 Year Prorated Warranty on Actuator and Hand Control Frame Limited Lifetime Warranty	1.00	$9,013.23	$9,013.23
Commercial installation / Labor	2.00 hrs	$180.00	$360.00
		Sub-Total ex Tax	$12,512.18
		Tax	$0.00
		Total inc Tax	$12,512.18

Matthew Ruxton
Matthew Ruxton (Jul 1, 2026 17:19:16 EDT)

01/07/2026

Tab 14

Cooper Pools
844-766-5256

Cooper Pools Inc
4740B Allen Rd PMB
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 1124

Order No.
Valid for 30 days

Summerwoods CDD

11205 Daybreak Glen
Parrish, FL,34219

Site:	11205 Daybreak Glen Parrish
Site Contact:	
Salesperson:	Theresa Bonnell
Date:	07/13/2026

While servicing the splash pad, our technician identified two components that require replacement to ensure the system continues to operate reliably.
The technician observed the following:

- **Toro Valve:** The valve has developed a **crack across the top**, which may lead to leaks and could affect proper system operation.
- **Autofill Float Assembly:** The float assembly is **sticking intermittently**, preventing it from operating correctly and potentially causing improper water level regulation.

To address these issues, we have prepared a **repair quote**, which is attached for your review.
We recommend completing these repairs promptly to help prevent further damage, minimize downtime, and maintain the safe and efficient operation of the splash pad.

If you have any questions regarding the recommended repairs or would like to schedule the work, please contact our office at **844-766-5256** or reply to this email.

Thank you for choosing **Cooper Pools**. We appreciate the opportunity to maintain your facility and look forward to continuing to provide you with exceptional service.

14733 - Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
1" FPT PIN TYPE VALVE WITH FC	1.00	$163.68	$163.68
107P-2211-N PLASTIC VALVE RESERVOIR FLOAT ASSEMBLY	1.00	$137.47	$137.47
Commercial installation / Labor	1.00 hrs	$180.00	$180.00
		Sub-Total ex Tax	$481.15
		Tax	$0.00

Total inc Tax	$481.15

Matt O'Nolan 7.15.26

Tab 15

Rizzetta & Company

Summer Woods
Community Development District

Financial Statements
(Unaudited)

April 30, 2026

Prepared by: Rizzetta & Company, Inc.

summerwoodscdd.org
rizzetta.com

Summer Woods Community Development District

Balance Sheet

As of 04/30/2026

(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	918,061	0	11,009	0	929,070	0	0
Investments	840,394	76,491	1,949,826	46,783	2,913,494	0	0
Accounts Receivable	12,929	0	10,604	0	23,533	0	0
Refundable Deposits	5,600	0	0	0	5,600	0	0
Due From Other	911	0	0	0	911	0	0
Fixed Assets	0	0	0	0	0	13,367,178	0
Amount Available in Debt Service	0	0	0	0	0	0	1,970,528
Amount To Be Provided Debt Service	0	0	0	0	0	0	15,824,472
Total Assets	1,777,895	76,491	1,971,439	46,783	3,872,608	13,367,178	17,795,000
Liabilities							
Accounts Payable	32,565	0	0	0	32,565	0	0
Accrued Expenses	3,308	0	0	0	3,308	0	0
Other Current Liabilities	65	0	0	0	65	0	0
Due To Other	3,500	0	910	0	4,410	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	17,795,000
Total Liabilities	39,438	0	910	0	40,348	0	17,795,000
Fund Equity & Other Credits							
Beginning Fund Balance	1,010,969	25,534	1,217,223	41,663	2,295,389	0	0
Investment In General Fixed Assets	0	0	0	0	0	13,367,178	0
Net Change in Fund Balance	727,488	50,957	753,305	5,120	1,536,870	0	0
Total Fund Equity & Other Credits	1,738,457	76,491	1,970,528	46,783	3,832,259	13,367,178	0
Total Liabilities & Fund Equity	1,777,895	76,491	1,971,439	46,783	3,872,608	13,367,178	17,795,000

193 General Fund

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	17,260	17,260
Special Assessments				
Tax Roll	1,344,788	1,344,788	1,360,038	15,250
Other Misc. Revenues				
Miscellaneous Revenue	0	0	139	139
Vending Machine Revenue	0	0	28	28
Total Revenues	1,344,788	1,344,788	1,377,465	32,677
Expenditures				
Legislative				
Supervisor Fees	7,000	4,083	4,000	83
Total Legislative	7,000	4,083	4,000	83
Financial & Administrative				
Accounting Services	21,447	12,511	12,528	(17)
Administrative Services	5,370	3,133	3,133	0
Arbitrage Rebate Calculation	900	0	0	0
Assessment Roll	5,965	5,965	5,965	0
Auditing Services	5,100	0	0	0
Disclosure Report	8,000	4,666	4,667	0
District Engineer	20,000	11,667	0	11,666
District Management	23,982	13,989	13,989	0
Dues, Licenses & Fees	2,000	2,000	462	1,539
Financial & Revenue Collections	4,295	2,506	2,505	0
Legal Advertising	1,000	583	109	474
Public Officials Liability Insurance	4,100	4,100	3,209	891
Trustees Fees	14,000	14,000	22,459	(8,459)
Website Hosting, Maintenance, Backup & E	3,698	2,478	2,273	205
Total Financial & Administrative	119,857	77,598	71,299	6,299
Legal Counsel				
District Counsel	100,000	58,333	16,861	41,472
Total Legal Counsel	100,000	58,333	16,861	41,472
Electric Utility Services				
Utility - Recreation Facilities	20,000	11,667	12,688	(1,021)
Utility - Street Lights	180,180	105,105	27,390	77,715
Total Electric Utility Services	200,180	116,772	40,078	76,694
Water-Sewer Combination Services				
Utility - Irrigation	12,000	7,000	7,730	(730)
Utility - Recreation Facilities	10,000	5,833	1,902	3,931
Total Water-Sewer Combination Services	22,000	12,833	9,632	3,201
Stormwater Control				
Aquatic Maintenance	47,200	27,533	25,625	1,908
Midge Fly Treatments	20,000	11,667	0	11,667

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Wetland Nuisance/Exotic Species Control	84,000	49,000	62,050	(13,050)
Total Stormwater Control	151,200	88,200	87,675	525
Other Physical Environment				
Entry & Walls Maintenance & Repair	3,500	2,042	0	2,041
General Liability Insurance	4,463	4,463	3,922	541
Irrigation Maintenance	20,000	11,666	17,760	(6,093)
Landscape - Mulch	70,000	40,834	25,135	15,699
Landscape Inspection Services	12,000	7,000	7,000	0
Landscape Maintenance	300,000	175,000	205,050	(30,050)
Landscape Replacement Plants, Shrubs, Tr	30,000	17,500	15,325	2,175
Pressure Washing	1,500	875	0	875
Property Insurance	37,047	37,047	15,396	21,651
Supervisor Workers Comp Insurance	0	0	850	(850)
Total Other Physical Environment	478,510	296,427	290,438	5,989
Parks & Recreation				
Access Control / Security Camera Mainten	7,000	4,083	0	4,083
Amenity Facility - Maintenance & Repair	25,000	14,583	11,297	3,286
Dog Park Maintenance	5,000	2,917	2,716	201
Facility A/C & Heating Maintenance & Rep	1,500	875	0	875
Holiday Decorations	2,500	2,500	0	2,500
Management Contract	59,841	34,907	29,550	5,358
Playground Mulch	5,000	2,917	0	2,916
Playground Repairs	3,000	1,750	0	1,750
Pool Furniture Replacement	20,000	11,667	49	11,618
Pool Repairs	5,000	2,916	5,341	(2,425)
Pool Service Contract	49,200	28,700	28,700	0
Security Services & Patrols	25,000	14,584	0	14,584
Security System Monitoring Services & Ma	14,500	8,458	2,446	6,012
Telephone, Internet, Cable	2,500	1,458	1,190	268
Trail/Bike Path Maintenance	1,000	583	0	584
Total Parks & Recreation	226,041	132,898	81,289	51,610
Contingency				
Miscellaneous Contingency	40,000	23,334	48,705	(25,373)
Total Contingency	40,000	23,334	48,705	(25,373)
Total Expenditures	1,344,788	810,478	649,977	160,500
Total Excess of Revenues Over(Under) Expenditures	0	534,310	727,488	193,177
Fund Balance, Beginning of Period	0	0	1,010,969	1,010,970
Total Fund Balance, End of Period	0	534,310	1,738,457	1,204,147

193 Reserve Fund

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	956	956
Special Assessments				
Tax Roll	50,000	50,000	50,000	0
Total Revenues	50,000	50,000	50,956	956
Expenditures				
Contingency				
Capital Reserve	50,000	50,000	0	50,000
Total Contingency	50,000	50,000	0	50,000
Total Expenditures	50,000	50,000	0	50,000
Total Excess of Revenues Over(Under) Expenditures	0	0	50,956	50,956
Fund Balance, Beginning of Period	0	0	25,535	25,535
Total Fund Balance, End of Period	0	0	76,491	76,491

193 Debt Service Fund S2018

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,152	7,152
Special Assessments				
Tax Roll	242,399	242,399	245,050	2,651
Total Revenues	242,399	242,399	252,202	9,803
Expenditures				
Debt Service				
Interest	172,399	172,399	84,788	87,611
Principal	70,000	70,000	70,000	0
Total Debt Service	242,399	242,399	154,788	87,611
Total Expenditures	242,399	242,399	154,788	87,611
Total Excess of Revenues Over(Under) Expenditures	0	0	97,414	97,414
Fund Balance, Beginning of Period	0	0	354,668	354,668
Total Fund Balance, End of Period	0	0	452,082	452,082

193 Debt Service Fund S2020

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,304	8,304
Special Assessments				
Tax Roll	353,099	353,099	356,859	3,760
Total Revenues	353,099	353,099	365,163	12,064
Expenditures				
Debt Service				
Interest	218,899	218,899	106,098	112,801
Principal	134,200	134,200	0	134,200
Total Debt Service	353,099	353,099	106,098	247,001
Total Expenditures	353,099	353,099	106,098	247,001
Total Excess of Revenues Over(Under) Expenditures	0	0	259,065	259,065
Fund Balance, Beginning of Period	0	0	337,032	337,032
Total Fund Balance, End of Period	0	0	596,097	596,097

193 Debt Service Fund S2021

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,860	12,860
Special Assessments				
Tax Roll	548,551	548,551	554,550	5,999
Total Revenues	548,551	548,551	567,410	18,859
Expenditures				
Debt Service				
Interest	338,551	338,551	166,422	172,129
Principal	210,000	210,000	0	210,000
Total Debt Service	548,551	548,551	166,422	382,129
Total Expenditures	548,551	548,551	166,422	382,129
Total Excess of Revenues Over(Under) Expenditures	0	0	400,988	400,988
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(4,161)	(4,161)
Total Other Financing Sources(Uses)	0	0	(4,161)	(4,161)
Fund Balance, Beginning of Period	0	0	525,522	525,522
Total Fund Balance, End of Period	0	0	922,349	922,349

193 Capital Projects Fund S2018

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10	10
Total Revenues	0	0	10	10
Total Excess of Revenues Over(Under) Expenditures	0	0	10	10
Fund Balance, Beginning of Period	0	0	451	451
Total Fund Balance, End of Period	0	0	461	461

193 Capital Projects Fund S2020

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	526	526
Total Revenues	0	0	526	526
Total Excess of Revenues Over(Under) Expenditures	0	0	526	526
Fund Balance, Beginning of Period	0	0	24,650	24,650
Total Fund Balance, End of Period	0	0	25,176	25,176

193 Capital Projects Fund S2021

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 04/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	424	424
Total Revenues	0	0	424	424
Total Excess of Revenues Over(Under) Expenditures	0	0	424	424
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,161	4,161
Total Other Financing Sources(Uses)	0	0	4,161	4,161
Fund Balance, Beginning of Period	0	0	16,561	16,561
Total Fund Balance, End of Period	0	0	21,146	21,146

Summer Woods CDD
Investment Summary
4/30/2026

Account	Investment		Balance as of April 30, 2026
Valley National Bank	Governmental Checking/ICS	$	840,394
	Total General Fund Investments	**$**	**840,394**
Valley National Bank	Governmental Checking	$	76,491
	Total Reserve Fund Investments	**$**	**76,491**
Regions Series 2018 A-1 Revenue	Goldman Sachs Financial Square Govt Fund	$	235,596
Regions Series 2018 A-1 Reserve	Goldman Sachs Financial Square Govt Fund		128,803
Regions Series 2018 A-1 Interest	Goldman Sachs Financial Square Govt Fund		83,038
Regions Series 2018 A-1 Principal	Goldman Sachs Financial Square Govt Fund		202
Regions Series 2018 A-1 Sinking Fund	Goldman Sachs Financial Square Govt Fund		57
Regions Series 2020 Revenue	Goldman Sachs Financial Square Govt Fund		151,764
Regions Series 2020 Reserve	Goldman Sachs Financial Square Govt Fund		185,038
Regions Series 2020 Interest	Goldman Sachs Financial Square Govt Fund		106,099
Regions Series 2020 Principal	Goldman Sachs Financial Square Govt Fund		16
Regions Series 2020 Prepayment	Goldman Sachs Financial Square Govt Fund		6,681
Regions Series 2020 Sinking Fund	Goldman Sachs Financial Square Govt Fund		140,001
Regions Series 2020 Redemption	Goldman Sachs Financial Square Govt Fund		111
Regions Series 2021 A-2 Revenue	Goldman Sachs Financial Square Govt Fund		91,570
Regions Series 2021 A-2 Reserve	Goldman Sachs Financial Square Govt Fund		73,366
Regions Series 2021 A-2 Interest	Goldman Sachs Financial Square Govt Fund		42,865
Regions Series 2021 A-2 Prepayment	Goldman Sachs Financial Square Govt Fund		1,256
Regions Series 2021 A-2 Principal	Goldman Sachs Financial Square Govt Fund		55,000
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		323,812
Regions Series 2021 A-3 Reserve	Goldman Sachs Financial Square Govt Fund		200,967
Regions Series 2021 A-3 Interest	Goldman Sachs Financial Square Govt Fund		123,558
Regions Series 2021 A-3 Sinking Fund	Goldman Sachs Financial Square Govt Fund		19
	Total Debt Service Fund Investments	**$**	**1,949,826**
Regions Series 2018 A-1 Construction	Goldman Sachs Financial Square Govt Fund	$	70
Regions Series 2018 A-2 Construction	Goldman Sachs Financial Square Govt Fund		392
Regions Series 2020 Construction	Goldman Sachs Financial Square Govt Fund		25,176
Regions Series 2021 A-2 Construction	Goldman Sachs Financial Square Govt Fund		420
Regions Series 2021 A-3 Construction	Goldman Sachs Financial Square Govt Fund		20,725
	Total Capital Projects Fund Investments	**$**	**46,783**

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

Summer Woods Community Development District
Summary A/R Ledger
From 04/01/2026 to 04/30/2026

	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	12,929.13
Sum for 193, 2190							**12,929.13**
193, 2191							
	193-200	193 Debt Service Fund S2018	Manatee County Tax Collector	AR00002894	12110	10/01/2025	2,246.96
Sum for 193, 2191							**2,246.96**
193, 2192							
	193-201	193 Debt Service Fund S2020	Manatee County Tax Collector	AR00002894	12110	10/01/2025	3,272.18
Sum for 193, 2192							**3,272.18**
193, 2193							
	193-202	193 Debt Service Fund S2021	Manatee County Tax Collector	AR00002894	12110	10/01/2025	1,370.06
	193-202	193 Debt Service Fund S2021	Manatee County Tax Collector	AR00002894	12110	10/01/2025	3,714.83
Sum for 193, 2193							**5,084.89**
Sum for 193							**23,533.16**
Sum Total							**23,533.16**

Summer Woods Community Development District
Summary A/P Ledger
From 04/01/2026 to 04/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
193, 2190						
	193 General Fund	04/30/2026	Christopher L Sullivan	CS043026	Board of Supervisors Meeting 04/30/26	200.00
	193 General Fund	04/30/2026	Eco-Logic Services, LLC	6581	Maintenance of Preserves in Phases 1-4 04/26	1,250.00
	193 General Fund	04/30/2026	Eco-Logic Services, LLC	6581	Maintenance of Preserves in Phases 1-4 04/26	775.00
	193 General Fund	04/30/2026	Eco-Logic Services, LLC	6581	Maintenance of Preserves in Phases 1-4 04/26	850.00
	193 General Fund	04/30/2026	Eco-Logic Services, LLC	6581	Maintenance of Preserves in Phases 1-4 04/26	6,300.00
	193 General Fund	04/30/2026	Eco-Logic Services, LLC	6581	Maintenance of Preserves in Phases 1-4 04/26	12,700.00
	193 General Fund	04/30/2026	Johannes L. Johnson	JJ043026	Board of Supervisors Meeting 04/30/26	200.00
	193 General Fund	04/30/2026	Jonathan W. Flynn	JF043026	Board of Supervisors Meeting 04/30/26	200.00
	193 General Fund	04/01/2026	Kutak Rock, LLP	3733232 38323-1	Legal Services 03/26	442.50
	193 General Fund	04/01/2026	Kutak Rock, LLP	3733233 38323-2	Legal Services 03/26	97.00
	193 General Fund	04/29/2026	Manatee County Utilities Department	100219410-042926	9702 Last Light Glen 04/26	73.58
	193 General Fund	04/29/2026	Manatee County Utilities Department	100219418-042926	8815 Starry Night Terrace 04/26	73.58
	193 General Fund	04/01/2026	Manatee County Utilities Department	100016170 042926	9229 Westernwoods Ave 03/26	156.18
	193 General Fund	04/29/2026	Manatee County Utilities Department	100016170 193 042926	9229 Westernwoods Ave 04/26	90.85
	193 General Fund	04/01/2026	Manatee County Utilities Department	100016170-042926	9229 Westernwoods Ave 02/26	251.36
	193 General Fund	04/29/2026	Manatee County Utilities Department	100158718-042926	10904 High Noon Tr 04/26	164.59
	193 General Fund	04/29/2026	Manatee County Utilities Department	100158772-042926	11371 Daybreak Gln 04/26	19.13
	193 General Fund	04/29/2026	Manatee County Utilities Department	100219422-042926	9427 Deadwood Terrace 04/26	73.58
	193 General Fund	04/29/2026	Manatee County Utilities Department	100158826-042926	8805 Summerwoods Dr 04/26	0.99
	193 General Fund	04/30/2026	Manatee County Utilities Department	100237014-043026	9702 Eventide TRL 04/26	3.95
	193 General Fund	04/29/2026	Manatee County Utilities Department	100016000-042926	11371 Daybreak Gln 04/26	5.50
	193 General Fund	04/30/2026	Mark Sigman	MS043026	Board of Supervisors Meeting 04/30/26	200.00
	193 General Fund	04/30/2026	Matthew A Ruxton	MR043026	Board of Supervisors Meeting 04/30/26	200.00
	193 General Fund	04/30/2026	Peace River Electric Cooperative, Inc.	222852002-050626	9702 Eventide Trail 04/26	75.08
	193 General Fund	04/28/2026	Peace River Electric Cooperative, Inc.	170982001-042826	8805 Summer Woods Drive 04/26	48.40
	193 General Fund	04/28/2026	Peace River Electric Cooperative, Inc.	185639001-042826	10904 High Noon Trail 04/26	116.48
	193 General Fund	04/28/2026	Peace River Electric Cooperative, Inc.	185639002-042826	11424 Daybreak Glen 04/26	33.17
	193 General Fund	04/30/2026	Regions Bank Corporate Trust	130768	Trustee Fee Series 2018-A1 04/26	3,500.00
	193 General Fund	04/28/2026	Regions Bank Corporate Trust	130753	Trustee Fee Series 2021-A2 04/26	3,500.00
	193 General Fund	04/30/2026	Rizzetta & Company, Inc.	INV0000109311	Cell Phone April Service 04/26	50.00

Summer Woods Community Development District
Summary A/P Ledger
From 04/01/2026 to 04/30/2026

	193 General Fund	04/30/2026	Valley National Bank	CC043026-193	Maintenance & Repair 04//26	500.00
	193 General Fund	04/30/2026	Valley National Bank	CC043026-193	Maintenance & Repair 04//26	365.35
	193 General Fund	04/30/2026	Valley National Bank	CC043026-193	Maintenance & Repair 04//26	49.20
Sum for 193, 2190						**32,565.47**
Sum for 193						**32,565.47**
Sum Total						**32,565.47**

Summer Woods Community Development District
Notes to Unaudited Financial Statements
April 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 04/30/26.
2. See EMMA (Electronic Municipal Market Access) at https://www.emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

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

Rizzetta & Company

Summer Woods
Community Development District

Financial Statements
(Unaudited)

May 31, 2026

Prepared by: Rizzetta & Company, Inc.

summerwoodscdd.org
rizzetta.com

Summer Woods Community Development District

Balance Sheet

As of 05/31/2026

(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	833,338	0	8,029	0	841,367	0	0
Investments	842,717	76,702	1,255,158	46,914	2,221,491	0	0
Accounts Receivable	3,140	0	2,575	0	5,716	0	0
Refundable Deposits	5,600	0	0	0	5,600	0	0
Fixed Assets	0	0	0	0	0	13,367,178	0
Amount Available in Debt Service	0	0	0	0	0	0	1,265,762
Amount To Be Provided Debt Service	0	0	0	0	0	0	16,174,238
Total Assets	1,684,795	76,702	1,265,762	46,914	3,074,174	13,367,178	17,440,000
Liabilities							
Accounts Payable	11,166	0	0	0	11,166	0	0
Accrued Expenses	3,933	0	0	0	3,933	0	0
Other Current Liabilities	69	0	0	0	69	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	17,440,000
Total Liabilities	15,168	0	0	0	15,168	0	17,440,000
Fund Equity & Other Credits							
Beginning Fund Balance	1,010,969	25,534	1,217,223	41,663	2,295,389	0	0
Investment In General Fixed Assets	0	0	0	0	0	13,367,178	0
Net Change in Fund Balance	658,658	51,168	48,539	5,251	763,617	0	0
Total Fund Equity & Other Credits	1,669,627	76,702	1,265,762	46,914	3,059,006	13,367,178	0
Total Liabilities & Fund Equity	1,684,795	76,702	1,265,762	46,914	3,074,174	13,367,178	17,440,000

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	19,659	19,659
Special Assessments				
Tax Roll	1,344,788	1,344,788	1,360,463	15,675
Other Misc. Revenues				
Miscellaneous Revenue	0	0	186	186
Vending Machine Revenue	0	0	27	27
Total Revenues	1,344,788	1,344,788	1,380,335	35,547
Expenditures				
Legislative				
Supervisor Fees	7,000	4,667	4,800	(133)
Total Legislative	7,000	4,667	4,800	(133)
Financial & Administrative				
Accounting Services	21,447	14,298	14,318	(20)
Administrative Services	5,370	3,580	3,580	0
Arbitrage Rebate Calculation	900	0	0	0
Assessment Roll	5,965	5,965	5,965	0
Auditing Services	5,100	0	0	0
Disclosure Report	8,000	5,333	5,333	0
District Engineer	20,000	13,333	0	13,333
District Management	23,982	15,988	15,988	0
Dues, Licenses & Fees	2,000	2,000	711	1,289
Financial & Revenue Collections	4,295	2,864	2,864	0
Legal Advertising	1,000	666	164	502
Public Officials Liability Insurance	4,100	4,100	3,209	891
Trustees Fees	14,000	14,000	18,958	(4,958)
Website Hosting, Maintenance, Backup & E	3,698	2,722	2,433	289
Total Financial & Administrative	119,857	84,849	73,523	11,326
Legal Counsel				
District Counsel	100,000	66,667	22,744	43,922
Total Legal Counsel	100,000	66,667	22,744	43,922
Electric Utility Services				
Utility - Recreation Facilities	20,000	13,333	14,352	(1,018)
Utility - Street Lights	180,180	120,120	41,085	79,035
Total Electric Utility Services	200,180	133,453	55,437	78,017
Water-Sewer Combination Services				
Utility - Irrigation	12,000	8,000	8,911	(911)
Utility - Recreation Facilities	10,000	6,667	6,050	617
Total Water-Sewer Combination Services	22,000	14,667	14,961	(294)
Stormwater Control				
Aquatic Maintenance	47,200	31,466	28,725	2,742
Midge Fly Treatments	20,000	13,334	0	13,333

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Wetland Nuisance/Exotic Species Control	84,000	56,000	62,050	(6,050)
Total Stormwater Control	151,200	100,800	90,775	10,025
Other Physical Environment				
Entry & Walls Maintenance & Repair	3,500	2,333	0	2,333
General Liability Insurance	4,463	4,463	3,922	541
Irrigation Maintenance	20,000	13,333	17,934	(4,601)
Landscape - Mulch	70,000	46,667	25,135	21,532
Landscape Inspection Services	12,000	8,000	8,000	0
Landscape Maintenance	300,000	200,000	230,700	(30,700)
Landscape Replacement Plants, Shrubs, Tr	30,000	20,000	15,325	4,675
Pressure Washing	1,500	1,000	0	1,000
Property Insurance	37,047	37,047	15,396	21,651
Supervisor Workers Comp Insurance	0	0	850	(850)
Total Other Physical Environment	478,510	332,843	317,262	15,581
Parks & Recreation				
Access Control / Security Camera Mainten	7,000	4,667	0	4,667
Amenity Facility - Maintenance & Repair	25,000	16,666	14,052	2,614
Dog Park Maintenance	5,000	3,334	1,940	1,393
Facility A/C & Heating Maintenance & Rep	1,500	1,000	0	1,000
Holiday Decorations	2,500	2,500	0	2,500
Management Contract	59,841	39,894	33,601	6,294
Playground Mulch	5,000	3,333	0	3,333
Playground Repairs	3,000	2,000	0	2,000
Pool Furniture Replacement	20,000	13,333	49	13,284
Pool Repairs	5,000	3,334	5,685	(2,351)
Pool Service Contract	49,200	32,800	33,400	(600)
Security Services & Patrols	25,000	16,666	0	16,667
Security System Monitoring Services & Ma	14,500	9,667	2,878	6,788
Telephone, Internet, Cable	2,500	1,667	1,360	306
Trail/Bike Path Maintenance	1,000	666	0	667
Total Parks & Recreation	226,041	151,527	92,965	58,562
Contingency				
Miscellaneous Contingency	40,000	26,667	49,210	(22,543)
Total Contingency	40,000	26,667	49,210	(22,543)
Total Expenditures	1,344,788	916,140	721,677	194,463
Total Excess of Revenues Over(Under) Expenditures	0	428,648	658,658	230,010
Fund Balance, Beginning of Period	0	0	1,010,969	1,010,969
Total Fund Balance, End of Period	0	428,648	1,669,627	1,240,979

193 Reserve Fund

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,168	1,168
Special Assessments				
Tax Roll	50,000	50,000	50,000	0
Total Revenues	50,000	50,000	51,168	1,168
Expenditures				
Contingency				
Capital Reserve	50,000	50,000	0	50,000
Total Contingency	50,000	50,000	0	50,000
Total Expenditures	50,000	50,000	0	50,000
Total Excess of Revenues Over(Under) Expenditures	0	0	51,168	51,168
Fund Balance, Beginning of Period	0	0	25,534	25,534
Total Fund Balance, End of Period	0	0	76,702	76,702

193 Debt Service Fund S2018

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,402	8,402
Special Assessments				
Tax Roll	242,399	242,399	245,124	2,725
Total Revenues	242,399	242,399	253,526	11,127
Expenditures				
Debt Service				
Interest	172,399	172,399	167,825	4,574
Principal	70,000	70,000	70,000	0
Total Debt Service	242,399	242,399	237,825	4,574
Total Expenditures	242,399	242,399	237,825	4,574
Total Excess of Revenues Over(Under) Expenditures	0	0	15,701	15,701
Fund Balance, Beginning of Period	0	0	354,667	354,667
Total Fund Balance, End of Period	0	0	370,368	370,368

193 Debt Service Fund S2020

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,951	9,951
Special Assessments				
Tax Roll	353,099	353,099	356,966	3,867
Total Revenues	353,099	353,099	366,917	13,818
Expenditures				
Debt Service				
Interest	218,899	218,899	212,197	6,702
Principal	134,200	134,200	145,000	(10,800)
Total Debt Service	353,099	353,099	357,197	(4,098)
Total Expenditures	353,099	353,099	357,197	(4,098)
Total Excess of Revenues Over(Under) Expenditures	0	0	9,720	9,720
Fund Balance, Beginning of Period	0	0	337,033	337,033
Total Fund Balance, End of Period	0	0	346,753	346,753

193 Debt Service Fund S2021

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	15,408	15,408
Special Assessments				
Tax Roll	548,551	548,551	554,717	6,166
Total Revenues	548,551	548,551	570,125	21,574
Expenditures				
Debt Service				
Interest	338,551	338,551	332,845	5,706
Principal	210,000	210,000	210,000	0
Total Debt Service	548,551	548,551	542,845	5,706
Total Expenditures	548,551	548,551	542,845	5,706
Total Excess of Revenues Over(Under) Expenditures	0	0	27,280	27,280
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(4,161)	(4,161)
Total Other Financing Sources(Uses)	0	0	(4,161)	(4,161)
Fund Balance, Beginning of Period	0	0	525,522	525,522
Total Fund Balance, End of Period	0	0	548,641	548,641

193 Capital Projects Fund S2018

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11	11
Total Revenues	0	0	11	11
Total Excess of Revenues Over(Under) Expenditures	0	0	11	11
Fund Balance, Beginning of Period	0	0	451	451
Total Fund Balance, End of Period	0	0	462	462

193 Capital Projects Fund S2020

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	596	596
Total Revenues	0	0	596	596
Total Excess of Revenues Over(Under) Expenditures	0	0	596	596
Fund Balance, Beginning of Period	0	0	24,651	24,651
Total Fund Balance, End of Period	0	0	25,247	25,247

193 Capital Projects Fund S2021

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	483	483
Total Revenues	0	0	483	483
Total Excess of Revenues Over(Under) Expenditures	0	0	483	483
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,161	4,161
Total Other Financing Sources(Uses)	0	0	4,161	4,161
Fund Balance, Beginning of Period	0	0	16,561	16,561
Total Fund Balance, End of Period	0	0	21,205	21,205

Summer Woods CDD
Investment Summary
5/31/2026

Account	Investment		Balance as of May 31, 2026
Valley National Bank	Governmental Checking/ICS	$	842,717
	Total General Fund Investments	**$**	**842,717**
Valley National Bank	Governmental Checking	$	76,702
	Total Reserve Fund Investments	**$**	**76,702**
Regions Series 2018 A-1 Revenue	Goldman Sachs Financial Square Govt Fund	$	238,691
Regions Series 2018 A-1 Reserve	Goldman Sachs Financial Square Govt Fund		129,162
Regions Series 2018 A-1 Interest	Goldman Sachs Financial Square Govt Fund		7
Regions Series 2018 A-1 Principal	Goldman Sachs Financial Square Govt Fund		202
Regions Series 2018 A-1 Sinking Fund	Goldman Sachs Financial Square Govt Fund		58
Regions Series 2020 Revenue	Goldman Sachs Financial Square Govt Fund		156,075
Regions Series 2020 Reserve	Goldman Sachs Financial Square Govt Fund		185,555
Regions Series 2020 Interest	Goldman Sachs Financial Square Govt Fund		10
Regions Series 2020 Principal	Goldman Sachs Financial Square Govt Fund		16
Regions Series 2020 Prepayment	Goldman Sachs Financial Square Govt Fund		1,699
Regions Series 2020 Sinking Fund	Goldman Sachs Financial Square Govt Fund		15
Regions Series 2020 Redemption	Goldman Sachs Financial Square Govt Fund		111
Regions Series 2021 A-2 Revenue	Goldman Sachs Financial Square Govt Fund		93,439
Regions Series 2021 A-2 Reserve	Goldman Sachs Financial Square Govt Fund		73,571
Regions Series 2021 A-2 Interest	Goldman Sachs Financial Square Govt Fund		4
Regions Series 2021 A-2 Prepayment	Goldman Sachs Financial Square Govt Fund		1,259
Regions Series 2021 A-2 Principal	Goldman Sachs Financial Square Govt Fund		5
Regions Series 2021 A-2 Sinking Fund	Goldman Sachs Financial Square Govt Fund		8
Regions Series 2021 A-3 Revenue	Goldman Sachs Financial Square Govt Fund		173,708
Regions Series 2021 A-3 Reserve	Goldman Sachs Financial Square Govt Fund		201,531
Regions Series 2021 A-3 Interest	Goldman Sachs Financial Square Govt Fund		12
Regions Series 2021 A-3 Sinking Fund	Goldman Sachs Financial Square Govt Fund		20
	Total Debt Service Fund Investments	**$**	**1,255,158**
Regions Series 2018 A-1 Construction	Goldman Sachs Financial Square Govt Fund	$	70
Regions Series 2018 A-2 Construction	Goldman Sachs Financial Square Govt Fund		393
Regions Series 2020 Construction	Goldman Sachs Financial Square Govt Fund		25,247
Regions Series 2021 A-2 Construction	Goldman Sachs Financial Square Govt Fund		421
Regions Series 2021 A-3 Construction	Goldman Sachs Financial Square Govt Fund		20,783
	Total Capital Projects Fund Investments	**$**	**46,914**

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

Summer Woods Community Development District
Summary A/R Ledger
From 05/01/2026 to 05/31/2026

	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	3,140.18
Sum for 193, 2190							**3,140.18**
193, 2191							
	193-200	193 Debt Service Fund S2018	Manatee County Tax Collector	AR00002894	12110	10/01/2025	545.74
Sum for 193, 2191							**545.74**
193, 2192							
	193-201	193 Debt Service Fund S2020	Manatee County Tax Collector	AR00002894	12110	10/01/2025	794.75
Sum for 193, 2192							**794.75**
193, 2193							
	193-202	193 Debt Service Fund S2021	Manatee County Tax Collector	AR00002894	12110	10/01/2025	332.76
	193-202	193 Debt Service Fund S2021	Manatee County Tax Collector	AR00002894	12110	10/01/2025	902.26
Sum for 193, 2193							**1,235.02**
Sum for 193							**5,715.69**
Sum Total							**5,715.69**

Summer Woods Community Development District
Summary A/P Ledger
From 05/01/2026 to 05/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
193, 2190						
	193 General Fund	05/28/2026	Christopher L Sullivan	CS052826	Board of Supervisors Meeting 05/28/26	200.00
	193 General Fund	05/31/2026	Harrison Ranch CDD	SWC0626-01	Rent - May Meeting 06/26	200.00
	193 General Fund	05/28/2026	Johannes L. Johnson	JJ052826	Board of Supervisors Meeting 05/28/26	200.00
	193 General Fund	05/28/2026	Jonathan W. Flynn	JF052826	Board of Supervisors Meeting 05/28/26	200.00
	193 General Fund	05/01/2026	Kutak Rock, LLP	3759743 38323-1	Legal Services 04/26	3,271.50
	193 General Fund	05/01/2026	Kutak Rock, LLP	3759744 38323-2	Legal Services 04/26	611.50
	193 General Fund	05/28/2026	Manatee County Utilities Department	100219418-052826	8815 Starry Night Terrace 05/26	63.77
	193 General Fund	05/28/2026	Manatee County Utilities Department	100219422-052826	9427 Deadwood Terrace 05/26	63.77
	193 General Fund	05/28/2026	Manatee County Utilities Department	100219410-052826	9702 Last Light Glen 05/26	63.77
	193 General Fund	05/28/2026	Manatee County Utilities Department	100016000-052826	11371 Daybreak Gln 05/26	3.48
	193 General Fund	05/28/2026	Manatee County Utilities Department	100158718-052826	10904 High Noon Tr 05/26	340.99
	193 General Fund	05/28/2026	Manatee County Utilities Department	100158772-052826	11371 Daybreak Gln 05/26	16.78
	193 General Fund	05/01/2026	Manatee County Utilities Department	100016059-052726	11205 Daybreak Gln 03/26	969.20
	193 General Fund	05/27/2026	Manatee County Utilities Department	100016059	11205 Daybreak Gln 03/26 & 04/26	2,277.89
	193 General Fund	05/31/2026	Manatee County Utilities Department	100016170-060526	9229 WESTERN-WOODS AVE 05/26	286.04
	193 General Fund	05/31/2026	Manatee County Utilities Department	100158826-060526	8805 Summerwoods Dr 05/26	39.48
	193 General Fund	05/31/2026	Manatee County Utilities Department	100237014-060426	9702 Eventide TRL 05/26	270.39
	193 General Fund	05/28/2026	Matthew A Ruxton	MR052826	Board of Supervisors Meeting 05/28/26	200.00
	193 General Fund	05/31/2026	Peace River Electric Cooperative, Inc.	222852002-060326	9702 Eventide Trail 05/26	32.41
	193 General Fund	05/31/2026	Peace River Electric Cooperative, Inc.	170982003-060326	Amenity Center 05/26	1,419.98
	193 General Fund	05/27/2026	Peace River Electric Cooperative, Inc.	170982001-052726	8805 Summer Woods Drive 05/26	47.70
	193 General Fund	05/27/2026	Peace River Electric Cooperative, Inc.	185639001-052726	10904 High Noon Trail 05/26	116.62
	193 General Fund	05/31/2026	Peace River Electric Cooperative, Inc.	185639004-060226	9324 Westernwoods Ave 05/26	46.62
	193 General Fund	05/01/2026	RedTree Landscape Systems, LLC	34456	Irrigation Repairs 03/26	174.50
	193 General Fund	05/31/2026	Rizzetta & Company, Inc.	INV0000110106	Cell Phone May Service 05/26	50.00
Sum for 193, 2190						**11,166.39**
Sum for 193						**11,166.39**
Sum Total						**11,166.39**

Summer Woods Community Development District
Notes to Unaudited Financial Statements
May 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 05/31/26
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 – Payment for Invoice # AR00002894 in the amount of $3,140.18 was received in June 2026.
6. Debt Service Fund 200 – Payment for Invoice # AR00002894 in the amount of $545.74 was received in June 2026.
7. Debt Service Fund 201 – Payment for Invoice # AR00002894 in the amount of $794.75 was received in June 2026.
8. Debt Service Fund 202 – Payment for Invoice # AR00002894 in the amount of $1,235.02 was received in June 2026.

Rizzetta & Company

Summer Woods
Community Development District

Financial Statements
(Unaudited)

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

summerwoodscdd.org
rizzetta.com

Summer Woods Community Development District

Balance Sheet

As of 06/30/2026

(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	769,579	0	0	0	769,579	0	0
Investments	844,971	76,907	1,271,906	47,048	2,240,831	0	0
Refundable Deposits	5,600	0	0	0	5,600	0	0
Fixed Assets	0	0	0	0	0	13,367,178	0
Amount Available in Debt Service	0	0	0	0	0	0	1,271,906
Amount To Be Provided Debt Service	0	0	0	0	0	0	16,168,094
Total Assets	1,620,150	76,907	1,271,906	47,048	3,016,010	13,367,178	17,440,000
Liabilities							
Accounts Payable	9,607	0	0	0	9,607	0	0
Accrued Expenses	2,788	0	0	0	2,788	0	0
Other Current Liabilities	68	0	0	0	68	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	17,440,000
Total Liabilities	12,463	0	0	0	12,463	0	17,440,000
Fund Equity & Other Credits							
Beginning Fund Balance	1,010,969	25,534	1,217,223	41,663	2,295,389	0	0
Investment In General Fixed Assets	0	0	0	0	0	13,367,178	0
Net Change in Fund Balance	596,717	51,373	54,683	5,385	708,158	0	0
Total Fund Equity & Other Credits	1,607,686	76,907	1,271,906	47,048	3,003,547	13,367,178	0
Total Liabilities & Fund Equity	1,620,150	76,907	1,271,906	47,048	3,016,010	13,367,178	17,440,000

193 General Fund

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	21,979	21,979
Special Assessments				
Tax Roll	1,344,788	1,344,788	1,363,599	18,811
Other Misc. Revenues				
Miscellaneous Revenue	0	0	186	186
Vending Machine Revenue	0	0	28	28
Total Revenues	1,344,788	1,344,788	1,385,792	41,004
Expenditures				
Legislative				
Supervisor Fees	7,000	5,250	4,800	450
Total Legislative	7,000	5,250	4,800	450
Financial & Administrative				
Accounting Services	21,447	16,085	16,108	(23)
Administrative Services	5,370	4,028	4,028	0
Arbitrage Rebate Calculation	900	0	0	0
Assessment Roll	5,965	5,965	5,965	0
Auditing Services	5,100	5,100	3,800	1,300
Disclosure Report	8,000	6,000	6,000	0
District Engineer	20,000	15,000	0	15,000
District Management	23,982	17,986	17,986	0
Dues, Licenses & Fees	2,000	2,000	712	1,289
Financial & Revenue Collections	4,295	3,222	3,221	0
Legal Advertising	1,000	750	164	585
Public Officials Liability Insurance	4,100	4,100	3,209	891
Trustees Fees	14,000	14,000	18,958	(4,958)
Website Hosting, Maintenance, Backup & E	3,698	2,965	2,594	373
Total Financial & Administrative	119,857	97,201	82,745	14,457
Legal Counsel				
District Counsel	100,000	75,000	21,870	53,129
Total Legal Counsel	100,000	75,000	21,870	53,129
Electric Utility Services				
Utility - Recreation Facilities	20,000	15,000	16,600	(1,600)
Utility - Street Lights	180,180	135,135	54,780	80,355
Total Electric Utility Services	200,180	150,135	71,380	78,755
Water-Sewer Combination Services				
Utility - Irrigation	12,000	9,000	9,368	(368)
Utility - Recreation Facilities	10,000	7,500	5,550	1,950
Total Water-Sewer Combination Services	22,000	16,500	14,918	1,582
Stormwater Control				
Aquatic Maintenance	47,200	35,400	32,725	2,675
Midge Fly Treatments	20,000	15,000	0	15,000

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Wetland Nuisance/Exotic Species Control	84,000	63,000	62,050	950
Total Stormwater Control	151,200	113,400	94,775	18,625
Other Physical Environment				
Entry & Walls Maintenance & Repair	3,500	2,625	0	2,625
General Liability Insurance	4,463	4,463	3,922	541
Irrigation Maintenance	20,000	15,000	18,903	(3,903)
Landscape - Mulch	70,000	52,500	25,135	27,365
Landscape Inspection Services	12,000	9,000	9,000	0
Landscape Maintenance	300,000	225,000	255,700	(30,700)
Landscape Replacement Plants, Shrubs, Tr	30,000	22,500	15,325	7,175
Pressure Washing	1,500	1,125	0	1,125
Property Insurance	37,047	37,047	15,396	21,651
Supervisor Workers Comp Insurance	0	0	850	(850)
Total Other Physical Environment	478,510	369,260	344,231	25,029
Parks & Recreation				
Access Control / Security Camera Mainten	7,000	5,250	0	5,250
Amenity Facility - Maintenance & Repair	25,000	18,750	15,237	3,513
Dog Park Maintenance	5,000	3,750	3,104	646
Facility A/C & Heating Maintenance & Rep	1,500	1,125	0	1,125
Holiday Decorations	2,500	2,500	0	2,500
Management Contract	59,841	44,881	36,743	8,138
Playground Mulch	5,000	3,750	0	3,750
Playground Repairs	3,000	2,250	0	2,250
Pool Furniture Replacement	20,000	15,000	60	14,940
Pool Repairs	5,000	3,750	6,423	(2,673)
Pool Service Contract	49,200	36,900	38,100	(1,200)
Security Services & Patrols	25,000	18,750	0	18,750
Security System Monitoring Services & Ma	14,500	10,875	3,641	7,234
Telephone, Internet, Cable	2,500	1,875	1,534	340
Trail/Bike Path Maintenance	1,000	750	0	750
Total Parks & Recreation	226,041	170,156	104,842	65,313
Contingency				
Miscellaneous Contingency	40,000	30,000	49,514	(19,513)
Total Contingency	40,000	30,000	49,514	(19,513)
Total Expenditures	1,344,788	1,026,902	789,075	237,827
Total Excess of Revenues Over(Under) Expenditures	0	317,886	596,717	278,831
Fund Balance, Beginning of Period	0	0	1,010,969	1,010,969
Total Fund Balance, End of Period	0	317,886	1,607,686	1,289,800

193 Reserve Fund

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,372	1,372
Special Assessments				
Tax Roll	50,000	50,000	50,000	0
Total Revenues	50,000	50,000	51,372	1,372
Expenditures				
Contingency				
Capital Reserve	50,000	50,000	0	50,000
Total Contingency	50,000	50,000	0	50,000
Total Expenditures	50,000	50,000	0	50,000
Total Excess of Revenues Over(Under) Expenditures	0	0	51,372	51,372
Fund Balance, Beginning of Period	0	0	25,535	25,535
Total Fund Balance, End of Period	0	0	76,907	76,907

193 Debt Service Fund S2018

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,450	9,450
Special Assessments				
Tax Roll	242,399	242,399	245,669	3,270
Total Revenues	242,399	242,399	255,119	12,720
Expenditures				
Debt Service				
Interest	172,399	172,399	167,825	4,574
Principal	70,000	70,000	70,000	0
Total Debt Service	242,399	242,399	237,825	4,574
Total Expenditures	242,399	242,399	237,825	4,574
Total Excess of Revenues Over(Under) Expenditures	0	0	17,294	17,294
Fund Balance, Beginning of Period	0	0	354,667	354,667
Total Fund Balance, End of Period	0	0	371,961	371,961

193 Debt Service Fund S2020

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,928	10,928
Special Assessments				
Tax Roll	353,099	353,099	357,760	4,661
Total Revenues	353,099	353,099	368,688	15,589
Expenditures				
Debt Service				
Interest	218,899	218,899	212,197	6,702
Principal	134,200	134,200	145,000	(10,800)
Total Debt Service	353,099	353,099	357,197	(4,098)
Total Expenditures	353,099	353,099	357,197	(4,098)
Total Excess of Revenues Over(Under) Expenditures	0	0	11,491	11,491
Fund Balance, Beginning of Period	0	0	337,033	337,033
Total Fund Balance, End of Period	0	0	348,524	348,524

193 Debt Service Fund S2021

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	16,954	16,954
Special Assessments				
Tax Roll	548,551	548,551	555,951	7,400
Total Revenues	548,551	548,551	572,905	24,354
Expenditures				
Debt Service				
Interest	338,551	338,551	332,845	5,706
Principal	210,000	210,000	210,000	0
Total Debt Service	548,551	548,551	542,845	5,706
Total Expenditures	548,551	548,551	542,845	5,706
Total Excess of Revenues Over(Under) Expenditures	0	0	30,060	30,060
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(4,161)	(4,161)
Total Other Financing Sources(Uses)	0	0	(4,161)	(4,161)
Fund Balance, Beginning of Period	0	0	525,522	525,522
Total Fund Balance, End of Period	0	0	551,421	551,421

193 Capital Projects Fund S2018

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12	12
Total Revenues	0	0	12	12
Total Excess of Revenues Over(Under) Expenditures	0	0	12	12
Fund Balance, Beginning of Period	0	0	452	452
Total Fund Balance, End of Period	0	0	464	464

193 Capital Projects Fund S2020

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	668	668
Total Revenues	0	0	668	668
Total Excess of Revenues Over(Under) Expenditures	0	0	668	668
Fund Balance, Beginning of Period	0	0	24,651	24,651
Total Fund Balance, End of Period	0	0	25,319	25,319

193 Capital Projects Fund S2021

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	544	544
Total Revenues	0	0	544	544
Total Excess of Revenues Over(Under) Expenditures	0	0	544	544
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,160	4,160
Total Other Financing Sources(Uses)	0	0	4,160	4,160
Fund Balance, Beginning of Period	0	0	16,561	16,561
Total Fund Balance, End of Period	0	0	21,265	21,265

Summer Woods CDD
Investment Summary
6/30/2026

Account	Investment		Balance as of June 30, 2026
Valley National Bank	Governmental Checking/ICS	$	844,971
	Total General Fund Investments	**$**	**844,971**
Valley National Bank	Governmental Checking	$	76,907
	Total Reserve Fund Investments	**$**	**76,907**
Regions Series 2018 A-1 Revenue	Goldman Sachs Financial Square Govt Fund	$	242,162
Regions Series 2018 A-1 Reserve	Goldman Sachs Financial Square Govt Fund		129,530
Regions Series 2018 A-1 Interest	Goldman Sachs Financial Square Govt Fund		8
Regions Series 2018 A-1 Principal	Goldman Sachs Financial Square Govt Fund		203
Regions Series 2018 A-1 Sinking Fund	Goldman Sachs Financial Square Govt Fund		58
Regions Series 2020 Revenue	Goldman Sachs Financial Square Govt Fund		160,545
Regions Series 2020 Reserve	Goldman Sachs Financial Square Govt Fund		186,084
Regions Series 2020 Interest	Goldman Sachs Financial Square Govt Fund		10
Regions Series 2020 Principal	Goldman Sachs Financial Square Govt Fund		16
Regions Series 2020 Prepayment	Goldman Sachs Financial Square Govt Fund		1,704
Regions Series 2020 Sinking Fund	Goldman Sachs Financial Square Govt Fund		54
Regions Series 2020 Redemption	Goldman Sachs Financial Square Govt Fund		112
Regions Series 2021 A-2 Revenue	Goldman Sachs Financial Square Govt Fund		95,407
Regions Series 2021 A-2 Reserve	Goldman Sachs Financial Square Govt Fund		73,781
Regions Series 2021 A-2 Interest	Goldman Sachs Financial Square Govt Fund		4
Regions Series 2021 A-2 Prepayment	Goldman Sachs Financial Square Govt Fund		1,263
Regions Series 2021 A-2 Principal	Goldman Sachs Financial Square Govt Fund		5
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		178,817
Regions Series 2021 A-3 Reserve	Goldman Sachs Financial Square Govt Fund		202,105
Regions Series 2021 A-3 Interest	Goldman Sachs Financial Square Govt Fund		11
Regions Series 2021 A-3 Sinking Fund	Goldman Sachs Financial Square Govt Fund		20
	Total Debt Service Fund Investments	**$**	**1,271,906**
Regions Series 2018 A-1 Construction	Goldman Sachs Financial Square Govt Fund	$	70
Regions Series 2018 A-2 Construction	Goldman Sachs Financial Square Govt Fund		394
Regions Series 2020 Construction	Goldman Sachs Financial Square Govt Fund		25,319
Regions Series 2021 A-2 Construction	Goldman Sachs Financial Square Govt Fund		423
Regions Series 2021 A-3 Construction	Goldman Sachs Financial Square Govt Fund		20,842
	Total Capital Projects Fund Investments	**$**	**47,048**

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

Summer Woods Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
193, 2190						
	193 General Fund	06/01/2026	David Karshick	39272	Dog Station Maintenance 04/26	388.00
	193 General Fund	06/01/2026	David Karshick	39754	Dog Station Maintenance 05/26	388.00
	193 General Fund	06/30/2026	Eco-Logic Services, LLC	6824	Pond Maintenance - Ponds 26, 27, 28, & 29 06/26	775.00
	193 General Fund	06/30/2026	Grau & Associates, P.A.	29914	Audit FYE 09/30/2025	3,800.00
	193 General Fund	06/30/2026	Harrison Ranch CDD	SWC0726-01	Rent - June Meeting 06/26	200.00
	193 General Fund	06/01/2026	Jan-Pro of Manasota	91905	Janitorial Service 06/26	1,095.00
	193 General Fund	06/01/2026	Manatee County Utilities Department	100016170-062926	9229 WESTERN-WOODS AVE 06/26	259.93
	193 General Fund	06/01/2026	Manatee County Utilities Department	100158772-062926	11371 Daybreak Gln 06/26	18.08
	193 General Fund	06/01/2026	Manatee County Utilities Department	100016059-062926	11205 Daybreak Gln 06/26	400.47
	193 General Fund	06/01/2026	Manatee County Utilities Department	100016000-062926	11371 Daybreak Gln 06/26	3.23
	193 General Fund	05/01/2026	Manatee County Utilities Department	100016059-052726	11205 Daybreak Gln 03/26	969.20
	193 General Fund	06/01/2026	Manatee County Utilities Department	100158718-062926	10904 High Noon Tr 06/26	303.95
	193 General Fund	06/30/2026	Manatee County Utilities Department	100158826-070726	8805 Summerwoods Dr 06/26	124.61
	193 General Fund	06/01/2026	Manatee County Utilities Department	100237014-062926	9702 Eventide TRL 06/26	123.10
	193 General Fund	06/01/2026	Manatee County Utilities Department	100219410-062926	9702 Last Light Glen 06/26	77.17
	193 General Fund	06/01/2026	Manatee County Utilities Department	100219418-062926	8815 Starry Night Terrace 06/26	77.17
	193 General Fund	06/01/2026	Manatee County Utilities Department	100219422-062926	9427 Deadwood Terrace 06/26	77.17
	193 General Fund	06/25/2026	Peace River Electric Cooperative, Inc.	185639001-062526	10904 High Noon Trail 06/26	115.02
	193 General Fund	06/30/2026	Peace River Electric Cooperative, Inc.	185639004-070226	9324 Westernwoods Ave 06/26	46.03
	193 General Fund	06/25/2026	Peace River Electric Cooperative, Inc.	170982001-062526	8805 Summer Woods Drive 06/26	46.50
	193 General Fund	06/25/2026	Peace River Electric Cooperative, Inc.	185639002-062526	11424 Daybreak Glen 06/26	33.24
	193 General Fund	06/30/2026	RedTree Landscape Systems, LLC	34845	Irrigation Repair 05/26	236.25
	193 General Fund	06/30/2026	Rizzetta & Company, Inc.	INV0000110798	Cell Phone June Service 06/26	50.00
Sum for 193, 2190						**9,607.12**
Sum for 193						**9,607.12**
Sum Total						**9,607.12**

Summer Woods Community Development District
Notes to Unaudited Financial Statements
June 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 06/30/26.
2. See EMMA (Electronic Municipal Market Access) at https://www.emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 16

Summer Woods Community Development District

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

Operations and Maintenance Expenditures

For Board Approval
May 2026

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$95,973.41**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Christopher L Sullivan	300309	CS043026	Board of Supervisors Meeting 04/30/26	$ 200.00
Complete IT Corp	300319	19962	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly 05/26	$ 432.50
Complete IT Corp	300331	20096	Aluminum Pole, Cameras ASC Electric Magnetic Lock 05/26	$ 1,575.00
Cooper Pools Inc.	300332	786	Pool Repair 05/26	$ 343.68
Cooper Pools Inc.	300323	2026-1426	Monthly Commercial Maintenance 05/26	$ 4,700.00
Eco-Logic Services, LLC	300324	6581	Maintenance of Preserves in Phases 1-4 04/26	$ 21,875.00
Florida Department of Health in Manatee County	300330	41-BID-8538328	Simming Pools- Permit # 41-60-1989417 05/26	$ 250.00
Frontier Communications of FL	20260529	941-776-8134-060420-5-050426	Internet Service 05/26	$ 170.00
Harrison Ranch CDD	300315	SWC0526-01	Rent - April Meeting 05/26	$ 200.00
HV Solar Lighting, LLC	300325	660	Streetlights 05/26	$ 13,695.00
Johannes L. Johnson	300310	JJ043026	Board of Supervisors Meeting 04/30/26	$ 200.00
Jonathan W. Flynn	300311	JF043026	Board of Supervisors Meeting 04/30/26	$ 200.00
Kutak Rock, LLP	300316	3733232	Legal Services 03/26	$ 442.50

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300316	3733233	Legal Services 03/26	$ 97.00
Manatee County Utilities Department	20260521-4	100016000-042926	11371 Daybreak Gln 04/26	$ 5.50
Manatee County Utilities Department	20260521-10	100016170 042926	9229 Westernwoods Ave 03/26	$ 156.18
Manatee County Utilities Department	20260521-2	100016170 193 042926	9229 Westernwoods Ave 04/26	$ 90.85
Manatee County Utilities Department	20260521-1	100016170-042926	9229 Westernwoods Ave 02/26	$ 251.36
Manatee County Utilities Department	20260521-5	100158718-042926	10904 High Noon Tr 04/26	$ 164.59
Manatee County Utilities Department	20260521-6	100158772-042926	11371 Daybreak Gln 04/26	$ 19.13
Manatee County Utilities Department	20260521-3	100158826-042926	8805 Summerwoods Dr 04/26	$ 0.99
Manatee County Utilities Department	20260521-8	100219410-042926	9702 Last Light Glen 04/26	$ 73.58
Manatee County Utilities Department	20260521-9	100219418-042926	8815 Starry Night Terrace 04/26	$ 73.58
Manatee County Utilities Department	20260521-7	100219422-042926	9427 Deadwood Terrace 04/26	$ 73.58
Manatee County Utilities Department	20260521-11	100237014-043026	9702 Eventide TRL 04/26	$ 3.95
Mark Sigman	300312	MS043026	Board of Supervisors Meeting 04/30/26	$ 200.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Matthew A Ruxton	300313	MR043026	Board of Supervisors Meeting 04/30/26	$ 200.00
Peace River Electric Cooperative, Inc.	20260519-1	170982001-042826	8805 Summer Woods Drive 04/26	$ 48.40
Peace River Electric Cooperative, Inc.	20260527	170982003-050626	Amenity Center 04/26	$ 1,385.84
Peace River Electric Cooperative, Inc.	20260519-2	185639001-042826	10904 High Noon Trail 04/26	$ 116.48
Peace River Electric Cooperative, Inc.	20260519-3	185639002-042826	11424 Daybreak Glen 04/26	$ 33.17
Peace River Electric Cooperative, Inc.	20260526-1	185639004-050526	9324 Westernwoods Ave 04/26	$ 41.68
Peace River Electric Cooperative, Inc.	300321	222852002-050626	9702 Eventide Trail 04/26	$ 75.08
RedTree Landscape Systems, LLC	300326	34024	Landscape Enhancement 05/26	$ 25,000.00
RedTree Landscape Systems, LLC	300326	34135	Landscape Construction 05/26	$ 650.00
Regions Bank Corporate Trust	300308	130753	Trustee Fee Series 2021-A2 04/26	$ 3,500.00
Regions Bank Corporate Trust	300320	130768	Trustee Fee Series 2018-A1 04/26	$ 3,500.00
Rizzetta & Company, Inc.	300314	INV0000109120	Accounting Services 05/26	$ 6,420.34
Rizzetta & Company, Inc.	300317	INV0000109311	Cell Phone April Service 04/26	$ 50.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300318	INV0000109337	General Management & Oversight Personnel Reimbursement 05/26	$ 2,290.23
Rizzetta & Company, Inc.	300322	INV0000109736	Personnel Reimbursement 05/26	$ 1,710.44
Superior Waterway Services, Inc.	300327	1012538	Monthly Lake Maintenance 05/26	$ 3,100.00
TFR Cleaning Services, Inc. DBA	300328	1986	Janitorial Service 05/26	$ 85.54
TFR Cleaning Services, Inc. DBA	300328	91476	Janitorial Service 05/26	$ 1,095.00
The Observer Group, Inc.	300333	26-00853M	Legal Advertising 05/26	$ 54.69
Truly Nolen Branch 59	300329	590311342	Pest Monthly Commercial 04/26	$ 104.00
Truly Nolen Branch 59	300329	590313663	Pest Monthly Commercial 05/26	$ 104.00
Valley National Bank	20260526	CC043026-193	Maintenance & Repair 04//26	$ 914.55
Report Total				**$ 95,973.41**

SUMMER WOODS CDD

4-30-26

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Johnathan Flynn	x
Mark Sigman	x
Joey Johnson	x
Matthew Ruxton	x
Chris Sullivan	x

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	8:24
Total Meeting Time:	

Time Over _____ (3) Hours:	

Total at $175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Matt O'Nolan

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

Complete I.T.
SERVICE & SOLUTIONS

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

Invoice #	19962
Invoice Date	05-01-26
Balance Due	**$432.50**

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	11.0	$104.50
EEN-LPR	Eagle Eye License plate Recognition (LPR) with VSP Package - Monthly	$45.00	1.0	$45.00
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	6.0	$108.00
1,000 Brivo Mobile Passes	1,000 Brivo Mobile Passes for a single account, monthly subscription	$60.00	1.0	$60.00

Subtotal	**$432.50**
Tax	$0.00
Invoice Total	$432.50
Payments	$0.00
Credits	$0.00
Balance Due	**$432.50**

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

Complete I.T.
SERVICE & SOLUTIONS

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

Invoice #	20096
Invoice Date	05-20-26
Balance Due	**$1,575.00**

Item	Description	Unit Cost	Quantity	Line Total
6'x4"x4" Black Aluminum Pole	Approx. 4' above ground	$165.00	1.0	$165.00
Tech Labor-Cameras ACS	Hourly Labor Service | Minimum 2-hours | Cameras/ACS	$165.00	4.0	$660.00
Electric Magnetic Lock	Electric Magnetic Lock	$750.00	1.0	$750.00

Subtotal	**$1,575.00**
Tax	$0.00
Invoice Total	$1,575.00
Payments	$0.00
Credits	$0.00
Balance Due	**$1,575.00**

Invoice Ticket

Ticket Date	Tue 04-14-26 11:59 AM
Ticket #	12823
Subject	**Inspect Splash pad**

Ticket Issue

Initial Issue
Tue 04-14-26 11:59 AM Michael Fernandez — Go on site to inspect the splash pad gate and gather information on what we need or what is recommended for the repair.

Ticket Comments

Date	Comment
Note Thu 04-30-26 02:15 PM Jacob Macy	Replaced latch with mag, as I was testing I found the reader was not sending data and not showing up in events, it was under warranty rmad and replaced reader,
Contact Thu 04-23-26 03:15 PM monolan@rizzetta.com	Hello, Thank you for reaching out, I am currently out of the office attending meetings. **Matt O'Nolan** District Manager monolan@rizzetta.com **rizzetta.com** **Matt O'Nolan** (click to view image) District Manager **Rizzetta & Company** (click to view image) 813.533.2950 (click to view image) MONolan@rizzetta.com (click to view image) **Your Community. Our Focus.** (click to view

image) (click to view image) (click to view image) (click to view image)

Electronic Mail Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This electronic message transmission and any attachments contain information from Rizzetta & Company, Inc. which may be confidential or privileged. The information is solely intended for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic transmission in error, please immediately notify us by return email or telephone at (888) 208-5008 and delete the original message. Under Florida law, certain written communications with the sender of this message may be subject to public records disclosure requirements. Please be aware of this possibility when including personal information in your communications. Unless specifically indicated, the contents of this electronic message and its related attachments (including forwarded messages) do not constitute a legal opinion on behalf of the sender and/or Rizzetta & Company, Inc. Recipients of this message, whether directly addressed or not, should not rely upon or otherwise construe this message as legal advice. The sender is not a licensed financial advisor or securities broker; any financial topics addressed herein are for informational purposes and do not constitute investing advice. Thank you.

Initial Issue Tue 04-14-26 11:59 AM Michael Fernandez	Go on site to inspect the splash pad gate and gather information on what we need or what is recommended for the repair.

Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/20/2026	$343.68	05/21/2026

Summerwoods CDD
11205 Daybreak Glen
Parrish FL 34219

INVOICE NO. 786

Order No.:
Quote No.:
Job No.: 1405
Site Address: 11205 Daybreak Glen
Parrish FL 34219

Install 1" Toro Valve

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
1" FPT PIN TYPE VALVE WITH FC	1.00	$163.68	$163.68
Commercial installation / Labor			$180.00
		Sub-Total ex Tax	$343.68
		Tax	$0.00
		Total	$343.68

Sub-Total ex Tax	$343.68
Tax	$0.00
Total inc Tax	$343.68
Amount Applied	$0.00
Balance Due	$343.68

How To Pay

INVOICE NO. 786

Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/
Please call *844-766-5256* *to pay over the phone.*

DUE DATE:	06/20/2026	AMOUNT DUE:	$343.68

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
ephyrhills, FL 33541 3551

info@cooperpoolsinc.com
+1 (844) 766 5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Rizzetta & Company:SummerWoods CDD

Bill to
SummerWoods CDD
11205 Daybreak Glen
Parrish, FL 34219

Ship to
SummerWoods CDD
11205 Daybreak Glen
Parrish, FL 34219

Invoice details
Invoice no.: 2026 1426
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance May 2026	1	$4,700.00	$4,700.00

Total **$4,700.00**

Ways to pay

View and pay

Eco-Logic Services
PO Box 18204
Sarasota, FL 34276
Pete@Eco-Logic-Services.com

INVOICE

BILL TO

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

INVOICE # 6581
DATE 05/04/2026
DUE DATE 06/03/2026
TERMS Net 30

DESCRIPTION	AMOUNT
Maintenance of Preserves in Phases 1 & 2 for April 2026	10,850.00
Maintenance of Preserves in Phases 3 & 4 for April 2026	1,850.00
Maintenance of Mitigation Areas in Phases 3 & 4 for April 2026	6,300.00
Maintenance of Detention Areas for April 2026	850.00
Maintenance of Planted Ponds 26, 27, 28, & 29 for April 2026	775.00
Compliance monitoring report for mitigation areas for April 2026	1,250.00

SUBTOTAL	21,875.00
TAX	0.00
TOTAL	21,875.00
BALANCE DUE	**$21,875.00**

Florida HEALTH

RECEIVED
MAY 18 2026

Florida Department of Health in Manatee County
Notification of Fees Due

41-BID-8538328

Permit Number
41-60-1989417

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount:	$250.00
Previous Balance:	$0.00
Total Amount Due:	**$250.00**

Payment Due Date: 06/30/2026 or Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Mail To: Summer Woods Community Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

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

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

Pool Volume: 146,210 gallons
Bathing Load: 160
Flow Rate: 800

Owner Information:
Name: Summer Woods Community Development District
Address: 3434 Colwell Avenue, Suite 200
(Mailing) Tampa, FL 33614
Home Phone: (813) 533-2950 Work Phone: ()

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

Permit Number: **41-60-1989417** Bill ID: **41-BID-8538328**

Billing Questions call DOH-Manatee at: (941) 748-0747
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Manatee County
410 6th Avenue E
Bradenton, FL 34208

Signature **Date**

[Please RETURN invoice with your payment] Batch Billing ID:113239



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

Billing Date:
May 04, 2026

Billing Period:
May 04 - Jun 03, 2026

Hi SUMMER WOODS COM. DEV. DIST.,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$170.00
Auto Pay is scheduled
May 28

Bill history

Previous balance	$170.00
Payment received by May 04, thank you	-$170.00

Service summary

	Previous month	Current month
Bundle	$170.00	$170.00
Total services	**$170.00**	**$170.00**
Total balance		**$170.00**

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

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

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

6790 0107 DY RP 04 05062026 NNNNNN 01 999726

SUMMER WOODS COM. DEV. DIST.
PO BOX 32414
CHARLOTTE NC 28232-2414

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

996001941776813406042000000000000000170005

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

Billing Date:
May 04, 2026

Billing Period:
May 04 - Jun 03, 2026

WAYS TO PAY YOUR BILL

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

Download the MyFrontier® app

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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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

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

Billing Date:
May 04, 2026

Billing Period:
May 04 - Jun 03, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Bundle

Monthly Charges

05.04-06.03	Sim FiberOptic LT 100/100 ST	$110.00
	Valued Customer Fiber 500 Upgrade	$0.00
	Wi-Fi Secure LT	$60.00
Bundle Total		**$170.00**

Total current month charges **$170.00**



SUMMER WOODS COM. DEV. DIST.

Account Number:
941-776-8134-060420-5

Billing Date:
May 04, 2026

Billing Period:
May 04 - Jun 03, 2026

Harrison Ranch

INVOICE

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

DATE: May 5, 2026

INVOICE: SWC0526-01

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

Type	DESCRIPTION	AMOUNT
Rent	Rent - April Meeting	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: **June 4, 2026**

HV Solar Lighting, LLC

35 Joyce Lane
Woodbury, NY 11797

Invoice

Date	Invoice #
5/1/2026	660

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

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
May 2026 - month...	on the 1st of each mo...		5/1/2026			

Quantity	Item Code	Description	U/M	Price Each	Amount
203	Street Light	Street Light		55.00	11,165.00
46	Street Light	Street Light Summerwood Installation #2		55.00	2,530.00
		May 2026 - monthly bill			

Total $13,695.00

E-mail

olga@exarchagroup.com

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

April 30, 2026

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

Invoice No. 3733232
38323-1

Re: General Counsel

For Professional Legal Services Rendered

03/02/26	B. Davenport	0.30	88.50	Revise notice for lighting RFP; confer with Earlywine regarding the same; confer with O'Nolan regarding lighting ad
03/04/26	B. Davenport	0.20	59.00	Confer with Earlywine regarding lighting RFP; confer O'Nolan related to the same
03/11/26	B. Davenport	0.10	29.50	Confer with O'Nolan regarding status of the lighting RFP
03/12/26	B. Davenport	0.30	88.50	Confer with Earlywine, Weiland-Sorenson, O'Nolan and Klovensky regarding lighting count
03/19/26	B. Davenport	0.10	29.50	Confer with O'Nolan regarding proposals for the lighting RFP
03/21/26	S. Sandy	0.10	29.50	Prepare FYE 2027 budget documents

03/25/26	B. Davenport	0.40	118.00	Review invoices from MKA and compare with agreements/work authorization approved by Board; confer with Wieland-Sorenson regarding the same; confer with Stevens concerning the same; confer with Earlywine regarding proposals received from other lighting vendors
TOTAL HOURS		1.50		

TOTAL FOR SERVICES RENDERED	$442.50
TOTAL CURRENT AMOUNT DUE	$442.50

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

April 30, 2026

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

Invoice No. 3733233
38323-2

Re: RET Litigation

For Professional Legal Services Rendered

03/10/26	B. Davenport	0.10	29.50	Confer with Earlywine regarding settlement agreement proposal from HVS
03/27/26	J. Cox	0.10	67.50	Email exchanges regarding engineering analysis and report of RET lights

TOTAL HOURS 0.20

TOTAL FOR SERVICES RENDERED $97.00

TOTAL CURRENT AMOUNT DUE $97.00

MCUD

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

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

SUMMER WOODS COMMUNITY
11371 DAYBREAK GLN

Amount Due	$5.50
Please Pay By	20-May-2026
Account Number	100016000

Auto-pay is scheduled for 20-May-2026

Account Summary

Previous Amount Due	$4.84
Payments Received	-$4.84
Balance Forward	$0.00
Contract Charges	$5.50
Total Amount Due	$5.50

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70391215

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/20	8646	04/21	8763	11.7 kgal

Charge Details — Service Period 03/20 - 04/21 (33 Days)

Common Area Reclaim (Meter # 70391215) (03/20 - 04/21)

Reclaim Usage	11.7 kgal x $0.47	$5.50
Total New Charges		$5.50
Total Amount Due		$5.50

Important Information

- SWFWMD has declared a Modified Phase III "Extreme" Water Shortage. From April 3 through July 1, 2026, residents must follow updated one-day-per-week watering restrictions with updated hours. Learn more at mymanatee.org/waterrestrictions.
- 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

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: J33G61ZK

Scan QR code to access our CSS Portal

Manatee County FLORIDA

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

SERVICE ADDRESS	11371 DAYBREAK GLN
ACCOUNT NUMBER	100016000
BILLING DATE	29-Apr-2026
DUE DATE	20-May-2026
TOTAL AMOUNT DUE	$5.50

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

MAKE CHECKS PAYABLE TO MCUD

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

100016000Z0000000550000000

MCUD

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

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

SUMMER WOODS COMMUNITY
11371 DAYBREAK GLN

Amount Due	$5.50
Please Pay By	20-May-2026
Account Number	100016000

Auto-pay is scheduled for 20-May-2026

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
9229 WESTERNWOODS AVE

Amount Due	$407.54
Please Pay By	20-May-2026
Account Number	100016170

Auto-pay is scheduled for 20-May-2026

Account Summary

Previous Amount Due	$251.36
Payments Received	$0.00
Balance Forward	$251.36
Contract Charges	$156.18
Total Amount Due	$407.54

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61260256

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
02/23	149477	03/22	152800	332.3 kgal

Important Information

- SWFWMD has declared a Modified Phase III "Extreme" Water Shortage. From April 3 through July 1, 2026, residents must follow updated one-day-per-week watering restrictions with updated hours. Learn more at mymanatee.org/waterrestrictions.
- 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

Charge Details — Service Period 02/23 - 03/22 (28 Days)

Common Area Reclaim (Meter # 61260256) (02/23 - 03/22)

Reclaim Usage	332.3 kgal x $0.47	$156.18
Total New Charges		$156.18
Balance Forward		$251.36
Total Amount Due		$407.54

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: LXK5QY5E

Scan QR code to access our CSS Portal

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

SERVICE ADDRESS	9229 WESTERNWOODS AVE
ACCOUNT NUMBER	100016170
BILLING DATE	29-Apr-2026
DUE DATE	20-May-2026
TOTAL AMOUNT DUE	$407.54

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

MAKE CHECKS PAYABLE TO MCUD

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

100016170Z00000407540000000

MCUD

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

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

SUMMER WOODS COMMUNITY
9229 WESTERNWOODS AVE

Amount Due	$407.54
Please Pay By	20-May-2026
Account Number	100016170

Auto-pay is scheduled for 20-May-2026

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
9229 WESTERNWOODS AVE

Amount Due	$498.39
Please Pay By	20-May-2026
Account Number	100016170

Auto-pay is scheduled for 20-May-2026

Account Summary

Previous Amount Due	$407.54
Payments Received	$0.00
Balance Forward	$407.54
Contract Charges	$90.85
Total Amount Due	$498.39

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61260256

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/23	152800	04/21	154733	193.3 kgal

Charge Details — Service Period 03/23 - 04/21 (30 Days)

Common Area Reclaim (Meter # 61260256) (03/23 - 04/21)

Reclaim Usage	193.3 kgal x $0.47	$90.85
Total New Charges		$90.85
Balance Forward		$407.54
Total Amount Due		$498.39

Important Information

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Scan QR code to access our CSS Portal

Manatee County FLORIDA

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

SERVICE ADDRESS	9229 WESTERNWOODS AVE
ACCOUNT NUMBER	100016170
BILLING DATE	29-Apr-2026
DUE DATE	20-May-2026
TOTAL AMOUNT DUE	$498.39

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

MAKE CHECKS PAYABLE TO MCUD

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

10001617020000049839000000000

MCUD

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

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

SUMMER WOODS COMMUNITY
9229 WESTERNWOODS AVE

Amount Due	$498.39
Please Pay By	20-May-2026
Account Number	100016170

Auto-pay is scheduled for 20-May-2026

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
9229 WESTERNWOODS AVE

Amount Due	$251.36
Please Pay By	20-May-2026
Account Number	100016170

Auto-pay is scheduled for 20-May-2026

Account Summary

Previous Amount Due	$48.41
Payments Received	-$48.41
Balance Forward	$0.00
Contract Charges	$251.36
Total Amount Due	$251.36

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61260256

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
01/23	144129	02/22	149477	534.8 kgal

Charge Details — Service Period 01/23 - 02/22 (31 Days)

Common Area Reclaim (Meter # 61260256) (01/23 - 02/22)		
Reclaim Usage	534.8 kgal x $0.47	$251.36
Total New Charges		$251.36
Total Amount Due		$251.36

Important Information

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Scan QR code to access our CSS Portal

Manatee County FLORIDA

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

SERVICE ADDRESS	9229 WESTERNWOODS AVE
ACCOUNT NUMBER	100016170
BILLING DATE	29-Apr-2026
DUE DATE	20-May-2026
TOTAL AMOUNT DUE	$251.36

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

MAKE CHECKS PAYABLE TO MCUD

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

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MCUD

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

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

SUMMER WOODS COMMUNITY
9229 WESTERNWOODS AVE

Amount Due	$251.36
Please Pay By	20-May-2026
Account Number	100016170

Auto-pay is scheduled for 20-May-2026

may occur for delinquent accounts.

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
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BRADENTON, FL 34206-5010

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

SUMMER WOODS COMMUNITY
10904 HIGH NOON TRL

Amount Due	**$164.59**
Please Pay By	**20-May-2026**
Account Number	**100158718**

Auto-pay is scheduled for 20-May-2026

Account Summary

Previous Amount Due	**$162.10**
Payments Received	**-$162.10**
Balance Forward	**$0.00**
Contract Charges	**$164.59**
Total Amount Due	**$164.59**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70387689

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/23	335601	04/21	339103	350.2 kgal

Charge Details — Service Period 03/23 - 04/21 (30 Days)

Common Area Reclaim (Meter # 70387689) (03/23 - 04/21)

Reclaim Usage	350.2 kgal x $0.47	$164.59
Total New Charges		**$164.59**
Total Amount Due		**$164.59**

Important Information

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Manatee County FLORIDA

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

SERVICE ADDRESS	10904 HIGH NOON TRL
ACCOUNT NUMBER	100158718
BILLING DATE	29-Apr-2026
DUE DATE	20-May-2026
TOTAL AMOUNT DUE	$164.59

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

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

SUMMER WOODS COMMUNITY
10904 HIGH NOON TRL

Amount Due	$164.59
Please Pay By	20-May-2026
Account Number	100158718

Auto-pay is scheduled for 20-May-2026

may occur for delinquent accounts.

MCUD

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P. O. BOX 25010
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Visit: mymanatee.org/utilities
Call: (941) 792-8811

SUMMER WOODS COMMUNITY
11336 DAYBREAK GLN

Amount Due	**$19.13**
Please Pay By	**20-May-2026**
Account Number	**100158772**

Auto-pay is scheduled for 20-May-2026

Account Summary

Previous Amount Due	**$19.55**
Payments Received	**-$19.55**
Balance Forward	**$0.00**
Contract Charges	**$19.13**
Total Amount Due	**$19.13**

Charge Details — Service Period 03/23 - 04/20 (29 Days)

Common Area Reclaim (Meter # 70391211) (03/23 - 04/20)

Reclaim Usage	40.7 kgal x $0.47	$19.13
Total New Charges		**$19.13**
Total Amount Due		**$19.13**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70391211

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/23	13815	04/20	14222	40.7 kgal

Important Information

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Scan QR code to access our CSS Portal

Manatee County FLORIDA

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

SERVICE ADDRESS	11336 DAYBREAK GLN
ACCOUNT NUMBER	100158772
BILLING DATE	29-Apr-2026
DUE DATE	20-May-2026
TOTAL AMOUNT DUE	$19.13

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

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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	$19.13
Please Pay By	20-May-2026
Account Number	100158772

Auto-pay is scheduled for 20-May-2026

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
8805 SUMMERWOODS DR

Amount Due	$0.99
Please Pay By	20-May-2026
Account Number	100158826

Auto-pay is scheduled for 20-May-2026

Account Summary

Previous Amount Due	$26.88
Payments Received	-$26.88
Balance Forward	$0.00
Contract Charges	$0.99
Total Amount Due	$0.99

Usage Profile (Consumption x 1000 = GAL)

Meter Number 60445734

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/23	253496	04/16	253517	2.1 kgal

Charge Details — Service Period 03/23 - 04/16 (25 Days)

Common Area Reclaim (Meter # 60445734) (03/23 - 04/16)

Reclaim Usage	2.1 kgal x $0.47	$0.99
Total New Charges		$0.99
Total Amount Due		$0.99

Important Information

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Manatee County FLORIDA

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

SERVICE ADDRESS	8805 SUMMERWOODS DR
ACCOUNT NUMBER	100158826
BILLING DATE	29-Apr-2026
DUE DATE	20-May-2026
TOTAL AMOUNT DUE	$0.99

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

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BRADENTON, FL 34206-5010

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

SUMMER WOODS COMMUNITY
8805 SUMMERWOODS DR

Amount Due	$0.99
Please Pay By	20-May-2026
Account Number	100158826

Auto-pay is scheduled for 20-May-2026

may occur for delinquent accounts.

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MANATEE COUNTY UTILITIES DEPARTMENT
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Visit: mymanatee.org/utilities
Call: (941) 792-8811

SUMMER WOODS COMMUNITY
9702 LAST LIGHT GLN

Amount Due	$73.58
Please Pay By	20-May-2026
Account Number	100219410

Auto-pay is scheduled for 20-May-2026

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:
03/20	40	04/21	40	0 kgal

Important Information

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Charge Details — Service Period 03/20 - 04/21 (33 Days)

Auto Flush Permanent (Meter # 70391213) (03/20 - 04/21)

Auto Flush Base Rate	1 month(s) x $73.58	$73.58
Total New Charges		$73.58
Total Amount Due		$73.58

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Scan QR code to access our CSS Portal

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

SERVICE ADDRESS	9702 LAST LIGHT GLN
ACCOUNT NUMBER	100219410
BILLING DATE	29-Apr-2026
DUE DATE	20-May-2026
TOTAL AMOUNT DUE	$73.58

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

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100219410Z00000073580000000

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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	20-May-2026
Account Number	100219410

Auto-pay is scheduled for 20-May-2026

may occur for delinquent accounts.

MCUD

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

SUMMER WOODS COMMUNITY
8815 STARRY NIGHT TER

Amount Due	$73.58
Please Pay By	20-May-2026
Account Number	100219418

Auto-pay is scheduled for 20-May-2026

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:
03/20	3	04/21	3	0 kgal

Important Information

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Charge Details — Service Period 03/20 - 04/21 (33 Days)

Auto Flush Permanent (Meter # 70392872) (03/20 - 04/21)

Auto Flush Base Rate	1 month(s) x $73.58	$73.58
Total New Charges		$73.58
Total Amount Due		**$73.58**

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Manatee County FLORIDA

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

SERVICE ADDRESS	8815 STARRY NIGHT TER
ACCOUNT NUMBER	100219418
BILLING DATE	29-Apr-2026
DUE DATE	20-May-2026
TOTAL AMOUNT DUE	$73.58

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

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P. O. BOX 25010
BRADENTON, FL 34206-5010

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

SUMMER WOODS COMMUNITY
8815 STARRY NIGHT TER

Amount Due	$73.58
Please Pay By	20-May-2026
Account Number	100219418

Auto-pay is scheduled for 20-May-2026

may occur for delinquent accounts.

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
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Call: (941) 792-8811

SUMMER WOODS COMMUNITY
9427 DEADWOOD TER

Amount Due	$73.58
Please Pay By	20-May-2026
Account Number	100219422

Auto-pay is scheduled for 20-May-2026

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:
03/20	0	04/21	0	0 kgal

Important Information

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Charge Details — Service Period 03/20 - 04/21 (33 Days)

Auto Flush Permanent (Meter # 70392859) (03/20 - 04/21)

Auto Flush Base Rate	1 month(s) x $73.58	$73.58
Total New Charges		$73.58
Total Amount Due		$73.58

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Manatee County FLORIDA

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

SERVICE ADDRESS	9427 DEADWOOD TER
ACCOUNT NUMBER	100219422
BILLING DATE	29-Apr-2026
DUE DATE	20-May-2026
TOTAL AMOUNT DUE	$73.58

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

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P. O. BOX 25010
BRADENTON, FL 34206-5010

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

SUMMER WOODS COMMUNITY
9427 DEADWOOD TER

Amount Due	$73.58
Please Pay By	20-May-2026
Account Number	100219422

Auto-pay is scheduled for 20-May-2026

may occur for delinquent accounts.

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
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Visit: mymanatee.org/utilities
Call: (941) 792-8811

SUMMER WOODS COMMUNITY
9702 EVENTIDE TRL

Amount Due	**$3.95**
Please Pay By	**21-May-2026**
Account Number	**100237014**

Auto-pay is scheduled for 21-May-2026

Account Summary

Previous Amount Due	**$0.00**
Payments Received	**$0.00**
Balance Forward	**$0.00**
Contract Charges	**$3.95**
Total Amount Due	**$3.95**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61374176

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/23	57849	04/21	57933	8.4 kgal

Charge Details — Service Period 03/23 - 04/21 (30 Days)

Common Area Reclaim (Meter # 61374176) (03/23 - 04/21)

Reclaim Usage	8.4 kgal x $0.47	$3.95
Total New Charges		**$3.95**
Total Amount Due		**$3.95**

Important Information

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Manatee County FLORIDA

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

SERVICE ADDRESS	9702 EVENTIDE TRL
ACCOUNT NUMBER	100237014
BILLING DATE	30-Apr-2026
DUE DATE	21-May-2026
TOTAL AMOUNT DUE	$3.95

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

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100237014Z00000003950000000

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BRADENTON, FL 34206-5010

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

SUMMER WOODS COMMUNITY
9702 EVENTIDE TRL

Amount Due	$3.95
Please Pay By	21-May-2026
Account Number	100237014

Auto-pay is scheduled for 21-May-2026

may occur for delinquent accounts.

NNNN

Peace River Electric Cooperative, Inc.

SUMMER WOODS CDD

Bill Date	04/28/2026
Account #	170982001
Member #	168790

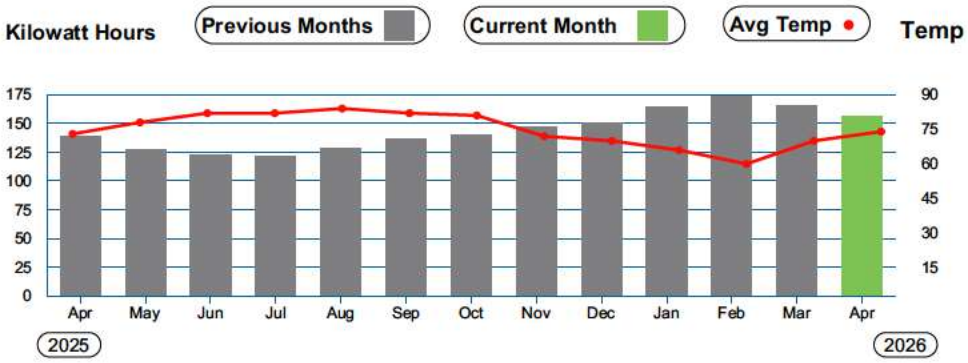
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$48.40

Bank Draft is scheduled for 05/19/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

156 kWh	165 kWh	139 kWh
This Month 31 Days	Last Month 31 Days	This Month Last Year 31 Days

Your Average Daily Use

5 kWh	$1.49 Day
Use	Cost *not including taxes and fees*

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

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 $48.40
is scheduled for 05/19/2026

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

9

2770 1 MB 0.672
SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

5 2770
C-10

1102601709820010000048400000058400428202 67

Account	Service Address	Service Description	Board District
170982001	8805 SUMMER WOODS DR	ENTRY SIGN	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
35778891	03/20/2026	04/20/2026	9,885	10,041	1.0	156	0.422

Account Summary

Previous Balance	$49.50
Payment(s) Made	-$49.50
Balance Forward	**$0.00**
Current Charges	$48.40
Total Amount Due	**$48.40**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	156 kWh @ 0.121	$18.88
CPA	156 kWh @ -0.005	-$0.78
Property Tax Recovery Fee		$1.09
Gross Receipts Tax		$1.21
Total Current Charges		**$48.40**

Bank Draft Amount **$48.40**



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

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

FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

SUMMER WOODS CDD

Bill Date	05/06/2026
Account #	170982003
Member #	168790

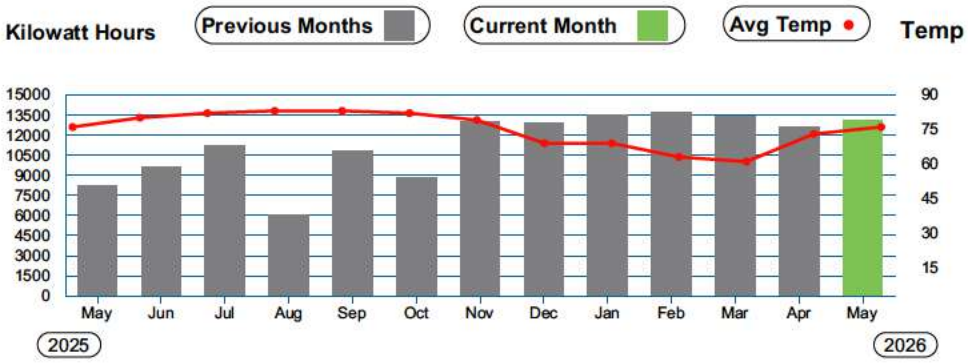
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$1,385.84

Bank Draft is scheduled for 05/27/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

13,120 kWh	12,581 kWh	8,211 kWh
This Month 30 Days	Last Month 31 Days	This Month Last Year 30 Days

Your Average Daily Use

437 kWh	$44.00 Day
Use	Cost *not including taxes and fees*

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

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 $1,385.84
is scheduled for 05/27/2026

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

4 3167

SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

1102601709820030001385840001427420506202 62

Account	Service Address	Service Description	Board District
170982003	11205 DAYBREAK GLN	AMENITY CENTER	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
36674773	03/31/2026	04/30/2026	847,775	860,895	1.0	13,120	20.026

Account Summary

Previous Balance	$1,332.56
Payment(s) Made	-$1,332.56
Balance Forward	**$0.00**
Current Charges	$1,385.84
Total Amount Due	**$1,385.84**

Current Charges			**GSD**
Facilities Use Charge			$110.00
Energy Charge	13,120 kWh	@ 0.083	$1,088.96
CPA	13,120 kWh	@ -0.004	-$52.48
Billed Demand	20.026 kW	@ 8.660	$173.43
Property Tax Recovery Fee			$31.28
Gross Receipts Tax			$34.65
Total Current Charges			**$1,385.84**

Bank Draft Amount $1,385.84



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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

SUMMER WOODS CDD

Bill Date	04/28/2026
Account #	185639001
Member #	168790

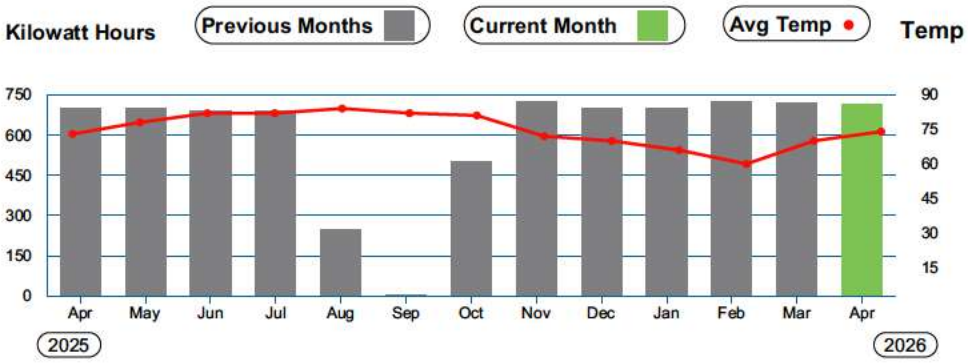
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$116.48

Bank Draft is scheduled for 05/19/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

715 kWh	719 kWh	701 kWh
This Month 31 Days	Last Month 31 Days	This Month Last Year 31 Days

Your Average Daily Use

23 kWh	$3.58 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 185639001
Service Address 10904 HIGH NOON TRL

Bank Draft Amount $116.48
is scheduled for 05/19/2026

SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

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

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Account	Service Address	Service Description	Board District
185639001	10904 HIGH NOON TRL	IRRIGATION CONTROL	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
36896782	03/20/2026	04/20/2026	25,821	26,536	1.0	715	0.984

Account Summary

Previous Balance	$116.96
Payment(s) Made	-$116.96
Balance Forward	**$0.00**
Current Charges	$116.48
Total Amount Due	**$116.48**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	715 kWh @ 0.121	$86.52
CPA	715 kWh @ -0.005	-$3.58
Property Tax Recovery Fee		$2.63
Gross Receipts Tax		$2.91
Total Current Charges		**$116.48**

Bank Draft Amount $116.48



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FAMILY DOLLAR · CVS · Walgreens · DOLLAR GENERAL · Speedway · 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

SUMMER WOODS CDD

Bill Date	04/28/2026
Account #	185639002
Member #	168790

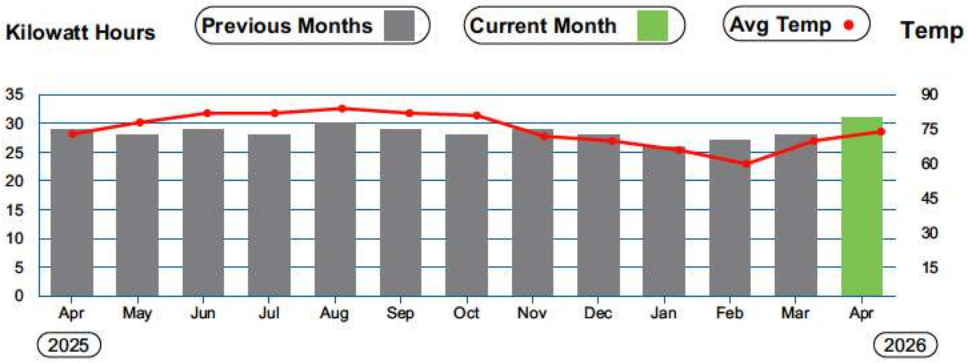
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$33.17

Bank Draft is scheduled for 05/19/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

31 kWh	28 kWh	29 kWh
This Month 31 Days	Last Month 31 Days	This Month Last Year 31 Days

Your Average Daily Use

1 kWh	$1.02 Day
Use	Cost *not including taxes and fees*

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

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 $33.17
is scheduled for 05/19/2026

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

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SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

1102601856390020000033170000043170428202 62

Account	Service Address	Service Description	Board District
185639002	11424 DAYBREAK GLEN	GATE	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
35591797	03/20/2026	04/20/2026	1,594	1,625	1.0	31	0.048

Account Summary

Previous Balance	$32.81
Payment(s) Made	-$32.81
Balance Forward	**$0.00**
Current Charges	$33.17
Total Amount Due	**$33.17**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	31 kWh @ 0.121	$3.75
CPA	31 kWh @ -0.005	-$0.16
Property Tax Recovery Fee		$0.75
Gross Receipts Tax		$0.83
Total Current Charges		**$33.17**

Bank Draft Amount $33.17



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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

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Peace River Electric Cooperative, Inc.

SUMMER WOODS CDD

Bill Date	05/05/2026
Account #	185639004
Member #	168790

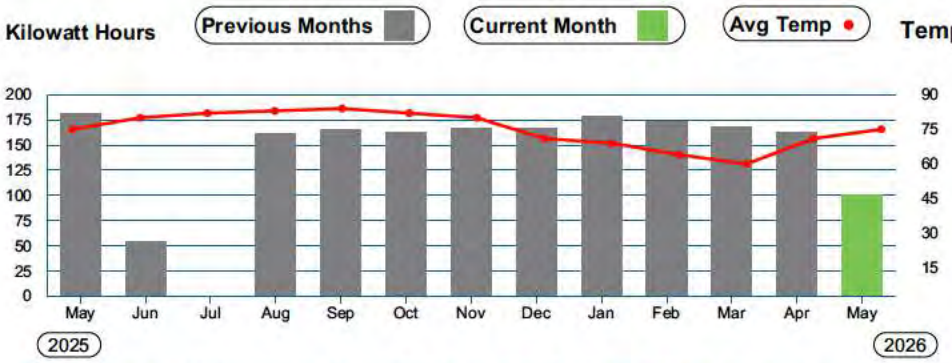
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$41.68

Bank Draft is scheduled for 05/26/2026

Monthly Energy Use



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

Capital Credit Allocation: Capital Credits are your share of ownership in PRECO. They are allocated annually in proportion to the member's total annual billing for that year. Based on your annual billing in 2025, $1,398.99 has been allocated to your account. These credits remain in your account until the Board of Directors determines it is financially feasible to "retire" them to you. The current balance of unretired capital in your account is $7,968.26.

Monthly Energy Use Comparison

100 kWh	163 kWh	181 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

3 kWh	$1.28 Day
Use	Cost *not including taxes and fees*

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

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 $41.68
is scheduled for 05/26/2026

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

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SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

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Account	Service Address	Service Description	Board District
185639004	9324 WESTERNWOODS AVE	MONUMENT	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
38699836	03/27/2026	04/27/2026	4,879	4,979	1.0	100	0.43

Account Summary

Previous Balance	$49.24
Payment(s) Made	-$49.24
Balance Forward	**$0.00**
Current Charges	$41.68
Total Amount Due	**$41.68**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	100 kWh @ 0.121	$12.10
CPA	100 kWh @ -0.004	-$0.40
Property Tax Recovery Fee		$0.94
Gross Receipts Tax		$1.04
Total Current Charges		**$41.68**

Bank Draft Amount **$41.68**



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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

YNNN

Peace River Electric Cooperative, Inc.

SUMMERWOODS CDD

Bill Date	05/06/2026
Account #	222852002
Member #	240104

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

TOTAL AMOUNT DUE

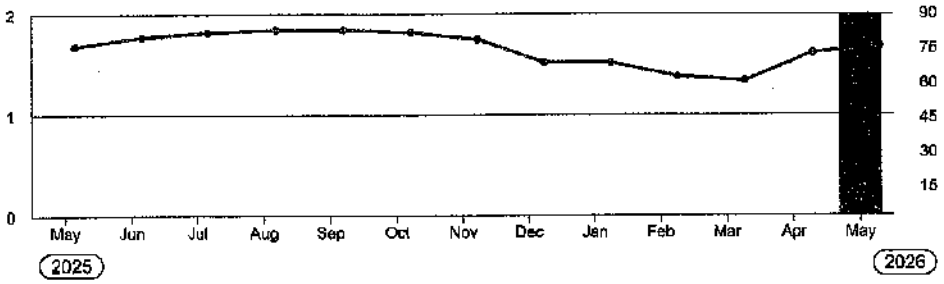
$75.08

Pay by 05/27/2026

RECEIVED MAY 12 2026

Monthly Energy Use

Kilowatt Hours (Previous Months / Current Month) (Avg Temp) Temp



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

Monthly Energy Use Comparison

2 kWh	0 kWh	0 kWh
This Month 14 Days	Last Month 0 Days	This Month Last Year 0 Days

Your Average Daily Use

0 kWh	$.95 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 222852002
Service Address 9702 EVENTIDE TRL

Total Amount Due $75.08
Pay by 05/27/2026

2864 1 MB 0.672
SUMMERWOODS CDD
3434 COLWELL AVE STE 2745
TAMPA FL 33614-8390

5 2864
C-10

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

110260222852002000007508000008508050620260

Account	Service Address	Service Description	Board District
222852002	9702 EVENTIDE TRL	PUMP	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
42650242	04/16/2026	04/30/2026	0	2	1.0	2	0.008

Account Summary

Previous Balance	$0.00
Payment(s) Made	-$500.00
Balance Forward	**-$500.00**
Current Charges	$575.08
Total Amount Due	**$75.08**

Current Charges		**GS-S**
Facilities Use Charge		$13.07
Energy Charge	2 kWh @ 0.121	$0.24
CPA	2 kWh @ -0.004	-$0.01
Property Tax Recovery Fee		$0.32
Gross Receipts Tax		$0.35
Florida Sales Tax		$0.97
Manatee County Tax		$0.14
Membership Applied		$5.00
Deposit Applied		$500.00
Account Establishment Fee		$55.00
Total Current Charges		**$575.08**

Total Amount Due $75.08



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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 34024
Terms: Net 45
Invoice date: 05/01/2026
Due date: 06/15/2026

#	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 Inspections	1	$1,000.00	$1,000.00
			Total			**$25,000.00**

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 34135
Terms: Net 45
Invoice date: 05/11/2026
Due date: 06/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Construction**	FLUSH CUT AND REMOVAL FROM APPROVED PROPOSAL - SUMMERWOODS DRIVE AT THE MOCCASIN WALLOW ROAD: Scope of Work: *Flush cut and removal of a dead Sable palm tree trunk behind the monument on Summerwoods Drive at the Moccasin Wallow Road entrance.	1	$650.00	$650.00

Total **$650.00**

Invoice # 130753

BI # 12011

04/28/2026

EMAIL TO ADMIN
SUMMER WOODS CDD
CDDINVOICE@RIZZETTA.COM
TAMPA FL 33625

SUMMER WOODS COMMUNITY DEVELOPMENT DIST
SPECIAL ASSESSMENT BONDS, SERIES 2021
(ASSESSMENT AREA TWO-2021 PROJECT)
BI#12011

Please remit the following for Trustee, Paying Agent, Registrar, Custodial or Escrow Agent Fee.

Due Date 06/01/2026

ANNUAL FEE	$3,500.00

Total Due: $3,500.00

Detach and remit with payment to the address below. If paying by wire, please remit to the following instructions.

==========

Thank you for choosing Regions Bank

12011

Due Date 06/01/2026

Amount Due $3,500.00

Please contact your administrator with any questions or concerns.
JANET RICARDO
904-565-7973

Regions Bank Corporate Trust Operations, 2050 Parkway Office Circle, 6th Floor, Birmingham Alabama 35244

REGIONS

RECEIVED
MAY - 8 2026
BY:

Invoice # 130768

BI # 9015

04/30/2026

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

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

Please remit the following for Trustee, Paying Agent, Registrar, Custodial or Escrow Agent Fee.

Due Date 06/01/2026

ANNUAL FEE	$3,500.00

Total Due: $3,500.00

Detach and remit with payment to the address below. If paying by wire, please remit to the following instructions.

Thank you for choosing Regions Bank

9015

Due Date 06/01/2026

Amount Due $3,500.00

Please contact your administrator with any questions or concerns.
JANET RICARDO
904-565-7973

Regions Bank Corporate Trust Operations, 2050 Parkway Office Circle, 6th Floor, Birmingham Alabama 35244

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

Invoice

Date	Invoice #
5/2/2026	INV0000109120

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,789.75	$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 #
5/1/2026	INV0000109311

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Cell Phone	50.00	$1.00	$50.00

Subtotal	$50.00
Total	$50.00

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

Invoice

Date	Invoice #
5/8/2026	INV0000109337

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$791.67	$791.67
Personnel Reimbursement	1.00	$1,498.56	$1,498.56

Subtotal	$2,290.23
Total	$2,290.23

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

Invoice

Date	Invoice #
5/22/2026	INV0000109736

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$1,710.44	$1,710.44

Subtotal	$1,710.44
Total	$1,710.44

INVOICE

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

DATE	INVOICE #
5/1/2026	1012538

BILL TO

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

P.O. No.	Terms
May 2026	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance - Algae and Aquatic Plant Control for Twenty-Five (25) Lakes	3,100.00	3,100.00
	Manatee County Sales Tax	6.00%	0.00

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

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

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

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

Invoice

5/1/2026 1986

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

P.O. No.	Terms	Due Date	Rep
SUPPLIES	Net 20	5/21/2026	

ORDER:7914801358 DATED:041326 85.54
ITEMS: (1cs) 55-60 Gal Trash Bags ,(1cs) Multifold Paper Towels.

Sales Tax (0.0%) $0.00

Total $85.54

Balance Due $85.54

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

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

Invoice

5/1/2026 91476

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

P.O. No.	Terms	Due Date	Rep
	Net 10	5/10/2026	259JM

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

LOCATION: Summer Woods 8715 Corkscrew Lane Parrish, FL 34219

Sales Tax (0.0%) $0.00

Total $1,095.00

Balance Due $1,095.00

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

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00853M **Date 05/22/2026**

Attn:
Summer Woods CDD - Rizzetta
3434 COLWELL AVE STE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-00853M **Notice of Qualifying Period** **RE:** Summer Woods CDD **Published:** 5/22/2026	$54.69

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$54.69**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Summer Woods Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Manatee County Supervisor of Elections located at 600 301 Blvd. W., Suite 108, Bradenton FL 34205; Ph: (941) 741-3823. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Summer Woods Community Development District has (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Manatee County Supervisor of Elections.

May 22, 2026 26-00853M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Service Slip/Invoice

Truly Nolen Branch 059
4842 N Florida Ave, 2nd Floor
Tampa, FL 33603
813-232-3237

INVOICE:	590311342
DATE:	04/01/2026
ORDER:	590311342

Bill To: [59027682]
Development District Summerwoods
Matt O'Nolan
3434 Colwell Ave
Tampa, FL 33614-8390

Work Location: [59027682] 813-533-2950
Development District Summerwoods
Matt O'Nolan
11205 Daybreak Glen
Parrish, FL 34219

Work Date	Time	Target Pest	Technician		Time In
04/01/2026	08:41 AM				

Purchase Order	Terms	Last Service	Map Code		Time Out
		05/01/2026			

Service	Description	Price
PC MTHLY COMM	Pest Monthly Commercial	$100.00
FUEL SURCHARGE	Temporary Fuel Surcharge	$4.00

SUBTOTAL	$104.00
TAX	$0.00
TOTAL	$104.00

In today's service and granule was placed around the perimeter around the perimeter of Pool fence. All the areas were inspected, no activity reported or observed. Thank you for choosing Truly Nolen

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Service Slip/Invoice

Truly Nolen Branch 059
4842 N Florida Ave, 2nd Floor
Tampa, FL 33603
813-232-3237

INVOICE:	590313663
DATE:	05/01/2026
ORDER:	590313663

Bill To: [59027682]
Development District Summerwoods
Matt O'Nolan
3434 Colwell Ave
Tampa, FL 33614-8390

Work Location: [59027682] 813-533-2950
Development District Summerwoods
Matt O'Nolan
11205 Daybreak Glen
Parrish, FL 34219

Work Date	Time	Target Pest	Technician		Time In
05/01/2026	03:57 PM				

Purchase Order	Terms	Last Service	Map Code		Time Out
		05/01/2026			

Service	Description	Price
PC MTHLY COMM	Pest Monthly Commercial	$100.00
FUEL SURCHARGE	Temporary Fuel Surcharge	$4.00

SUBTOTAL	$104.00
TAX	$0.00
TOTAL	$104.00

Inspected and treated the following areas; restrooms interior, and exterior. Treated barrier around pool and splash pad areas. Thank you for choosing Truly Nolen

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Valley

0 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$9,085.00
Statement Closing Date	April 30, 2026
Days in Billing Cycle	30
Previous Balance	$1,094.53
Payments & Credits	$1,094.53
Purchases & Other Charges	$914.55
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$914.55

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	$914.55
Minimum Payment Due	**$914.55**
Payment Due Date	**May 25, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTA **$1,094.53-**	
04/27	04/27	F151500G500CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,094.53-
		JAMIE LEE	**TOTAL** **$914.55**	
04/03	04/03	5543286FD5VB061WX	LOWES #03453* PARRISH FL	136.39
			MCC: 5200 MERCHANT ZIP: 34219	
04/03	04/03	5543286FD5VEYDLQ6	AMAZON MKTPL*B70LG8EM2 SEATTLE WA	24.60
			MCC: 5942 MERCHANT ZIP:	
04/07	04/07	5543286FH5WF81D4Q	AMAZON MKTPL*B762L7K22 SEATTLE WA	24.60
			MCC: 5942 MERCHANT ZIP:	
04/15	04/15	5543286FT5Z866SN7	LOWES #03453* PARRISH FL	127.37
			MCC: 5200 MERCHANT ZIP: 34219	
04/15	04/15	5526352FTMPNG18ZA	PEACE RIVER ELECTRIC WAUCHULA FL	500.00
			MCC: 4900 MERCHANT ZIP: 33873	
04/17	04/17	5543286FV5ZXAYVST	LOWES #03453* PARRISH FL	28.83
			MCC: 5200 MERCHANT ZIP: 34219	
04/22	04/22	5543286G061HM602Y	LOWES #03453* PARRISH FL	25.12

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	**May 25, 2026**
New Balance	**$914.55**
Minimum Payment Due	$914.55
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 0
SUMMER WOODS COMMUNITY DEVELOPMENT
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5200 MERCHANT ZIP: 34219	
04/22	04/22	5531020G1Q576ZW8E	ACE HDWE ELLENTON FL	42.31
			MCC: 5251 MERCHANT ZIP: 34222	
04/28	04/28	2230379G604SAD1L8	76 - LATITUDE VENTURES PARRISH FL	5.33
			MCC: 5542 MERCHANT ZIP:	
		MICHELLE WHITE	**TOTAL**	**$0.00**

IMPORTANT ACCOUNT INFORMATION

$0 - $914.55 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 05/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$2.29	$0-$500,000 = 0.25%
New Cashback Balance	$2.29	$500,001-$1,500,000 = 0.60%
Your cashback will be award on	Mar 2027	$1,500,00-$4,000,000 = 0.75%
		$4,000,001-$12,500,000 = 0.90%
		$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	**ANNUAL PERCENTAGE RATE (APR)**	Balance Subject to Interest Rate	Days in Billing Cycle	**Interest Charge**
Purchases	14.25% (v)	$0.00	30	$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Here is your cash rewards schedule:

Tiers	*Cashback %*
$0 - $500,000	*0.25*
$500,001 - $1,500,000	*0.60*
$1,500,001 - $4,000,000	*0.75*
$4,000,001 - $12,500,000	*0.90*
$12,500,001 +	*1.00*

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.

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Summer Woods CDD
Clubhouse Credit Card
04/01/26-04/30/26

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

				Clubhouse	Clubhouse	Clubhouse
				Maintenance & Repair	Water/Sewer Svcs - Irrigation	Pool Furniture Replacement
				57200-4701	53600-4318	57200-4534
Date	**Vendor Name**	**Description**	**Amount**			
04/03/26	Lowe's	Deck Sprayer, Grout Cleaner	(136.39)	(136.39)		
04/03/26	Amazon	Patio/Pool Chair Repair Kit	(24.60)			(24.60)
04/07/26	Amazon	Patio/Pool Chair Repair Kit	(24.60)			(24.60)
04/15/26	Lowe's	Exterior Building Cleaner	(127.37)	(127.37)		
04/15/26	Peace River Electric	Power Pole Installation for Irrigation	(500.00)		(500.00)	
04/17/26	Lowe's	Grout Cleaner	(28.83)	(28.83)		
04/22/26	Lowe's	Thermostat Cover	(25.12)	(25.12)		
04/22/26	Ace Hardware	Paint	(42.31)	(42.31)		
04/28/26	Lattitude Adventures	Gas fot Blowers	(5.33)	(5.33)		
	TOTAL	001-10102	**(914.55)**	**(365.35)**	**(500.00)**	**(49.20)**

Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Friday, April 3, 2026 9:09 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.

Happy Easter. Hope your weekend is good. Please see the attached receipt.

Jamie

---------- Forwarded message ---------
From: **Lowe's Home Improvement** <do-not-reply@receipt.lowes.com>
Date: Fri, Apr 3, 2026 at 8:51 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 # : 206319847
Order # : 203453092261822234
Order Date : 04/03/26 08:50:57

Item	Price

2-GAL DECK SPRAYER Item #: 112857 1 @ 24.98	$ 24.98
ZEP GROUT CLEANER AND WHI Item #: 369832 1 @ 8.98	$ 8.98
1-GAL MULCH + STONE ANCHO Item #: 6243761 1 @ 49.98	$ 49.98
MOXIE LRG PREMIUM CLEANIN Item #: 5385888 1 @ 3.58	$ 3.58
SURFACEMAXX PRO 25-DEG SP Item #: 1150584 1 @ 9.98	$ 9.98
PS 300FT YELLOW RENF CAUT Item #: 576273 1 @ 14.98	$ 14.98
FLEX GLUE CLEAR 4-OZ Item #: 1530571 1 @ 14.99	$ 14.99
Invoice 96442 Subtotal	$ 127.47

Invoice 96442 Subtotal	$ 127.47
Subtotal	$ 127.47
Total Tax	$ 8.92
Total	$ 136.39

Total # of items purchased: 7
Excludes fees, services and special order items

Payment: MC ending in 7233	$ 136.39
AuthTime	04/03/26 08:50:47
AuthCD	003728
REFID	345309442114
AID	A0000000041010
TVR	0000008001
Customer Code	NA
Order Date	04/03/26 08:50:57
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 ** Y O U R I D #964423 345330 938692 ** ** 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**

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

My Account | Contact Us | Find a Store | Privacy Statement | Billing Policy

[EXTERNAL]Repair Kit

JL Jamie Lee <maintenance.rizzeta@gmail.com>
To Tracy Preston

You replied to this message on 4/3/2026 9:55 AM.

Order Summary

Save

Order placed April 3, 2026 Order # 111-9590194-2829059

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

Payment method
Mastercard ending in 7233
View related transactions

Order Summary

Item(s) Subtotal:	$22.99
Shipping & Handling:	$0.00
Total before tax:	$22.99
Estimated tax to be collected:	$1.61
Grand Total:	**$24.60**

Arriving tomorrow

LukLoy 2" Wide 20ft Long Vinyl Straps for Patio Chairs Repair DIY + 20 Rivets, Replacement Straps for Lawn Chairs Patio Garden Balcony Outdoor Lounge Dining Furniture Repair, White
Sold by: Spottek
Supplied by: Other
$22.99

[EXTERNAL]Amazon Receipt

JL

Jamie Lee <maintenance.rizzeta@gmail.com>
To Tracy Preston

You replied to this message on 4/10/2026 8:55 AM.

Material to fix chairs



LukLoy 2" Wide 20ft Long Vinyl Stra...
Sold by: Spottek
Return or replace items: Eligible through May 8, 2026
$22.99
View your item

Buy it again | Track package
Return or replace items | Ask Product Question
Leave seller feedback | Write a product review

Order summary

Order placed April 6, 2026
Order # 111-7219198-8742608

Item(s) Subtotal:	$22.99
Shipping & Handling:	$0.00
Total before tax:	$22.99
Estimated tax to be collected:	$1.61
Grand Total:	**$24.60**

View invoice

Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Wednesday, April 15, 2026 8:49 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. We bought some cleaner for the exterior of the building.

Jamie

---------- Forwarded message ---------
From: <do-not-reply@lowes.com>
Date: Wed, Apr 15, 2026 at 7:46 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 # : 535459470
Order # : 203453104261839448
Order Date : 04/15/26 07:46:14



Item	Price
PS 100-CT DISPOSABLE NITR Item #: 5260542 1 @ 16.28	$ 16.28
30 SECOND 1-GAL OUTDOOR C Item #: 123109 6 @ 9.98	$ 59.88
VALSPAR 4 3/4-IN TRIM ROL Item #: 1034382 2 @ 5.98	$ 11.96
ZEP PRO 1 SPRAY BOTTLE Item #: 369819 1 @ 3.98	$ 3.98
ZEP GROUT CLEANER AND WHI Item #: 369832 3 @ 8.98	$ 26.94
Invoice 92981 Subtotal	$ 119.04

Invoice 92981 Subtotal	$ 119.04
Subtotal	$ 119.04
Total Tax	$ 8.33
Total	$ 127.37

Total # of items purchased: 13
Excludes fees, services and special order items

Payment: MC ending in 7233	$ 127.37
AuthTime	04/15/26 07:45:55
AuthCD	015595
REFID	345310981727
TSI	E800
AID	A0000000041010
TVR	0000008000
Customer Code	cleaner
Order Date	04/15/26 07:46:14
Store #	3453
Terminal #	10

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

START SURVEY

********** SHARE YOUR FEEDBACK! ** ENTER FOR A CHANCE TO BE ** ONE OF FIVE $500 WINNERS DRAWN MONTHLY! ** ¡ENTRE EN EL SORTEO MENSUAL ** PARA SER UNO DE LOS CINCO GANADORES DE $500! ** ** ENTER BY COMPLETING A SHORT SURVEY ** WITHIN ONE WEEK AT: www.lowes.com/survey ** Y O U R I D #929812 345381 051785 ** ** 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 **********

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LOWES.COM/PRICEPROMISE

1000 Lowes Boulevard, Mooresville, NC 28117

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Peace River Electric Cooperative, Inc.

PAYMENT RECEIPT

Authorization Code	015735
Transaction ID	8201843
Processor Transaction ID	0415MCOT6XM4J
Transaction Date & Time	04/15/2026, 04:43 PM
Total Payment Amount	$500.00

Account	Service	Amount
222852002	PRECO	$500.00

Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Thursday, April 16, 2026 9:48 AM
To: Tracy Preston
Subject: [EXTERNAL]Re: FW: [EXTERNAL]Receipt

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Tracy,

The payment is to get power to a pole for irrigation. Not sure if that helps or not. But I didn't want to leave you hanging on my end.

Maybe one of the others will chime in .

Have a great day.

Jamie

On Thu, Apr 16, 2026 at 8:28 AM Tracy Preston <TPreston@rizzetta.com> wrote:

> Good morning,
>
> What is the payment for, so I know where to code the transaction when the statement comes in?
>
> Thank you!
>
> **Tracy Preston**
> Staff Accountant

Rizzetta & Company

813.933.5571
TPreston@rizzetta.com



Your Community. Our Focus.

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From: Sam Stevens <SStevens@rizzetta.com>
Sent: Wednesday, April 15, 2026 5:40 PM
To: Jamie Lee <maintenance.rizzeta@gmail.com>; Matt O'Nolan <MONolan@rizzetta.com>; Tracy Preston <TPreston@rizzetta.com>; Nancy Bregg <NBregg@rizzetta.com>
Subject: Re: [EXTERNAL]Receipt

All good Jamie I received the payment was posted. Thank you so much!

Sam Stevens
District Manager

Call me on Teams
SStevens@rizzetta.com

Riverview

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From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Wednesday, April 15, 2026 4:45 PM
To: Nancy Bregg <NBregg@rizzetta.com>; Matt O'Nolan <MONolan@rizzetta.com>; Sam Stevens <SStevens@rizzetta.com>; Tracy Preston <TPreston@rizzetta.com>
Subject: [EXTERNAL]Receipt

NOTICE: This email originated from outside of the organization.
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Please see attached

---------- Forwarded message ----------
From: Peace River Electric Cooperative <preco-no-reply@smarthub.coop>
To: sstevens@rizzetta.com
Cc:
Bcc:
Date: Wed, 15 Apr 2026 20:44:31 +0000 (UTC)
Subject: [EXTERNAL]Your payment has posted

NOTICE: This email originated from outside of the organization.
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Payment Confirmation

SUMMERWOODS CDD,

Your payment totaling $500.00 has been posted.

Payment Date: April 15, 2026 4:43:44 PM
Paid With: Card ending in 7233
Authorization Code: 015735
Transaction ID: 8201843

Account Number: 222852002
Amount: $500.00

Privacy Policy | Unsubscribe
Peace River Electric Cooperative 210 Metheny Road Wauchula FL 33873



Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Friday, April 17, 2026 7:43 PM
To: Tracy Preston
Subject: [EXTERNAL]Fwd: Your Lowe's Purchase Receipt

NOTICE: This email originated from outside of the organization.
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Grout cleaner

---------- Forwarded message ---------
From: <do-not-reply@lowes.com>
Date: Fri, Apr 17, 2026 at 9:29 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 # : 325206868
Order # : 203453106261851874
Order Date : 04/17/26 09:29:20

Item	Price
ZEP GROUT CLEANER AND WHI	$ 26.94

Item #: 369832

3 @ 8.98

Invoice 72874 Subtotal	$ 26.94

Invoice 72874 Subtotal	$ 26.94
Subtotal	$ 26.94
Total Tax	$ 1.89
Total	$ 28.83

Total # of items purchased: 3
Excludes fees, services and special order items

Payment: MC ending in 7233	$ 28.83
AuthTime	04/17/26 09:29:07
AuthCD	017341
REFID	345324874517
AID	A0000000041010
TVR	0000008001
Customer Code	summerwoods
Order Date	04/17/26 09:29:20
Store #	3453
Terminal #	24

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Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Wednesday, April 22, 2026 8:25 AM
To: Tracy Preston
Subject: [EXTERNAL]Fwd: Your Lowe's Purchase Receipt

NOTICE: This email originated from outside of the organization.
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Someone broke the thermostat cover

---------- Forwarded message ---------
From: <do-not-reply@lowes.com>
Date: Wed, Apr 22, 2026 at 8:15 AM
Subject: Your Lowe's Purchase Receipt
To: <maintenance.rizzeta@gmail.com>





Your Lowe's Receipt

Order # 203453111261858074

Transaction # 601070475

Order Date #: Placed April 22, 2026

08:15:26

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



Purchased Item(s)

	QTY
THERMOSTAT 511 SECURITY B	1

Item #: **83203**|Model #: **CG511A1000**
Unit Price: **$23.48**|Subtotal: **$23.48**

Total # of items purchased: 1

Invoice 98896 Subtotal $23.48

Excludes fees, services and special order items

Payment Summary

Subtotal	$ 23.48
Total Tax	$ 1.64
Total	$ 25.12

Order Details

Payment	$ 25.12
AuthTime	04/22/26 08:15:19
AuthCD	022335
REFID	345324896886
AID	A0000000041010
TVR	0000008001
Customer Code	NA
Order Date	04/22/26 08:15:26
Store #	3453
Terminal #	24

 **** **** **** 7233

[EXTERNAL]Paint reciept

JL

Jamie Lee <maintenance.rizzeta@gmail.com>
To Tracy Preston

You replied to this message on 4/22/2026 9:26 AM.



THANK YOU FOR SHOPPING WITH
ACE HARDWARE
(941) 729-6062

ACE HARDWARE ELLENTON
RECEIPT REQUIRED FOR REFUND AND EXCHANGE

04/22/26 8:35AM LYNDA 554 SALE

1021449 1 EA $33.99 EA
ACE LTX ZONE MRK WHT 1G $33.99
1006669 1 EA $5.59 EA
ACE BTR RLRJ 4X1/2 2PK $5.59

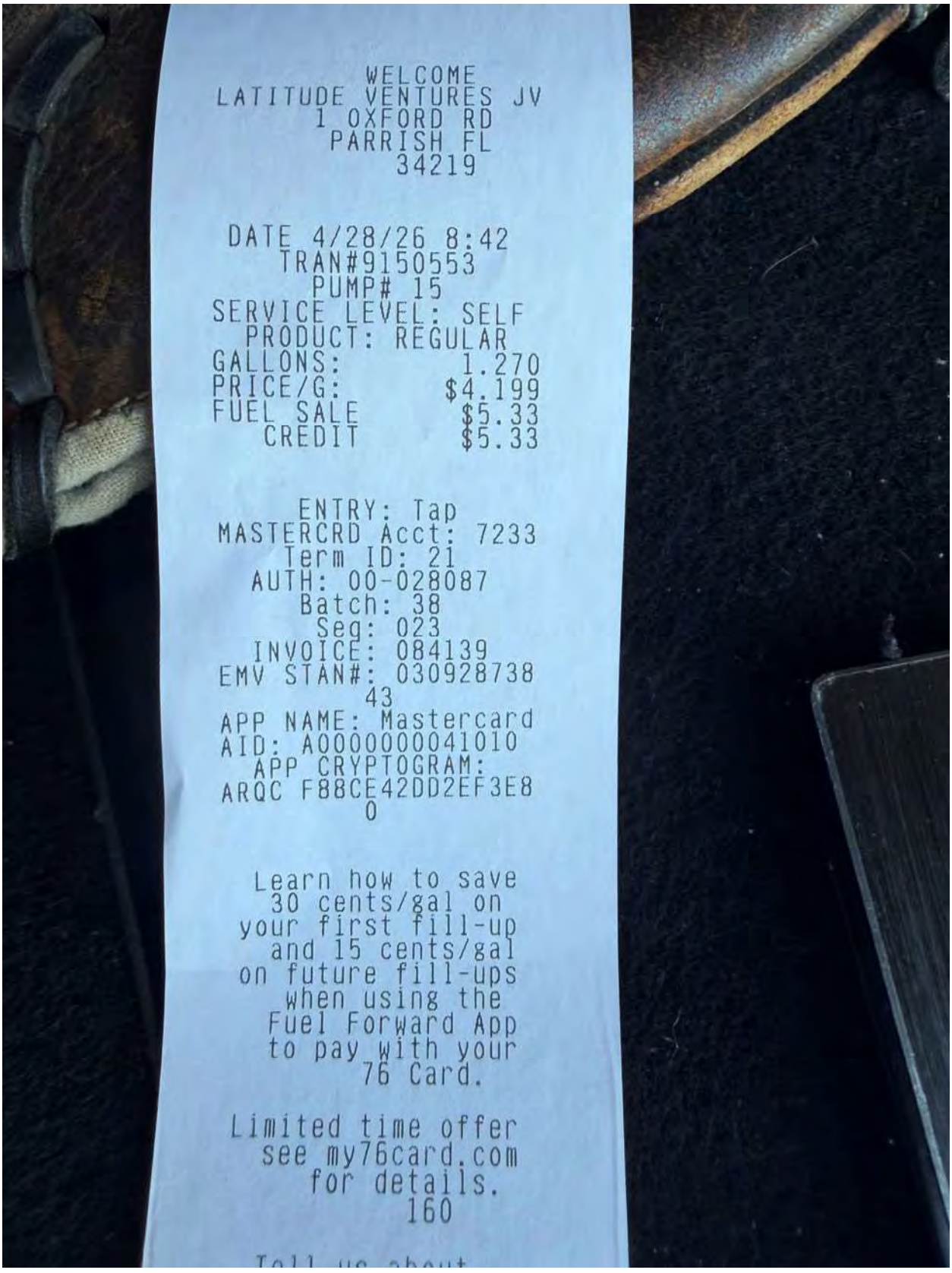
SUB-TOTAL:$ 39.58 TAX: $ 2.73
TOTAL: $ 42.31
BC AMT: $ 42.31

BK CARD#: XXXXXXXXXXX7233
MID:********9887 TID:***3124
AUTH: 022627 AMT: $ 42.31
Host reference #:484311 Bat#

Authorizing Network: MASTERCARD

Contactless
AID TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008001
IAD : 0110A04001220000000000000000000
TSI :
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :002A
AC : E296A311CC0ADECE
TxnID/ValCode: 346031

Bank card USD$ 42.31



WELCOME
LATITUDE VENTURES JV
1 OXFORD RD
PARRISH FL
34219

DATE 4/28/26 8:42
TRAN#9150553
PUMP# 15
SERVICE LEVEL: SELF
PRODUCT: REGULAR
GALLONS: 1.270
PRICE/G: $4.199
FUEL SALE $5.33
CREDIT $5.33

ENTRY: Tap
MASTERCRD Acct: 7233
Term ID: 21
AUTH: 00-028087
Batch: 38
Seq: 023
INVOICE: 084139
EMV STAN#: 030928738
43
APP NAME: Mastercard
AID: A0000000041010
APP CRYPTOGRAM:
ARQC F88CE42DD2EF3E8
0

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30 cents/gal on
your first fill-up
and 15 cents/gal
on future fill-ups
when using the
Fuel Forward App
to pay with your
76 Card.

Limited time offer
see my76card.com
for details.
160

Tell us about

Tab 17

Summer Woods Community Development District

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

Operations and Maintenance Expenditures

For Board Approval
June 2026

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$70,122.03**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Christopher L Sullivan	300334	CS052826	Board of Supervisors Meeting 05/28/26	$ 200.00
Complete IT Corp	300344	20258	Eagle Eye VMS PR1 30 Days Cloud Recording Monthly 06/26	$ 432.50
Complete IT Corp	300344	20340	Service Call 06/26	$ 330.00
Cooper Pools Inc.	300346	1784	GPS R Series Battery -Pool Repair 06/26	$ 738.40
Cooper Pools Inc.	300346	2026-1526	Monthly Commercial Maintenance 06/26	$ 4,700.00
Frontier Communications of FL	20260630	94177681340604205-060426	Internet Service 06/26	$ 174.50
Harrison Ranch CDD	300339	SWC0626-01	Rent - May Meeting 06/26	$ 200.00
HV Solar Lighting, LLC	300340	676	Streetlights 06/26	$ 13,695.00
Johannes L. Johnson	300335	JJ052826	Board of Supervisors Meeting 05/28/26	$ 200.00
Jonathan W. Flynn	300336	JF052826	Board of Supervisors Meeting 05/28/26	$ 200.00
Kutak Rock, LLP	300347	3759743	Legal Services 04/26	$ 3,271.50
Kutak Rock, LLP	300347	3759744	Legal Services 04/26	$ 611.50
Kutak Rock, LLP	300350	3763344	Legal Services 05/26	$ 1,126.50
Manatee County Utilities Department	20260622-2	100016000-052826	11371 Daybreak Gln 05/26	$ 3.48

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Manatee County Utilities Department	20260618	100016059	11205 Daybreak Gln 03/26 & 04/26	$ 2,277.89
Manatee County Utilities Department	20260629-1	100016170-060526	9229 WESTERNWOODS AVE 05/26	$ 286.04
Manatee County Utilities Department	20260622-1	100158718-052826	10904 High Noon Tr 05/26	$ 340.99
Manatee County Utilities Department	20260622-6	100158772-052826	11371 Daybreak Gln 05/26	$ 16.78
Manatee County Utilities Department	20020629-2	100158826-060526	8805 Summerwoods Dr 05/26	$ 39.48
Manatee County Utilities Department	20260622-3	100219410-052826	9702 Last Light Glen 05/26	$ 63.77
Manatee County Utilities Department	20260622-4	100219418-052826	8815 Starry Night Terrace 05/26	$ 63.77
Manatee County Utilities Department	20260622-5	100219422-052826	9427 Deadwood Terrace 05/26	$ 63.77
Manatee County Utilities Department	20260626-1	100237014-060426	9702 Eventide TRL 05/26	$ 270.39
Matthew A Ruxton	300337	MR052826	Board of Supervisors Meeting 05/28/26	$ 200.00
Peace River Electric Cooperative, Inc.	20260617-2	170982001-052726	8805 Summer Woods Drive 05/26	$ 47.70
Peace River Electric Cooperative, Inc.	20260624	170982003-060326	Amenity Center 05/26	$ 1,419.98
Peace River Electric Cooperative, Inc.	20260617-1	185639001-052726	10904 High Noon Trail 05/26	$ 116.62
Peace River Electric Cooperative, Inc.	20260617	185639002-052726	11424 Daybreak Glen 05/26	$ 33.32

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Peace River Electric Cooperative, Inc.	20260623	185639004-060226	9324 Westernwoods Ave 05/26	$ 46.62
Peace River Electric Cooperative, Inc.	20260612	222852002-060326	9702 Eventide Trail 05/26	$ 32.41
RedTree Landscape Systems, LLC	300348	34353	Landscape Enhancement 06/26	$ 25,000.00
RedTree Landscape Systems, LLC	300348	34456	Irrigation Repairs 03/26	$ 174.50
RedTree Landscape Systems, LLC	300351	34673	Irrigation Repairs 05/26	$ 448.12
RedTree Landscape Systems, LLC	300351	34674	Irrigation Repair 05/26	$ 284.50
Rizzetta & Company, Inc.	300338	INV0000109909	Administrative Services 06/26	$ 6,420.34
Rizzetta & Company, Inc.	300341	INV0000110059	General Management & Oversight Personnel Reimbursement 06/26	$ 2,021.98
Rizzetta & Company, Inc.	300342	INV0000110106	Cell Phone May Service 05/26	$ 50.00
Rizzetta & Company, Inc.	300345	INV0000110139	Personnel Reimbursement 06/26	$ 1,070.59
Superior Waterway Services, Inc.	300349	1013077	Quarterly Aeration Maintenance 06/26	$ 125.00
Superior Waterway Services, Inc.	300349	1013538	Monthly Lake Maintenance 06/26	$ 3,100.00
Truly Nolen Branch 59	300343	590315969	Pest Monthly Commercial 06/26	$ 104.00
Valley National Bank	20260626	CC053126-053126	Maintenance & Repair 05/26	$ 120.09
Report Total				**$ 70,122.03**

SUMMER WOODS CDD

28-May-26

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Johnathan Flynn	✓
Mark Sigman	
Joey Johnson	✓
Matthew Ruxton	✓
Chris Sullivan	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:04 pm
Meeting End Time:	7:37 pm
Total Meeting Time:	1 H 33 min

Time Over _____ (3) Hours:	

Total at $175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

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

Complete I.T.
SERVICE & SOLUTIONS

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

Invoice #	20258
Invoice Date	06-01-26
Balance Due	**$432.50**

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	11.0	$104.50
EEN-LPR	Eagle Eye License plate Recognition (LPR) with VSP Package - Monthly	$45.00	1.0	$45.00
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	6.0	$108.00
1,000 Brivo Mobile Passes	1,000 Brivo Mobile Passes for a single account, monthly subscription	$60.00	1.0	$60.00

Subtotal	**$432.50**
Tax	$0.00
Invoice Total	$432.50
Payments	$0.00
Credits	$0.00
Balance Due	**$432.50**

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Wesley Chapel, FLORIDA 33544
https://completeit.io
(813) 444-4355

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

Invoice #	20340
Invoice Date	06-10-26
Balance Due	**$330.00**

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service | Minimum 2-hours - For onsite diagnosis and remedy of offline speaker. More information in Ticket #13008. Includes travel time.	$165.00	2.0	$330.00

Subtotal	**$330.00**
Tax	$0.00
Invoice Total	$330.00
Payments	$0.00
Credits	$0.00
Balance Due	**$330.00**

Invoice Ticket

Ticket Date	Tue 05-26-26 09:26 AM
Ticket #	13008
Subject	**PA Speaker Not Working**

Ticket Issue

Initial Issue Tue 05-26-26 09:26 AM Mark Johnson	Axis PA not working through EEN Talk down. Can't tunnel into the device either. Device appears to be uplinked by a UDB Pro on an unmanaged switch. I've set the UDB Pro to update to see if it will allow the axis to come back up. There is an Axis device on the network with an IP address, but the network is double NAT, so we cannot VPN directly into the network/speaker for remote diagnosis.

Ticket Comments

Date	Comment
Update Wed 06-10-26 02:29 PM Troy Bacon	Traced and tested the line for the speaker and everything was working as it should. Plugged the speaker back into port 1 of the Eagle Eye switch and the speaker came back online. Pushed an update for the speaker before running test messages. Mark and I were both able to send test messages through the speaker. While onsite I bypassed the Frontier router and plugged our equipment directly into the ONT. There was a static IP of 47.206.108.43, default gateway of 47.206.108.1, Mask 255.255.255.0. Left the key to the IT closet in the top lock box that belongs to Summerwoods CDD.
Update Tue 06-09-26 12:15 PM Mark Johnson	Reboot with Jamie didn't work. We will need to go onsite to test the line for the speaker and see what we can do to get it back online or verify if the speaker is damaged.
Update Tue 06-02-26 01:22 PM Mark Johnson	Phone call with Jamie Lee to restart the switch that the speaker is connected to is scheduled for this monday afternoon. Appointment has been made. Will call Jamie at 217-621-8203
Update Mon 06-01-26 05:58 PM Mark Johnson	Still unable to get into speaker after updated equipment. Sent follow up to Matthew requesting to see if someone would be available onsite to power cycle the switch for us, or if he'd like us to send someone onsite. Awaiting response.
Initial Issue Tue 05-26-26 09:26 AM Mark Johnson	Axis PA not working through EEN Talk down. Can't tunnel into the device either. Device appears to be uplinked by a UDB Pro on an unmanaged switch. I've set the UDB Pro to update to see if it will allow the axis to come back up. There is an Axis device on the network with an IP address, but the network is double NAT, so we cannot VPN directly into the network/speaker for remote diagnosis.

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1784
Invoice Date: 6/3/2026
Due Date: 7/3/2026

Bill To: SummerWoods CDD
SummerWoods CDD5844 Old Pasco Rd Ste 100
Wesley Chapel, FL 33544

LOCATION: 11205 Daybreak Glen, Parrish

Item	Description	Qty	Rate	Amount
GPP R SERIES BATTERY TIMOTION	GPP R SERIES BATTERY TIMOTION	1.00	$738.40	$738.40

Subtotal: $738.40
Tax: $0.00
Total: $738.40
Amount Due: $738.40

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541 3551

info@cooperpoolsinc.com
+1 (844) 766 5256

Cooper Pools
844-766-5256

Cleaning Commercial Acct:Rizzetta & Company:SummerWoods CDD

Bill to
SummerWoods CDD
11205 Daybreak Glen
Parrish, FL 34219

Ship to
SummerWoods CDD
11205 Daybreak Glen
Parrish, FL 34219

Invoice details
Invoice no.: 2026 1526
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monthly Commercial Maintenance**	Monthly Commercial Maintenance June 2026	1	$4,700.00	$4,700.00

Total **$4,700.00**

Ways to pay

View and pay

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

Billing Date:
Jun 04, 2026

Billing Period:
Jun 04 - Jul 03, 2026

Hi SUMMER WOODS COM. DEV. DIST.,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$174.50
Auto Pay is scheduled
Jun 29

Bill history

Previous balance	$170.00
Payment received by Jun 04, thank you	-$170.00

Service summary

	Previous month	Current month
Bundle	$170.00	$170.00
Other		$4.50
Total services	**$170.00**	**$174.50**
Total balance		**$174.50**

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

6790 0107 DY RP 04 06052026 NNNNNN 01 006836 0028

SUMMER WOODS COM. DEV. DIST.
PO BOX 32414
CHARLOTTE NC 28232-2414

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

7960089417768134060420000000000000000174505

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

Billing Date:
Jun 04, 2026

Billing Period:
Jun 04 - Jul 03, 2026

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Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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

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

Billing Date:
Jun 04, 2026

Billing Period:
Jun 04 - Jul 03, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Bundle

Monthly Charges

06.04-07.03	Sim FiberOptic LT 100/100 ST	$110.00
	Valued Customer Fiber 500 Upgrade	$0.00
	Wi-Fi Secure LT	$60.00
Bundle Total		**$170.00**

Other Charges

Monthly Charges

06.04-07.03	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

Total current month charges **$174.50**

BUSINESS
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INTERNET

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business.frontier.com/fiber-internet

SUMMER WOODS COM. DEV. DIST.

Account Number:
941-776-8134-060420-5

Billing Date:
Jun 04, 2026

Billing Period:
Jun 04 - Jul 03, 2026

Harrison Ranch

INVOICE

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

DATE: June 2, 2026

INVOICE: SWC0626-01

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

Type	DESCRIPTION	AMOUNT
Rent	Rent - May Meeting	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: **July 2, 2026**

HV Solar Lighting, LLC

35 Joyce Lane
Woodbury, NY 11797

Invoice

Date	Invoice #
6/1/2026	676

Bill To

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
June 2026 - month...	on the 1st of each mo...		6/1/2026			

Quantity	Item Code	Description	U/M	Price Each	Amount
203	Street Light	Street Light		55.00	11,165.00
46	Street Light	Street Light Summerwood Installation #2		55.00	2,530.00
		June 2026 - monthly bill			

Total $13,695.00

E-mail

olga@exarchagroup.com

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

June 5, 2026

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

Invoice No. 3759743
38323-1

Re: General Counsel

For Professional Legal Services Rendered

04/02/26	B. Davenport	0.10	29.50	Confer with supervisors regarding status of informal lighting RFP
04/03/26	B. Davenport	0.20	59.00	Confer with Stevens regarding invoice to District from MKA and budget
04/07/26	B. Davenport	0.40	118.00	Draft budget approval resolution; draft published notice for budget hearing; draft assessment resolution and appropriation resolution
04/09/26	B. Davenport	0.10	29.50	Confer with O'Nolan and Stevens regarding status of lighting RFP submissions
04/10/26	B. Davenport	1.10	324.50	Confer with O'Nolan regarding meeting to discuss bond accounts; prepare for the same; call into meeting regarding the same
04/10/26	K. Ibarra	0.50	112.50	Attend conference call regarding construction accounts, project completion and debt service reserve release

04/14/26	B. Davenport	0.50	147.50	Draft rules of procedure; resolution setting hearing on rules of procedure, notices of rule development and rulemaking relative to the same, and resolution adopting the rules of procedure; confer with Mendes regarding the same; revise tracking chart relative to the same
04/15/26	B. Davenport	0.20	59.00	Confer with O'Nolan and Stone regarding date of meeting to consider proposals
04/16/26	B. Davenport	0.40	118.00	Review and analysis of draft agenda for April Board meeting and other outstanding items; confer with Bregg regarding the same; second published notice, draft mailed notice and affidavit for mailing for budget hearing
04/17/26	B. Davenport	0.30	88.50	Review and analysis of District agreements; revise contract tracking chart
04/18/26	L. Whelan	0.80	308.00	Monitor legislative process relating to matters impacting special districts
04/19/26	G. Lovett	0.70	196.00	Monitor legislative process relating to matters impacting special districts
04/20/26	B. Davenport	1.20	354.00	Confer with Stevens concerning lighting RFP; review and analysis of lighting proposals
04/21/26	B. Davenport	0.10	29.50	Review notice of claim against District for personal injuries; confer with O'Nolan regarding the same
04/24/26	B. Davenport	1.10	324.50	Draft lighting proposal chart; review and analysis of agenda package for April Board meeting and other outstanding items; confer with O'Nolan regarding budget and other items; revise budget approval resolution and budget notices
04/27/26	B. Davenport	0.10	29.50	Confer with O'Nolan regarding April meeting notices

04/28/26	B. Davenport	0.20	59.00	Confer with supervisors regarding lighting RFP analysis; review documents related to claim against District
04/29/26	B. Davenport	0.30	88.50	Confer with O'Nolan regarding Board meeting and outstanding items; review supplemental proposal materials from streetleaf; confer with Stevens regarding the same
04/30/26	B. Davenport	2.70	796.50	Review revised agenda package; confer with Bregg regarding the same; call into Board meeting

TOTAL HOURS	11.00	
TOTAL FOR SERVICES RENDERED		$3,271.50
TOTAL CURRENT AMOUNT DUE		$3,271.50

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

June 5, 2026

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

Invoice No. 3759744
38323-2

Re: RET Litigation

For Professional Legal Services Rendered

04/13/26	J. Cox	0.10	67.50	Email exchanges regarding potential to resubmit additional claim to Egis
04/14/26	B. Davenport	0.10	29.50	Confer with Cox and Earlywine regarding insurance claim
04/15/26	B. Davenport	0.30	88.50	Prepare for meeting to discuss status of dispute with HVS/RET; call into meeting concerning the same
04/21/26	B. Davenport	0.10	29.50	Review and analysis of correspondence regarding suit between and HVS and RET; review correspondence regarding the same; confer with Weiland-Sorenson regarding the same
04/23/26	J. Cox	0.50	337.50	Comprehensive review and analysis of lawsuit between RET and HVS
04/29/26	B. Davenport	0.20	59.00	Confer with Cox regarding additional insurance submission; call into meeting regarding RET vs. HVS suit
TOTAL HOURS		1.30		

TOTAL FOR SERVICES RENDERED	$611.50
TOTAL CURRENT AMOUNT DUE	$611.50

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

June 26, 2026

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

Invoice No. 3763344
38323-1

Re: General Counsel

For Professional Legal Services Rendered

05/04/26	B. Davenport	0.10	29.50	Confer with Earlywine regarding debt service release
05/05/26	B. Davenport	0.20	59.00	Confer with Bregg concerning meeting minutes from April Board meeting; review ERP transfer permits; confer with O'Nolan regarding the same
05/07/26	B. Davenport	0.50	147.50	Review meeting special meeting summary; confer with O'Nolan regarding meeting follow-up; draft form lighting lease agreement
05/08/26	B. Davenport	0.30	88.50	Confer with Bregg regarding preliminary budget; review preliminary budget; confer with Cox regarding budget for legal
05/11/26	B. Davenport	0.30	88.50	Draft form maintenance agreement for lighting services
05/12/26	B. Davenport	0.30	88.50	Review outstanding matters; prepare memo for leave; review revised lighting proposal; confer with O'Nolan regarding the same

05/14/26	B. Davenport	0.30	88.50	Draft resolution designating officers; confer with Bregg regarding budget resolution and resolution designating officers; confer with Earlywine regarding meeting coverage
05/15/26	B. Davenport	0.20	59.00	Review and analysis of tentative agenda; confer with Bregg regarding the same
05/28/26	J. Earlywine	1.40	455.00	Prepare for and attend Board meeting; follow-up
05/30/26	K. Ibarra	0.10	22.50	Review and file district documents
TOTAL HOURS		3.70		

TOTAL FOR SERVICES RENDERED $1,126.50

TOTAL CURRENT AMOUNT DUE $1,126.50

MCUD

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	$3.48
Please Pay By	18-Jun-2026
Account Number	100016000

Auto-pay is scheduled for 18-Jun-2026

Account Summary

Previous Amount Due	$5.50
Payments Received	-$5.50
Balance Forward	$0.00
Contract Charges	$3.48
Total Amount Due	$3.48

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70391215

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/22	8763	05/18	8837	7.4 kgal

Charge Details — Service Period 04/22 - 05/18 (27 Days)

Common Area Reclaim (Meter # 70391215) (04/22 - 05/18)

Reclaim Usage	7.4 kgal x $0.47	$3.48
Total New Charges		$3.48
Total Amount Due		$3.48

Important Information

- The 2025 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2025, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.
- 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

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: J33G61ZK

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Manatee County FLORIDA

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

SERVICE ADDRESS	11371 DAYBREAK GLN
ACCOUNT NUMBER	100016000
BILLING DATE	28-May-2026
DUE DATE	18-Jun-2026
TOTAL AMOUNT DUE	$3.48

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

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PO BOX 25350
BRADENTON FL 34206-5350

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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	$3.48
Please Pay By	18-Jun-2026
Account Number	100016000

Auto-pay is scheduled for 18-Jun-2026

may occur for delinquent accounts.

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
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BRADENTON, FL 34206-5010

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

SUMMER WOODS COMMUNITY
11205 DAYBREAK GLN

Amount Due	$2,277.89
Please Pay By	17-Jun-2026
Account Number	100016059

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	$1,778.75
Payments Received	$0.00
Balance Forward	$1,778.75
Contract Charges	$499.14
Total Amount Due	$2,277.89

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61135497

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/22	28497	05/18	28781	28.4 kgal

Bin Overview

2 x Commercial 96 gallon bin
2 x Residential 96 gallon bin

Important Information

- The 2025 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2025, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.
- 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

Charge Details — Service Period 04/22 - 05/20 (29 Days)

Commercial Water Service (Meter # 61135497) (04/22 - 05/18)		
Water Base Rate	0.9 month(s) x $47.35	$42.62
Commercial Water Usage	28.4 kgal x $2.97	$84.35
Sewer Commercial Service (04/22 - 05/18)		
Sewer Base Rate	0.9 month(s) x $131.54	$118.39
Sewer Service	28.4 kgal x $6.59	$187.16
Commercial Can Service (04/23 - 05/20)		
Commercial solid waste service charge	2 bins (28 days)	$66.62
Total New Charges		$499.14
Balance Forward		$1,778.75
Total Amount Due		$2,277.89

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Scan QR code to access our CSS Portal

Manatee County FLORIDA

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

SERVICE ADDRESS	11205 DAYBREAK GLN
ACCOUNT NUMBER	100016059
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$2,277.89

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

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BRADENTON FL 34206-5350

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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	$2,277.89
Please Pay By	17-Jun-2026
Account Number	100016059

Auto-pay is scheduled for 17-Jun-2026

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.

MCUD

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

Visit: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

SUMMER WOODS COMMUNITY
9229 WESTERNWOODS AVE

Amount Due	$286.04
Please Pay By	26-Jun-2026
Account Number	100016170

Auto-pay is scheduled for 26-Jun-2026

Account Summary

Previous Amount Due	$498.39
Payments Received	-$498.39
Balance Forward	$0.00
Contract Charges	$286.04
Total Amount Due	$286.04

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61260256

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/22	154733	05/18	160819	608.6 kgal

Charge Details — Service Period 04/22 - 05/18 (27 Days)

Common Area Reclaim (Meter # 61260256) (04/22 - 05/18)

Reclaim Usage	608.6 kgal x $0.47	$286.04
Total New Charges		$286.04
Total Amount Due		$286.04

Important Information

- Want to find out how you compare to the average water user in Manatee County? The 2025 edition of the Water Usage Report Card is available for viewing at mymanatee.org/water.
- 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.

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Scan QR code to access our CSS Portal

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

TO MAKE A PAYMENT, PLEASE CALL:
833-425-2099

SERVICE ADDRESS	9229 WESTERNWOODS AVE
ACCOUNT NUMBER	100016170
BILLING DATE	05-Jun-2026
DUE DATE	26-Jun-2026
TOTAL AMOUNT DUE	$286.04

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

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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	$340.99
Please Pay By	18-Jun-2026
Account Number	100158718

Auto-pay is scheduled for 18-Jun-2026

Account Summary

Previous Amount Due	$164.59
Payments Received	-$164.59
Balance Forward	$0.00
Contract Charges	$340.99
Total Amount Due	$340.99

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70387689

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/22	339103	05/18	346358	725.5 kgal

Charge Details — Service Period 04/22 - 05/18 (27 Days)

Common Area Reclaim (Meter # 70387689) (04/22 - 05/18)

Reclaim Usage	725.5 kgal x $0.47	$340.99
Total New Charges		$340.99
Total Amount Due		$340.99

Important Information

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Manatee County FLORIDA

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

SERVICE ADDRESS	10904 HIGH NOON TRL
ACCOUNT NUMBER	100158718
BILLING DATE	28-May-2026
DUE DATE	18-Jun-2026
TOTAL AMOUNT DUE	$340.99

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
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PO BOX 32414
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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	$340.99
Please Pay By	18-Jun-2026
Account Number	100158718

Auto-pay is scheduled for 18-Jun-2026

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
11336 DAYBREAK GLN

Amount Due	**$16.78**
Please Pay By	**18-Jun-2026**
Account Number	**100158772**

Auto-pay is scheduled for 18-Jun-2026

Account Summary

Previous Amount Due	**$19.13**
Payments Received	**-$19.13**
Balance Forward	**$0.00**
Contract Charges	**$16.78**
Total Amount Due	**$16.78**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70391211

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/21	14222	05/17	14579	35.7 kgal

Charge Details — Service Period 04/21 - 05/17 (27 Days)

Common Area Reclaim (Meter # 70391211) (04/21 - 05/17)

Reclaim Usage	35.7 kgal x $0.47	$16.78
Total New Charges		**$16.78**
Total Amount Due		**$16.78**

Important Information

- The 2025 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2025, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.
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Scan QR code to access our CSS Portal

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

SERVICE ADDRESS	11336 DAYBREAK GLN
ACCOUNT NUMBER	100158772
BILLING DATE	28-May-2026
DUE DATE	18-Jun-2026
TOTAL AMOUNT DUE	$16.78

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

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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

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Please Pay By	18-Jun-2026
Account Number	100158772

Auto-pay is scheduled for 18-Jun-2026

may occur for delinquent accounts.

MCUD

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

Visit: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

SUMMER WOODS COMMUNITY
8805 SUMMERWOODS DR

Amount Due	$39.48
Please Pay By	26-Jun-2026
Account Number	100158826

Auto-pay is scheduled for 26-Jun-2026

Account Summary

Previous Amount Due	$0.99
Payments Received	-$0.99
Balance Forward	$0.00
Contract Charges	$39.48
Total Amount Due	$39.48

Usage Profile (Consumption x 1000 = GAL)

Meter Number 60445734

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/17	253517	05/13	254357	84 kgal

Charge Details — Service Period 04/17 - 05/13 (27 Days)

Common Area Reclaim (Meter # 60445734) (04/17 - 05/13)

Reclaim Usage	84 kgal x $0.47	$39.48
Total New Charges		$39.48
Total Amount Due		$39.48

Important Information

- Want to find out how you compare to the average water user in Manatee County? The 2025 edition of the Water Usage Report Card is available for viewing at mymanatee.org/water.
- 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.

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: XWMWXDAV

Scan QR code to access our CSS Portal

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

TO MAKE A PAYMENT, PLEASE CALL:
833-425-2099

SERVICE ADDRESS	8805 SUMMERWOODS DR
ACCOUNT NUMBER	100158826
BILLING DATE	05-Jun-2026
DUE DATE	26-Jun-2026
TOTAL AMOUNT DUE	$39.48

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

MAKE CHECKS PAYABLE TO MCUD

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

100158826Z00000039480000000

MCUD

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	$63.77
Please Pay By	18-Jun-2026
Account Number	100219410

Auto-pay is scheduled for 18-Jun-2026

Account Summary

Previous Amount Due	$73.58
Payments Received	-$73.58
Balance Forward	$0.00
Contract Charges	$63.77
Total Amount Due	$63.77

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70391213

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/22	40	05/17	40	0 kgal

Charge Details — Service Period 04/22 - 05/17 (26 Days)

Auto Flush Permanent (Meter # 70391213) (04/22 - 05/17)

Auto Flush Base Rate	0.87 month(s) x $73.58	$63.77
Total New Charges		$63.77
Total Amount Due		$63.77

Important Information

- The 2025 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2025, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.
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Scan QR code to access our CSS Portal

Manatee County FLORIDA

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

SERVICE ADDRESS	9702 LAST LIGHT GLN
ACCOUNT NUMBER	100219410
BILLING DATE	28-May-2026
DUE DATE	18-Jun-2026
TOTAL AMOUNT DUE	$63.77

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

MAKE CHECKS PAYABLE TO MCUD

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

10021941020000006377000000000

MCUD

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	$63.77
Please Pay By	18-Jun-2026
Account Number	100219410

Auto-pay is scheduled for 18-Jun-2026

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
8815 STARRY NIGHT TER

Amount Due	**$63.77**
Please Pay By	**18-Jun-2026**
Account Number	**100219418**

Auto-pay is scheduled for 18-Jun-2026

Account Summary

Previous Amount Due	**$73.58**
Payments Received	**-$73.58**
Balance Forward	**$0.00**
Contract Charges	**$63.77**
Total Amount Due	**$63.77**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70392872

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/22	3	05/17	3	0 kgal

Charge Details — Service Period 04/22 - 05/17 (26 Days)

Auto Flush Permanent (Meter # 70392872) (04/22 - 05/17)

Auto Flush Base Rate	0.87 month(s) x $73.58	$63.77
Total New Charges		**$63.77**
Total Amount Due		**$63.77**

Important Information

- The 2025 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2025, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.
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Scan QR code to access our CSS Portal

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

SERVICE ADDRESS	8815 STARRY NIGHT TER
ACCOUNT NUMBER	100219418
BILLING DATE	28-May-2026
DUE DATE	18-Jun-2026
TOTAL AMOUNT DUE	$63.77

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

MAKE CHECKS PAYABLE TO MCUD

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

100219418Z0000006377O000000O

MCUD

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

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

SUMMER WOODS COMMUNITY
8815 STARRY NIGHT TER

Amount Due	$63.77
Please Pay By	18-Jun-2026
Account Number	100219418

Auto-pay is scheduled for 18-Jun-2026

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
9427 DEADWOOD TER

Amount Due	$63.77
Please Pay By	18-Jun-2026
Account Number	100219422

Auto-pay is scheduled for 18-Jun-2026

Account Summary

Previous Amount Due	$73.58
Payments Received	-$73.58
Balance Forward	$0.00
Contract Charges	$63.77
Total Amount Due	$63.77

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70392859

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/22	0	05/17	0	0 kgal

Important Information

- The 2025 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2025, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.
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Charge Details — Service Period 04/22 - 05/17 (26 Days)

Auto Flush Permanent (Meter # 70392859) (04/22 - 05/17)

Auto Flush Base Rate	0.87 month(s) x $73.58	$63.77
Total New Charges		$63.77
Total Amount Due		$63.77

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Scan QR code to access our CSS Portal

Manatee County FLORIDA

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

SERVICE ADDRESS	9427 DEADWOOD TER
ACCOUNT NUMBER	100219422
BILLING DATE	28-May-2026
DUE DATE	18-Jun-2026
TOTAL AMOUNT DUE	$63.77

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

MAKE CHECKS PAYABLE TO MCUD

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

1002194227000000637700000000

MCUD

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

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

SUMMER WOODS COMMUNITY
9427 DEADWOOD TER

Amount Due	$63.77
Please Pay By	18-Jun-2026
Account Number	100219422

Auto-pay is scheduled for 18-Jun-2026

may occur for delinquent accounts.

MCUD

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

Visit: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

SUMMER WOODS COMMUNITY
9702 EVENTIDE TRL

Amount Due	$270.39
Please Pay By	25-Jun-2026
Account Number	100237014

Auto-pay is scheduled for 25-Jun-2026

Account Summary

Previous Amount Due	$3.95
Payments Received	-$3.95
Balance Forward	$0.00
Contract Charges	$270.39
Total Amount Due	$270.39

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61374176

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/22	57933	05/18	63686	575.3 kgal

Charge Details — Service Period 04/22 - 05/18 (27 Days)

Common Area Reclaim (Meter # 61374176) (04/22 - 05/18)

Reclaim Usage	575.3 kgal x $0.47	$270.39
Total New Charges		$270.39
Total Amount Due		$270.39

Important Information

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Scan QR code to access our CSS Portal

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

TO MAKE A PAYMENT, PLEASE CALL: 833-425-2099

SERVICE ADDRESS	9702 EVENTIDE TRL
ACCOUNT NUMBER	100237014
BILLING DATE	04-Jun-2026
DUE DATE	25-Jun-2026
TOTAL AMOUNT DUE	$270.39

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

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
SUMMER WOODS COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE, NC 28232

MAKE CHECKS PAYABLE TO MCUD

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

10023701420000027039000000

NNNN

Peace River Electric Cooperative, Inc.

SUMMER WOODS CDD

Bill Date	05/27/2026
Account #	185639002
Member #	168790

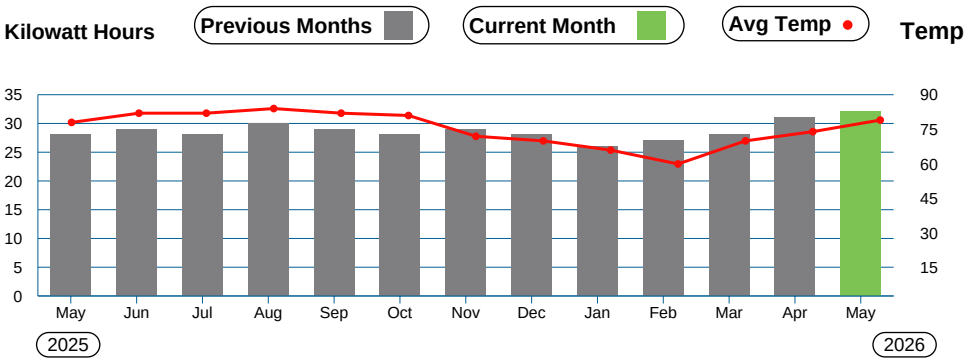
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$33.32

Bank Draft is scheduled for 06/17/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

32 kWh	31 kWh	28 kWh
This Month 31 Days	Last Month 31 Days	This Month Last Year 30 Days

Your Average Daily Use

1 kWh	$1.02 Day
Use	Cost *not including taxes and fees*

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

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 $33.32
is scheduled for 06/17/2026

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

9

SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

1102601856390020000033320000043320527202697

Account	Service Address	Service Description	Board District
185639002	11424 DAYBREAK GLEN	GATE	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
35591797	04/20/2026	05/21/2026	1,625	1,657	1.0	32	0.048

Account Summary

Previous Balance	$33.17
Payment(s) Made	-$33.17
Balance Forward	**$0.00**
Current Charges	$33.32
Total Amount Due	**$33.32**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	32 kWh @ 0.121	$3.87
CPA	32 kWh @ -0.004	-$0.13
Property Tax Recovery Fee		$0.75
Gross Receipts Tax		$0.83
Total Current Charges		**$33.32**

Bank Draft Amount $33.32



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

7993664336500011026018563900 26

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 Speedway 7-ELEVEN

YNNN

Peace River Electric Cooperative, Inc.

SUMMERWOODS CDD

Bill Date	06/03/2026
Account #	222852002
Member #	240104

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

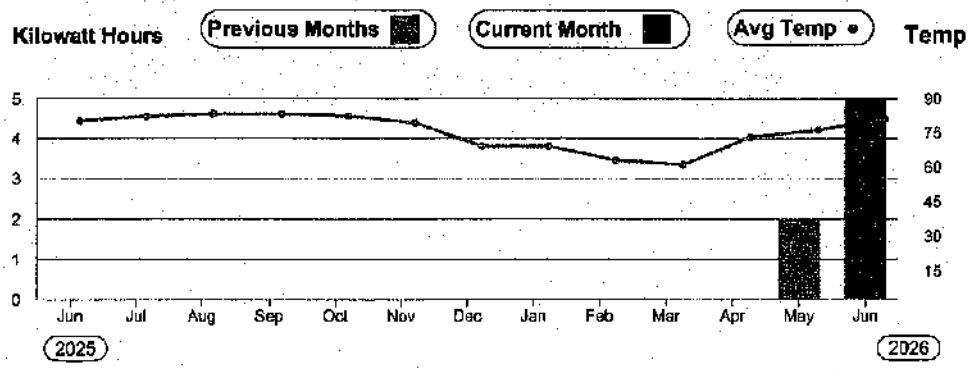
TOTAL AMOUNT DUE

$32.41

Pay by 06/24/2026

JUN - 8 2026

Monthly Energy Use



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

Monthly Energy Use Comparison

5 kWh	2 kWh	0 kWh
This Month 30 Days	Last Month 14 Days	This Month Last Year 0 Days

Your Average Daily Use

0 kWh	$.95 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 222852002
Service Address 9702 EVENTIDE TRL

Total Amount Due $32.41
Pay by 06/24/2026

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

2865 1 MB 0.672
SUMMERWOODS CDD
3434 COLWELL AVE STE 2745
TAMPA FL 33614-8390

5 2865
C-10

1102602228520020000032410000042410603202666

Account	Service Address	Service Description	Board District
222852002	9702 EVENTIDE TRL	PUMP	8

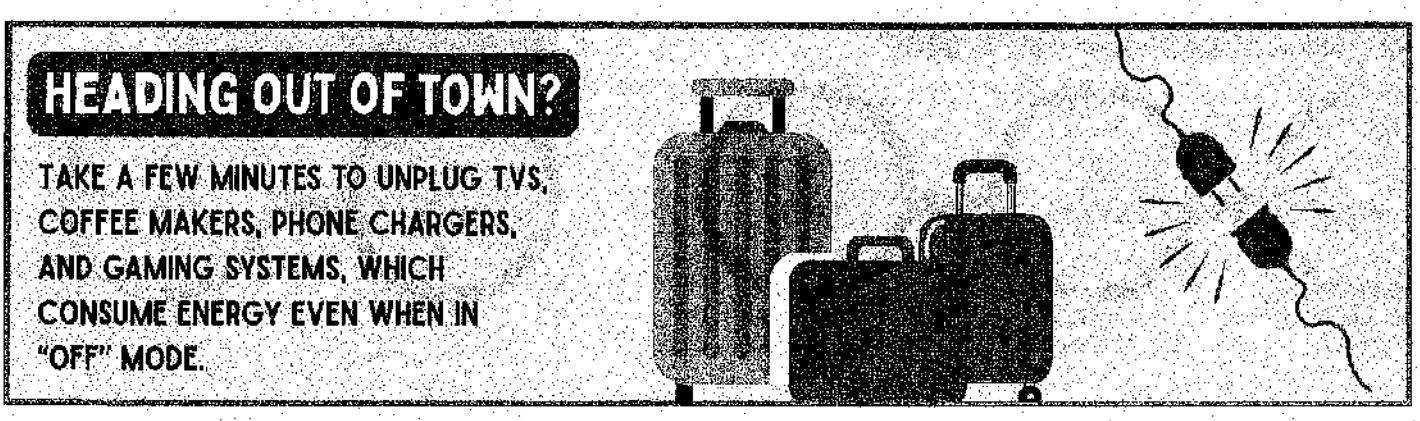
Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
42650242	04/30/2026	05/30/2026	2	7	1.0	5	0.007

Account Summary

Previous Balance	$75.08
Payment(s) Made	-$75.08
Balance Forward	**$0.00**
Current Charges	$32.41
Total Amount Due	**$32.41**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	5 kWh @ 0.121	$0.61
CPA	5 kWh @ -0.003	-$0.02
Property Tax Recovery Fee		$0.68
Gross Receipts Tax		$0.75
Florida Sales Tax		$2.09
Manatee County Tax		$0.30
Total Current Charges		**$32.41**

Total Amount Due $32.41



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

7993664336500011026022285200 27

By accepting or using this barcode to make a payment, you egree 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 Speedway 7 ELEVEN

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 34353
Terms: Net 45
Invoice date: 06 01 2026
Due date: 07/16/2026

#	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 Inspections	1	$1,000.00	$1,000.00

Total **$25,000.00**

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 34456
Terms: Net 45
Invoice date: 06/04/2026
Due date: 07/19/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 3.30.26 Controller 3 Replaced multiple broken drip lines on the entrance side and two leaking valves due to a bad gasket.			
2.		**Sales**	Decoder gasket (NO CHARGE)	2		$0.00
3.		**Sales**	coupling	25	$1.50	$37.50
4.		**Sales**	drip line	7	$1.00	$7.00
5.		**Sales**	labor technician	2	$65.00	$130.00

Total **$174.50**

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 34673
Terms: Net 45
Invoice date: 06/25/2026
Due date: 08/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.14.26 Clubhouse Replaced 3 broken spray heads and replaced a Rain Bird LX IVM, zones 22 & 34.			
2.		**Sales**	Rain Bird LX IVM	1	$298.12	$298.12
3.		**Sales**	6" spray head	3	$23.00	$69.00
4.		**Sales**	drip coupling	8	$0.75	$6.00
5.		**Sales**	labor technician	1	$75.00	$75.00

Total **$448.12**

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733 8799
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.: 34674
Terms: Net 45
Invoice date: 06/25/2026
Due date: 08/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.21.26 Controller 2 Replaced two broken spray heads and repaired drip cuts on zones 9 30.			
2.		**Sales**	6" spray head	2	$23.00	$46.00
3.		**Sales**	drip coupling	12	$0.75	$9.00
4.		**Sales**	drip pipe	6	$0.75	$4.50
5.		**Sales**	labor technician	3	$75.00	$225.00

Total **$284.50**

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

Invoice

Date	Invoice #
6/2/2026	INV0000109909

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,789.75	$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 #
6/5/2026	INV0000110059

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$791.67	$791.67
Personnel Reimbursement	1.00	$1,230.31	$1,230.31

Subtotal	$2,021.98
Total	$2,021.98

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

Invoice

Date	Invoice #
6/1/2026	INV0000110106

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Cell Phone	50.00	$1.00	$50.00

Subtotal	$50.00
Total	$50.00

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

Invoice

Date	Invoice #
6/18/2026	INV0000110139

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$1,070.59	$1,070.59

Subtotal	$1,070.59
Total	$1,070.59

INVOICE

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

DATE	INVOICE #
6/1/2026	1013077

BILL TO

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

P.O. No.	Terms
	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Quarterly Maintenance of One (1) Aeration System Performed in March, June, September, and December	125.00	125.00
	Month of Service: June 2026 Manatee County Sales Tax	6.00%	0.00

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

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

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

INVOICE

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

DATE	INVOICE #
6/1/2026	1013538

BILL TO

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

P.O. No.	Terms
June 2026	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance - Algae and Aquatic Plant Control for Twenty-Five (25) Lakes	3,100.00	3,100.00
	Manatee County Sales Tax	6.00%	0.00

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

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

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

Truly Nolen Branch 059
4842 N Florida Ave, 2nd Floor
Tampa, FL 33603
813-232-3237

Inspection Report

INVOICE #: 590315969

WORK DATE: 06/02/2026

BILL-TO **59027682**

Development District Summerwoods
Matt O'Nolan
3434 Colwell Ave
Tampa, FL 33614-8390

Phone: 813-533-2950 x2928

LOCATION **59027682**

Development District Summerwoods
Matt O'Nolan
11205 Daybreak Glen
Parrish, FL 34219

Phone: 813-533-2950 x2928

Time In: 06/02/2026 09:21:00 AM
Time Out: 06/02/2026 09:56:00 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Kevin Mathis
License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 15	Pest Monthly Commercial	1.00	100.00
		Temporary Fuel Surcharge	1.00	4.00
			Subtotal	104.00
			Tax	0.00
			Total Due:	**104.00**

TECHNICIANS

Kevin Mathis

GENERAL COMMENTS / INSTRUCTIONS

Inspected and treated the following areas; around the pool landscaping perimeter, landscaping, perimeter of splash pad, exterior and interior of restroom building. No activity to report or observed. Thank you for choosing Truly Nolen

CONDITIONS / OBSERVATIONS

Reported	Severity	Responsibility	Reviewed

None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand CS (Conc).		100-1066	9.7000%	0.0150	L-Cyhalothrin	4.0000 Gallon	0.7923 Fluid Ounce
Target Pests: Mosquito							

PEST ACTIVITY

# Areas	# Devices	Pest Totals

None Noted.

DEVICE INSPECTION SUMMARY

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.
Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.

Valley

0 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$9,879.00
Statement Closing Date	May 31, 2026
Days in Billing Cycle	31
Previous Balance	$914.55
Payments & Credits	$951.53
Purchases & Other Charges	$157.07
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$120.09

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	$120.09
Minimum Payment Due	**$120.09**
Payment Due Date	**June 25, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description		Amount
			TOTA	**$914.55-**	
05/25	05/25	F151500H100CHGDDA	AUTOMATIC PAYMENT - THANK YOU		914.55-
		JAMIE LEE	**TOTAl**	**$120.09**	
05/04	05/04	5543286GQ5WALMG0Z	LOWES #03453* PARRISH FL		38.43
			MCC: 5200 MERCHANT ZIP: 34219		
05/11	05/11	5543286GK5VYKK8R3	LOWES #03453* PARRISH FL		62.64
			MCC: 5200 MERCHANT ZIP: 34219		
05/12	05/12	5543286GL5WAEBX7Y	AMAZON MKTPL*BV3G98BS0 SEATTLE WA		10.69
			MCC: 5942 MERCHANT ZIP:		
05/12	05/12	5543286GL5WAK1JL6	SQ *SUNNY SEOUL KOREAN BRADENTON FL		20.33
			MCC: 5814 MERCHANT ZIP: 34212		
05/20	05/20	5543286GW5YYPA3PL	LOWES #03453* PARRISH FL		24.98
			MCC: 5200 MERCHANT ZIP: 34219		
05/20	05/20	5543286GW5YYPA3W1	LOWES #03453* PARRISH FL	CREDIT	36.98-
			MCC: 5200 MERCHANT ZIP:		
		MICHELLE WHITE	**TOTAL XXXXXXXXXXXX 2235**	**$0.00**	

Please detach bottom portion and submit with payment using enclosed envelope

Valley

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	June 25, 2026
New Balance	**$120.09**
Minimum Payment Due	$120.09
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 0
SUMMER WOODS COMMUNITY DEVELOPMENT
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 0

IMPORTANT ACCOUNT INFORMATION

$0 - $120.09 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$2.29
Cashback Earned this Statement	$0.30
New Cashback Balance	$2.59
Your cashback will be award on	Mar 2027

THE MORE YOU SPEND, THE MORE YOU EARN

$0-$500,000 = 0.25%

$500,001-$1,500,000 = 0.60%

$1,500,00-$4,000,000 = 0.75%

$4,000,001-$12,500,000 = 0.90%

$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	**ANNUAL PERCENTAGE RATE (APR)**	Balance Subject to Interest Rate	Days in Billing Cycle	**Interest Charge**
Purchases	14.25% (v)	$0.00	31	$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Here is your cash rewards schedule:

Tiers	*Cashback %*
$0 - $500,000	*0.25*
$500,001 - $1,500,000	*0.60*
$1,500,001 - $4,000,000	*0.75*
$4,000,001 - $12,500,000	*0.90*
$12,500,001 +	*1.00*

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.

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Summer Woods CDD
Clubhouse Credit Card
05/01/26-05/31/26

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

				Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Maintenance & Repair	Misc Contigency	Amenity Facility Maint & Repair	Pool Furniture Replacement
				57200-4701	57900-6409	57200-4701	57200-4534
05/04/26	Lowes	Zep Grout Cleaner	(38.43)	(38.43)			
05/11/26	Lowes	TrueFuel and 3x5Ft USA Flag	(62.64)	(37.82)		(24.82)	
05/12/26	Amazon	Pool Ladder Cover	(10.69)				(10.69)
05/12/26	Sunny Seoul Korean	Lunch (To be Reimbursed by Jamie Lee, Clubhouse Manager. Purchase made in error, should have used personal debit card)	(20.33)		(20.33)		
05/20/26	Lowes	2.5ft x 4ft USA Flag	(24.98)			(24.98)	
05/20/26	Lowes - **REFUND**	Paint Supplies	36.98	36.98			
	TOTAL	001-10102	**(120.09)**	**(39.27)**	**(20.33)**	**(49.80)**	**(10.69)**

Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Monday, May 4, 2026 9:06 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.

---------- Forwarded message ---------
From: **Lowe's Home Improvement** <do-not-reply@receipt.lowes.com>
Date: Mon, May 4, 2026 at 8:56 AM
Subject: Your Lowe's Purchase Receipt
To: <maintenance.rizzeta@gmail.com>




Your Lowe's Receipt

Order # **203453123261903760**

Transaction # 993880055

Order Date #: Placed May 4, 2026

08:56:47

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

Purchased Item(s)

	QTY
ZEP GROUT CLEANER AND WHI	**4**

Item #: **369832**|Model #: **ZU104632**
Unit Price: **$8.98**|Subtotal: **$35.92**

Total # of items purchased: 4

Invoice 97818 Subtotal $35.92

Excludes fees, services and special order items

Payment Summary

Subtotal	$ 35.92
Total Tax	$ 2.51
Total	$ 38.43

Order Details

Payment	$ 38.43
AuthTime	05/04/26 08:56:40
AuthCD	004732
REFID	345310818226
AID	A0000000041010
TVR	0000008001
Customer Code	NA
Order Date	05/04/26 08:56:47
Store #	3453
Terminal #	10

**** **** **** 7233

Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Monday, May 11, 2026 8:52 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,

Please see receipt attached.

I hope u r doing great!

Jamie
---------- Forwarded message ---------
From: **Lowe's Home Improvement** <do-not-reply@receipt.lowes.com>
Date: Mon, May 11, 2026 at 8:47 AM
Subject: Your Lowe's Purchase Receipt
To: <maintenance.rizzeta@gmail.com>

Your Lowe's Receipt

Order # **203453130261921266**

Transaction # 36087389

Order Date #: Placed May 11, 2026

08:47:10

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

Purchased Item(s)

	QTY
TRUFUEL 110-FL OZ MIX 50:	1

Item #: **644853**|Model #: **301027210180**
Unit Price: **$23.98**|Subtotal: **$23.98**

	QTY
3FT X 5FT USA FLAG SPUN P	1

Item #: **5187927**|Model #: **LUSDT3**
Unit Price: **$36.98**|Subtotal: **$36.98**

Total # of items purchased: 2

Invoice 99785 Subtotal $60.96

Excludes fees, services and special order items

Payment Summary

Subtotal	$ 60.96
Total Tax	$ 1.68
Total	$ 62.64

Order Details

Payment	$ 62.64
AuthTime	05/11/26 08:47:01
AuthCD	011847
REFID	345324785007

AID	A0000000041010
TVR	0000008001
Customer Code	NA
Order Date	05/11/26 08:47:10
Store #	3453
Terminal #	24

 **** **** **** 7233



Get the Lowe's app
It's quick and easy. Available for iOS and Android.

Get App



Lowe's Return Policy

You can return or exchange most new, unused merchandise with proof of purchase within 90* days of the original purchase date unless noted in our return policy exceptions.

*Appliance returns must be initiated within 48 hours of delivery or the time of pickup.

See **Return Policy** and **Exceptions** for details.



Order Summary

Save

Order placed May 11, 2026 Order # 111-6302613-2750652

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

Payment method
Mastercard ending in 7233
View related transactions

Order Summary

Item(s) Subtotal:	$9.99
Shipping & Handling:	$0.00
Total before tax:	$9.99
Estimated tax to be collected:	$0.70
Grand Total:	**$10.69**

Delivered May 13



Pool Escutcheon Plates/Pool Ladder Cover Plate/Pool Trim Rings Fits for 1.9" Inner Within Diameter Tubing Pool Handrail&Pool Handrail Covers for Inground Pools/Other Water Pipes etc (2)
Sold by: JIE ZHANG
Supplied by: Other
Return or replace items: Eligible through June 12, 2026
$9.99



SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.summerwoodscdd.org

Credit Card – Missing Receipt

JUN 23 2026

Date: 05/12/26

Store: Sunny Seoul Korean

Amount: $20.33

Reason: ACCIDENTAL PURCHASE - USED WRONG CARD

~~Credit Card~~ Holder:

Jamie Lee

To reimburse the district, please send check or money order to:

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

Deposit Detail Report

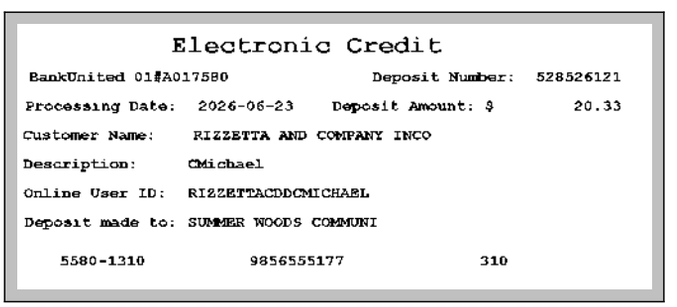
Deposit Detail for Deposit ID: 528526121

Site ID: 12389
Deposit Report: UNDER REVIEW
Batch ID: 178223940
Processing Date: 2026-06-23
Customer Name: RIZZETTA AND COMPANY INCORPORATED - CDD
Company ID: 267090594-RIZZETTACDD
Worktype: 41 - 41-MER-DR-21:00
Submit Date/Time: 2026-06-23 14:31
Deposit Name: CMichael
Account Name: SUMMER WOODS COMMUNITY DEV DIST OPER
Location ID: 12389

Transaction Detail for Transaction ID: 528526121001

Type: ELECTRONIC
Deposit Account: ******5177 - SUMMER WOODS COMMUNITY DEV DIST OPER

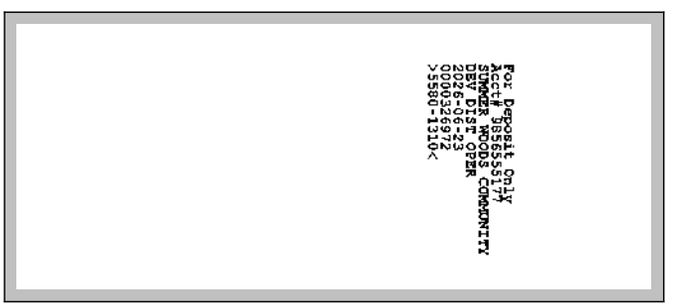
AUX/Serial	RIC	RT	WAUX/FLD4	Account	Check	Amount	Item Type	Item Status
		5580-1310		******5177	310	$20.33	Credit	



Electronic Credit

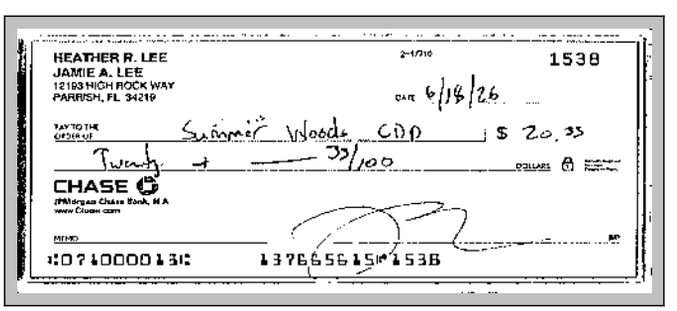
BankUnited 01#A017580 Deposit Number: 528526121
Processing Date: 2026-06-23 Deposit Amount: $ 20.33
Customer Name: RIZZETTA AND COMPANY INCO
Description: CMichael
Online User ID: RIZZETTACDDCMICHAEL
Deposit made to: SUMMER WOODS COMMUNI

5580-1310 9856555177 310



For Deposit Only
Acct# 9856555177
SUMMER WOODS COMMUNITY
DEV DIST OPER
>5580-1310<

AUX/Serial	RIC	RT	WAUX/FLD4	Account	Check	Amount	Item Type	Item Status
		071000013		******5615	1538	$20.33	0003	



HEATHER R. LEE
JAMIE A. LEE
12193 HIGH ROCK WAY
PARRISH, FL 34219

2-1/210 1538

DATE 6/18/26

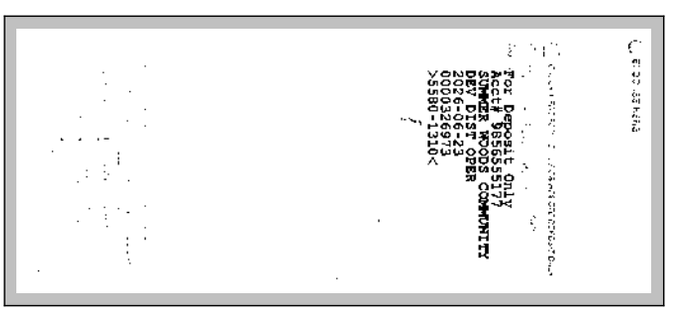
PAY TO THE ORDER OF Summer Woods CDD $ 20.33

Twenty + 33/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

⑆071000013⑆ 137865615⑈1538



For Deposit Only
Acct# 9856555177
SUMMER WOODS COMMUNITY
DEV DIST OPER
>5580-1310<

Transaction Control Information:

Credit Items: 1 **Credit Total:** $20.33 **Txn Difference:** $0.00
Debit Items: 1 **Debit Total:** $20.33

Deposit Detail for Deposit ID: 528526121

Site ID: 12389
Deposit Report: UNDER REVIEW
Batch ID: 178223940
Processing Date: 2026-06-23
Customer Name: RIZZETTA AND COMPANY INCORPORATED - CDD
Company ID: 267090594-RIZZETTACDD
Worktype: 41 - 41-MER-DR-21:00
Submit Date/Time: 2026-06-23 14:31
Deposit Name: CMichael
Account Name: SUMMER WOODS COMMUNITY DEV DIST OPER
Location ID: 12389

Transaction Detail for Transaction ID: 528526121001

Type: ELECTRONIC
Deposit Account: ******5177 - SUMMER WOODS COMMUNITY DEV DIST OPER

Deposit Control Information:

Deposit Total: $20.33
Difference: $0.00
Checks Total: $20.33
Item Count: 2

Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Wednesday, May 20, 2026 9:06 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.

Had to buy a new flag today. Hope you're doing great.

---------- Forwarded message ---------
From: **Lowe's Home Improvement** <do-not-reply@receipt.lowes.com>
Date: Wed, May 20, 2026 at 9:05 AM
Subject: Your Lowe's Purchase Receipt
To: <maintenance.rizzeta@gmail.com>




Your Lowe's Receipt

Order # **203453139261948638**

Transaction # 822788388

Order Date #: Placed May 20, 2026

09:04:57

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

Purchased Item(s)

	QTY
2.5FT X 4FT USA FLAG NYLO	**1**

Item #: **88587**|Model #: **60650-L**
Unit Price: **$24.98**|Subtotal: **$24.98**

Total # of items purchased: 1

Invoice 80999 Subtotal $24.98

Excludes fees, services and special order items

Payment Summary

Subtotal	$ 24.98
Total Tax	$ 0.00
Total	$ 24.98

Order Details

Payment	$ 24.98
AuthTime	05/20/26 09:04:47
AuthCD	020307
REFID	345310999393
AID	A0000000041010
TVR	0000008001
Customer Code	NA
Order Date	05/20/26 09:04:57
Store #	3453
Terminal #	10

**** **** **** 7233

Tab 17

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 **Tuesday, May 28, 2025, at 6:06 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 (via phone)**
Chris Sullivan	**Board Supervisor, Assistant Secretary**
Joey Johnson	**Board Supervisor, Assistant Secretary**
Johnathan Flynn	**Board Supervisor, Assistant Secretary**

Also present were:

Sam Stevens	**District Manager, Rizzetta & Company, Inc.**
Jere Earlywine	**District Council, Kutak Rock LLP**
Andy Nott	**Representative, Superior Waterway**
Raphael Rosario	**Representative, Redtree Landscaping**
Haley Pryor	**Field Inspector, Rizzetta & Company, Inc.**
Audience	**Not Present**

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscape Inspection Report and Responses

1. Consideration of Irrigation Proposal

> On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved Redtree proposal for irrigation, in the amount of for $75.00, for the Summer Woods Community Development District.

DRAFT

B. Aquatics Report
There being none, the next item followed.

C. District Engineer
There being none, the next item followed.

D. District Counsel
There being none, the next item followed.

E. District Manager Report
1. Announcement of the Registered Voter Count
Ms. Stevens discussed the financials and advised the next meeting to be held on June 30, 2026, at 6:00 p.m.

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of Off Grid Street Light Proposal
A discussion ensued regarding the off-grid streetlights services and options.

> On a Motion by Mr. Johnson, seconded by Mr. Sullivan, with all in favor, the Board of Supervisors approved the Off Grid Lighting Solutions, LLC proposal for 182 lights, subject to review and signature by the Chairman, for the Summer Woods Community Development District.

B. Consideration of Mulch Proposal
A discussion followed regarding the mulch proposal.

> On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved Redtree proposal for mulch installation, in the amount of $3,750.00, for the Summer Woods Community Development District.

C. Consideration of the 4th Quarter Website Audit

> On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the 4th quarter website audit, for the Summer Woods Community Development District.

D. Consideration of Pool Paver Proposals

> On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved Neptune Multi Services' Option C proposal for pool paver leveling, including reset, polymeric sand, and sealer, in the amount of $2,450.00 for the Summer Woods Community Development District.

DRAFT

E. Consideration of Complete IT Camera Proposal
This item was tabled, and the Board of Supervisors requested that Mark be present.

F. Consideration of the Fiscal Year 2026-2027 Budget
Ms. Stevens presented the Budget to the Board of Supervisors.

G. Consideration of Resolution 2026-03, Approving the Proposed FY 2026-2027 Budget and Setting the Public Hearing

> On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board of Supervisors adopt Resolution 2026-03 approving the proposed Fiscal Year 2026-2027 Budget and Setting the Public Hearing for July 30, 2026 at 6:00 P.M. at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219 for the Summer Woods Community Development District.

H. Consideration of Resolution 2026-04, Designating Officers

> On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board of Supervisors adopt Resolution 2026-04 designating officers for the Summer Woods Community Development District.

I. Ratification of the McDermitt Davis Audit Engagement

> On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board of Supervisors ratified McDermitt Davis Audit Engagement for the Summer Woods Community Development District.

J. Ratification of the Redtree Flush Cut Proposal

> On a Motion by Mr. Johnson, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors ratified Redtree flush cut & removal Proposal for the Summer Woods Community Development District.

FIFTH ORDER OF BUSINESS Business Administration

A. Consideration of the Financial Report for March 2026
Ms. Stevens presented the financial statements report for March 2026.

> On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approve March 2026 financial report for the Summer Woods Community Development District.

DRAFT

B. Consideration of the Operation and Maintenance Expenditures for December 2025 and January, February, March and April of 2026

> On a Motion by Mr. Johnson, seconded by Mr. Sullivan, with all in favor, the Board of Supervisors approve the Operation and Maintenance Expenditures for December 2025 ($135,725.64) and January ($76,280.85), February ($143,603.73), March ($74,737.24) and April ($84,686.80) of 2026, for the Summer Woods Community Development District.

C. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 5, 2026, and April 28, 2026

> On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the Meeting Minutes held on February 5, 2026, and April 28, 2026, for the Summer Woods Community Development District.

SIXTH ORDER OF BUSINESS — Supervisor Requests and Comments

Mr. Ruxton requested Haley to send landscape report each month the Board of Supervisors.

Mr. Ruxton requested foliage be removed on Stary Night & Firefly Place.

Mr. Ruxton requested to check Gators or the county and have Gators to pay for replanting.

Mr. Sullivan questioned where the mediator fund from County is if District need to follow up.

SEVENTH ORDER OF BUSINESS — Adjournment

Ms. Stevens 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. Flynn, seconded by Mr. Sullivan, with all in favor, the Board, Adjourned the Meeting at 7:55 p.m., for the Summer Woods Community Development District.

_____ _____

Secretary / Assistant Secretary — Chairman / Vice Chairman

DRAFT

Tab 18

SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Summer Woods Community Development District
Manatee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Summer Woods Community Development District, Manatee County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 29, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Summer Woods Community Development District, Manatee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of ($4,247,264).

- The change in the District's total net position in comparison with the prior fiscal year was $628,358, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $2,295,389, an increase of $85,135 in comparison with the prior fiscal year. The fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, assigned to capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Assets, excluding capital assets	$ 2,369,553	$ 2,225,783
Capital assets	11,737,520	11,619,148
Total assets	14,107,073	13,844,931
Current liabilities	371,922	318,609
Long-term liabilities	17,982,415	18,401,944
Total liabilities	18,354,337	18,720,553
Net Position		
Net investment in capital assets	(6,203,233)	(6,335,681)
Restricted	918,556	1,017,783
Unrestricted	1,037,413	442,276
Total net position	$ (4,247,264)	$ (4,875,622)

The District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which the ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 2,513,542	$ 2,453,609
Operating grants and contributions	53,763	69,003
Capital grants and contributions	14,353	134,971
General revenues		
Unrestricted investment earnings	20,950	5,870
Miscellaneous	500,057	581
Total revenues	3,102,665	2,664,034
Expenses:		
General government	217,378	142,067
Maintenance and operations	1,163,800	971,039
Parks and recreation	377,317	342,078
Interest on long-term debt	715,812	728,462
Total expenses	2,474,307	2,183,646
Special items	-	(8,467,385)
Change in net position	628,358	(7,986,997)
Net position - beginning	(4,875,622)	3,111,375
Net position - ending	$ (4,247,264)	$ (4,875,622)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $2,474,307. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments and investment earnings for both the current and prior fiscal years. In total, expenses increased from the prior year primarily as result of an increase in maintenance and operations costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by $150,000.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $13,354,398 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $1,616,878 has been taken, which resulted in a net book value of $11,737,520. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had $17,865,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Summer Woods Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 1,103,609
Prepaid items and deposits	7,058
Restricted assets:	
Investments	1,258,886
Capital assets	
Non-depreciable assets	5,342,050
Depreciable assets, net	6,395,470
Total assets	14,107,073
LIABILITIES	
Accounts payable and accrued expenses	74,164
Accrued interest payable	297,758
Non-current liabilities:	
Due within one year	430,000
Due in more than one year	17,552,415
Total liabilities	18,354,337
NET POSITION	
Net investment in capital assets	(6,203,233)
Restricted for debt service	918,556
Unrestricted	1,037,413
Total net position	$ (4,247,264)

See notes to the financial statements

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 217,378	$ 217,378	$ -	$ -	$ -
Maintenance and operations	1,163,800	906,552	-	14,353	(242,895)
Parks and recreation	377,317	225,089	-	-	(152,228)
Interest on long-term debt	715,812	1,164,523	53,763	-	502,474
Total governmental activities	2,474,307	2,513,542	53,763	14,353	107,351
General revenues:					
Unrestricted investment earnings					20,950
Miscellaneous					500,057
Total general revenues					521,007
Change in net position					628,358
Net position - beginning					(4,875,622)
Net position - ending					$ (4,247,264)

See notes to the financial statements

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Project	Governmental Funds
ASSETS				
Cash	$ 1,103,609	$ -	$ -	$ 1,103,609
Investments	-	1,217,224	41,662	1,258,886
Due from other funds	910	-	-	910
Prepaid items and deposits	7,058	-	-	7,058
Total assets	$ 1,111,577	$ 1,217,224	$ 41,662	$ 2,370,463
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	$ 74,164	$ -	$ -	$ 74,164
Due to other funds	-	910	-	910
Total liabilities	74,164	910	-	75,074
Fund balances:				
Nonspendable:				
Prepaid items and deposits	7,058	-	-	7,058
Restricted for:				
Debt service	-	1,216,314	-	1,216,314
Capital projects	-	-	41,662	41,662
Assigned to:				
Capital reserves	25,534	-	-	25,534
Unassigned	1,004,821	-	-	1,004,821
Total fund balances	1,037,413	1,216,314	41,662	2,295,389
Total liabilities and fund balances	$ 1,111,577	$ 1,217,224	$ 41,662	$ 2,370,463

See notes to the financial statements

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 2,295,389
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.		
Cost of capital assets	13,354,398	
Accumulated depreciation	(1,616,878)	11,737,520
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(297,758)	
Bonds payable	(17,982,415)	(18,280,173)
Net position of governmental activities		$ (4,247,264)

See notes to the financial statements

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Project	Governmental Funds
REVENUES				
Developer contributions	$ -	$ -	$ 12,390	$ 12,390
Assessments	1,349,019	1,164,523	-	2,513,542
Interest	20,950	53,763	1,963	76,676
Miscellaneous	500,057	-	-	500,057
Total revenues	1,870,026	1,218,286	14,353	3,102,665
EXPENDITURES				
Current:				
General government	217,378	-	-	217,378
Maintenance and operations	908,099	-	-	908,099
Parks and recreation	279,065	-	-	279,065
Debt service:				
Principal	-	415,000	-	415,000
Interest	-	725,663	-	725,663
Capital outlay	-	-	472,325	472,325
Total expenditures	1,404,542	1,140,663	472,325	3,017,530
Excess (deficiency) of revenues over (under) expenditures	465,484	77,623	(457,972)	85,135
OTHER FINANCING SOURCES (USES)				
Transfer in	129,653	-	182,172	311,825
Transfer out	-	(182,172)	(129,653)	(311,825)
Total other financing sources (uses)	129,653	(182,172)	52,519	-
Net change in fund balances	595,137	(104,549)	(405,453)	85,135
Fund balances - beginning	442,276	1,320,863	447,115	2,210,254
Fund balances - ending	$ 1,037,413	$ 1,216,314	$ 41,662	$ 2,295,389

See notes to the financial statements

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$	85,135
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		472,325
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(353,953)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		415,000
Amortization of the original issue premium/discount is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		4,529
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		5,322
Change in net position of governmental activities	$	628,358

See notes to the financial statements

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Summer Woods Community Development District ("District") was established on September 1, 2011 by Ordinance 11-13 enacted by the Board of County Commissioners of Manatee County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by landowners of the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, one of the Board members was affiliated with VK Summerwoods Investors, LLC (“Developer”).

The Board has the responsibility for:
1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed and placed in service.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Stormwater Management	25
Landscape and streetscape	15
Recreational facilities	20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board, although the District Manager can approve certain changes to line item appropriations within funds.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments
The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Weighted Average Maturity
Goldman Sachs Financial Square Government Fund	$ 1,258,886	S&P AAAm	49 days
Total Investments	$ 1,258,886		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
General	$ 129,653	$ -
Debt service	-	182,172
Capital projects	182,172	129,653
Total	$ 311,825	$ 311,825

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures. Transfers from the capital projects fund to the general fund were made to move the remaining construction funds to the general fund for operations and maintenance expenses.

NOTE 6 - CAPITAL ASSETS

Changes in capital assets for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Infrastructure under construction	$ 4,869,725	$ 472,325	$ -	$ 5,342,050
Total capital assets, not being depreciated	4,869,725	472,325	-	5,342,050
Capital assets, being depreciated				
Stormwater management	5,529,472	-	-	5,529,472
Landscape and streetscape	517,826	-	-	517,826
Recreation facilities	1,965,050	-	-	1,965,050
Total capital assets, being depreciated	8,012,348	-	-	8,012,348
Less accumulated depreciation for:				
Stormwater management	(746,685)	(221,179)	-	(967,864)
Landscape and streetscape	(158,226)	(34,522)	-	(192,748)
Recreational facilities	(358,014)	(98,252)	-	(456,266)
Total accumulated depreciation	(1,262,925)	(353,953)	-	(1,616,878)
Total capital assets, being depreciated, net	6,749,423	(353,953)	-	6,395,470
Governmental activities capital assets, net	$ 11,619,148	$ 118,372	$ -	$ 11,737,520

The infrastructure intended to serve the District has been estimated at a total cost of approximately $47.62 million. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. In the current fiscal year, the District paid the Developer $459,935 to acquire infrastructure improvements.

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	$ 255,701
Parks and recreation	98,252
Total depreciation expense	$ 353,953

NOTE 7 - LONG-TERM LIABILITIES

Series 2018 Bonds

On June 12, 2018, the District issued $3,565,000 of Special Assessments Bonds, Series 2018A-1 consisting of term Bonds with due dates from November 1, 2023 to November 1, 2048 and fixed interest rates ranging from 4% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2018A-1 Bonds is to be paid serially commencing November 1, 2019 through November 1, 2048.

The Series 2018A-1 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be transferred to the acquisition and construction trust account to pay for project costs in accordance with the bond indenture; this occurred during the current fiscal year as the District met the Reserve release conditions on the Series 2018A-1 Bonds and transferred approximately $60,000 from the reserve account to the construction account. The District was in compliance with the requirements at September 30, 2025.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2020 Bonds

On March 16, 2020, the District issued $6,875,000 of Special Assessments Bonds, Series 2020 consisting of term Bonds with due dates from May 1, 2025 to May 1, 2050 and fixed interest rates ranging from 3% to 4%. The Bonds were issued to finance the acquisition and construction of Assessment Area Two Project for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2020 Bonds is to be paid serially commencing May 1, 2021 through May 1, 2050.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2021 AA2 Bonds

On May 28, 2021, the District issued $3,290,000 of Special Assessment Bonds, Series 2021 AA2 consisting of term Bonds with due dates ranging from May 1, 2026 to May 1, 2051, and fixed interest rates ranging from 2.4% to 4%. The Bonds were issued to finance a portion of the cost of acquiring, constructing and equipping of the Series 2021 Assessment Area Two project. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing November 1, 2021 through May 1, 2051.

The Series 2021 AA2 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be transferred to the acquisition and construction trust account to pay for project costs in accordance with the bond indenture; this occurred during the current fiscal year as the District met the Reserve release conditions on the Series 2021 AA2 Bonds and transferred approximately $75,000 from the reserve account to the construction account. The District was in compliance with the requirements at September 30, 2025.

Series 2021 AA3 Bonds

On October 21, 2021, the District issued $7,150,000 of Special Assessment Bonds, Series 2021 AA3 consisting of term Bonds with due dates ranging from May 1, 2026 to May 1, 2052, and fixed interest rates ranging from 2.5% to 4%. The Bonds were issued to finance a portion of the cost of acquiring, constructing and equipping of certain assessable improvements comprising the Series 2021 Assessment Area Three Project. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing May 1, 2023 through May 1, 2052.

The Series 2021 AA3 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2021 AA3 Bonds (Continued)

The Bond Indenture established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be transferred to the acquisition and construction trust account to pay for project costs in accordance with the bond indenture; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2018	$ 3,270,000	$ -	$ 65,000	$ 3,205,000	$ 70,000
Series 2020	5,725,000	-	145,000	5,580,000	145,000
Less: Original issue discount	(4,043)	-	(155)	(3,888)	-
Series 2021 AA2	2,420,000	-	55,000	2,365,000	60,000
Plus: Original issue premium	36,970	-	1,387	35,583	-
Series 2021 AA3	6,865,000	-	150,000	6,715,000	155,000
Plus: Original issue premium	89,017	-	3,297	85,720	-
Total	$ 18,401,944	$ -	$ 419,529	$ 17,982,415	$ 430,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	$ 430,000	$ 712,658	$ 1,142,658
2027	440,000	699,050	1,139,050
2028	450,000	683,674	1,133,674
2029	465,000	667,852	1,132,852
2030	485,000	651,458	1,136,458
2031-2035	2,728,000	2,973,079	5,701,079
2036-2040	3,307,000	2,398,642	5,705,642
2041-2045	4,020,000	1,675,853	5,695,853
2046-2050	4,650,000	740,928	5,390,928
2051-2052	890,000	34,540	924,540
Total	$ 17,865,000	$ 11,237,734	$ 29,102,734

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. In addition, the Developer contributed $12,390 to the capital projects fund during the fiscal year ended September 30, 2025.

NOTE 9 – CONCENTRATION

The Developer owns the majority of the land within the District. Therefore, the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

The District is involved in an ongoing dispute with a lighting vendor. In connection with this dispute, the vendor has threatened litigation. The District has responded and disputed these claims. As of the report date, the outcome cannot be determined and, therefore, no amounts related to this matter have been reflected in the financial statements.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Assessments	$ 1,333,258	$ 1,333,258	$ 1,349,019	$ 15,761
Interest	-	-	20,950	20,950
Miscellaneous	-	-	500,057	500,057
Total revenues	1,333,258	1,333,258	1,870,026	536,768
EXPENDITURES				
Current:				
General government	149,098	149,098	217,378	(68,280)
Maintenance and operations	903,580	1,053,580	908,099	145,481
Parks and recreation	280,580	280,580	279,065	1,515
Total expenditures	1,333,258	1,483,258	1,404,542	78,716
Excess (deficiency) of revenues over (under) expenditures	-	(150,000)	465,484	615,484
OTHER FINANCING SOURCES				
Transfers in	-	-	129,653	129,653
Use of fund balance	-	150,000	-	(150,000)
Total other financing sources	-	150,000	129,653	(20,347)
Net change in fund balances	$ -	$ -	595,137	$ 595,137
Fund balance - beginning			442,276	
Fund balance - ending			$ 1,037,413	

See notes to required supplementary information

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by $150,000.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39 (3) (C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	Not applicable
Independent contractor compensation	$672,632
Construction projects to begin on or after October 1; (>$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance; $1,295.63 - $1,619.53 Debt service; $1,073.88 - $1,420.33
Special assessments collected	$2,513,542
Outstanding Bonds:	See Note 7

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Summer Woods Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Summer Woods Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated June 29, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 29, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Summer Woods Community Development District
Manatee County, Florida

We have examined Summer Woods Community Development District, Manatee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Summer Woods Community Development District, Manatee County, Florida, and is not intended to be and should not be used by anyone other than these specified parties.

June 29, 2026

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Summer Woods Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Summer Woods Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated June 29, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 29, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Summer Woods Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Summer Woods Community Development District, Manatee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 29, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3) (c) in the Other Information section of the financial statements on page 25.