Rizzetta & Company

Summer Woods
Community Development District

Board of Supervisors' Meeting
September 3, 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
www.summerwoodscdd.org

District Board of Supervisors	Matthew Ruxton	Chair
	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
	Bennett Davenport	Kutak Rock Law Group
District Engineer	Matt Morris	Pape-Dawson

All Cellular phones and pagers must be turned off 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) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 2700 S. FALKENBURG RD, SUITE 2700• RIVERVIEW, FLORIDA 33578

www.SummerWoodsCDD.org

Board of Supervisors
Summer Woods Community
Development District

9/3/2026

Call In # 321-754-9488 Conf ID: 939 998 016#

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Summer Woods Community Development District will be held on **Thursday, September 3, 2026, at 6:00 p.m**. at the Harrison Ranch Clubhouse, **located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219**. The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **STAFF REPORTS**
   - **A.** Community Assets Management Report ..... Tab 1
     - i. Landscape Contractor Response Report ..... Tab 2
     - ii. Consideration of RedTree Landscape Proposals ..... Tab 3
   - **B.** Aquatics Report
   - **C.** District Engineer
   - **D.** District Counsel
   - **E.** District Manager Report ..... Tab 4
4. **BUSINESS ITEMS**
   - **A.** Consideration of Consent to Assignment with Pape-Dawson ..... Tab 5
   - **B.** Consideration of Complete IT Camera Proposal ..... Tab 6
   - **C.** Consideration of Complete IT Gate Lock Replacement Proposal ..... Tab 7
   - **D.** Consideration of Egis Insurance Proposal ..... Tab 8
   - **E.** Acceptance of the 2nd Addendum to the Contract for Professional Amenity Services ..... Tab 9
   - **F.** Consideration of Resolution 2026-10; Goals and Objectives Performance Measures and Standard ..... Tab 10
   - **G.** Discussion of Posting Newsletter Flyer on Social Media Platform ..... Tab 11
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of the Financial Statements for July 2026 ..... Tab 12
   - **B.** Consideration of Operation & Maintenance Expenditures for July 2026 ..... Tab 13
   - **C.** Consideration of the Board of Supervisors' Public Hearing and Regular Meeting Minutes for July 30, 2026 ..... Tab 14
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
District Manager

Tab 1

SUMMER WOODS

COMMUNITY ASSET MANAGEMENT REPORT



August 11, 2026

Rizzetta & Company

Haley Pryor - Community Asset Manager

Summary/Summerwoods Dr./Moccasin Wallow Rd.

General Updates, Recent & Upcoming Maintenance Events

❑ Turf throughout community needs to be treated for Chinch Bugs. Live activity was found at multiple locations on all sides of the district.

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. The turf along Summerwoods Dr. has been in decline and now has active chinch bugs. The previous drought conditions have attracted the pests and prompt treatment is necessary to prevent further damage. Please apply an on-contact and systemic pesticide. (Pic 1)



2. The two small oak trees were removed on the exit side of Summerwoods Dr. Photo documentation was provided by the account manager on August 18th.

3. Remove the dead Arboricola plant in the second median on Summerwoods Dr. There is no life left in the root system at the end of the bed. Removal is required to prevent pests and pathogens from spreading to other plants. (Pic 3>)

4. Please update on both dead Palm trees along Summerwoods Dr. Removal is required for the palm behind the monument and the one in the second median. This will be the second Sabal Palm to die in this location. Can a lab test for lethal bronzing be done? (Pic 4)





Summerwoods Dr./Amenity Center/Daybreak Glen

5. As requested by the board and previous inspection, the Viburnum with overtaking Brazilian Pepper tree needs to be removed from the corner of Summerwoods Dr. The exit lane onto Moccasin Wallow Rd. had construction in progress but this lone hedge is now a safety obstruction. Please treat stumps with herbicide so the hedge and invasive plant does not grow back. (Pic 5)



6. Remove the viny weeds from the Viburnum hedge that lines the chain link fence at the end of Summerwoods Dr. This is right before the exit turn onto Moccasin Wallow and before the Viburnum that needs removal. (Pic 6)



7. The turf in the roundabout bed in front of the Amenity Center has active chinch bugs. Please expedite an on-contact and systemic treatment. (Pic 7)



8. The Gold Mound Duranta hedge in the roundabout bed needs to be trimmed and shaped. It has overgrown and gotten shaggy so please scheduled crew for manicure work in the roundabout. (Pic 8)



9. The Ornamental grasses around the Amenity Center, between the parking lot and sidewalk have live scale insects. This may be a factor in the decline of ornamental grasses throughout the community. Please inspect and treat accordingly to prevent further decline. (Pics 9a&b>)

Daybreak Glen/Amenity Center/Firefly Loop

10. **The dead Viburnum along the corner parking space at the Amenity Center still needs to be removed. This placement was scorched by car exhaust and will not come back. Please remove. (Pic 10)**







11. The CDD turf along the sidewalk of the Firefly Loop cul-de-sac has active chinch bugs. Please treat with an on-contact and systemic pesticide. (Pic 11)



12. The turf at the corner of Daybreak Glen and Starlight Loop has become 85% weeds. Please apply a weed treatment at this wedge adjacent to the conserve. (Pic 12)



13. On the outside of the Daybreak Glen cul-de-sac fence, there is still dead plant material and stake kits that need to be removed. Please schedule a crew to remove the sections of Viburnum that are no longer viable and haul away the wooden stake kits and brush debris. (Pics 13a&b>)

Daybreak Glen/Amenity Center/Moccasin Wallow Rd.

14. Behind the fence at the Daybreak Glen cul-de-sac, along Moccasin Wallow Rd., water has collected and pooled on the sidewalk. RedTree was notified and agreed to dispatch an irrigation tech. Please advise on findings. (Pic 14)







15. Two in-ground irrigation boxes appear to be recently cleared. This is the outside of the Daybreak Glen cul-de-sac fence. Was this the location of irrigation valves mentioned by the board? Please advise. (Pic 15)



16. The dead plant material from the Viburnum hedge along the same fence needs to be removed. It is no longer producing and will now attract pathogens and pests. Please remove dead root systems and plant debris along the fence. (Pic 16)



17. The turf on the inside and outside of the cul-de-sac fence will need to be treated for chinch bugs. Please include these zones in the pesticide application.

Daybreak Glen

18. The mail kiosk in the Daybreak Glen gated section is surrounded by ornamental grasses in decline. Scale was found on the grass blades and this is a fairly new pest for this plant species. Please have a pest specialist inspect for potential stressors as this could be a major cause of the decline we are seeing. (Pics 18a&b)

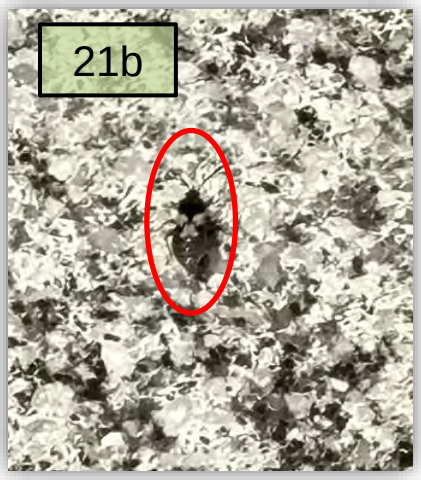




19. The Star Jasmine around the mail kiosk is getting a bit overgrown. Please schedule a trim to shape up the Jasmine before the end of August so this bed remains manicured.
20. At the security gate, both sides of Daybreak Glen are saturated with water. Since it did not rain recently, this may be from an irrigation break or an issue with the timer at this zone. The turf is squishy and indicates too much water over an extended period of time. Please inspect and correct. (Pic 20>)

21. The turf on all sides of the Daybreak Glen gate has active chinch bugs. Please add this area to the treatment plan. (Pics 21a&b)







Daybreak Glen/High Noon Trail

22. Inspect the new Juniper in the median at the security gate. Some branches are starting to turn pale. There are viny weeds and volunteer palms embedded in the new plantings. Please ensure the bed is healthy and free of weeds. (Pic 22)



23. The landscape bed grasses on High Noon Tr., across from Rain Lily, are also in various stages of decline with visible scale. Please inspect, diagnose, and treat. Ensure a pest is not consuming the grasses internally and causing a total loss. (Pic 23)



24. The turf along High Noon Trail has heavy weed pressure. Weeds are covering the ground where turf has failed and chinch bugs are also active here. Weed treatment and chinch bug pesticide is needed throughout the CDD maintained turf on High Noon.

25. The Walter's Viburnum on each side of the High Noon beds at the culverts need to be shaped more on the top. It looks like the crew shaped the sides and left the top. Please send them back to complete the job. (Pics 25a-c)







Daybreak Glen/Westernwoods Ave

26. The trees at the mail kiosk on Daybreak Glen and Snap Pop still need the Brazilian Pepper removed. The invasive weed has now dominated the trees when it started out as a small sprout. (Pic 26)



27. A Palm Tree behind the mail kiosk shows decline with dead fronds and a potentially live spear leaf. Please have an arborist determine viability. A sample may need to be sent to the lab for lethal bronzing testing. Please advise. (Pic 27)



28. This area around Snap Pop, the lift station, and mail kiosk on Daybreak Glen is saturated with water. Please inspect the irrigation here and ensure the turf and trees do not get fungal growth or root rot. (Pic 28>)

29. At the time of inspection, there was a total of 17 newly planted trees that have died along Westernwoods Ave. and Moccasin Wallow Rd. These were reported by an arborist to be planted incorrectly and too deep in the ground for long term survival. Can RedTree remove the trees small enough to haul away and inform of trees that require a proposal? (Pic 29)



30. The turf along Westernwoods Ave. needs to be treated for chinch bugs. Please add this entire street to the treatment plan and include turf on all sides of The Cove entrance.



Daybreak Glen/Westerwoods Ave/The Cove

31. The Daybreak Glen landscape beds on both sides of the culverts, between Rain Lily and Sunshower Place, need dead plant material removed. Some of the Wax Myrtles have died out. The ornamental grasses also need to be treated for scale. (Pic 31)



32. The turf around the culverts need to be treated for chinch bugs. Live activity was found along the sidewalk and curb on both sides. (Pic 32)



33. The Viburnum hedge that runs along the property line of 10170 Daybreak Glen has two plantings that have died. Please inspect this hedge and irrigation. Remove the dead plants to prevent decaying plant matter to bring pests or pathogens to the bed. (Pic 33>)

34. A Palm tree along The Cove fence on Westernwoods Ave. has died and needs removal. Please see proposal page. (Pic 34)



35. The beds lining the Cove fence on both sides still has wet mushy ground. Weeds continue to dominate while ornamental grasses decline. Please maintain the beds and have an irrigation tech troubleshoot to determine why this area continues to get oversaturated. The ornamental grasses need to be treated for scale and dead placements removed. Please schedule an intensive recovery of this area and include both inside and outside of the fence line. Mulch will be installed this month so please ensure the beds are clean and clear of weeds and fungal issues before the mulch is spread.



Westernwoods Ave./The Cove/Sawgrass Rd.

36. Please have the Japanese Blueberry trees at The Cove entrance shaped. They have some rogue branches that need to be trimmed. (Pic 36)



37. The Ixora at The Cove entrance sidewalk are in decline. Please inspect, diagnose, and treat this placement before further decline. Dead root systems need to be removed and a treatment for fungal pathogens or pests needs to be immediately applied. Ixora should be in full bloom right now and this bed looks very unhealthy. (Pic 37)



38. Turf throughout The Cove entrance gate and fence needs to be treated for chinch bugs. Please have the pest control team use a systemic and on-contact pesticide to prevent turf loss.

39. Please dispatch crew to this corner of Sawgrass and Daybreak Glen for brush removal. Dead Firebush pulled out last month was left on top of the bed and the rest needs to be removed.. (Pic 39)



40. Please continue to maintain and inspect the landscape beds along Sawgrass Rd. Ornamental grasses need to be monitored for decline and treated for pests. The Walter's Viburnum have not shown improvement. Please scan these beds and remove dead plant material and weeds. (Pic 40)



Deadwood Terrace/Moccasin Wallow Rd.

41. The small Viburnum hedge at the Deadwood Terrace cul-de-sac needs to be monitored weekly to ensure improvement. Please remove any dead root systems to prevent pests and fungal pathogens from contaminating the bed. (Pic 41)



42. The Viburnum hedge along Moccasin Wallow Rd. that starts at Deadwood Terrace and continues east still has Brazilian Pepper and other invasive weeds towering the hedge. Please remove before the trunks get thick and removal creates damage to the hedge. The key to this from becoming a major project is to remove them early and treat the stump with herbicide to prevent regrowth. (Pic 42)



43. Remove the dead Podocarpus behind the mail kiosk on Daybreak Glen and Popsicle Crossing. There are at least 3 plants that are no longer viable. (Pic 43)



Proposals

1. Please provide proposal to remove the dead Sabal Palm on the outside of the fence for The Cove. This is the exit side of Westernwoods Ave. and is a newer palm that still has stakes. Removal and disposal of the stakes and flush cutting the trunk should be included in the proposal. (Pics 1a&b)





Tab 2

SUMMER WOODS

COMMUNITY ASSET MANAGEMENT REPORT



August 11, 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

❑ Turf throughout community needs to be treated for Chinch Bugs. Live activity was found at multiple locations on all sides of the district.

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. The turf along Summerwoods Dr. has been in decline and now has active chinch bugs. The previous drought conditions have attracted the pests and prompt treatment is necessary to prevent further damage. Please apply an on-contact and systemic pesticide. (Pic 1)



2. The two small oak trees were removed on the exit side of Summerwoods Dr. Photo documentation was provided by the account manager on August 18th.
   - Noted.
3. Remove the dead Arboricola plant in the second median on Summerwoods Dr. There is no life left in the root system at the end of the bed. Removal is required to prevent pests and pathogens from spreading to other plants. (Pic 3>)
   - The Arboricola has been removed.
4. Please update on both dead Palm trees along Summerwoods Dr. Removal is required for the palm behind the monument and the one in the second median. This will be the second Sabal Palm to die in this location. Can a lab test for lethal bronzing be done? (Pic 4)





1 - This area has been treated for chinch bugs.

4 - See page 11 for response.

Summerwoods Dr./Amenity Center/Daybreak Glen

5. As requested by the board and previous inspection, the Viburnum with overtaking Brazilian Pepper tree needs to be removed from the corner of Summerwoods Dr. The exit lane onto Moccasin Wallow Rd. had construction in progress but this lone hedge is now a safety obstruction. Please treat stumps with herbicide so the hedge and invasive plant does not grow back. (Pic 5)



6. Remove the viny weeds from the Viburnum hedge that lines the chain link fence at the end of Summerwoods Dr. This is right before the exit turn onto Moccasin Wallow and before the Viburnum that needs removal. (Pic 6)



6 - Viny weeds have been removed from the Viburnum hedge.

7. The turf in the roundabout bed in front of the Amenity Center has active chinch bugs. Please expedite an on-contact and systemic treatment. (Pic 7)



8. The Gold Mound Duranta hedge in the roundabout bed needs to be trimmed and shaped. It has overgrown and gotten shaggy so please scheduled crew for manicure work in the roundabout. (Pic 8)



9. The Ornamental grasses around the Amenity Center, between the parking lot and sidewalk have live scale insects. This may be a factor in the decline of ornamental grasses throughout the community. Please inspect and treat accordingly to prevent further decline. (Pics 9a&b>)

- All ornamental grasses have been treated on the property.

5 - The Viburnum and Brazilian Pepper has been removed.

7 - This area has been treated for chinch bugs.

8 - The Gold Mound Duranta hedges have been trimmed.

Daybreak Glen/Amenity Center/Firefly Loop

10. **The dead Viburnum along the corner parking space at the Amenity Center still needs to be removed. This placement was scorched by car exhaust and will not come back. Please remove. (Pic 10)**







11. The CDD turf along the sidewalk of the Firefly Loop cul-de-sac has active chinch bugs. Please treat with an on-contact and systemic pesticide. (Pic 11)



12. The turf at the corner of Daybreak Glen and Starlight Loop has become 85% weeds. Please apply a weed treatment at this wedge adjacent to the conserve. (Pic 12)



13. On the outside of the Daybreak Glen cul-de-sac fence, there is still dead plant material and stake kits that need to be removed. Please schedule a crew to remove the sections of Viburnum that are no longer viable and haul away the wooden stake kits and brush debris. (Pics 13a&b>)

- All dead plant material and stake kits have been removed.

10 - The dead Viburnum has been removed.

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Professionals in Community Management

11 - Chinch bugs have been treated.

12 - This area has been treated for weeds and will continue to be monitored.

Daybreak Glen/Amenity Center/Moccasin Wallow Rd.

14. Behind the fence at the Daybreak Glen cul-de-sac, along Moccasin Wallow Rd., water has collected and pooled on the sidewalk. RedTree was notified and agreed to dispatch an irrigation tech. Please advise on findings. (Pic 14)







15. Two in-ground irrigation boxes appear to be recently cleared. This is the outside of the Daybreak Glen cul-de-sac fence. Was this the location of irrigation valves mentioned by the board? Please advise. (Pic 15)



16. The dead plant material from the Viburnum hedge along the same fence needs to be removed. It is no longer producing and will now attract pathogens and pests. Please remove dead root systems and plant debris along the fence. (Pic 16)



17. The turf on the inside and outside of the cul-de-sac fence will need to be treated for chinch bugs. Please include these zones in the pesticide application.

- All turf has been treated for chinch bugs.

14 - All irrigations concerns are pending and will be address at a meeting with Chris and Armando.

15 - All irrigations concerns are pending and will be address at a meeting with Chris and Armando.

16 - All dead plants have been removed.

Daybreak Glen

18. The mail kiosk in the Daybreak Glen gated section is surrounded by ornamental grasses in decline. Scale was found on the grass blades and this is a fairly new pest for this plant species. Please have a pest specialist inspect for potential stressors as this could be a major cause of the decline we are seeing. (Pics 18a&b)



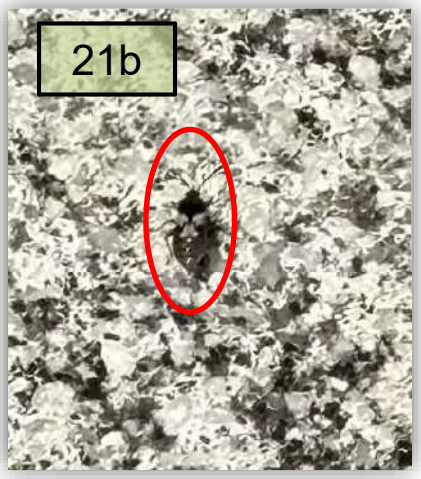


19. The Star Jasmine around the mail kiosk is getting a bit overgrown. Please schedule a trim to shape up the Jasmine before the end of August so this bed remains manicured.

20. At the security gate, both sides of Daybreak Glen are saturated with water. Since it did not rain recently, this may be from an irrigation break or an issue with the timer at this zone. The turf is squishy and indicates too much water over an extended period of time. Please inspect and correct. (Pic 20>)

21. The turf on all sides of the Daybreak Glen gate has active chinch bugs. Please add this area to the treatment plan. (Pics 21a&b)







18 - All ornamental grasses have been treated.

19 - Star Jasmine has been trimmed.

20 - All irrigations concerns are pending and will be address at a meeting with Chris and Armando.

21 - All chinch bugs have been treated.

Rizzetta & Company
Professionals in Community Management

Daybreak Glen/High Noon Trail

22. Inspect the new Juniper in the median at the security gate. Some branches are starting to turn pale. There are viny weeds and volunteer palms embedded in the new plantings. Please ensure the bed is healthy and free of weeds. (Pic 22)



23. The landscape bed grasses on High Noon Tr., across from Rain Lily, are also in various stages of decline with visible scale. Please inspect, diagnose, and treat. Ensure a pest is not consuming the grasses internally and causing a total loss. (Pic 23)



24. The turf along High Noon Trail has heavy weed pressure. Weeds are covering the ground where turf has failed and chinch bugs are also active here. Weed treatment and chinch bug pesticide is needed throughout the CDD maintained turf on High Noon.

25. The Walter's Viburnum on each side of the High Noon beds at the culverts need to be shaped more on the top. It looks like the crew shaped the sides and left the top. Please send them back to complete the job. (Pics 25a-c)







22 - All weeds and palms have been treated.

23 - All ornamental grasses have been treated.

24 - All weeds and chinch bugs have been treated.

25 - The Walter's Viburnum has been trimmed.

Daybreak Glen/Westernwoods Ave

26. The trees at the mail kiosk on Daybreak Glen and Snap Pop still need the Brazilian Pepper removed. The invasive weed has now dominated the trees when it started out as a small sprout. (Pic 26)



27. A Palm Tree behind the mail kiosk shows decline with dead fronds and a potentially live spear leaf. Please have an arborist determine viability. A sample may need to be sent to the lab for lethal bronzing testing. Please advise. (Pic 27) - See page 11 for response.



28. This area around Snap Pop, the lift station, and mail kiosk on Daybreak Glen is saturated with water. Please inspect the irrigation here and ensure the turf and trees do not get fungal growth or root rot. (Pic 28>)

- All irrigations concerns are pending and will be address at a meeting with Chris and Armando.

29. At the time of inspection, there was a total of 17 newly planted trees that have died along Westernwoods Ave. and Moccasin Wallow Rd. These were reported by an arborist to be planted incorrectly and too deep in the ground for long term survival. Can RedTree remove the trees small enough to haul away and inform of trees that require a proposal? (Pic 29)



30. The turf along Westernwoods Ave. needs to be treated for chinch bugs. Please add this entire street to the treatment plan and include turf on all sides of The Cove entrance.

The turf has been treated for chinch bugs.



26 - The Brazilian Pepper has been removed.

29 - All dead trees have been flush cut at no charge.

Daybreak Glen/Westerwoods Ave/The Cove

31. The Daybreak Glen landscape beds on both sides of the culverts, between Rain Lily and Sunshower Place, need dead plant material removed. Some of the Wax Myrtles have died out. The ornamental grasses also need to be treated for scale. (Pic 31)



32. The turf around the culverts need to be treated for chinch bugs. Live activity was found along the sidewalk and curb on both sides. (Pic 32)



33. The Viburnum hedge that runs along the property line of 10170 Daybreak Glen has two plantings that have died. Please inspect this hedge and irrigation. Remove the dead plants to prevent decaying plant matter to bring pests or pathogens to the bed. (Pic 33>)- **Both dead plants were replaced. All irrigations concerns are pending and will be address at a meeting with Chris and Armando.**

34. A Palm tree along The Cove fence on Westernwoods Ave. has died and needs removal. Please see proposal page. (Pic 34)



35. The beds lining the Cove fence on both sides still has wet mushy ground. Weeds continue to dominate while ornamental grasses decline. Please maintain the beds and have an irrigation tech troubleshoot to determine why this area continues to get oversaturated. The ornamental grasses need to be treated for scale and dead placements removed. Please schedule an intensive recovery of this area and include both inside and outside of the fence line. Mulch will be installed this month so please ensure the beds are clean and clear of weeds and fungal issues before the mulch is spread.



31 - All dead plant material has been removed and grasses were treated.

32 - All turf has been treated for chinch bugs.

34 - A proposal is in process.

35 - All weeds have been treated with Round Up.

Westernwoods Ave./The Cove/Sawgrass Rd.

36. Please have the Japanese Blueberry trees at The Cove entrance shaped. They have some rogue branches that need to be trimmed. (Pic 36)



37. The Ixora at The Cove entrance sidewalk are in decline. Please inspect, diagnose, and treat this placement before further decline. Dead root systems need to be removed and a treatment for fungal pathogens or pests needs to be immediately applied. Ixora should be in full bloom right now and this bed looks very unhealthy. (Pic 37)



38. Turf throughout The Cove entrance gate and fence needs to be treated for chinch bugs. Please have the pest control team use a systemic and on-contact pesticide to prevent turf loss.

- All chinch bugs have been treated.

39. Please dispatch crew to this corner of Sawgrass and Daybreak Glen for brush removal. Dead Firebush pulled out last month was left on top of the bed and the rest needs to be removed.. (Pic 39)



40. Please continue to maintain and inspect the landscape beds along Sawgrass Rd. Ornamental grasses need to be monitored for decline and treated for pests. The Walter's Viburnum have not shown improvement. Please scan these beds and remove dead plant material and weeds. (Pic 40)



39 - All dead Firebush has been removed.

40 - All grasses have been treated.

36 - All Japanese Blueberry trees have been trimmed.

37 - Ixora has been treated for fungus and all dead plant material has been removed.

Deadwood Terrace/Moccasin Wallow Rd.

41. The small Viburnum hedge at the Deadwood Terrace cul-de-sac needs to be monitored weekly to ensure improvement. Please remove any dead root systems to prevent pests and fungal pathogens from contaminating the bed. (Pic 41)



42. The Viburnum hedge along Moccasin Wallow Rd. that starts at Deadwood Terrace and continues east still has Brazilian Pepper and other invasive weeds towering the hedge. Please remove before the trunks get thick and removal creates damage to the hedge. The key to this from becoming a major project is to remove them early and treat the stump with herbicide to prevent regrowth. (Pic 42)



41 - All dead root systems have been removed. RedTree will continue to monitor the area.

43. Remove the dead Podocarpus behind the mail kiosk on Daybreak Glen and Popsicle Crossing. There are at least 3 plants that are no longer viable. (Pic 43)



42 - The Brazilian Pepper has been removed.

43 - All dead plant material has been removed.

4 - While we can lab test removed tissue for lethal bronzing, the question would be whether or not the cost of quarterly injections of oxytetracycline-hydrochloride would be worth the cost in lieu of removal / replacement costs when and if palms decline. IFAS current data suggests that once symptoms begin to reveal themselves, the legally allowed dosages of oxytetracycline-hydrochloride cannot slow or cure the disease.

Upon approval of the removal of these palms, we will have tissue tests performed to attempt to understand the cause of decline.

A proposal has been attached for your review and approval. Once approved, we will begin scheduling the work.

27 - The heart of this sabal palm is significantly under-sized and the palm should be removed. Upon approval of the removal of this palm, a tissue test will be performed so as to attempt to find the presence of lethal bronzing.

A proposal has been attached for your review and approval. Once approved, we will begin scheduling the work.

Proposals

1. Please provide proposal to remove the dead Sabal Palm on the outside of the fence for The Cove. This is the exit side of Westernwoods Ave. and is a newer palm that still has stakes. Removal and disposal of the stakes and flush cutting the trunk should be included in the proposal. (Pics 1a&b)

- A proposal has been attached.





Tab 3

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

Fence for The Cove-Westerwoods Avenue Exit Side

SABEL PALM REMOVAL AND INSTALLATION PROPOSAL

For

SUMMER WOODS CDD

Attention: Sam Stevens, District Manager

August 25, 2026

Scope of Work:

- **Flush cut and removal of a dead Sabal palm tree, on the outside of the fence for The Cove and the exit side of Westernwoods Avenue.**
- **Includes all labor, debris hauling, and dumping fees.**

Total: $800.00

Authorized By: **Date:**

- **Install a (16' overall) Sabal Palm tree on the outside of the fence for The Cove and the exit side of Westwoods Avenue.**
- **Includes all labor, materials, debris hauling, and dumping fees.**

Total: $650.00

Authorized By: **Date:**





Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

Along Summerwoods Drive

SABEL PALMS REMOVAL AND INSTALLATION PROPOSAL

For

SUMMER WOODS CDD

Attention: Sam Stevens, District Manager

August 25, 2026

Scope of Work:

- **Removal of a dead Sabal palm tree along Summerwoods Drive, behind the monument.**
- **Removal of a dead Sabal palm tree along Summerwoods Drive, in the second median.**
- **Includes all labor, debris hauling, and dumping fees.**

Total: $1,600.00

Authorized By: **Date:**

- **Install a (20' overall) Sabal Palm tree along Summerwoods Drive, behind the monument.**
- **Install a (20' overall) Sabal Palm tree along Summerwoods Drive, in the second median.**
- **Includes all labor, materials, debris hauling, and dumping fees.**

Total: $1,300.00

Authorized By: **Date:**



Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

Daybreak Glen/Westernwoods Avenue
SABEL PALM REMOVAL AND INSTALLATION PROPOSAL

For

SUMMER WOODS CDD

Attention: Sam Stevens, District Manager

August 25, 2026

Scope of Work:

- **Removal of a dead Sabal palm tree behind the mail kiosk.**
- **Includes all labor, debris hauling, and dumping fees.**

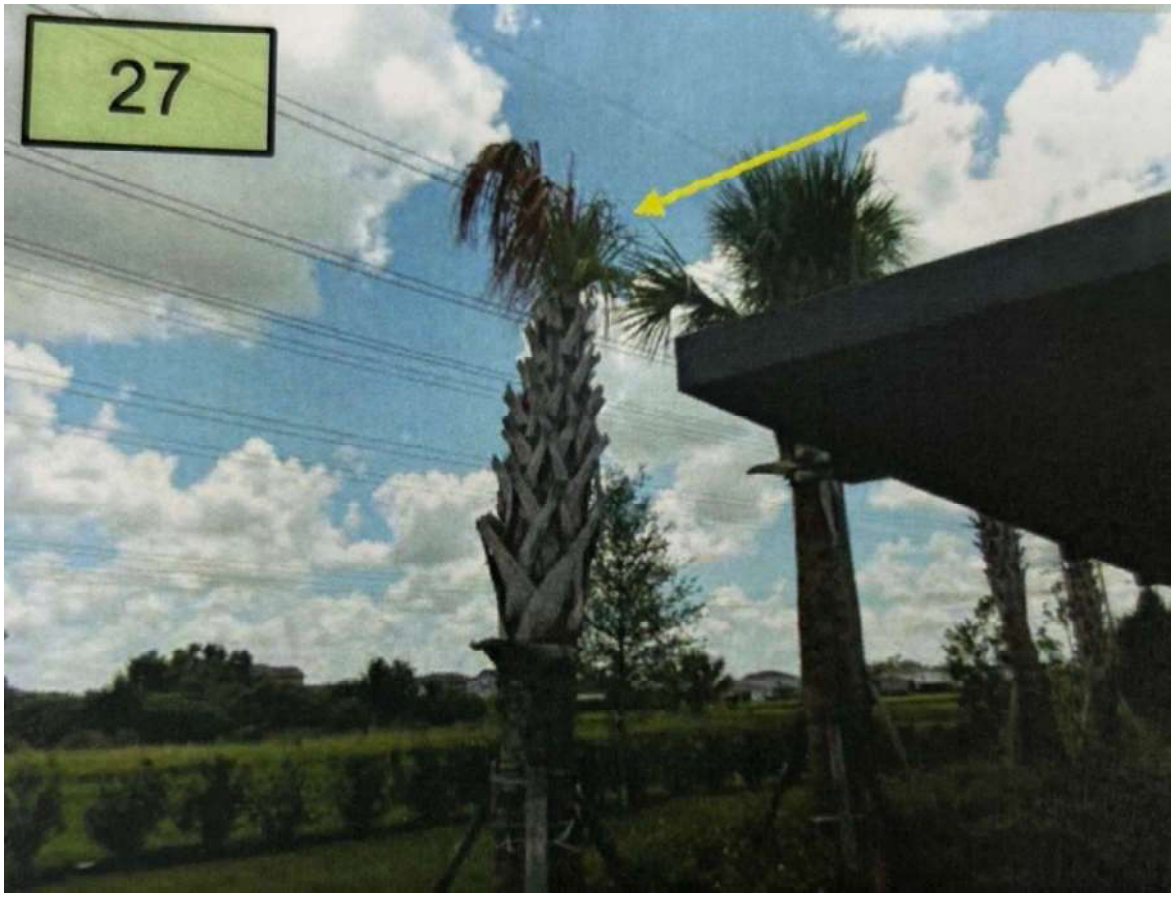
Total: $800.00

Authorized By: **Date:**

- **Install a (16' overall) Sabal Palm tree behind the mail kiosk.**
- **Includes all labor, materials, debris hauling, and dumping fees.**

Total: $650.00

Authorized By: **Date:**



Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

Tab 4

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 1, 2026

District Manager's Report

September 03, 2026 @ 6pm

2026

SUMMER WOODS

FINANCIAL SUMMARY	07/31/2026
General Fund Cash & Investment Balance:	$1,543,576
Reserve Fund Cash & Investment Balance:	$77.119
Debt Service Fund Investment Balance:	$1,275,728
Total Cash and Investment Balances:	**$2,896,423**

General Fund Expense Variance: $ 226,514 Under Budget

Tab 5

CONSENT TO ASSIGNMENT AND ASSUMPTION

This CONSENT TO ASSIGNMENT AND ASSUMPTION is executed and delivered by **SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT** ("Client").

The undersigned Client hereby consents to the assignment by **MORRIS ENGINEERING & CONSULTING LLC** ("Company") to Pape-Dawson Consulting Engineers, LLC ("Purchaser") of the following contract ("Agreement"):

AGREEMENT FOR ENGINEERING SERVICES
DATE:

Pursuant to the Agreement, the Purchaser shall assume and agree to perform all obligations and assume all liabilities of the Company under the Agreement from and after the effective date of the Agreement.

The undersigned acknowledges that neither the undersigned nor the Company is currently in breach of its obligations under the Agreement.

Finally, the undersigned Client acknowledges that this Consent to Assignment and Assumption is being relied upon by the Company and Purchaser in connection with the recent purchase or transfer of substantially all of the Company's assets, including the Agreement from the Company to Purchaser. The parties agrees that the Agreement shall inure to the benefit of the successors and assigns of the Company, Purchaser and their respective affiliates and shall be binding upon Client and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has signed this Consent to Assignment and Assumption as of this _____ day of _____ 2026.

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

By:_____
Name: _____
Title: _____

Tab 6

Additiona Cameras

Revised 8/13/26

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.

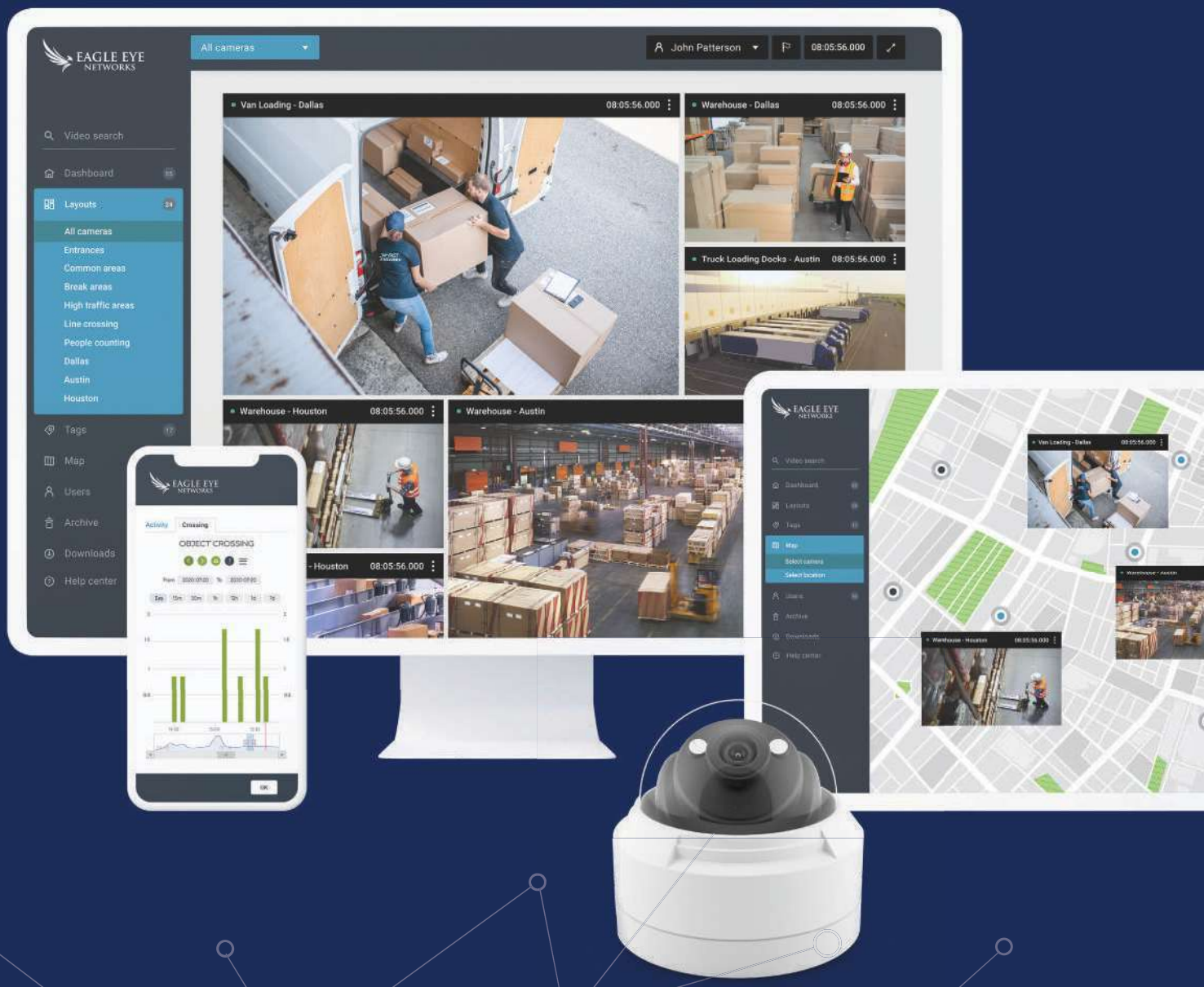
AI & ANALYTICS

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

Solutions	Price
Parking Lot Camera System • (2) CAT6 • (2) EEN DT03 Turret with Starlight • Trench and Conduit 1 - 140ft • (1) 15' poles above ground • Labor	$7,583.00
Splash Pad • (1) Managed POE Port Switch • (4) CAT6 • (2) 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 3 - 175ft • (1) 15' poles above ground • Ditek surge protection • Labor	$13,894.00
Rear Pool Deck - Solar • DT03 Starlight Camera • Batteries • Solar Panel • Point to Point • Pole • Labor	$5,109.00
Estimated Project Total	**$26,586.00**

Monthly Price:

Camera Licensing	Price
Clubhouse Cameras, PA, and Network • 5 Cameras • 1 PA Speaker	$67.50

☐ (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

Estimate Additional Monthly $67.50

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 or may not be 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 by one 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.ic, 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 7

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

Customer Contact Information:

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

Estimate #	6512
Estimate Date	08-25-26
Sales Team Member	Michael Fernandez
Total	**$1,080.00**

Item	Description	Unit Cost	Quantity	Line Total
Electric Magnetic Lock	Electric Magnetic Lock - Replacement	$750.00	1.0	$750.00
Tech Labor	Hourly Labor Service | Minimum 2-hours	$165.00	2.0	$330.00

THIS IS ONLY AN ESTIMATE

Subtotal	$1,080.00
Tax (if applicable)	$0.00
Estimate Total	**$1,080.00**

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at info@completeit.io.

For Approval Sign Here: _____ Date: _____

Billing Contact:

- **Name:_____**
- **Email :_____**

Tab 8

Egis Insurance & Risk Advisors
2026-2027

Is pleased to provide a

Proposal of Insurance Coverage for:

Summer Woods Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

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

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

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126348

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$1,567,706
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	$10,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$12,621**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$500,000 in any one occurrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**8,9**	**$1,000,000**	**Included**
Personal Injury Protection	**N/A**		**Not Included**
Auto Medical Payments	**N/A**		**Not Included**
Uninsured Motorists including Underinsured Motorists	**N/A**		**Not Included**
Physical Damage Comprehensive Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Towing And Labor	**N/A**	**$0 For Each Disablement Of A Private Passenger Auto**	**Not Included**

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126348

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$12,621
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$4,216
Public Officials and Employment Practices Liability	$3,450
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$20,287**

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

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

Additional Notes:

(None)

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Summer Woods Community Development District

_____
(Name of Local Governmental Entity)

By: _____ _____
Signature Print Name

Witness By: _____ _____
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$1,567,706	As per schedule attached
☑	Inland Marine	$10,000	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Summer Woods Community Development District

Policy No.: 100126348
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	Amenity Center, Fencing Retaining Wall 8805 Summerwoods Drive Parrish FL 34219	Simple hip		2020 Joisted masonry	10/01/2026 10/01/2027	$319,285 $31,519	Asphalt shingles			$350,804
2	Playground 8805 Summer Woods Drive Parrish FL 34219			2020 Non combustible	10/01/2026 10/01/2027	$60,096				$60,096
3	Pool 8805 Summer Woods Drive Parrish FL 34219			2020 Below ground liquid storage tank / pool	10/01/2026 10/01/2027	$851,637				$851,637
4	Entry Monument & Wall Summer Woods Drive & Moccasin Wallow Road Parrish FL 34219			2020 Masonry non combustible	10/01/2026 10/01/2027	$67,030				$67,030
5	Dog Park Fence 11205 Daybreak Glen Parrish FL 34219			2022 Non combustible	10/01/2026 10/01/2027	$28,893				$28,893
6	Dog Park Fountain 11205 Daybreak Glen Parrish FL 34219			2022 Property in the Open	10/01/2026 10/01/2027	$3,468				$3,468
7	Splash Pad Equipment 11205 Daybreak Glen Parrish FL 34219			2022 Electrical equipment	10/01/2026 10/01/2027	$205,778				$205,778

Total:	Building Value	Contents Value	Insured Value
	$1,536,187	$31,519	$1,567,706

Sign: _____ Print Name: _____ Date: _____

Schedule Items Effective As of: 10/01/2026

Inland Marine Schedule

Summer Woods Community Development District

Policy No.: 100126348
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. date Term Date	Value	Deductible
1	 Pool Chair Lift (Permanently mounted)		Other inland marine	10/01/2026 10/01/2027	$10,000	$1,000
				Total	**$10,000**	

Sign: _____ Print Name: _____ Date: _____

Tab 9

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Second Addendum to the Contract for Professional Amenity Services (this **"Second Addendum"**), is made and entered into as of the 1st day of October 2026 (the "**Effective Date**"), by and between Summerwoods Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Manatee County, Florida (the "**District**"), and Rizzetta & Company, Inc., a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 1, 2024 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Second Addendum as of the Effective Date.

Rizzetta & Company, Inc.	**Summerwoods Community Development District**
By:_____	By:_____
William J. Rizzetta, President	Chairman of the Board of Supervisors

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

EXHIBIT B
SCHEDULE OF FEES

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2026 to September 30, 2027.**

PERSONNEL:

Maintenance Technician Part Time Personnel – 20 hours/week	**Maintenance Technician** Part Time Personnel – 20 hours/week

	ANNUAL
Budgeted Personnel Total [(1)]	$ 55,989.
General Management and Oversight [(2)]	$ 10,500.
Total Services Cost:	**$ 66,489.**

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Tab 10

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, *Laws of Florida* ("HB 7013") and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, the District must establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives each fiscal year; and

WHEREAS, the District Manager has prepared goals, objectives, and performance measures and standards for the District and presented them to the Board of Supervisors (the "Board") of the District; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the goals, objectives and performance measures and standards attached hereto as **Exhibit A**.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**, which shall remain in effect unless and until amended or superseded by subsequent resolution of the Board. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of September 2026.

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

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Summer Woods Community Development District
Measures/Standards & Annual Reporting Form

1. Financial Goals and Objectives

Goal 1.1: Financial Transparency

Objective: Commit to regularly reporting on the financial status of the District.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year.
Independent financial audit performed by a third party conducted annually, with the audit results shared with the Board at the next meeting immediately following.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months' worth of expenses until the tax rolls come in for the new fiscal year and for the annual financial audits to come back clean with no findings.

Achieved: Yes ☐ No ☐

2. Board Meeting Goals and Objectives

Goal 1.2 Budget Consciousness

Objective: Strive to stay within budget and provide justification for exceeding the budget expenditures.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year.

Standard: Ending the fiscal year under budget ad with enough cash in hand to cover 2-3 months' worth of expenses until the tax rolls come in for the new fiscal year.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____ Date: _____

Print Name: _____
Summer Woods Community Development District

District Manager:_____ Date:_____

Print Name: _____
Summer Woods Community Development District

Tab 11

SUMMERWOODS
PARRISH, FL

YOUR CDD AT WORK!

COMMUNITY UPDATE

REPORTING PERIOD: _____ to _____

WHAT WE'VE BEEN DOING

INFRASTRUCTURE
Roads, sidewalks, drainage and common-area improvements

✓ WORKING FOR YOU

COMMUNITY MAINTENANCE
Landscaping, irrigation, ponds, lighting and common areas

✓ WORKING FOR YOU

STORMWATER
Inspections, maintenance and corrective work

✓ WORKING FOR YOU

SAFETY & SECURITY
Lighting, access control and community safety improvements

✓ WORKING FOR YOU

FINANCIAL / ADMINISTRATIVE
Budgets, contracts, audits and district business

✓ WORKING FOR YOU

RESIDENT CONCERNS
General issues brought to the CDD

✓ ADDRESSING THEM

RECENT ACTIONS

- ✓ Maintained landscaping throughout common areas
- ✓ Completed stormwater pond inspections
- ✓ Repaired amenity center fencing
- ✓ Serviced irrigation system
- ✓ Ongoing roadway and sidewalk maintenance

WHAT'S NEXT?

- Enhance landscaping in entry & common areas
- Continued stormwater monitoring & maintenance
- Evaluate lighting improvements

Working Today for a Better Tomorrow!

TRANSPARENCY MATTERS

The CDD conducts its business in accordance with Florida's Sunshine Law and public-records requirements. Meeting agendas, minutes and public records are available through the District's designated public-records channels.



NEXT CDD MEETING _____

TIME _____

LOCATION _____

WEBSITE _____

PUBLIC RECORDS CONTACT _____

STRONG COMMUNITY. BRIGHT FUTURE.

Tab 12

Rizzetta & Company

Summer Woods
Community Development District

Financial Statements
(Unaudited)

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

summerwoodscdd.org
rizzetta.com

Summer Woods Community Development District

Balance Sheet

As of 07/31/2026

(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	696,271	0	301	0	696,572	0	0
Investments	847,305	77,119	1,275,427	47,178	2,247,030	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	1,275,728
Amount To Be Provided Debt Service	0	0	0	0	0	0	16,164,272
Total Assets	1,549,176	77,119	1,275,728	47,178	2,949,202	13,367,178	17,440,000
Liabilities							
Accounts Payable	53,856	0	0	0	53,856	0	0
Accrued Expenses	1,776	0	0	0	1,776	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	55,700	0	0	0	55,700	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	482,507	51,585	58,505	5,515	598,112	0	0
Total Fund Equity & Other Credits	1,493,476	77,119	1,275,728	47,178	2,893,501	13,367,178	0
Total Liabilities & Fund Equity	1,549,176	77,119	1,275,728	47,178	2,949,202	13,367,178	17,440,000

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	24,377	24,377
Special Assessments				
Tax Roll	1,344,788	1,344,788	1,363,965	19,177
Other Misc. Revenues				
Miscellaneous Revenue	0	0	186	186
Vending Machine Revenue	0	0	28	28
Total Revenues	1,344,788	1,344,788	1,388,556	43,768
Expenditures				
Legislative				
Supervisor Fees	7,000	5,833	5,800	34
Total Legislative	7,000	5,833	5,800	34
Financial & Administrative				
Accounting Services	21,447	17,873	17,897	(25)
Administrative Services	5,370	4,475	4,475	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	6,667	6,667	0
District Engineer	20,000	16,666	0	16,666
District Management	23,982	19,985	19,985	0
Dues, Licenses & Fees	2,000	2,000	836	1,164
Financial & Revenue Collections	4,295	3,579	3,580	0
Legal Advertising	1,000	834	512	321
Miscellaneous Mailings	0	0	2,622	(2,622)
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	3,209	3,138	72
Total Financial & Administrative	119,857	104,453	91,644	12,809
Legal Counsel				
District Counsel	100,000	83,334	27,457	55,875
Total Legal Counsel	100,000	83,334	27,457	55,875
Electric Utility Services				
Utility - Recreation Facilities	20,000	16,666	18,617	(1,950)
Utility - Street Lights	180,180	150,150	68,475	81,675
Total Electric Utility Services	200,180	166,816	87,092	79,725
Water-Sewer Combination Services				
Utility - Irrigation	12,000	10,000	10,297	(296)
Utility - Recreation Facilities	10,000	8,334	5,887	2,446
Total Water-Sewer Combination Services	22,000	18,334	16,184	2,150
Stormwater Control				
Aquatic Maintenance	47,200	39,333	35,825	3,508

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Midge Fly Treatments	20,000	16,667	0	16,667
Wetland Nuisance/Exotic Species Control	84,000	70,000	81,900	(11,900)
Total Stormwater Control	151,200	126,000	117,725	8,275
Other Physical Environment				
Entry & Walls Maintenance & Repair	3,500	2,916	0	2,917
General Liability Insurance	4,463	4,463	3,922	541
Irrigation Maintenance	20,000	16,667	19,515	(2,849)
Landscape - Mulch	70,000	58,333	25,135	33,199
Landscape Inspection Services	12,000	10,000	10,000	0
Landscape Maintenance	300,000	250,000	280,700	(30,700)
Landscape Replacement Plants, Shrubs, Tr	30,000	25,000	15,325	9,675
Pressure Washing	1,500	1,250	0	1,250
Property Insurance	37,047	37,047	15,396	21,651
Supervisor Workers Comp Insurance	0	0	850	(850)
Total Other Physical Environment	478,510	405,676	370,843	34,834
Parks & Recreation				
Access Control / Security Camera Mainten	7,000	5,834	0	5,833
Amenity Facility - Maintenance & Repair	25,000	20,833	17,048	3,785
Dog Park Maintenance	5,000	4,167	3,492	675
Facility A/C & Heating Maintenance & Rep	1,500	1,250	0	1,250
Holiday Decorations	2,500	2,500	0	2,500
Management Contract	59,841	49,867	41,382	8,485
Playground Mulch	5,000	4,167	0	4,166
Playground Repairs	3,000	2,500	0	2,500
Pool Furniture Replacement	20,000	16,667	9,511	7,157
Pool Repairs	5,000	4,166	10,782	(6,616)
Pool Service Contract	49,200	41,000	51,314	(10,314)
Security Services & Patrols	25,000	20,834	0	20,833
Security System Monitoring Services & Ma	14,500	12,083	4,074	8,010
Telephone, Internet, Cable	2,500	2,083	1,709	374
Trail/Bike Path Maintenance	1,000	834	0	834
Total Parks & Recreation	226,041	188,785	139,312	49,472
Contingency				
Miscellaneous Contingency	40,000	33,333	49,992	(16,660)
Total Contingency	40,000	33,333	49,992	(16,660)
Total Expenditures	1,344,788	1,132,564	906,049	226,514
Total Excess of Revenues Over(Under) Expenditures	0	212,224	482,507	270,282
Fund Balance, Beginning of Period	0	0	1,010,969	1,010,970
Total Fund Balance, End of Period	0	212,224	1,493,476	1,281,252

193 Reserve Fund

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,585	1,585
Special Assessments				
Tax Roll	50,000	50,000	50,000	0
Total Revenues	50,000	50,000	51,585	1,585
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	51,585	51,585
Fund Balance, Beginning of Period	0	0	25,534	25,534
Total Fund Balance, End of Period	0	0	77,119	77,119

193 Debt Service Fund S2018

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,480	10,480
Special Assessments				
Tax Roll	242,399	242,399	245,733	3,334
Total Revenues	242,399	242,399	256,213	13,814
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	18,388	18,388
Fund Balance, Beginning of Period	0	0	354,667	354,667
Total Fund Balance, End of Period	0	0	373,055	373,055

193 Debt Service Fund S2020

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,892	11,892
Special Assessments				
Tax Roll	353,099	353,099	357,854	4,755
Total Revenues	353,099	353,099	369,746	16,647
Expenditures				
Debt Service				
Interest	218,899	218,899	212,198	6,701
Principal	134,200	134,200	145,000	(10,800)
Total Debt Service	353,099	353,099	357,198	(4,099)
Total Expenditures	353,099	353,099	357,198	(4,099)
Total Excess of Revenues Over(Under) Expenditures	0	0	12,548	12,548
Fund Balance, Beginning of Period	0	0	337,033	337,033
Total Fund Balance, End of Period	0	0	349,581	349,581

193 Debt Service Fund S2021

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	18,480	18,480
Special Assessments				
Tax Roll	548,551	548,551	556,095	7,544
Total Revenues	548,551	548,551	574,575	26,024
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	31,730	31,730
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	525,523	525,523
Total Fund Balance, End of Period	0	0	553,092	553,092

193 Capital Projects Fund S2018

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	14	14
Total Revenues	0	0	14	14
Total Excess of Revenues Over(Under) Expenditures	0	0	14	14
Fund Balance, Beginning of Period	0	0	451	451
Total Fund Balance, End of Period	0	0	465	465

193 Capital Projects Fund S2020

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	738	738
Total Revenues	0	0	738	738
Total Excess of Revenues Over(Under) Expenditures	0	0	738	738
Fund Balance, Beginning of Period	0	0	24,651	24,651
Total Fund Balance, End of Period	0	0	25,389	25,389

193 Capital Projects Fund S2021

Summer Woods Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	603	603
Total Revenues	0	0	603	603
Total Excess of Revenues Over(Under) Expenditures	0	0	603	603
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	21,324	21,324

Summer Woods CDD
Investment Summary
7/31/2026

Account	Investment		Balance as of July 31, 2026
Valley National Bank	Governmental Checking/ICS	$	847,305
	Total General Fund Investments	**$**	**847,305**
Valley National Bank	Governmental Checking	$	77,119
	Total Reserve Fund Investments	**$**	**77,119**
Regions Series 2018 A-1 Revenue	Goldman Sachs Financial Square Govt Fund	$	242,833
Regions Series 2018 A-1 Reserve	Goldman Sachs Financial Square Govt Fund		129,890
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		204
Regions Series 2018 A-1 Sinking Fund	Goldman Sachs Financial Square Govt Fund		58
Regions Series 2020 Revenue	Goldman Sachs Financial Square Govt Fund		160,987
Regions Series 2020 Reserve	Goldman Sachs Financial Square Govt Fund		186,600
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		1,709
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		95,670
Regions Series 2021 A-2 Reserve	Goldman Sachs Financial Square Govt Fund		73,985
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		1,267
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 AA-3 Revenue	Goldman Sachs Financial Square Govt Fund		179,310
Regions Series 2021 AA-3 Reserve	Goldman Sachs Financial Square Govt Fund		202,666
Regions Series 2021 AA-3 Interest	Goldman Sachs Financial Square Govt Fund		12
Regions Series 2021 AA-3 Sinking Fund	Goldman Sachs Financial Square Govt Fund		20
	Total Debt Service Fund Investments	**$**	**1,275,427**
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		395
Regions Series 2020 Construction	Goldman Sachs Financial Square Govt Fund		25,389
Regions Series 2021 A-2 Construction	Goldman Sachs Financial Square Govt Fund		424
Regions Series 2021 AA-3 Construction	Goldman Sachs Financial Square Govt Fund		20,900
	Total Capital Projects Fund Investments	**$**	**47,178**

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 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
193, 2190						
	193 General Fund	07/30/2026	Christopher L Sullivan	CS073026	Board of Supervisors Meeting 07/30/26	200.00
	193 General Fund	07/01/2026	Cooper Pools Inc.	914	50 % deposit Installation / Repairs 07/26	3,104.36
	193 General Fund	07/01/2026	Cooper Pools Inc.	898	Installation / Repairs 06/26	5,410.00
	193 General Fund	07/28/2026	Cooper Pools Inc.	996	Pool Furniture 07/26	9,373.23
	193 General Fund	07/28/2026	Cooper Pools Inc.	997	Pool Repair 07/26	3,104.35
	193 General Fund	07/31/2026	Eco-Logic Services, LLC	6934	Maintenance of Buffers & Upland Areas Phase 1-4 07/26	19,850.00
	193 General Fund	07/31/2026	Harrison Ranch CDD	SWC0826-01	Rent - July Meeting 07/26	200.00
	193 General Fund	07/30/2026	Johannes L. Johnson	JJ073026	Board of Supervisors Meeting 07/30/26	200.00
	193 General Fund	07/30/2026	Jonathan W. Flynn	JF073026	Board of Supervisors Meeting 07/30/26	200.00
	193 General Fund	07/01/2026	Kutak Rock, LLP	3778708	Legal Services 06/26	135.00
	193 General Fund	07/01/2026	Kutak Rock, LLP	3778707	Legal Services 06/26	5,452.50
	193 General Fund	07/30/2026	Manatee County Utilities Department	100158887-073026	11424 Daybreak GLN 07/26	15.93
	193 General Fund	07/30/2026	Manatee County Utilities Department	100158718-073026	10904 High Noon Tr 07/26	147.74
	193 General Fund	07/30/2026	Manatee County Utilities Department	100237014-073026	9702 Eventide TRL 07/26	272.93
	193 General Fund	07/30/2026	Manatee County Utilities Department	100016059-073026	11205 Daybreak Gln 07/26	336.74
	193 General Fund	07/30/2026	Manatee County Utilities Department	100016000-073026	11371 Daybreak Gln 07/26	1.13
	193 General Fund	05/01/2026	Manatee County Utilities Department	100016059-052726	11205 Daybreak Gln 03/26	969.20
	193 General Fund	07/30/2026	Manatee County Utilities Department	100158772-073026	11371 Daybreak Gln 07/26	16.22
	193 General Fund	07/30/2026	Manatee County Utilities Department	100219410-073026	9702 Last Light Glen 07/26	79.96
	193 General Fund	07/30/2026	Manatee County Utilities Department	100219418-073026	8815 Starry Night Terrace 07/26	79.96
	193 General Fund	07/30/2026	Manatee County Utilities Department	100219422-073026	9427 Deadwood Terrace 07/26	79.96
	193 General Fund	07/30/2026	Manatee County Utilities Department	100158826-073026	8805 Summerwoods Dr 07/26	99.52
	193 General Fund	07/30/2026	Manatee County Utilities Department	100016170-073026	9229 Westernwoods Ave 07/26	135.24
	193 General Fund	07/30/2026	Mark Sigman	MS073026	Board of Supervisors Meeting 07/30/26	200.00
	193 General Fund	07/30/2026	Matthew A Ruxton	MR073026	Board of Supervisors Meeting 07/30/26	200.00
	193 General Fund	07/28/2026	Peace River Electric Cooperative, Inc.	185639001-072826	10904 High Noon Trail 07/26	118.61
	193 General Fund	07/28/2026	Peace River Electric Cooperative, Inc.	185639002-072826	11424 Daybreak Glen 07/26	32.80
	193 General Fund	07/28/2026	Peace River Electric Cooperative, Inc.	170982001-072826	8805 Summer Woods Drive 07/26	46.66
	193 General Fund	07/31/2026	Peace River Electric Cooperative, Inc.	170982003-080526	Amenity Center 07/26	1,625.58
	193 General Fund	07/31/2026	Peace River Electric Cooperative, Inc.	222852002-080526	9702 Eventide Trail 07/26	32.45
	193 General Fund	07/31/2026	Peace River Electric Cooperative, Inc.	185639004-080426	9324 Westernwoods Ave 07/26	50.92
	193 General Fund	07/31/2026	RedTree Landscape Systems, LLC	35139	Irrigation Repair 07/26	612.00
	193 General Fund	07/31/2026	Rizzetta & Company, Inc.	INV0000111529	Cell Phone July Service 07/26	50.00
	193 General Fund	07/31/2026	Rizzetta & Company, Inc.	INV0000111435	Personnel Reimbursement 07/26	976.16
	193 General Fund	07/31/2026	Valley National Bank	CC073126-193	Dues, Licenses & Fees 07/26	117.69

Summer Woods Community Development District
Summary A/P Ledger
From 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
	193 General Fund	07/31/2026	Valley National Bank	CC073126-193	Dues, Licenses & Fees 07/26	204.19
	193 General Fund	07/31/2026	Valley National Bank	CC073126-193	Dues, Licenses & Fees 07/26	125.00
Sum for 193, 2190						**53,856.03**
Sum for 193						**53,856.03**
Sum Total						**53,856.03**

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/26.
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 13

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
July 2026

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

The total items being presented: **$73,781.73**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Complete IT Corp	300356	20581	Eagle Eye VMS Recording Monthly 07/26	$ 432.50
Cooper Pools Inc.	300370	938	Pool Repair 07/26	$ 342.35
Cooper Pools Inc.	300370	958	Pool Repair 07/26	$ 431.18
Cooper Pools Inc.	300370	963	Service Call for Pool Repair 07/26	$ 481.15
Cooper Pools Inc.	300370	2026-1616	Monthly Commercial Maintenance 07/26	$ 4,700.00
David Karshick	300357	39272	Dog Station Maintenance 04/26	$ 388.00
David Karshick	300357	39754	Dog Station Maintenance 05/26	$ 388.00
Eco-Logic Services, LLC	300358	6824	Pond Maintenance - Ponds 26, 27, 28, & 29 06/26	$ 775.00
Frontier Communications of FL	20260729 193	941-776-8134-060420-5-070426	Internet Service 07/26	$ 174.50
Grau & Associates, P.A.	300359	29914	Audit FYE 09/30/2025	$ 3,800.00
Harrison Ranch CDD	300363	SWC0726-01	Rent - June Meeting 06/26	$ 200.00
HV Solar Lighting, LLC	300353	686	Streetlights 07/26	$ 13,695.00
ITZ Electric Corp	300371	F2101	Service Call for Circuit Breaker 07/26	$ 175.00
Jan-Pro of Manasota	300372	2025	Janitorial Service 05/26	$ 96.91

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Jan-Pro of Manasota	300365	2054	Janitorial Supplies 07/26	$ 132.13
Jan-Pro of Manasota	300354	91905	Janitorial Service 06/26	$ 1,095.00
Jan-Pro of Manasota	300360	92329	Janitorial Service 07/26	$ 1,095.00
Manatee County Utilities Department	20260721-5	100016000-062926	11371 Daybreak Gln 06/26	$ 3.23
Manatee County Utilities Department	20260721-7	100016059-062926	11205 Daybreak Gln 06/26	$ 400.47
Manatee County Utilities Department	20260721-9	100016170-062926	9229 WESTERNWOODS AVE 06/26	$ 259.93
Manatee County Utilities Department	20260721-8	100158718-062926	10904 High Noon Tr 06/26	$ 303.95
Manatee County Utilities Department	20260721-6	100158772-062926	11371 Daybreak Gln 06/26	$ 18.08
Manatee County Utilities Department	20260729	100158826-070726	8805 Summerwoods Dr 06/26	$ 124.61
Manatee County Utilities Department	20260721-3	100219410-062926	9702 Last Light Glen 06/26	$ 77.17
Manatee County Utilities Department	20260721-2	100219418-062926	8815 Starry Night Terrace 06/26	$ 77.17
Manatee County Utilities Department	20260721-1	100219422-062926	9427 Deadwood Terrace 06/26	$ 77.17
Manatee County Utilities Department	20260721-4	100237014-062926	9702 Eventide TRL 06/26	$ 123.10
Peace River Electric Cooperative, Inc.	20260716-3	170982001-062526	8805 Summer Woods Drive 06/26	$ 46.50

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Peace River Electric Cooperative, Inc.	20260727-1	170982003-070626	Amenity Center 06/26	$ 1,477.09
Peace River Electric Cooperative, Inc.	20260716-1	185639001-062526	10904 High Noon Trail 06/26	$ 115.02
Peace River Electric Cooperative, Inc.	20260716-2	185639002-062526	11424 Daybreak Glen 06/26	$ 33.24
Peace River Electric Cooperative, Inc.	20260723	185639004-070226	9324 Westernwoods Ave 06/26	$ 46.03
Peace River Electric Cooperative, Inc.	20260727-2	222852002-070626	9702 Eventide Trail 06/26	$ 32.42
RedTree Landscape Systems, LLC	300374	34778	Landscape Enhancement 07/26	$ 25,000.00
RedTree Landscape Systems, LLC	300364	34845	Irrigation Repair 05/26	$ 236.25
Rizzetta & Company, Inc.	300352	INV0000110583	Administrative Services 07/26	$ 6,420.34
Rizzetta & Company, Inc.	300355	INV0000110717	General Management & Oversight Personnel Reimbursement 07/26	$ 2,143.88
Rizzetta & Company, Inc.	300367	INV0000110798	Cell Phone June Service 06/26	$ 50.00
Rizzetta & Company, Inc.	300368	INV0000110822	Mass Mailing - Budget Notice 07/26	$ 2,622.16
Rizzetta & Company, Inc.	300369	INV0000110842	Personnel Reimbursement 07/26	$ 1,469.84
School Now	300361	INV-SN-1505	ADA Website Quarterly 07/26	$ 384.38
Superior Waterway Services, Inc.	300375	1014378	Monthly Lake Maintenance 07/26	$ 3,100.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
The Observer Group, Inc.	300373	26-01124M	Legal Advertising 07/26	$ 251.56
The Observer Group, Inc.	300366	26-01150M	Legal Advertising 07/26	$ 96.25
Truly Nolen Branch 59	300362	590318340	Pest Monthly Commercial 07/26	$ 104.00
Valley National Bank	20260728	CC063026-193	Maintenance & Repair 06/26	$ 286.17
Report Total				**$ 73,781.73**

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 #	20581
Invoice Date	07-01-26
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**

Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/09/2026	$342.35	07/10/2026

Summerwoods CDD
11205 Daybreak Glen
Parrish FL 34219

INVOICE NO. 938

Order No.:
Quote No.: 1031
Job No.: 1605
Site Address: 11205 Daybreak Glen
Parrish FL 34219

New safety struts needed for splashpad clamshell

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			$180.00
		Sub-Total ex Tax	$342.35
		Tax	$0.00
		Total	$342.35

Sub-Total ex Tax	$342.35
Tax	$0.00
Total inc Tax	$342.35
Amount Applied	$0.00
Balance Due	$342.35

How To Pay

INVOICE NO. 938

Credit Card (MasterCard or Visa)

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

DUE DATE:	08/09/2026	AMOUNT DUE:	$342.35

Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/14/2026	$431.18	07/15/2026

Summerwoods CDD
11205 Daybreak Glen
Parrish FL 34219

INVOICE NO. 958

Order No.:
Quote No.: 584
Job No.: 1603
Site Address: 11205 Daybreak Glen
Parrish FL 34219

Removal and replacement of broken tiles

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			$375.00
		Sub-Total ex Tax	$431.18
		Tax	$0.00
		Total	$431.18

Sub-Total ex Tax	$431.18
Tax	$0.00
Total inc Tax	$431.18
Amount Applied	$0.00
Balance Due	$431.18

How To Pay

INVOICE NO. 958

Credit Card (MasterCard or Visa)

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

DUE DATE:	08/14/2026	AMOUNT DUE:	$431.18

Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/14/2026	$481.15	07/15/2026

Sam Stevens
Summerwoods CDD
11205 Daybreak Glen
Parrish FL 34219

INVOICE NO. 963

Order No.: 1124
Quote No.: 1124
Job No.: 1646
Site Address: 11205 Daybreak Glen
Parrish FL 34219

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.

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			$180.00
		Sub-Total ex Tax	$481.15
		Tax	$0.00
		Total	$481.15

Sub-Total ex Tax	$481.15
Tax	$0.00
Total inc Tax	$481.15
Amount Applied	$0.00
Balance Due	$481.15

Cooper Pools
844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/14/2026	$481.15	07/15/2026

INVOICE NO. 963

How To Pay

Credit Card (MasterCard or Visa)

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

INVOICE NO. 963

DUE DATE:	08/14/2026	AMOUNT DUE:	$481.15

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.: 2026-1616
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

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

Total **$4,700.00**

Ways to pay

View and pay

DOODY FREE 941
8466 Lockwood Ridge Rd. Unit 258
Sarasota, FL 34243

INVOICE

INVOICE # 39272
DATE 04/01/2026
DUE DATE 05/01/2026
TERMS Net 30

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

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	AMOUNT
Dog Station *Dog Station Maintenance*	388.00

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

BALANCE DUE **$388.00**

Ways to pay

View and pay

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

DOODY FREE 941
8466 Lockwood Ridge Rd. Unit 258
Sarasota, FL 34243

INVOICE

INVOICE # 39754
DATE 05/01/2026
DUE DATE 05/31/2026
TERMS Net 30

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

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	AMOUNT
Dog Station *Dog Station Maintenance*	388.00

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

BALANCE DUE **$388.00**

Ways to pay

View and pay

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

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 # 6824
DATE 06/30/2026
DUE DATE 07/30/2026
TERMS Net 30

DESCRIPTION	AMOUNT
Maintenance of Planted Ponds 26, 27, 28, & 29 for June 2026	775.00

SUBTOTAL	775.00
TAX	0.00
TOTAL	775.00
BALANCE DUE	**$775.00**

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

Billing Date: **Jul 04, 2026**

Billing Period: **Jul 04 - Aug 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
Jul 28

Bill history

Previous balance	$174.50
Payment received by Jul 04, thank you	-$174.50

Service summary

	Previous month	Current month
Bundle	$170.00	$170.00
Other	$4.50	$4.50
Total services	**$174.50**	**$174.50**
Total balance		**$174.50**

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

6790 0107 DY RP 04 07072026 NNNNNN 01 006843 0030

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: **Jul 04, 2026**

Billing Period: **Jul 04 - Aug 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:
Jul 04, 2026

Billing Period:
Jul 04 - Aug 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

07.04-08.03	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

07.04-08.03	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

Total current month charges **$174.50**

BUSINESS
FIBER 5 GIG
INTERNET

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855-518-1197
business.frontier.com/fiber-internet

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

Billing Date:
Jul 04, 2026

Billing Period:
Jul 04 - Aug 03, 2026

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

Summer Woods Community Development District
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice No. *29914*
Date *07/01/2026*

SERVICE		AMOUNT
Audit FYE 09/30/2025		$ 3,800.00
	Current Amount Due	$ 3,800.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,800.00	0.00	0.00	0.00	0.00	3,800.00

Payment due upon receipt.

Harrison Ranch

INVOICE

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

DATE: July 8, 2026

INVOICE: SWC0726-01

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

Type	DESCRIPTION	AMOUNT
Rent	Rent - June Meeting	200.00
	TOTAL	**$200.00**

Make all checks payable to Harrison Ranch CDD.
If you have any questions please contact Eric Kanjirathingal at 813-925-9483 or ekanjirathingal@rizzetta.com.

Invoice Payment Terms:
Due Date: **August 7, 2026**

HV Solar Lighting, LLC

35 Joyce Lane
Woodbury, NY 11797

Invoice

Date	Invoice #
7/1/2026	686

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
July 2026 - month...	on the 1st of each mo...		7/1/2026			

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
		July 2026 - monthly bill			

Total $13,695.00

E-mail

olga@exarchagroup.com

Invoice

ITZ Electric Corp

36-09 20th Ave
Astoria NY 11105

(516)967-0093 itzelectric@earthlink.net LIC # EC 1301807

Date	Invoice #
7/13/2026	F2101

Bill To	Service For
Rizzetta & Co. 3434 Colwell Ave Suite 200 Tampa, FL 33614	Summer Woods DCC

P.O. No.	Project
	Summer Woods

Description	Amount
Service Call: Reset Circuit breaker. Power is at Gemstone LED controller but Gemstone controller has no output.	175.00
Total	$175.00

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

Invoice

5/29/2026 2025

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

P.O. No.	Terms	Due Date	Rep
SUPPLIES	Net 20	6/18/2026	

ORDER:7680378922 DATED:052126 96.91
ITEMS: (1cs) Pacific Blue Jumbo Toilet Paper ,(1cs) Multifold Paper Towels.

Sales Tax (0.0%)	$0.00
Total	$96.91
Balance Due	**$96.91**

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

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

Invoice

7/8/2026 2054

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

P.O. No.	Terms	Due Date	Rep
SUPPLIES	Net 20	7/28/2026	

ORDER:7682269272 DATED:062426 132.13
ITEMS: (2cs) 55-60 Gal Trash Bags,(1cs) Multifold Paper Towels.

Sales Tax (0.0%)	$0.00
Total	$132.13
Balance Due	**$132.13**

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

6/1/2026 91905

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

P.O. No.	Terms	Due Date	Rep
	Net 10	6/10/2026	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

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

Invoice

7/1/2026 92329

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

P.O. No.	Terms	Due Date	Rep
	Net 10	7/10/2026	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

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
11371 DAYBREAK GLN

Amount Due	$3.23
Please Pay By	20-Jul-2026
Account Number	100016000

Auto-pay is scheduled for 20-Jul-2026

Account Summary

Previous Amount Due	$3.48
Payments Received	-$3.48
Balance Forward	$0.00
Contract Charges	$3.23
Total Amount Due	$3.23

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70391215

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/19	8837	06/18	8904	6.7 kgal

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.
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Charge Details — Service Period 05/19 - 06/18 (31 Days)

Common Area Reclaim (Meter # 70391215) (05/19 - 06/18)

Reclaim Usage	2.81 kgal x $0.47	$1.32
Reclaim Usage	3.89 kgal x $0.49	$1.91
Total New Charges		$3.23
Total Amount Due		$3.23

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

TO MAKE A PAYMENT, PLEASE CALL:
833-425-2099

SERVICE ADDRESS	11371 DAYBREAK GLN
ACCOUNT NUMBER	100016000
BILLING DATE	29-Jun-2026
DUE DATE	20-Jul-2026
TOTAL AMOUNT DUE	$3.23

☐ 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: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

SUMMER WOODS COMMUNITY
11205 DAYBREAK GLN

Amount Due	**$400.47**
Please Pay By	**20-Jul-2026**
Account Number	**100016059**

Auto-pay is scheduled for 20-Jul-2026

Account Summary

Previous Amount Due	**$2,277.89**
Payments Received	**-$2,277.89**
Balance Forward	**$0.00**
Contract Charges	**$400.47**
Total Amount Due	**$400.47**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61135497

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/19	28781	06/18	28934	15.3 kgal

Bin Overview

2 x Commercial 96 gallon bin
2 x Residential 96 gallon bin

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.
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Charge Details — Service Period 05/19 - 06/18 (31 Days)

Commercial Water Service (Meter # 61135497) (05/19 - 06/18)		
Water Base Rate	0.42 month(s) x $47.35	$19.86
Water Base Rate	0.58 month(s) x $49.53	$28.76
Commercial Water Usage	6.42 kgal x $2.97	$19.07
Commercial Water Usage	8.88 kgal x $3.11	$27.62
Sewer Commercial Service (05/19 - 06/18)		
Sewer Base Rate	0.42 month(s) x $131.54	$55.16
Sewer Base Rate	0.58 month(s) x $137.59	$79.89
Sewer Service	6.42 kgal x $6.59	$42.31
Sewer Service	8.88 kgal x $6.89	$61.18
Commercial Can Service (05/21 - 06/18)		
Commercial solid waste service charge	2 bins (29 days)	$66.62
Total New Charges		**$400.47**
Total Amount Due		**$400.47**

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: **ZA9NRAXP**

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

TO MAKE A PAYMENT, PLEASE CALL: 833-425-2099

SERVICE ADDRESS	11205 DAYBREAK GLN
ACCOUNT NUMBER	100016059
BILLING DATE	29-Jun-2026
DUE DATE	20-Jul-2026
TOTAL AMOUNT DUE	$400.47

☐ 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
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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	$400.47
Please Pay By	20-Jul-2026
Account Number	100016059

Auto-pay is scheduled for 20-Jul-2026

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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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	$259.93
Please Pay By	20-Jul-2026
Account Number	100016170

Auto-pay is scheduled for 20-Jul-2026

Account Summary

Previous Amount Due	$286.04
Payments Received	-$286.04
Balance Forward	$0.00
Contract Charges	$259.93
Total Amount Due	$259.93

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61260256

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/19	160819	06/18	166216	539.7 kgal

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.
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Charge Details — Service Period 05/19 - 06/18 (31 Days)

Common Area Reclaim (Meter # 61260256) (05/19 - 06/18)

Reclaim Usage	226.33 kgal x $0.47	$106.38
Reclaim Usage	313.37 kgal x $0.49	$153.55
Total New Charges		$259.93
Total Amount Due		$259.93

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

TO MAKE A PAYMENT, PLEASE CALL:
833-425-2099

SERVICE ADDRESS	9229 WESTERNWOODS AVE
ACCOUNT NUMBER	100016170
BILLING DATE	29-Jun-2026
DUE DATE	20-Jul-2026
TOTAL AMOUNT DUE	$259.93

☐ 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
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CHARLOTTE, NC 28232

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

Visit: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

SUMMER WOODS COMMUNITY
10904 HIGH NOON TRL

Amount Due	**$303.95**
Please Pay By	**20-Jul-2026**
Account Number	**100158718**

Auto-pay is scheduled for 20-Jul-2026

Account Summary

Previous Amount Due	**$340.99**
Payments Received	**-$340.99**
Balance Forward	**$0.00**
Contract Charges	**$303.95**
Total Amount Due	**$303.95**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70387689

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/19	346358	06/18	352669	631.1 kgal

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.
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Charge Details — Service Period 05/19 - 06/18 (31 Days)

Common Area Reclaim (Meter # 70387689) (05/19 - 06/18)

Reclaim Usage	264.65 kgal x $0.47	$124.39
Reclaim Usage	366.45 kgal x $0.49	$179.56
Total New Charges		**$303.95**
Total Amount Due		**$303.95**

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: **LO7DOVEY**

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BRADENTON, FL 34206-5010

TO MAKE A PAYMENT, PLEASE CALL: 833-425-2099

SERVICE ADDRESS	10904 HIGH NOON TRL
ACCOUNT NUMBER	100158718
BILLING DATE	29-Jun-2026
DUE DATE	20-Jul-2026
TOTAL AMOUNT DUE	$303.95

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

ATTN RIZZETTA AND COMPANY
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Visit: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

SUMMER WOODS COMMUNITY
11336 DAYBREAK GLN

Amount Due	**$18.08**
Please Pay By	**20-Jul-2026**
Account Number	**100158772**

Auto-pay is scheduled for 20-Jul-2026

Account Summary

Previous Amount Due	**$16.78**
Payments Received	**-$16.78**
Balance Forward	**$0.00**
Contract Charges	**$18.08**
Total Amount Due	**$18.08**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70391211

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/18	14579	06/17	14955	37.6 kgal

Charge Details — Service Period 05/18 - 06/17 (31 Days)

Common Area Reclaim (Meter # 70391211) (05/18 - 06/17)

Reclaim Usage	16.98 kgal x $0.47	$7.98
Reclaim Usage	20.62 kgal x $0.49	$10.10
Total New Charges		**$18.08**
Total Amount Due		**$18.08**

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.
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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	11336 DAYBREAK GLN
ACCOUNT NUMBER	100158772
BILLING DATE	29-Jun-2026
DUE DATE	20-Jul-2026
TOTAL AMOUNT DUE	$18.08

☐ 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
CHARLOTTE, NC 28232

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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	$124.61
Please Pay By	28-Jul-2026
Account Number	100158826

Auto-pay is scheduled for 28-Jul-2026

Account Summary

Previous Amount Due	$39.48
Payments Received	-$39.48
Balance Forward	$0.00
Contract Charges	$124.61
Total Amount Due	$124.61

Usage Profile (Consumption x 1000 = GAL)

Meter Number 60445734

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/14	254357	06/18	256953	259.6 kgal

Important Information

- SWFWMD has extended the Modified Phase III "Extreme" Water Shortage through Oct 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 05/14 - 06/18 (36 Days)

Common Area Reclaim (Meter # 60445734) (05/14 - 06/18)

Reclaim Usage	129.8 kgal x $0.47	$61.01
Reclaim Usage	129.8 kgal x $0.49	$63.60
Total New Charges		$124.61
Total Amount Due		$124.61

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	07-Jul-2026
DUE DATE	28-Jul-2026
TOTAL AMOUNT DUE	$124.61

☐ 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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100158826Z00000124610000000

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	$124.61
Please Pay By	28-Jul-2026
Account Number	100158826

Auto-pay is scheduled for 28-Jul-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 LAST LIGHT GLN

Amount Due	**$77.17**
Please Pay By	**20-Jul-2026**
Account Number	**100219410**

Auto-pay is scheduled for 20-Jul-2026

Account Summary

Previous Amount Due	**$63.77**
Payments Received	**-$63.77**
Balance Forward	**$0.00**
Contract Charges	**$77.17**
Total Amount Due	**$77.17**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70391213

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/18	40	06/18	40	0 kgal

Charge Details — Service Period 05/18 - 06/18 (32 Days)

Auto Flush Permanent (Meter # 70391213) (05/18 - 06/18)

Auto Flush Base Rate	0.44 month(s) x $73.58	$32.19
Auto Flush Base Rate	0.56 month(s) x $79.96	$44.98
Total New Charges		**$77.17**
Total Amount Due		**$77.17**

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: **ODSANI8R**

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 LAST LIGHT GLN
ACCOUNT NUMBER	100219410
BILLING DATE	29-Jun-2026
DUE DATE	20-Jul-2026
TOTAL AMOUNT DUE	$77.17

☐ 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

100219410Z00000077170000000

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
8815 STARRY NIGHT TER

Amount Due	**$77.17**
Please Pay By	**20-Jul-2026**
Account Number	**100219418**

Auto-pay is scheduled for 20-Jul-2026

Account Summary

Previous Amount Due	**$63.77**
Payments Received	**-$63.77**
Balance Forward	**$0.00**
Contract Charges	**$77.17**
Total Amount Due	**$77.17**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70392872

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/18	3	06/18	3	0 kgal

Charge Details — Service Period 05/18 - 06/18 (32 Days)

Auto Flush Permanent (Meter # 70392872) (05/18 - 06/18)

Auto Flush Base Rate	0.44 month(s) x $73.58	$32.19
Auto Flush Base Rate	0.56 month(s) x $79.96	$44.98
Total New Charges		**$77.17**
Total Amount Due		**$77.17**

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.
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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	8815 STARRY NIGHT TER
ACCOUNT NUMBER	100219418
BILLING DATE	29-Jun-2026
DUE DATE	20-Jul-2026
TOTAL AMOUNT DUE	$77.17

☐ 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

100219418Z0000007717000000O

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
9427 DEADWOOD TER

Amount Due	**$77.17**
Please Pay By	**20-Jul-2026**
Account Number	**100219422**

Auto-pay is scheduled for 20-Jul-2026

Account Summary

Previous Amount Due	**$63.77**
Payments Received	**-$63.77**
Balance Forward	**$0.00**
Contract Charges	**$77.17**
Total Amount Due	**$77.17**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70392859

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/18	0	06/18	0	0 kgal

Important Information

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Charge Details — Service Period 05/18 - 06/18 (32 Days)

Auto Flush Permanent (Meter # 70392859) (05/18 - 06/18)

Auto Flush Base Rate	0.44 month(s) x $73.58	$32.19
Auto Flush Base Rate	0.56 month(s) x $79.96	$44.98
Total New Charges		**$77.17**
Total Amount Due		**$77.17**

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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	9427 DEADWOOD TER
ACCOUNT NUMBER	100219422
BILLING DATE	29-Jun-2026
DUE DATE	20-Jul-2026
TOTAL AMOUNT DUE	$77.17

☐ 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
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: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

SUMMER WOODS COMMUNITY
9702 EVENTIDE TRL

Amount Due	**$123.10**
Please Pay By	**20-Jul-2026**
Account Number	**100237014**

Auto-pay is scheduled for 20-Jul-2026

Account Summary

Previous Amount Due	**$270.39**
Payments Received	**-$270.39**
Balance Forward	**$0.00**
Contract Charges	**$123.10**
Total Amount Due	**$123.10**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61374176

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/19	63686	06/18	66242	255.6 kgal

Charge Details — Service Period 05/19 - 06/18 (31 Days)

Common Area Reclaim (Meter # 61374176) (05/19 - 06/18)

Reclaim Usage	107.19 kgal x $0.47	$50.38
Reclaim Usage	148.41 kgal x $0.49	$72.72
Total New Charges		**$123.10**
Total Amount Due		**$123.10**

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	29-Jun-2026
DUE DATE	20-Jul-2026
TOTAL AMOUNT DUE	$123.10

☐ 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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NNNN

SUMMER WOODS CDD

Bill Date	06/25/2026
Account #	170982001
Member #	168790

Peace River Electric Cooperative, Inc.

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

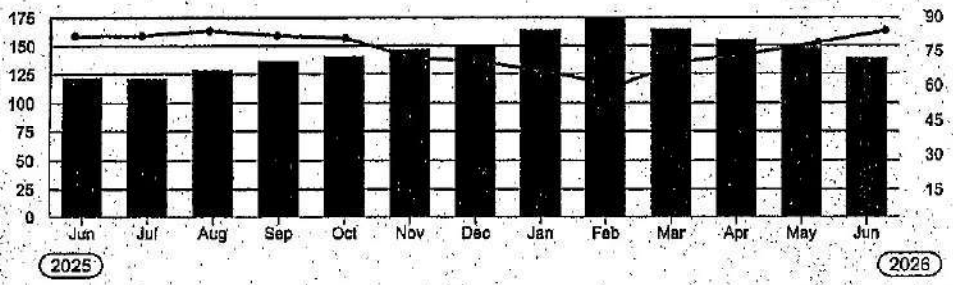
TOTAL AMOUNT DUE

$46.50

Bank Draft is scheduled for 07/16/2026

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

138 kWh	149 kWh	122 kWh
This Month 30 Days	Last Month 31 Days	This Month Last Year 30 Days

Your Average Daily Use

5 kWh	$1.48 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 $46.50
is scheduled for 07/16/2026

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

2702 1 MB 0.672
SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

5 2702
C-9

110260170982001000004650000005650062520265

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	05/21/2026	06/20/2026	10,190	10,328	1.0	138	0.41

Account Summary

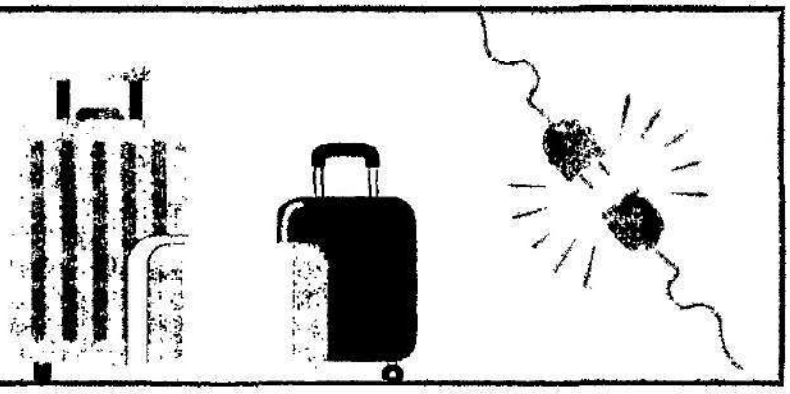
Previous Balance	$47.70
Payment(s) Made	-$47.70
Balance Forward	**$0.00**
Current Charges	$46.50
Total Amount Due	**$46.50**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	138 kWh @ 0.121	$16.70
CPA	138 kWh @ -0.003	-$0.41
Property Tax Recovery Fee		$1.05
Gross Receipts Tax		$1.16
Total Current Charges		**$46.50**

Bank Draft Amount $46.50

HEADING OUT OF TOWN?

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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 Subway 7 ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

SUMMER WOODS CDD

Bill Date	07/06/2026
Account #	170982003
Member #	168790

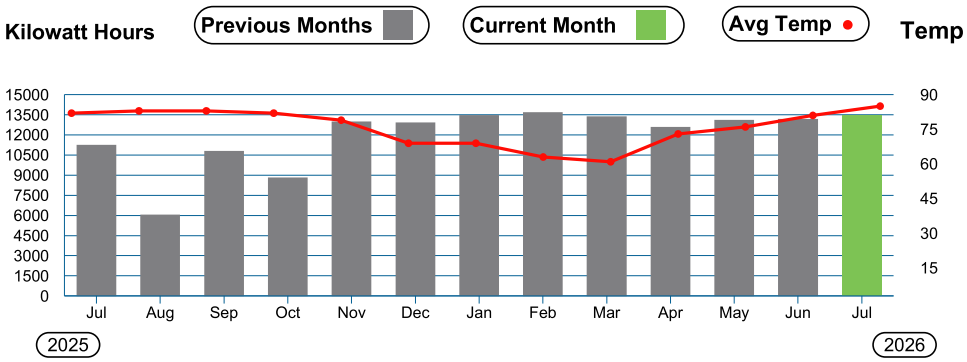
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$1,477.09

Bank Draft is scheduled for 07/27/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

13,456 kWh	13,195 kWh	11,243 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 31 Days

Your Average Daily Use

434 kWh	$45.38 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 $1,477.09
is scheduled for 07/27/2026

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

2

2792 1 MB 0.672
SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

5 2792
C-10

1102601709820030001477090001521400706202 60

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	05/30/2026	06/30/2026	874,090	887,546	1.0	13,456	22.336

Account Summary

Previous Balance	$1,419.98
Payment(s) Made	-$1,419.98
Balance Forward	**$0.00**
Current Charges	$1,477.09
Total Amount Due	**$1,477.09**

Current Charges			**GSD**
Facilities Use Charge			$110.00
Energy Charge	13,456 kWh	@ 0.083	$1,116.85
CPA	13,456 kWh	@ -0.001	-$13.46
Billed Demand	22.336 kW	@ 8.660	$193.43
Property Tax Recovery Fee			$33.34
Gross Receipts Tax			$36.93
Total Current Charges			**$1,477.09**

Bank Draft Amount $1,477.09



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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	06/25/2026
Account #	185639001
Member #	168790

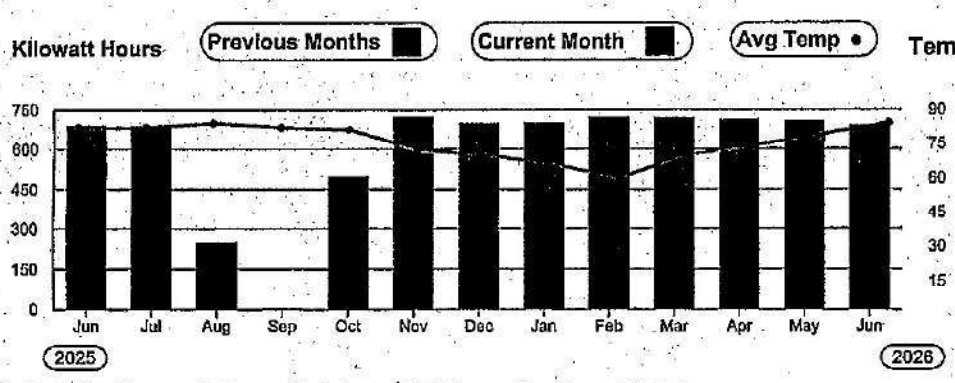
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$115.02

Bank Draft is scheduled for 07/16/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

691 kWh	710 kWh	691 kWh
This Month 30 Days	Last Month 31 Days	This Month Last Year 30 Days

Your Average Daily Use

23 kWh	$3.65 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 $115.02
is scheduled for 07/16/2026

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

9

SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

1102601856390010000011502000012502062520267

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

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36896782	05/21/2026	06/20/2026	27,246	27,937	1.0	691	0.982

Account Summary

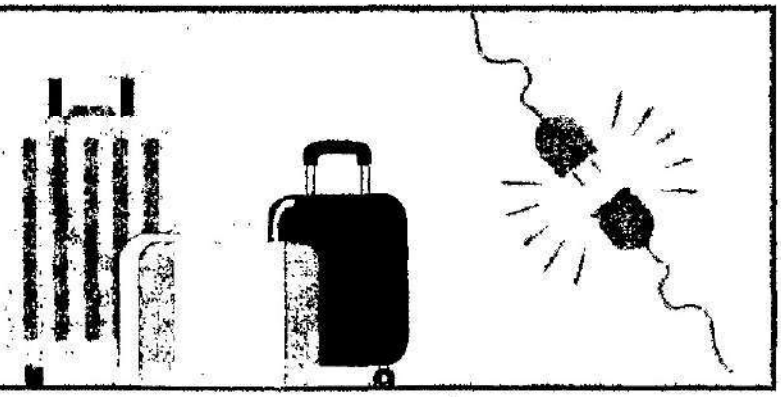
Previous Balance	$116.62
Payment(s) Made	-$116.62
Balance Forward	**$0.00**
Current Charges	$115.02
Total Amount Due	**$115.02**

Current Charges			**GS-S**
Facilities Use Charge			$28.00
Energy Charge	691 kWh	@ 0.121	$83.61
CPA	691 kWh	@ -0.003	-$2.07
Property Tax Recovery Fee			$2.60
Gross Receipts Tax			$2.88
Total Current Charges			**$115.02**

Bank Draft Amount $115.02

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FAMILY DOLLAR. CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

SUMMER WOODS CDD
Bill Date 06/25/2026
Account # 185639002
Member # 168790

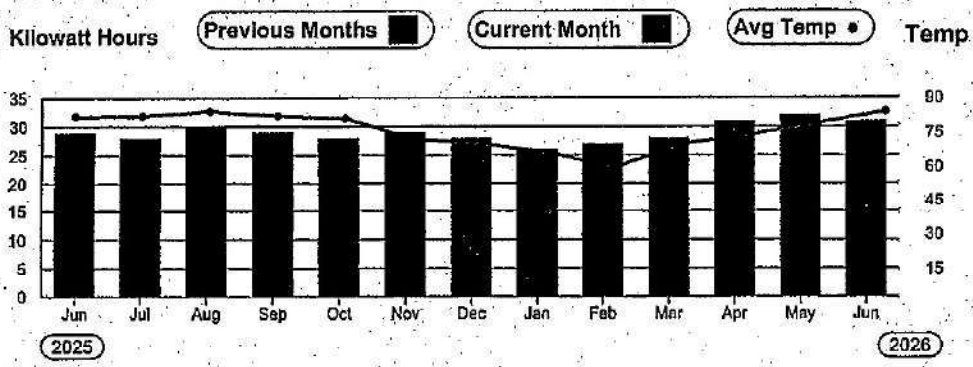
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$33.24

Bank Draft is scheduled for 07/16/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

31 kWh	32 kWh	29 kWh
This Month 30 Days	Last Month 31 Days	This Month Last Year 30 Days

Your Average Daily Use

1 kWh	$1.06 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 $33.24
is scheduled for 07/16/2026

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

SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

1102601856390020000033240000043240625202680

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

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
35591797	05/21/2026	06/20/2026	1,657	1,688	1.0	31	0.046

Account Summary

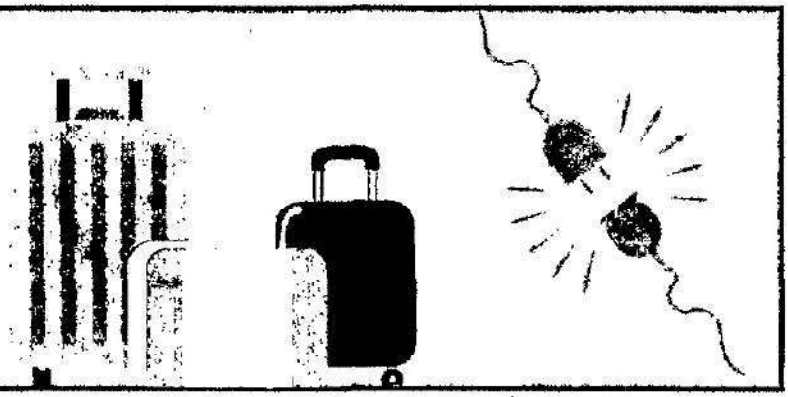
Previous Balance	$33.32
Payment(s) Made	-$33.32
Balance Forward	**$0.00**
Current Charges	$33.24
Total Amount Due	**$33.24**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	31 kWh @ 0.121	$3.75
CPA	31 kWh @ -0.003	-$0.09
Property Tax Recovery Fee		$0.75
Gross Receipts Tax		$0.83
Total Current Charges		**$33.24**

Bank Draft Amount $33.24

HEADING OUT OF TOWN?

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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 ELEVEN

NNNN

SUMMER WOODS CDD

Bill Date	07/02/2026
Account #	185639004
Member #	168790

Peace River Electric Cooperative, Inc.

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

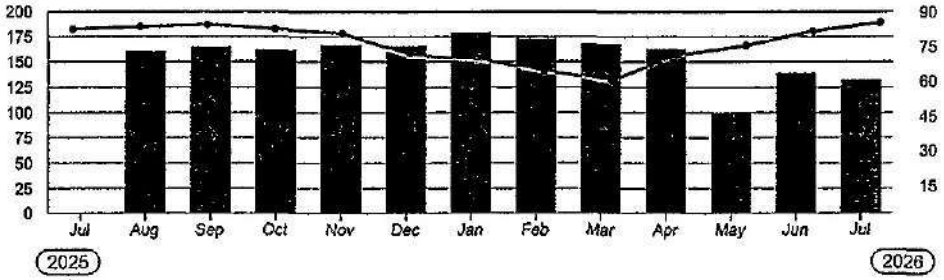
TOTAL AMOUNT DUE

$46.03

Bank Draft is scheduled for 07/23/2026

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

132 kWh	139 kWh	0 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

4 kWh	$1.46 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 $46.03
is scheduled for 07/23/2026

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

2925 1 MB 0.672
SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

5 2925
C-11

1102601856390040000046030000056030702202 65

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	05/27/2026	06/26/2026	5,118	5,250	1.0	132	0.382

Account Summary

Previous Balance	$46.62
Payment(s) Made	-$46.62
Balance Forward	**$0.00**
Current Charges	$46.03
Total Amount Due	**$46.03**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	132 kWh @ 0.121	$15.97
CPA	132 kWh @ -0.001	-$0.13
Property Tax Recovery Fee		$1.04
Gross Receipts Tax		$1.15
Total Current Charges		**$46.03**

Bank Draft Amount $46.03

Breaking Up Is Hard To Do

...Unless it's with your paper bill!

Your Mailbox Deserves Closure.

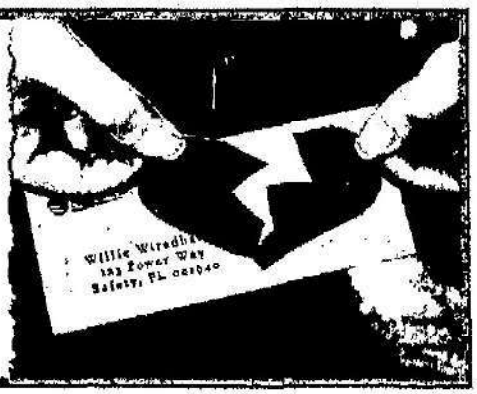
Break up with paper bills and switch to paperless billing today.

Enroll in Paperless Billing July–August for weekly chances to win a **$100 bill credit*** and a shot at a **$100 grand prize*** on August 31.

Make the switch in SmartHub today.

*For new enrollees and existing e-bill members

paperless billing



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7993664336500011026018563900042

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.

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

NNNN

SUMMERWOODS CDD

Bill Date	07/06/2026
Account #	222852002
Member #	240104

Peace River Electric Cooperative, Inc.

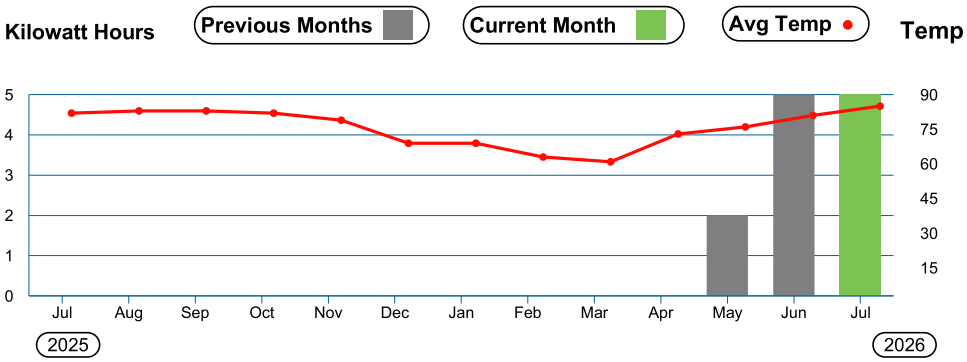
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$32.42

Bank Draft is scheduled for 07/27/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

This Month 31 Days	Last Month 30 Days	This Month Last Year 0 Days
5 kWh	5 kWh	0 kWh

Your Average Daily Use

Use	Cost *not including taxes and fees*
0 kWh	$.92 Day

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

Bank Draft Amount $32.42
is scheduled for 07/27/2026

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

2

SUMMERWOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

1102602228520020000032420000042420706202650

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	05/30/2026	06/30/2026	7	12	1.0	5	0.007

Account Summary

Previous Balance	$32.41
Payment(s) Made	-$32.41
Balance Forward	**$0.00**
Current Charges	$32.42
Total Amount Due	**$32.42**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	5 kWh @ 0.121	$0.61
CPA	5 kWh @ -0.001	-$0.01
Property Tax Recovery Fee		$0.68
Gross Receipts Tax		$0.75
Florida Sales Tax		$2.09
Manatee County Tax		$0.30
Total Current Charges		**$32.42**

Bank Draft Amount **$32.42**



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79936643365000110260222852002 7

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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.: 34778
Terms: Net 45
Invoice date: 07/01/2026
Due date: 08/15/2026

#	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.: 34845
Terms: Net 45
Invoice date: 07/08/2026
Due date: 08/22/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.22.26 Controller 3 Repaired badly damaged drip pipe on zones 4-12.			
2.		**Sales**	drip coupling	13	$0.75	$9.75
3.		**Sales**	drip line	2	$0.75	$1.50
4.		**Sales**	labor-technician	3	$75.00	$225.00

Total **$236.25**

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

Invoice

Date	Invoice #
7/2/2026	INV0000110583

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	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 #
7/2/2026	INV0000110717

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$791.67	$791.67
Personnel Reimbursement	1.00	$1,352.21	$1,352.21

Subtotal	$2,143.88
Total	$2,143.88

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

Invoice

Date	Invoice #
7/1/2026	INV0000110798

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Cell Phone	50.00	$1.00	$50.00

Subtotal	$50.00
Total	$50.00

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

Invoice

Date	Invoice #
7/15/2026	INV0000110822

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	$2,622.16	$2,622.16

Subtotal	$2,622.16
Total	$2,622.16

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

Invoice

Date	Invoice #
7/17/2026	INV0000110842

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$1,469.84	$1,469.84

Subtotal	$1,469.84
Total	$1,469.84

INVOICE

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

Invoice #	INV-SN-1505
Invoice Date:	7/1/2026
Due Date:	7/31/2026
PO#:	Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$150.00

	Subtotal:	$384.38
Subscription start: 10/21/2025	Tax Total:	
Subscription end: 10/20/2026	Total:	$384.38
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$384.38**

Click Here to pay with Credit Card

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

INVOICE

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

DATE	INVOICE #
7/1/2026	1014378

BILL TO

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

P.O. No.	Terms
July 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.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01124M **Date 07/03/2026**

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 # 26-01124M **Notice of Public Hearing** **RE:** Meeting on July 30, 2026 at 6:00pm **Published:** 7/3/2026	$251.56

Important Message	Paid	()
Please include our Serial # on your check **Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**	**Total**	**$251.56**

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

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Serial Number
26-01124M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

JUL 14 2026

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Meeting on July 30, 2026 at 6:00pm

in the Court, was published in said newspaper by print in the

issues of 7/3/2026

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

3rd day of July, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Summer Woods CDD - Rizzetta
3434 Colwell Ave Ste 200
Tampa, FL 33614

FILE COPY

JUL 14 2026

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") for the Summer Woods Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE:	July 30, 2026
TIME:	6:00 P.M.
LOCATION:	The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd, Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
Single Family 40'	371	1.00	$1,412.60
Single Family 40' Gated	143	1.00	$1,412.60
Single Family 50'	474	1.25	$1,765.75

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Manatee County ("**County**") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://www.summerwoodscdd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

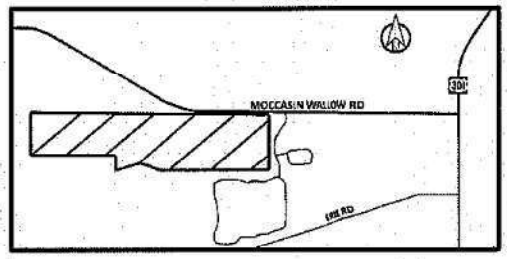
Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sam Stevens
District Manager

SUMMER WOODS CDD

(District funds identified with diagonal stripes)



July 3, 2026 26-01124M

FILE COPY

Serial Number
26-01124M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

JUL 10 2026

COUNTY OF MANATEE

STATE OF FLORIDA

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Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

6th day of July, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

PS 1 of 2

JUL 10 2026

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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Single Family 50'	474	1.25	$1,765.75

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Manatee County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://www.summerwoodscdd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

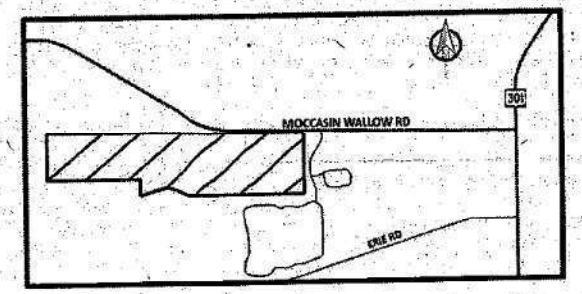
Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sam Stevens
District Manager

SUMMER WOODS CDD

(District lands identified with diagonal stripes)



July 3, 2026

26-01124M

2 of 2

PS

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01150M **Date 07/10/2026**

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 # 26-01150M **Notice of Public Hearing** **RE:** Meeting on July 30, 2026 at 6:00pm **Published:** 7/10/2026	$96.25

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$96.25**

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

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Summer Woods Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE:	July 30, 2026
TIME:	6:00 P.M.
LOCATION:	The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd, Parrish, Florida 34219

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://www.summerwoodscdd.org/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sam Stevens
District Manager

July 10, 2026 26-01150M

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.

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Serial Number
26-01150M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Meeting on July 30, 2026 at 6:00pm

in the Court, was published in said newspaper by print in the

issues of 7/10/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

10th day of July, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

JUL 13 2026

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Summer Woods Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE:	July 30, 2026
TIME:	6:00 P.M.
LOCATION:	The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd, Parrish, Florida 34219

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://www.summerwoodscdd.org/.

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Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sam Stevens
District Manager

July 10, 2026 26-01150M

Summer Woods CDD - Rizzetta
3434 Colwell Ave Ste 200
Tampa, FL 33614

FILE COPY

Serial Number
26-01150M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

JUL 13 2026

COUNTY OF MANATEE

STATE OF FLORIDA

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in the Court, was published in said newspaper by print in the

issues of 7/10/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

10th day of July, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Summer Woods Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE:	July 30, 2026
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LOCATION:	The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd, Parrish, Florida 34219

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Sam Stevens
District Manager

July 10, 2026 26-01150M

Truly Nolen Branch 059
4842 N Florida Ave, 2nd Floor
Tampa, FL 33603
813-232-3237

Inspection Report

ORDER #: 590318340

WORK DATE: 07/02/2026

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: 07/02/2026 10:11:02 AM
Time Out: 07/02/2026 10:40:13 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: restroom building exterior and interior. Exterior around the gated areas. Some area areas within the splash pad with trailing ants. No other activity reported 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
Bithor SC.		83923-2	9.0000%	0.0703	Bifenthrin; Imidacloprid	0.1000 Gallon	2.9559 Milliliters
Target Pests: Cockroaches							

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Bithor SC.		83923-2	9.0000%	0.0703	Bifenthrin; Imidacloprid	3.0000 Gallon	88.6780 Milliliters
Target Pests: Cockroaches							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

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	$9,713.00
Statement Closing Date	June 30, 2026
Days in Billing Cycle	30
Previous Balance	$120.09
Payments & Credits	$120.09
Purchases & Other Charges	$286.17
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$286.17

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	$286.17
Minimum Payment Due	**$286.17**
Payment Due Date	**July 27, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL **$120.09-**	
06/25	06/25	F151500J000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	120.09-
		JAMIE LEE	**TOTAL** **$286.17**	
06/08	06/08	5543286HF5W43NX1B	LOWES #03453* PARRISH FL	44.92
			MCC: 5200 MERCHANT ZIP: 34219	
06/09	06/09	5543286HG5WBQV2R6	AMAZON MKTPL*IE7UV1GA3 SEATTLE WA	77.15
			MCC: 5942 MERCHANT ZIP:	
06/13	06/13	5543286HL5XJ4SZF3	AMAZON MKTPL*5T85G1DB1 SEATTLE WA	14.43
			MCC: 5942 MERCHANT ZIP:	
06/13	06/13	0230537HM00HB7Y5K	PUBLIX #1848 PARRISH FL	40.19
			MCC: 5411 MERCHANT ZIP: 34219	
06/17	06/17	5543286HR5Z2VGVG9	LOWES #03453* PARRISH FL	3.40
			MCC: 5200 MERCHANT ZIP: 34219	
06/17	06/17	5554650HTP0GYJRYW	MINUTEKEY BOULDER CO	53.50
			MCC: 5251 MERCHANT ZIP: 80301	
06/17	06/17	5554650HTP0GYJRZ3	MINUTEKEY BOULDER CO	14.98

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	**July 27, 2026**
New Balance	**$286.17**
Minimum Payment Due	$286.17
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: 5251 MERCHANT ZIP: 80301	
06/23	06/23	5543286HY614H6R7Z	AMAZON MKTPL*8I3U235D3 SEATTLE WA	37.60
			MCC: 5942 MERCHANT ZIP:	
		MICHELLE WHITE	**TOTAL**	**$0.00**

IMPORTANT ACCOUNT INFORMATION

$0 - $286.17 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$2.59	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$0.72	$0-$500,000 = 0.25%
New Cashback Balance	$3.31	$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.

© 2022 Valley National Bank. Member FDIC. Equal Opportunity Lender. All Rights Reserved.

Summer Woods CDD
Clubhouse Credit Card
06/01/26-06/30/26

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	Misc Contigency	Pool Furniture Replacement
				57200-4701	57900-6409	57200-4534
06/08/26	Lowes	Gate Lock Latch	(44.92)	(44.92)		
06/09/26	Amazon	Pool Chair Lift Cover	(77.15)			(77.15)
06/13/26	Amazon	Star Wrench Set	(14.43)	(14.43)		
06/13/26	Publix	Personal Purchase (To be Reimbursed by Jamie Lee, Clubhouse Manager. Purchase made in error, should have used personal debit card)	(40.19)		(40.19)	
06/17/26	Lowes	Personal Purchase (To be Reimbursed by Jamie Lee, Clubhouse Manager. Purchase made in error, should have used personal debit card)	(3.40)		(3.40)	
06/17/26	Minute Key	(2) Blank Fob Keys	(53.50)	(53.50)		
06/17/26	Minute Key	(2) Door Keys	(14.98)	(14.98)		
06/23/26	Amazon	Outdoor Patio Clock	(37.60)	-37.60		
	TOTAL	001-10102	**(286.17)**	**(165.43)**	**(43.59)**	**(77.15)**

Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Wednesday, July 8, 2026 12:56 PM
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, Jun 8, 2026 at 3:31 PM
Subject: Your Lowe's Purchase Receipt
To: <maintenance.rizzeta@gmail.com>




Your Lowe's Receipt

Order # **203453159262027133**

Transaction # 470690255

Order Date #: Placed June 8, 2026

15:31:39

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
V6201 LOCK LTCH BLK (-168	1

Item #: **689565**|Model #: **N346-201**
Unit Price: **$41.98**|Subtotal: **$41.98**

Total # of items purchased: 1

Invoice 81403 Subtotal $41.98

Excludes fees, services and special order items

Payment Summary

Subtotal	$ 41.98
Total Tax	$ 2.94
Total	$ 44.92

Order Details

Payment	$ 44.92
AuthTime	06/08/26 15:31:32
AuthCD	008280
REFID	345325403601
AID	A0000000041010
TVR	0000008001
Customer Code	NA
Order Date	06/08/26 15:31:39
Store #	3453
Terminal #	25

**** **** **** 7233

Re: [EXTERNAL]Re: FW: Summer Woods - June Receipts

JL

Jamie Lee <maintenance.rizzeta@gmail.com>
To Tracy Preston

Save

Order placed June 8, 2026 | Order # 111-2972626-2696214

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:	$72.10
Shipping & Handling:	$0.00
Total before tax:	$72.10
Estimated tax to be collected:	$5.05
Grand Total:	**$77.15**
Refund Total	**$77.15**

Return complete
Your return is complete. Your refund has been issued.
When will I get my refund?



Swimming Pool Lift Chair Protective Cover , 600D Heavy Duty Outdoor Pool Lift Chair Protective Covers,Compatible with Global Lift Corp - Inground Pool Organizer Accessories, Black
Sold by: FGuang
$72.10

Order Summary

Order placed June 12, 2026 Order # 111-3758235-3924215

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:	$13.49
Shipping & Handling:	$0.00
Total before tax:	$13.49
Estimated tax to be collected:	$0.94
Grand Total:	**$14.43**

Delivered June 13

Your package was left near the front door or porch.



Mutt Tools Tamper Proof Star Wrench Set – Folding Security Torx Set with Hole in Middle – For Regular and Security Torx Key Screws, Tamper Resistant Star Key Wrench

Sold by: Mutt Tools

Return or replace items: Eligible through July 13, 2026

$13.49

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Deposit Detail Report

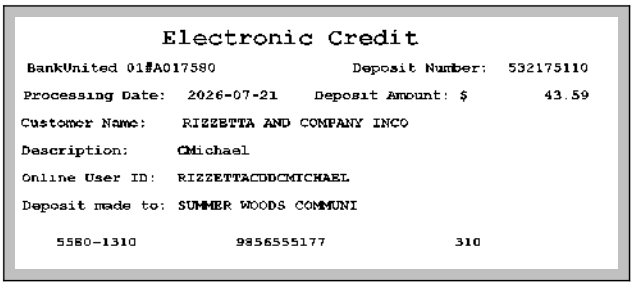
Deposit Detail for Deposit ID: 532175110

Site ID: 12389
Deposit Report: SUBMITTED
Batch ID: 178465822
Processing Date: 2026-07-21
Customer Name: RIZZETTA AND COMPANY INCORPORATED - CDD
Company ID: 267090594-RIZZETTACDD
Worktype: 41 - 41-MER-DR-21:00
Submit Date/Time: 2026-07-21 14:24
Deposit Name: CMichael
Account Name: SUMMER WOODS COMMUNITY DEV DIST OPER
Location ID: 12389

Transaction Detail for Transaction ID: 532175110001

Type: ELECTRONIC
Deposit Account: ******5177 - SUMMER WOODS COMMUNITY DEV DIST OPER

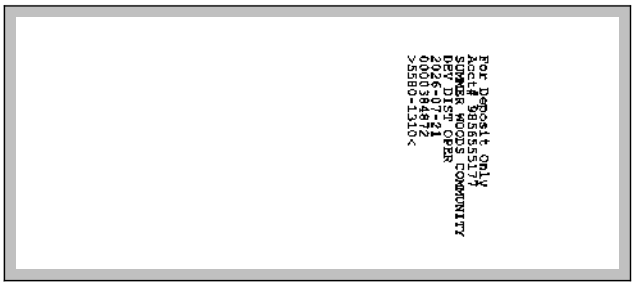
AUX/Serial	RIC	RT	WAUX/FLD4	Account	Check	Amount	Item Type	Item Status
		5580-1310		******5177	310	$43.59	Credit	



Electronic Credit

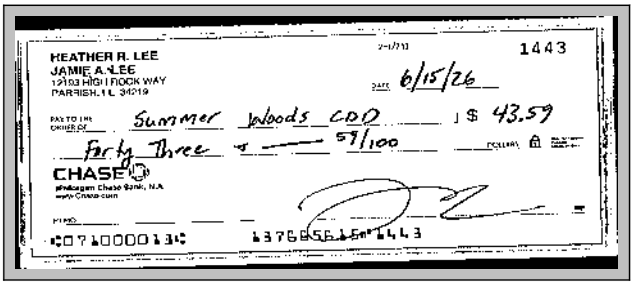
BankUnited 01#A017580 Deposit Number: 532175110
Processing Date: 2026-07-21 Deposit Amount: $ 43.59
Customer Name: RIZZETTA AND COMPANY INCO
Description: CMichael
Online User ID: RIZZETTACDDCMICHAEL
Deposit made to: SUMMER WOODS COMMUNI

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	1443	$43.59	0003	



HEATHER R. LEE
JAMIE A. LEE
12193 HIGH ROCK WAY
PARRISH, FL 34219

1443

DATE 6/15/26

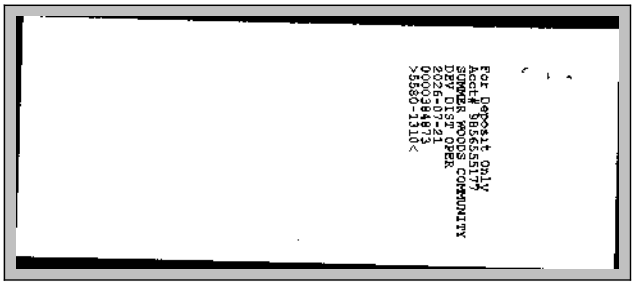
PAY TO THE ORDER OF Summer Woods CDD $ 43.59

Forty Three 59/100 DOLLARS

CHASE

For

⑆071000013⑆ 137[illegible]1443



For Deposit Only
Acct# 9856555177
SUMMER WOODS COMMUNITY
DEV DIST OPER
>5580-1310<

Transaction Control Information:

Credit Items: 1
Credit Total: $43.59
Txn Difference: $0.00
Debit Items: 1
Debit Total: $43.59

Deposit Detail for Deposit ID: 532175110

Site ID: 12389
Deposit Report: SUBMITTED
Batch ID: 178465822
Processing Date: 2026-07-21
Customer Name: RIZZETTA AND COMPANY INCORPORATED - CDD
Company ID: 267090594-RIZZETTACDD
Worktype: 41 - 41-MER-DR-21:00
Submit Date/Time: 2026-07-21 14:24
Deposit Name: CMichael
Account Name: SUMMER WOODS COMMUNITY DEV DIST OPER
Location ID: 12389

Transaction Detail for Transaction ID: 532175110001

Type: ELECTRONIC
Deposit Account: ******5177 - SUMMER WOODS COMMUNITY DEV DIST OPER

Deposit Control Information:

Deposit Total: $43.59
Difference: $0.00
Checks Total: $43.59
Item Count: 2

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

JUL 20 2021

Credit Card – Missing Receipt

Date: ~~06/13/21~~	6/13	6/17
Store: ~~Sunny Seoul~~ Korean	Publix	Lowe's
Amount: ~~$80.88~~	40.19	3.40
Reason: USED WRONG CARD		$43.59

Credit Card Holder:

Jamie Lee

District Manager:

Matt O'Nolan

To reimburse the district, please send check or money order to:

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

Tracy Preston

From: Jamie & Heather Lee <jalhrl@gmail.com>
Sent: Wednesday, July 8, 2026 1:07 PM
To: Tracy Preston
Subject: [EXTERNAL]Fwd: Minute Key Receipt

NOTICE: This email originated from outside of the organization.
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---------- Forwarded message ---------
From: **Minute Key** <info@minutekey.com>
Date: Wed, Jun 17, 2026 at 9:04 AM
Subject: Minute Key Receipt
To: <jalhrl@gmail.com>



YOUR JUNE 17, 2026 ORDER:

2x	Blank fob Key	**$50.00**
Subtotal		$50.00
Tax		$3.50

Total **$53.50**

Payment Method: MasterCard *7233



plant 1 tree when you buy 2 NFF keys

YOU CAN HELP

We have partnered with the National Forest Foundation to support our environment. Minute Key is planting one tree for every two National Forest Foundation keys purchased!

FIND NEAR YOU!

Need to find a Minute Key kiosk?

Visit our kiosk finder

Transaction: JD4UZHRXL3 **Kiosk:** K10489

Your key is guaranteed to be accurate.

Having issues with your key? No need to return it to the store. Complete the form at minutekey.com/contact or email us at csescalations@hillmangroup.com, and we'll get back to you as soon as possible.
Need immediate help? Call us at 1 (800) 539-7571

Tracy Preston

From: Jamie & Heather Lee <jalhrl@gmail.com>
Sent: Wednesday, June 17, 2026 10:11 AM
To: Tracy Preston
Subject: [EXTERNAL]Fwd: Minute Key Receipt

NOTICE: This email originated from outside of the organization.
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Please see receipts for new keys. Also, I will send to you the payback this week. I forgot about it last week.

---------- Forwarded message ---------
From: **Minute Key** <info@minutekey.com>
Date: Wed, Jun 17, 2026 at 9:11 AM
Subject: Minute Key Receipt
To: <jalhrl@gmail.com>



YOUR JUNE 17, 2026 ORDER:

1x	Spider-Man Key	**$8.00**
1x	Brass Key	**$6.00**
Subtotal		$14.00
Tax		$0.98
Total		**$14.98**

Payment Method: MasterCard *7233



plant 1 tree when you buy 2 NFF keys

YOU CAN HELP

We have partnered with the National Forest Foundation to support our environment. Minute Key is planting one tree for every two National Forest Foundation keys purchased!

FIND NEAR YOU!

Need to find a Minute Key kiosk?

Visit our kiosk finder

Transaction: IUSP8830UZ **Kiosk:** K10489

Order Summary

Order placed June 23, 2026 Order # 111-3440358-4215461

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:	$35.14
Shipping & Handling:	$0.00
Total before tax:	$35.14
Estimated tax to be collected:	$2.46
Grand Total:	**$37.60**
Refund Total	**$37.60**

Refunded

Your return is in transit. Your refund has been issued.
When will I get my refund?



Retro Outdoor Clocks for Patio – Farmhouse Black Metal Outdoor Wall Clock Silent Battery Operated – Vintage Industrial Skeleton Outside Clock for Pool Area, Garden, Backyard, Porch - Roman Numerals
Sold by: Seesure Direct
$35.14

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Tab 14

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 Public Hearing and regular meetings of the Board of Supervisors of the Summer Woods Community Development District were held on **Tuesday, July 30, 2026, 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:

Matthew Ruxton	**Board Supervisor, Chairman**
Mark Sigman	**Board Supervisor, Vice Chair**
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.**
Bennett Davenport	**District Counsel, Kutak Rock LLP**
Andy Nott	**Representative, Superior Waterway**
Raphael Rosario	**Representative, Redtree Landscaping**
Haley Pryor	**Field Inspector, Rizzetta & Company, Inc.**
Audience	**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 Redtree Proposal for Stump Grind and Removal Proposal

On a Motion by Mr. Sullivan, seconded by Mr. Flynn, with all in favor, the Board of Supervisors approved *Redtree* proposal for Stump Grind and removal, in the amount of $23,350, for the Summer Woods Community Development District. 5-0

DRAFT

The Board requested that the bush at the corner of Summerwood and Moccasin Wallow Road be trimmed and that dirt be cleared from the two irrigation valve boxes outside the fence on Firefly Loop.

2. Ratification of Redtree Proposals for Landscape Maintenance

> On a Motion by Mr. Sigman, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors ratified *Redtree* proposals for Landscape Maintenance, in the amount of $350, $28, and $850, for the Summer Woods Community Development District. 5-0

B. Aquatics Report

Mr. Nott discussed the report with the Board.

C. District Engineer

The Board requested that the District Engineer review the CDD easements in Summer Woods using the Aquatics Report.

D. District Counsel

There being none, the next item followed.

E. District Manager Report

Ms. Stevens discussed the financials and advised the next meeting to be held on September 3, 2026, at 6:00 p.m.

FOURTH ORDER OF BUSINESS Business Items

A. Public Hearing for Fiscal Year 2026-2027 Final Budget

> On a motion by Mr. Johnson, seconded by Mr. Ruxton with all in favor, the Board of Supervisors opened the Public Hearing for the Summer Woods Community Development District. 5-0

There were no comments on the budget.

> On a motion by Mr. Sigman, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors closed the Public Hearing for the Summer Woods Community Development District. 5-0

DRAFT

i. Consideration of Resolution 2026-05; Approving Fiscal Year 2026-2027 Final Budget

> On a motion by Mr. Sigman, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors adopted Resolution 2026-05, approving the Fiscal Year 2026-2027 Final Budget with a high range of $71.48, a low range of $57.18, and a 4.22% increase for the Summer Woods Community Development District. 5-0

B. Public Hearing for Levying Fiscal Year 2026-2027 O&M Assessments

> On a motion by Mr. Johnson, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors opened the Public Hearing, for the Summer Woods Community Development District. 5-0

> On a motion by Mr. Sigman, seconded by Mr. Johnson, with all in favor, the Board of Supervisors closed the Public Hearing for the Summer Woods Community Development District. 5-0

ii. Consideration of Resolution 2026-06; Levying Fiscal Year 2026-2027 O&M Assessments

> On a motion by Mr. Johnson, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors adopted Resolution 2026-06, Levying the Fiscal Year 2026-2027 O&M Assessments for the Summer Woods Community Development District. 5-0

C. Consideration of Resolution 2026-07; Approving Fiscal Year 2026-2027 Meeting Schedule

> On a motion by Mr. Johnson, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors adopted Resolution 2026-14 Fiscal Year 2026-2027 Meeting Schedule for the Summer Woods Community Development District. 5-0

D. Consideration of Resolution 2026-08; Declaring Board Seat Vacancy 2026

> On a motion by Mr. Sigman, seconded by Mr. Sullivan, with all in favor, the Board of Supervisors adopted Resolution 2026-08, Declaring Board Seat 5 Vacancy 2026 for the Summer Woods Community Development District. 5-0

E. Consideration of Complete IT Camera Proposal

This item was tabled, and the Board of Supervisors requested that an itemized proposal be presented at the next meeting.

DRAFT

F. Ratification of Cooper Pools Proposal #739 for Installation and Removal of Grids
G. Ratification of Cooper Pools Proposal #738 for Installation & Removal of Light Ring
H. Ratification of Cooper Pools Proposals #584, #1009, and #1031 for Pool Maintenance

> On a motion by Mr. Sullivan, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors ratified consent agenda for *Cooper Pools* Proposals 739, 738, 584, 1009, and 1031, as presented for the Summer Woods Community Development District. 5-0

I. Ratification of Cooper Pools Proposals #1091 ADA Replacement Part or New ADA Chair

> On a motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board of Supervisors ratified *Cooper Pools* Proposal No. 1091 ADA Replacement Part or New ADA Chair for the Summer Woods Community Development District. 5-0

J. Ratification of Cooper Pools Proposal #1124 for Splash Pad Toro Valve & Autofill Float Assembly Replacement

> On a motion by Mr. Sigman, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors ratified *Cooper Pools* Proposal No. 1124 for Splash Pad Toro Valve & Autofill Float Assembly Replacement for the Summer Woods Community Development District. 5-0

FIFTH ORDER OF BUSINESS Business Administration

A. Consideration of the Financial Report for April through June 2026

Ms. Stevens presented the financial statements report from April through June 2026.

> On a Motion by Mr. Ruxton, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the April through June 2026 financial report for the Summer Woods Community Development District. 5-0

B. Consideration of the Operation and Maintenance Expenditures for May and June 2026
C. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 28, 2026

DRAFT

> On a Motion by Mr. Johnson, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors approved the consent agenda for the Meeting Minutes held on May 28, 2026, with corrections to Matthew Ruxton being present and not by telephone, was amended as presented, and the Operation and Maintenance Expenditures for May ($95,973.41) and June ($70,122.03) of 2026, for the Summer Woods Community Development District. 5-0

D. Ratification of the Financial Audit Report for Fiscal Year 2025

> On a Motion by Mr. Sullivan, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors ratified the Financial Audit Report for Fiscal Year 2025 for the Summer Woods Community Development District. 5-0

SIXTH ORDER OF BUSINESS **Supervisor Requests and Audience Comments**

There were comments received by residents regarding ponds, barcodes, and mailing notices.

The Board requested verification of whether the county funds have been received. Management will confirm the status and provide an update to the Board via email once a response is received.

The Board also requested a status update on the following projects and maintenance items:

- Mulch project
- Tiles and pavers project
- Repair of the changing table in the women's restroom

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. Johnson, seconded by Mr. Sigman, with all in favor, the Board Adjourned the Meeting at 7:25 p.m., for the Summer Woods Community Development District.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

DRAFT