Rizzetta & Company

Summer Woods
Community Development District

Board of Supervisors' Meeting
October 1, 2026

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

www.summerwoodscdd.org

SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219

Board of Supervisors	Matthew Ruxton	Chairman
	Mark Sigman	Vice Chair
	Joey Johnson	Assistant Secretary
	Johnathan Flynn	Assistant Secretary
	Chris Sullivan	Assistant Secretary
District Manager	Sam Stevens	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Kutak Rock Law Group
District Engineer	Matt Morris	Pape-Dawson

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 2700 S. FALKENBURG RD, SUITE 2700• RIVERVIEW, FLORIDA 33578

www.SummerWoodsCDD.org

Board of Supervisors **9/30/2026**
Summer Woods Community
Development District

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

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Summer Woods Community Development District will be held on **Thursday, October 1, 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
   - **B.** Landscape Inspection Report and Responses .....Tab 2
     i. Consideration of RedTree Landscape Proposals .....Tab 3
   - **C.** Aquatics Report
     i. Consideration of Superior Water Way Proposal for Lake 19 Littoral Planting .....Tab 4
   - **D.** District Engineer
   - **E.** District Counsel
   - **F.** District Manager Report
     i. Presentation of the 3rd Quarter Website Audit Report .....Tab 5
4. **BUSINESS ITEMS**
   - **A.** Consideration of Complete IT Camera Proposal .....Tab 6
   - **B.** Acceptance of Fiscal Year 2025-2026 District Goals and Objectives Performance Measures and Standards Annual Reporting Form.....Tab 7
   - **C.** Acceptance of Fiscal Year 2026-2027 District Goals and Objectives Performance Measures and Standards Annual Reporting Form.....Tab 8
   - **D.** Discussion of the Back Gates at MW
5. **BUSINESS ADMINISTRATION**
   - **A.** Ratification of Cooper Pools Proposal No. 910, 1047, 1048, and 1049.....Tab 9
   - **B.** Ratification of Operation & Maintenance Expenditures for August 2026.....Tab 10
   - **C.** Consideration of the Board of Supervisors' Regular Meeting Minutes for September 3, 2026 .....Tab 11
6. **SUPERVISOR REQUESTS AND COMMEN TS**
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



September 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

- ❑ **The Blackout period for fertilizer containing phosphorous and nitrogen is over on October 1st.**
- ❑ **Fertilizer application is scheduled for October containing the following quantities: St. Augustine-15/50lb bags, Bahia-10/50lb bags, Ornamentals-15/50lb bags, Palms-1/50lb bag.**

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

1. Cinch bug damage to the turf along Summerwoods Dr. has worsened over the last month. Please provide update on progress as weekly monitoring should be scheduled until the turf is free of pests. The photos below show the continued decline since the August inspection. (Pics 1a&b)





2. Manatee Co. construction continues along Moccasin Wallow Rd. and affects landscaping for Summer Woods between Moccasin Wallow and High Noon Trail. (Pic 2)



3. Continue to keep weeds and dead fronds removed from the median beds on Summerwoods Dr. The endcaps of the medians are getting a build up of weeds and grass.

4. The second median has a Palm that needs dead frond removal. This is at the end across from the High Noon Trail signpost and it's the first thing you see when entering the community. Please schedule the crew to remove during the next visit.

Daybreak Glen

5. Instruct crews to continue maintaining the Viburnum hedge along Daybreak Glen cul-de-sac.. Massive amount of torpedo grass is shooting up along with Brazilian Pepper. That should be removed immediately. (Pic 5)



6. **<u>Documenting the section of Moccasin Wallow behind the cul-de-sac entrance gate at Daybreak Glen. Construction continues to affect the sidewalk and adjacent landscape with pooling water and saturated ground. This is common up and down Moccasin Wallow on both sides of the road. (Pic 6)</u>**



7. Oak trees around the Daybreak security fence need sucker removed. Some are getting filled in with suckers from the root zone to the branches. Also, remove Spanish Moss when it's heavier than the leaves.

8. The Japanese Blueberry tree inside the gated entrance needs to be shaped. It has grown wild and lost the signature conical shape expected at prominent locations. (Pic 8)



9. The Duranta along the sides and in the median of the Daybreak gated entrance need to be inspected for pests or other stressors causing defoliation. There are bare spots with no leavea and brittle stems. This could be aphids, spider mites, or other issue depleting the plant. Please inspect, diagnose, and treat. Advise of findings. (Pic 9)



10. The Juniper in the median is new and shows some stress. Inspect for pests or other stressors so the shrub can thrive. The Crinum Lily also need dead leaves removed and weeds need to be hand pulled throughout.

Daybreak Glen

11. In the gate entrance median, hanging fruit and dead fronds need to be removed from the Palms. (Pic 11)



12. Live Chinch Bug activity is present in the turf around the gated entrance. Please update on the treatment to eliminate the bugs and stop further decline. (Pics 12a&b)





13. The Firebush intertwined with the Wax Myrtles along the sidewalk that leads to the corner of Firefly Loop and Daybreak Glen needs some maintenance. A firebush has gotten tall and is now leaning on the rest of the brush and colliding with a Japanese Blueberry tree. Vines are starting to encapsulate the hedge and need to be pulled out before this tangle becomes a tedious project. Please schedule maintenance here so this bed is manicured like the rest of the community. (Pic 13)



14. Documenting the heavy weed pressure in the turf before and after the gated section. Weeds are gaining space where turf has declined due to drought stress from June and July and chinch bug activity. (Pic 14)



Daybreak Glen/Amenity Center

15. The turf in the Amenity Center roundabout has declined significantly since the last inspection. Chinch bugs have almost taken out this roundabout and it may not be salvageable. Weeds are taking over the bare spots and the Chinch Bugs are still active in the turf around the Amenity Center. Please advise on progress and gameplan to exterminate the bugs. (Pics 15a-c)







16. Live Chinch Bugs spotted in the turf on the right of the walkway to the pool gate. (Pic 16)



17. Sections of Viburnum in the hedge around the parking lot are in decline. Please inspect, diagnose, and treat before further defoliation and decline. (Pic 17)



18. The beds that line the pool house needs some maintenance. Dead plant material from Shell Ginger, Indian Hawthorne, and palm fronds need to be discarded.

19. Oak trees around the Amenity Center are getting heavy build ups of suckers. Please have crews scan the vicinity and remove the suckers. Some are 2ft long and overdue for removal.

Westernwoods Ave/The Cove

20. The Westernwoods Ave median that leads to the entrance gate to The Cove needs attention. The dead grass that was sprayed needs to be pulled out from the bed. The turf is in decline and chinch bugs are suspected to be active on this end of the community as well. Please inspect weekly to monitor progress and advise of findings. (Pic 20)



21. Remove the dead Ixora on the left side of The Cove entrance gate. Dead plant material draws pests and fungal pathogens so prompt removal is required. (Pic 21)



22. Update on the irrigation at the fence beds is needed. There continues to be saturation and water pooled in pits where trees were removed. Please advise. (Pic 22>)

23. The Juniper in the Westernwoods beds that run parallel with the sidewalks needs continued inspection and treatment for pests or fungal pathogens. The branches turning copper and dying need to be cut out and removed. Please inspect, diagnose, and treat. (Pic 23)



24. The medians and sides of Westernwoods Ave need palm maintenance. Please have crews remove the dead fronds, hanging fruits, and seed pods. The landscape contract agreement requires dead frond removal as-needed rather than once or twice a year. Fruits or seed pods are to be removed prior to development. Fruits are already dropping and getting crushed on the sidewalk. Please schedule this maintenance as soon as possible.



Westernwoods Ave/Moccasin Wallow

25. Inspect, diagnose, and treat the Firebush in the Westerwoods Ave median. The defoliated and sparse sections could indicate pests or fungal issues. This prominent placement needs urgent attention to prevent further decline. (Pic 25)



26. Inspect, diagnose, and treat the Duranta at the foot of the Westerwoods and Moccasin Wallow monument. Ensure there is no decline due to pests or fungal pathogens. (Pic 26)



27. A broken irrigation line was found in the bed between Sawgrass and Westerwoods on Moccasin Wallow Rd. Exact location and details were provided to RedTree so a tech could be dispatched. (Pic 27>)

28. The beds that stretch along Moccasin Wallow Rd., from Sawgrass Rd. and passed Westerwoods Ave, continue to sit in saturated ground from county construction. Some plants and trees are thriving while others are in decline. Please continue to maintain the plant life and irrigation belonging to the CDD. (Pic 28)



29. Noting that turf was not mowed in several sections of Evenetide Trail and Daybreak Glen where they connect with Sawgrass Rd. This is due to the pesticide treatment for Chinch Bugs as RedTree hopes to keep as much of the treatment in the turf as possible. Regular servicing will resume the following week.



Westernwoods Ave/Moccasin Wallow Rd.

30. Investigation continues to address the declining and dead trees planted along Moccasin Wallow Rd. and Westernwoods Ave. Manatee County, Brightview, and Kolter have all been contacted. Further information and solution options are pending. (Pics 30 a-d>)









Proposals

1. Please provide proposal to plant 3-4 Saw Palmettos behind the Summerwoods entrance monument. Also, install 2 Tabebuia trees with one behind each face of the monument with the logo. The idea is to have blooms that surround the corner monument. (Pics 1a-c>)







2. Please provide proposal to install additional Wax Myrtles to fill in the gap at the end of the Firefly Loop cul-de-sac. There is now a gap in the landscape that separates the community from the Moccasin Wallow Rd. border. 3-4 Wax Myrtles should fill in depending on the size. For the proposal, a measurement would be a good idea to make sure the space is covered. (Pic 2)



3. Please provide proposal to install additional Wax Myrtles to fill in the gap at the end of the Firefly Loop cul-de-sac. There is now a gap in the landscape that separates the community from the Moccasin Wallow Rd. border. 3-4 Wax Myrtles should fill in depending on the size. For the proposal, a measurement would be a good idea to make sure the space is covered. (Pic 2)



Proposals

4. Please provide proposal to plant 2 more 3-gallon Dwarf Ixora in the endcap of the median that leads to the gated entrance of Daybreak Glen. This is the first feature seen at the end of Summerwoods Dr. and starts the median bed on the left. The existing Ixora placement needs to be filled in so the empty space shows more than bare mulch. (Pic 4)



Tab 2

SUMMER WOODS

COMMUNITY ASSET MANAGEMENT REPORT



September 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

- ❑ **The Blackout period for fertilizer containing phosphorous and nitrogen is over on October 1st.**
- ❑ **Fertilizer application is scheduled for October containing the following quantities: St. Augustine-15/50lb bags, Bahia-10/50lb bags, Ornamentals-15/50lb bags, Palms-1/50lb bag.**

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

1. Cinch bug damage to the turf along Summerwoods Dr. has worsened over the last month. Please provide update on progress as weekly monitoring should be scheduled until the turf is free of pests. The photos below show the continued decline since the August inspection. (Pics 1a&b)





2. Manatee Co. construction continues along Moccasin Wallow Rd. and affects landscaping for Summer Woods between Moccasin Wallow and High Noon Trail. (Pic 2)



3. Continue to keep weeds and dead fronds removed from the median beds on Summerwoods Dr. The endcaps of the medians are getting a build up of weeds and grass. **- All beds were detailed and sprayed on 9/22.**
4. The second median has a Palm that needs dead frond removal. This is at the end across from the High Noon Trail signpost and it's the first thing you see when entering the community. Please schedule the crew to remove during the next visit.

   - This has been completed.

1 - The sod will be replaced at no charge.

2 - Noted.

Daybreak Glen

5. Instruct crews to continue maintaining the Viburnum hedge along Daybreak Glen cul-de-sac.. Massive amount of torpedo grass is shooting up along with Brazilian Pepper. That should be removed immediately. (Pic 5)

5

- All weeds have been pulled and sprayed. The Brazilian Pepper was also pulled.

6. **<u>Documenting the section of Moccasin Wallow behind the cul-de-sac entrance gate at Daybreak Glen. Construction continues to affect the sidewalk and adjacent landscape with pooling water and saturated ground. This is common up and down Moccasin Wallow on both sides of the road. (Pic 6)</u>** **- This has been noted.**



7. Oak trees around the Daybreak security fence need sucker removed. Some are getting filled in with suckers from the root zone to the branches. Also, remove Spanish Moss when it's heavier than the leaves.

8. The Japanese Blueberry tree inside the gated entrance needs to be shaped. It has grown wild and lost the signature conical shape expected at prominent locations. (Pic 8)



9. The Duranta along the sides and in the median of the Daybreak gated entrance need to be inspected for pests or other stressors causing defoliation. There are bare spots with no leavea and brittle stems. This could be aphids, spider mites, or other issue depleting the plant. Please inspect, diagnose, and treat. Advise of findings. (Pic 9)



10. The Juniper in the median is new and shows some stress. Inspect for pests or other stressors so the shrub can thrive. The Crinum Lily also need dead leaves removed and weeds need to be hand pulled throughout.

7 - This has been completed.

8 - This will be completed by next inspection.

9 - We sprayed for Aphids and will be continuing to monitor.

10 - No pests were found on the Juniper. All dead leaves have been removed from the Crinum Lily.

Daybreak Glen

11. In the gate entrance median, hanging fruit and dead fronds need to be removed from the Palms. (Pic 11)



12. Live Chinch Bug activity is present in the turf around the gated entrance. Please update on the treatment to eliminate the bugs and stop further decline. (Pics 12a&b)





13. The Firebush intertwined with the Wax Myrtles along the sidewalk that leads to the corner of Firefly Loop and Daybreak Glen needs some maintenance. A firebush has gotten tall and is now leaning on the rest of the brush and colliding with a Japanese Blueberry tree. Vines are starting to encapsulate the hedge and need to be pulled out before this tangle becomes a tedious project. Please schedule maintenance here so this bed is manicured like the rest of the community. (Pic 13)



14. Documenting the heavy weed pressure in the turf before and after the gated section. Weeds are gaining space where turf has declined due to drought stress from June and July and chinch bug activity. (Pic 14)



11 - A work order has been made and is awaiting scheduling.

12 - All chinch bugs have been treated.

Rizzetta & Company
Professionals in Community Management

13 - This bed has been detailed and sprayed for weeds.

14 - All weeds and chinch bugs have been sprayed and treated.

Daybreak Glen/Amenity Center

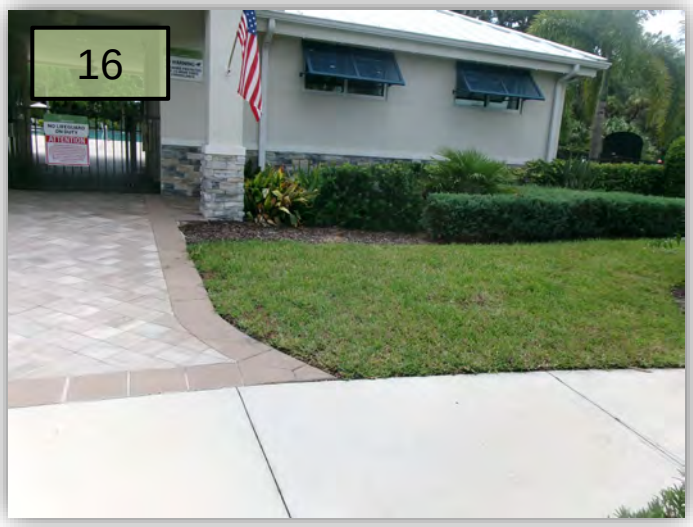
15. The turf in the Amenity Center roundabout has declined significantly since the last inspection. Chinch bugs have almost taken out this roundabout and it may not be salvageable. Weeds are taking over the bare spots and the Chinch Bugs are still active in the turf around the Amenity Center. Please advise on progress and gameplan to exterminate the bugs. (Pics 15a-c)







16. Live Chinch Bugs spotted in the turf on the right of the walkway to the pool gate. (Pic 16)



17. Sections of Viburnum in the hedge around the parking lot are in decline. Please inspect, diagnose, and treat before further defoliation and decline. (Pic 17)



18. The beds that line the pool house needs some maintenance. Dead plant material from Shell Ginger, Indian Hawthorne, and palm fronds need to be discarded.

- All beds have been detailed and sprayed for weeds.

19. Oak trees around the Amenity Center are getting heavy build ups of suckers. Please have crews scan the vicinity and remove the suckers. Some are 2ft long and overdue for removal. **- All tree suckers have been removed.**

15 - All chinch bugs were treated on the property on Wednesday 9/16 and will be treated again this week.

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16 - All chinch will be re-treated this week.

17 - We will fertilize the Viburnum hedge and continue to monitor. A work order was created to inspect and treat

Westernwoods Ave/The Cove

20. The Westernwoods Ave median that leads to the entrance gate to The Cove needs attention. The dead grass that was sprayed needs to be pulled out from the bed. The turf is in decline and chinch bugs are suspected to be active on this end of the community as well. Please inspect weekly to monitor progress and advise of findings. (Pic 20)



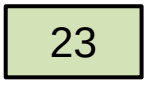
21. Remove the dead Ixora on the left side of The Cove entrance gate. Dead plant material draws pests and fungal pathogens so prompt removal is required. (Pic 21)



22. Update on the irrigation at the fence beds is needed. There continues to be saturation and water pooled in pits where trees were removed. Please advise. (Pic 22>)

- Irrigation fixed all of the drip and tested the area

23. **The Juniper in the Westernwoods beds that run parallel with the sidewalks needs continued inspection and treatment for pests or fungal pathogens. The branches turning copper and dying need to be cut out and removed. Please inspect, diagnose, and treat. (Pic 23)**



- All dead branches have been removed and the area was treated for fungus.

24. The medians and sides of Westernwoods Ave need palm maintenance. Please have crews remove the dead fronds, hanging fruits, and seed pods. The landscape contract agreement requires dead frond removal as-needed rather than once or twice a year. Fruits or seed pods are to be removed prior to development. Fruits are already dropping and getting crushed on the sidewalk. Please schedule this maintenance as soon as possible.



- 20 - All beds have been line trimmed and cleaned. All chinch bugs have been sprayed.
- 21 - All dead plant material has been removed.
- 24 - A work order has been created and will be completed by next inspection.

Westernwoods Ave/Moccasin Wallow

25. Inspect, diagnose, and treat the Firebush in the Westerwoods Ave median. The defoliated and sparse sections could indicate pests or fungal issues. This prominent placement needs urgent attention to prevent further decline. (Pic 25) **- All Firebush was treated.**



26. Inspect, diagnose, and treat the Duranta at the foot of the Westerwoods and Moccasin Wallow monument. Ensure there is no decline due to pests or fungal pathogens. (Pic 26) **- All Duranta has been treated.**



27. A broken irrigation line was found in the bed between Sawgrass and Westerwoods on Moccasin Wallow Rd. Exact location and details were provided to RedTree so a tech could be dispatched. (Pic 27>)

28. The beds that stretch along Moccasin Wallow Rd., from Sawgrass Rd. and passed Westerwoods Ave, continue to sit in saturated ground from county construction. Some plants and trees are thriving while others are in decline. Please continue to maintain the plant life and irrigation belonging to the CDD. (Pic 28) **- Noted.**



29. Noting that turf was not mowed in several sections of Evenetide Trail and Daybreak Glen where they connect with Sawgrass Rd. This is due to the pesticide treatment for Chinch Bugs as RedTree hopes to keep as much of the treatment in the turf as possible. Regular servicing will resume the following week. **- Noted.**



27 - Irrigation technicians inspected the area and determined that the water appears to be from rainfall. The valve has been shut down to monitor the area and determine if it dries up. The technicians will continue to investigate as needed.

Westernwoods Ave/Moccasin Wallow Rd.

30. Investigation continues to address the declining and dead trees planted along Moccasin Wallow Rd. and Westernwoods Ave. Manatee County, Brightview, and Kolter have all been contacted. Further information and solution options are pending. (Pics 30 a-d>) **- Noted.**









Proposals

1. Please provide proposal to plant 3-4 Saw Palmettos behind the Summerwoods entrance monument. Also, install 2 Tabebuia trees with one behind each face of the monument with the logo. The idea is to have blooms that surround the corner monument. (Pics 1a-c>) **- A proposal is attached.**







2. Please provide proposal to install additional Wax Myrtles to fill in the gap at the end of the Firefly Loop cul-de-sac. There is now a gap in the landscape that separates the community from the Moccasin Wallow Rd. border. 3-4 Wax Myrtles should fill in depending on the size. For the proposal, a measurement would be a good idea to make sure the space is covered. (Pic 2)



3. Please provide proposal to install additional Wax Myrtles to fill in the gap at the end of the Firefly Loop cul-de-sac. There is now a gap in the landscape that separates the community from the Moccasin Wallow Rd. border. 3-4 Wax Myrtles should fill in depending on the size. For the proposal, a measurement would be a good idea to make sure the space is covered. (Pic 2)



2 - A proposal is attached.

3 - Same proposal request as #2.

Proposals

4. Please provide proposal to plant 2 more 3-gallon Dwarf Ixora in the endcap of the median that leads to the gated entrance of Daybreak Glen. This is the first feature seen at the end of Summerwoods Dr. and starts the median bed on the left. The existing Ixora placement needs to be filled in so the empty space shows more than bare mulch. (Pic 4) **- A proposal is attached.**



Tab 3

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

Summerwoods Entrance Monument

SAW PALMETTOS & TABEBUIA TREES INSTALLATION PROPOSAL

ITEMS #1A,1B,1C FROM THE SEPTEMBER REPORT

For

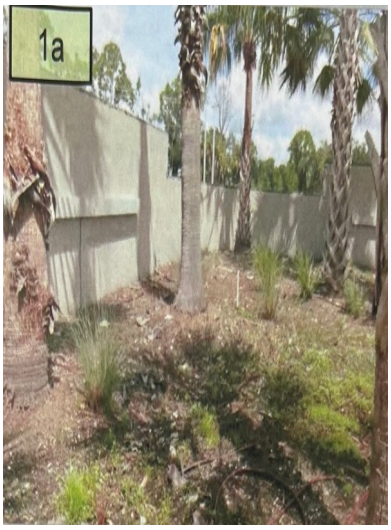
SUMMER WOODS CDD

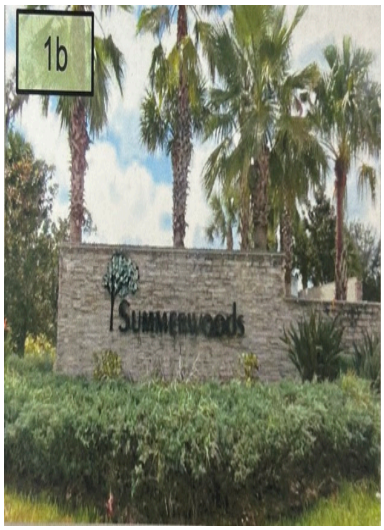
Attention: Sam Stevens, District Manager

September 24, 2026

Scope of Work:

- **Installation of four (4) 7-gallon Saw Palmettos behind the Summerwoods entrance monument.**
- **Installation of two (2) 30-gallon Purple Tabebuia Trees, one behind each face of the monument with the logo.**
- **Includes all labor, materials, hauling, and dumping fees.**







Total: $1,890.00

Authorized By: **Date:**

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

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

End of Firefly Loop Cul-de-sac
WAX MYRTLES INSTALLATION PROPOSAL
ITEMS # 2 FROM THE SEPTEMBER REPORT

For

SUMMER WOODS CDD

Attention: Sam Stevens, District Manager

September 24, 2026

Scope of Work:

- **Installation of three (3) 15-gallon Wax Myrtles to fill in the gap at the end of the Firefly Loop cul-de-sac.**
- **Includes all labor, materials, hauling, and dumping fees.**



Total: $450.00

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

Endcap of the Median - Gate Entrance of Daybreak Glen

DWARF IXORA INSTALLATION PROPOSAL

ITEMS # 4 FROM THE SEPTEMBER REPORT

For

SUMMER WOODS CDD

Attention: Sam Stevens, District Manager

September 24, 2026

Scope of Work:

- **Installation of two (2) 3-gallon dwarf Ixoras in the endcap of the median that leads to the gated entrance of Daybreak Glen.**
- **Includes all labor, materials, hauling, and dumping fees.**



Total: $56.00

Authorized By: **Date:**

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

Tab 4

SUPERIOR WATERWAY SERVICES, INC.

AGREEMENT LITTORAL PLANTING

September 30, 2026

Summerwoods CDD
C/O: Rizzetta & Company
3434 Colwell Ave UNIT 200
Tampa, FL 33614
Atten: Sam Stevens

Terms: Net 30 days

DESCRIPTION:
Lake 19 Littoral Planting

Description		Scientific Name	Common Name	Specs	Quantity	Cost Per Plant	TOTAL
Littoral Plantings		Pontederia cordata	Pickerel Weed	B.R.	210	$1.25	$ 262.50
		Sagittaria lancifolia	Duck Potato	B.R.	420	$1.25	$ 525.00
		Canna flaccida	Yellow Canna	B.R.	0	$0.00	$ -
		Eleocharis interstincta	Jointed Spikerush	B.R.	0	$0.00	$ -
		Iris virginica	Blue Flag Iris	B.R.	0	$0.00	$ -

Total		$ 787.50

SUPERIOR WATERWAY SERVICES, INC.

By: _____

CUSTOMER ACCEPTANCE - the above prices, specifications and conditions are satisfactory and are hereby accepted.

By: _____

Dated: _____

SUPERIOR WATERWAY SERVICES, INC.



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

Tab 5



Quarterly Compliance Audit Report

Summer Woods

Date: September 2026 - 3rd Quarter
Prepared for: Sam Stevens
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Criteria 2
ADA Accessibility 2
Florida Statute Compliance 3
Audit Process 3

Audit results

ADA Website Accessibility Requirements 4
Florida F.S. 189.069 Requirements 5

Helpful information:

Accessibility overview 6
ADA Compliance Categories 7
Web Accessibility Glossary 11

Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

> CS/HB 967: Electronic Payments Made to Units of Local Governments
>
> GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.
> Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.
>
> Link:
> https://www.flsenate.gov/Session/Bill/2026/967https://www.flsenate.gov/Session/Bill/2026/967

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in Florida Statute Chapter 189.069.



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. 189.069, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the WCAG 2.1 levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE**: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

Passed	Description
Passed	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse

Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing
**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements

Result: PASSED

Compliance Criteria

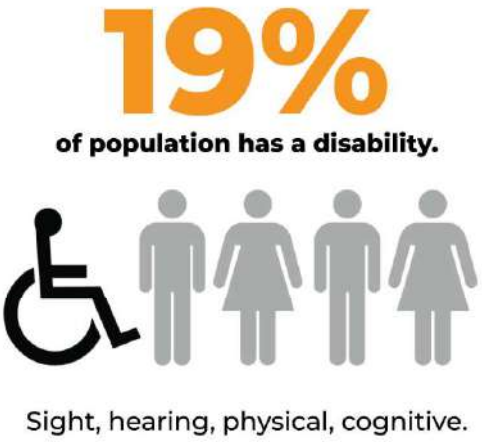
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Notes:

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: *http://webaim.org/resources/contrastchecker*



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: *http://webaim.org/techniques/alttext*



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: *http://webaim.org/techniques/sitetools/*



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: *http://webaim.org/techniques/tables/data*



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: *http://webaim.org/techniques/acrobat/acroba*t



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: *http://webaim.org/techniques/captions*



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: *http://webaim.org/techniques/forms*



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that

	enable them to perform tasks they otherwise would not be able to perform (e..g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 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.

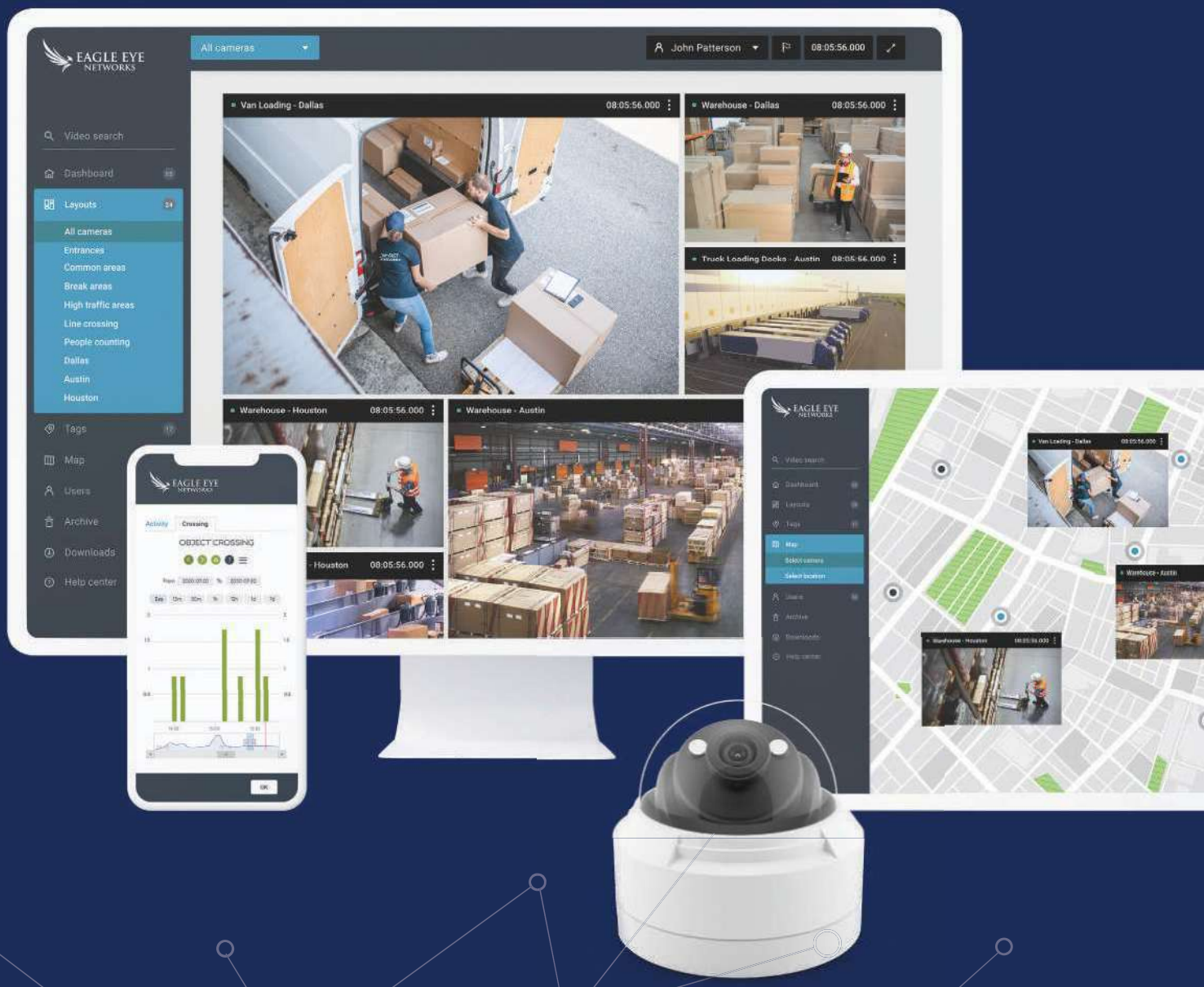
AI & ANALYTICS

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

Tab 7

Summer Woods Community Development District
Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

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 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.

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 8

Summer Woods Community Development District
Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

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 9

Review quote and press Approve or Reject below

Cooper Pools Inc

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

QUOTE

Quote Number
910

Quote Total
$2,184.40

Bill To:

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

Quote Date
August 21, 2026

Expiration Date
September 21, 2026

LOCATION: 11205 Daybreak Glen, Parrish

Item	Description	Qty	Rate	Amount
YELLOW TRANSLUCENT POLYCARBONATE, DUMPING BELL	YELLOW TRANSLUCENT POLYCARBONATE, DUMPING BELL	1	2,184.40	2,184.40

Please note this item is no longer available in Red but is available in Yellow.

Attachments


cd2a0281-7788-4cef-b1d4-bf3f5d7a0d46.jpg


78ee4698-f152-4a76-94f1-ad6074e093c2.jpg


b27f960d-ac49-4b96-96dc-10f9637962ae.jpg

Subtotal	$2,184.40
Tax	$0.00
Quote Total	$2,184.40

Matthew Ruxton | Matthew Ruxton (Sep 11, 2026 09:54:27 EDT) | 11/09/2026

Name & Signature | Date

Cooper Pools

844-766-5256

Review quote and press Approve or Reject below

Cooper Pools Inc

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

QUOTE

Quote Number
1047

Quote Total
$1,800.00

Bill To:

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

Quote Date
August 25, 2026

Expiration Date
September 25, 2026

LOCATION: 11205 Daybreak Glen, Parrish

Item	Description	Qty	Rate	Amount
Installation / Labor	Appears only top rail needs reset - Pull pavers, remove concrete, pin pool shell, pour new concrete, set rail and reset pavers.	1	1,800.00	1,800.00

Subtotal	$1,800.00
Tax	$0.00
Quote Total	$1,800.00

Cooper Pools Inc
info@cooperpoolsinc.com

Matthew Ruxton — Matthew Ruxton (Sep 11, 2026 09:54:27 EDT)
Name & Signature

11/09/2026
Date

Review quote and press Approve or Reject below

Cooper Pools Inc

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

QUOTE

Quote Number
1048

Quote Total
$335.12

Bill To:

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

Quote Date
August 25, 2026

Expiration Date
September 25, 2026

LOCATION: 11205 Daybreak Glen, Parrish

Item	Description	Qty	Rate	Amount
Additional Plumbing	Additional Plumbing	1	155.12	155.12
Installation / Labor	Installation / Labor	1	180.00	180.00

Splash Pad Repairs - Replumb

Subtotal	$335.12
Tax	$0.00
Quote Total	$335.12

Cooper Pools Inc
info@cooperpoolsinc.com

Matthew Ruxton

Matthew Ruxton
Matthew Ruxton (Sep 11, 2026 09:54:27 EDT)

Name & Signature

11/09/2026

Date

Review quote and press Approve or Reject below

Cooper Pools Inc

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

QUOTE

Quote Number
1049

Quote Total
$3,527.53

Bill To:

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

Quote Date
August 25, 2026

Expiration Date
September 25, 2026

LOCATION: 11205 Daybreak Glen, Parrish

Item	Description	Qty	Rate	Amount
C176-59PZ MAX-E-GLAS II TANK BODY ASSY	C176-59PZ MAX-E-GLAS II TANK BODY ASSY	1	447.81	447.81
Pentair 100' 12V 300W White Pool Intellibrite Architectural Series Light	Pentair 100' 12V 300W White Pool Intellibrite Architectural Series Light	2	1,359.86	2,719.72
Installation / Labor	Installation / Labor	2	180.00	360.00

Technician reports two lights are out and need replaced.

Subtotal	$3,527.53
Tax	$0.00
Quote Total	$3,527.53

Matthew Ruxton | Matthew Ruxton (Sep 11, 2026 09:54:27 EDT) | 11/09/2026

Name & Signature | Date

Cooper Pools

844-766-5256

Tab 10

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
August 2026

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

The total items being presented: **$101,648.34**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Christopher L Sullivan	300377	CS073026	Board of Supervisors Meeting 07/30/26	$ 200.00
Cooper Pools Inc.	300390	898	Installation / Repairs 06/26	$ 5,410.00
Cooper Pools Inc.	300390	914	50 % deposit Installation / Repairs 07/26	$ 3,104.36
Cooper Pools Inc.	300388	996	Pool Furniture 07/26	$ 9,373.23
Cooper Pools Inc.	300388	997	Pool Repair 07/26	$ 3,104.35
Cooper Pools Inc.	300399	1064	Pool Repair 08/26	$ 2,098.98
Cooper Pools Inc.	300393	2189	Monthly Commercial Maintenance 08/26	$ 4,700.00
Cooper Pools Inc.	300397	2252	Pool Repairs 08/26	$ 940.50
Eco-Logic Services, LLC	300383	6934	Maintenance of Buffers & Upland Areas Phase 1-4 07/26	$ 19,850.00
Frontier Communications of FL	20260831	94177681340604205-080426	Internet Services 08/26	$ 174.50
Harrison Ranch CDD	300385	SWC0826-01	Rent - July Meeting 07/26	$ 200.00
Johannes L. Johnson	300378	JJ073026	Board of Supervisors Meeting 07/30/26	$ 200.00
Jonathan W. Flynn	300379	JF073026	Board of Supervisors Meeting 07/30/26	$ 200.00
Kutak Rock, LLP	300384	3778707	Legal Services 06/26	$ 5,452.50

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300384	3778708	Legal Services 06/26	$ 135.00
Manatee County Utilities Department	20260821-2	100016000-073026	11371 Daybreak Gln 07/26	$ 1.13
Manatee County Utilities Department	20260821-7	100016059-073026	11205 Daybreak Gln 07/26	$ 336.74
Manatee County Utilities Department	20260821-4	100016170-073026	9229 Westernwoods Ave 07/26	$ 135.24
Manatee County Utilities Department	20260821-3	100158718-073026	10904 High Noon Tr 07/26	$ 147.74
Manatee County Utilities Department	20260821-5	100158772-073026	11371 Daybreak Gln 07/26	$ 16.22
Manatee County Utilities Department	20260821-9	100158826-073026	8805 Summerwoods Dr 07/26	$ 99.52
Manatee County Utilities Department	20260821-11	100158887-073026	11424 Daybreak GLN 07/26	$ 15.93
Manatee County Utilities Department	20260821-1	100219410-073026	9702 Last Light Glen 07/26	$ 79.96
Manatee County Utilities Department	20260821-8	100219418-073026	8815 Starry Night Terrace 07/26	$ 79.96
Manatee County Utilities Department	20260821-10	100219422-073026	9427 Deadwood Terrace 07/26	$ 79.96
Manatee County Utilities Department	20260821-6	100237014-073026	9702 Eventide TRL 07/26	$ 272.93
Mark Sigman	300380	MS073026	Board of Supervisors Meeting 07/30/26	$ 200.00
Matthew A Ruxton	300381	MR073026	Board of Supervisors Meeting 07/30/26	$ 200.00

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Peace River Electric Cooperative, Inc.	20260818-3	170982001-072826	8805 Summer Woods Drive 07/26	$ 46.66
Peace River Electric Cooperative, Inc.	20260825-2	170982003-080526	Amenity Center 07/26	$ 1,625.58
Peace River Electric Cooperative, Inc.	20260818-1	185639001-072826	10904 High Noon Trail 07/26	$ 118.61
Peace River Electric Cooperative, Inc.	20260818-2	185639002-072826	11424 Daybreak Glen 07/26	$ 32.80
Peace River Electric Cooperative, Inc.	20260825-1	185639004-080426	9324 Westernwoods Ave 07/26	$ 50.92
Peace River Electric Cooperative, Inc.	20260825-3	222852002-080526	9702 Eventide Trail 07/26	$ 32.45
RedTree Landscape Systems, LLC	300395	35083	Landscape Enhancement 08/26	$ 25,000.00
RedTree Landscape Systems, LLC	300395	35139	Irrigation Repair 07/26	$ 612.00
RedTree Landscape Systems, LLC	300394	35194	Irrigation Repair 08/26	$ 420.75
RedTree Landscape Systems, LLC	300394	35195	Irrigation Repair 08/26	$ 150.00
RedTree Landscape Systems, LLC	300394	35196	Irrigation Repair 08/26	$ 498.00
RedTree Landscape Systems, LLC	300394	35382	Irrigation Repair 08/26	$ 84.25
RedTree Landscape Systems, LLC	300398	35479	Irrigation Repair 07/26	$ 2,881.05
Rizzetta & Company, Inc.	300376	INV0000111298	Administrative Services 08/26	$ 5,194.26

Summer Woods Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300382	INV0000111435	Personnel Reimbursement 07/26	$ 976.16
Rizzetta & Company, Inc.	300391	INV0000111529	Cell Phone July Service 07/26	$ 50.00
Rizzetta & Company, Inc.	300392	INV0000111555	General Management & Oversight Personnel Reimbursement 08/26	$ 2,231.69
Superior Waterway Services, Inc.	300396	1015243	Monthly Lake Maintenance 08/26	$ 3,100.00
TFR Cleaning Services, Inc.	300389	2061	Janitorial Service 08/26	$ 88.53
TFR Cleaning Services, Inc.	300387	92761	Janitorial Service 08/26	$ 1,095.00
Truly Nolen Branch 59	300386	590320755	Pest Monthly Commercial 08/26	$ 104.00
Valley National Bank	20260826	CC073126-193	Dues, Licenses & Fees 07/26	$ 446.88
Report Total				**$ 101,648.34**

SUMMER WOODS CDD

30-Jul-26

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00 PM
Meeting End Time:	7:25 pm
Total Meeting Time:	1H 25 min

Time Over _____ (3) Hours:	

Total at $175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	$0.725
Mileage to Charge	

DM Signature: _____

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/27/2026	$5,410.00	06/27/2026

Accounts Payable
Summerwoods CDD
11205 Daybreak Glen
Parrish FL 34219

INVOICE NO. 898

Order No.:
Quote No.:
Job No.: 1564
Site Address: 11205 Daybreak Glen
Parrish FL 34219

Install 92 Grids

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
UNICEL ANTHONY 13 1/2" x 24"	92.00	$50.00	$4,600.00
Commercial installation / Labor			$810.00
		Sub-Total ex Tax	$5,410.00
		Tax	$0.00
		Total	$5,410.00

Sub-Total ex Tax	$5,410.00
Tax	$0.00
Total inc Tax	$5,410.00
Amount Applied	$0.00
Balance Due	$5,410.00

OVERDUE

How To Pay

INVOICE NO. 898

Credit Card (MasterCard or Visa)

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

DUE DATE:	07/27/2026	AMOUNT DUE:	$5,410.00

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
07/31/2026	$3,104.36	07/01/2026

Accounts Payable
Summerwoods CDD
11205 Daybreak Glen
Parrish FL 34219

INVOICE NO. 914 - DEPOSIT

Order No.:
Quote No.: 1009
Job No.: 1604
Site Address: 11205 Daybreak Glen
Parrish FL 34219

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
KITUVLSPVC KIT LEGACY SENSOR PVC CHAMBER	1.00	$779.90	$779.90
LA120W185SP LAMP/BULB 120 WATT AMALGAM SEN	4.00	$457.33	$1,829.32
KITQSSTD KIT QTZ SLEEVE STD W/GASKETS	4.00	$133.78	$535.12
IPS-M820 STANDARD 16x12" BOARD DUAL ORP & PH CONTROLLER	1.00	$2,344.37	$2,344.37
Commercial installation / Labor			$720.00
		Sub-Total ex Tax	$6,208.71
		Tax	$0.00
		Total	$6,208.71
		Deposit Amount (50.00%)	$3,104.36
		Amount Remaining (50.00%)	$3,104.35

Sub-Total ex Tax	$3,104.36
Tax	$0.00
Total inc Tax	$3,104.36
Amount Applied	$0.00
Balance Due	$3,104.36

OVERDUE

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
07/31/2026	$3,104.36	07/01/2026

INVOICE NO. 914 - DEPOSIT

Original Contract

Description	Total Value	Current		To Date	
		%	$	%	$
Commercial Installation / Repairs	$6,208.71	50.00	$3,104.36	50.00	$3,104.36
Total	**$6,208.71**	**50.00**	**$3,104.36**	**50.00**	**$3,104.36**

Claim Breakdown (Amount including Tax)

Date	Invoice No.	Claimed	Paid	Amount Outstanding
07/01/2026	914	$3,104.36	$0.00	$3,104.36
Total		$3,104.36	$0.00	$3,104.36

Contract Summary

Claim to Date	**$3,104.36**
Remaining Claim Balance	**$3,104.35**

OVERDUE

How To Pay

INVOICE NO. 914

Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/

Please call 844-766-5256 to pay over the phone.

DUE DATE:	07/31/2026	AMOUNT DUE:	$3,104.36

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
08/27/2026	$9,373.23	07/28/2026

Accounts Payable
Summerwoods CDD
11205 Daybreak Glen
Parrish FL 34219

INVOICE NO. 996

Order No.:
Quote No.: 1091
Job No.: 1606
Site Address: 11205 Daybreak Glen
Parrish FL 34219

ADA Replacement Parts or Brand New Chair

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Option 2: New Chair will fit in the existing base of the old chair	1.00	$0.00	$0.00
GPP R-375 LIFT W/ ROUND ANCHOR 1 Year Warranty Battery 5 Year Prorated Warranty on Actuator and Hand Control Frame Limited Lifetime Warranty	1.00	$9,013.23	$9,013.23
Commercial installation / Labor			$360.00
		Sub-Total ex Tax	$9,373.23
		Tax	$0.00
		Total	$9,373.23

Sub-Total ex Tax	$9,373.23
Tax	$0.00
Total inc Tax	$9,373.23
Amount Applied	$0.00
Balance Due	$9,373.23

How To Pay

INVOICE NO. 996

Credit Card (MasterCard or Visa)

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

DUE DATE:	08/27/2026	AMOUNT DUE:	$9,373.23

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
08/27/2026	$3,104.35	07/28/2026

Accounts Payable
Summerwoods CDD
11205 Daybreak Glen
Parrish FL 34219

INVOICE NO. 997 - FINAL INVOICE

Order No.:
Quote No.: 1009
Job No.: 1604
Site Address: 11205 Daybreak Glen
Parrish FL 34219

Install

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
KITUVLSPVC KIT LEGACY SENSOR PVC CHAMBER	1.00	$779.90	$779.90
LA120W185SP LAMP/BULB 120 WATT AMALGAM SEN	4.00	$457.33	$1,829.32
KITQSSTD KIT QTZ SLEEVE STD W/GASKETS	4.00	$133.78	$535.12
IPS-M820 STANDARD 16x12" BOARD DUAL ORP & PH CONTROLLER	1.00	$2,344.37	$2,344.37
Commercial installation / Labor			$720.00
		Sub-Total ex Tax	$6,208.71
		Tax	$0.00
		Total	$6,208.71
		Claim Amount (50.00%)	$3,104.35
		Claim Remaining (0.00%)	$0.00

Sub-Total ex Tax	$3,104.35
Tax	$0.00
Total inc Tax	$3,104.35
Amount Applied	$0.00
Balance Due	$3,104.35

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
08/27/2026	$3,104.35	07/28/2026

INVOICE NO. 997 - FINAL INVOICE

Original Contract

Description	Total Value	Current		To Date	
		%	$	%	$
Commercial Installation / Repairs	$6,208.71	50.00	$3,104.35	100.00	$6,208.71
Total	**$6,208.71**	**50.00**	**$3,104.35**	**100.00**	**$6,208.71**

Claim Breakdown (Amount including Tax)

Date	Invoice No.	Claimed	Paid	Amount Outstanding
07/01/2026	914	$3,104.36	$0.00	$3,104.36
07/28/2026	997	$3,104.35	$0.00	$3,104.35
Total		$6,208.71	$0.00	$6,208.71

Contract Summary

Claim to Date	**$6,208.71**
Remaining Claim Balance	**$0.00**

How To Pay

INVOICE NO. 997

Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/

Please call *844-766-5256* *to pay over the phone.*

DUE DATE:	08/27/2026	AMOUNT DUE:	$3,104.35

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/24/2026	**$2,098.98**	**08/25/2026**

Accounts Payable
Summerwoods CDD
11205 Daybreak Glen
Parrish FL 34219

INVOICE NO. 1064

Order No.:
Quote No.:
Job No.: 1736
Site Address: 11205 Daybreak Glen
Parrish FL 34219

Install 14 SS Round Face Ring Assembly to Pool Lights

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Pentair RNG FACE ASY SS AM FACE RING - S/S AMERILITE PENTAIR	9.00	$173.22	$1,558.98
Commercial installation / Labor			$540.00
		Sub-Total ex Tax	$2,098.98
		Tax	$0.00
		Total	$2,098.98

Sub-Total ex Tax	$2,098.98
Tax	$0.00
Total inc Tax	$2,098.98
Amount Applied	$0.00
Balance Due	$2,098.98

How To Pay

INVOICE NO. 1064

Credit Card (MasterCard or Visa)

Pay Online PAY NOW

Please call *844-766-5256* *to pay over the phone.*

DUE DATE:	09/24/2026	AMOUNT DUE:	$2,098.98

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 2189
Invoice Date: 8/1/2026
Due Date: 8/31/2026

Bill To: SummerWoods CDD
SummerWoods CDD5844 Old Pasco Rd Ste 100
Wesley Chapel, FL 33544

LOCATION: 11205 Daybreak Glen, Parrish

Item	Description	Qty	Rate	Amount
Monthly Commercial Pool Maintenance	Monthly Commercial Pool Maintenance	1.00	$4,700.00	$4,700.00

Subtotal: $4,700.00
Tax: $0.00
Total: $4,700.00
Amount Due: $4,700.00

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 2252
Invoice Date: 8/18/2026
Due Date: 9/18/2026

Bill To: SummerWoods CDD
SummerWoods CDD5844 Old Pasco Rd Ste 100
Wesley Chapel, FL 33544

LOCATION: 11205 Daybreak Glen, Parrish

Item	Description	Qty	Rate	Amount
Troubleshoot voltage	Troubleshoot voltage	1.00	$118.80	$118.80
Installation / Labor	Installation / Labor	2.50	$198.00	$495.00
Breaker 2P 125A	Breaker 2P 125A	1.00	$326.70	$326.70

Subtotal: $940.50
Tax: $0.00
Total: $940.50
Amount Due: $940.50

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 # 6934
DATE 07/31/2026
DUE DATE 08/30/2026
TERMS Net 30

DESCRIPTION	AMOUNT
Maintenance of Preserves in Phases 1 & 2 for July 2026	10,850.00
Maintenance of Preserves in Phases 3 & 4 for July 2026	1,850.00
Maintenance of Mitigation Areas in Phases 3 & 4 for July 2026	6,300.00
Maintenance of Detention Areas for July 2026	850.00

SUBTOTAL	19,850.00
TAX	0.00
TOTAL	19,850.00
BALANCE DUE	**$19,850.00**

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

Billing Date:
Aug 04, 2026

Billing Period:
Aug 04 - Sep 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
Aug 28

Bill history

Previous balance	$174.50
Payment received by Aug 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 08052026 NNNNNN 01 006574 0028

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

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

79600894177681340604200000000000000174505

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

Billing Date: **Aug 04, 2026**

Billing Period: **Aug 04 - Sep 03, 2026**

WAYS TO PAY YOUR BILL

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Download the MyFrontier® app

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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

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

Billing Date:
Aug 04, 2026

Billing Period:
Aug 04 - Sep 03, 2026

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Bundle

Monthly Charges		
08.04-09.03	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		
08.04-09.03	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

Total current month charges **$174.50**

BUSINESS
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INTERNET

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

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

Billing Date:
Aug 04, 2026

Billing Period:
Aug 04 - Sep 03, 2026

Harrison Ranch

INVOICE

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

DATE: August 4, 2026

INVOICE: SWC0826-01

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

Type	DESCRIPTION	AMOUNT
Rent	Rent - July 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: **September 3, 2026**

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

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

Federal ID 47-0597598

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

July 27, 2026

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

Invoice No. 3778707
38323-1

Re: General Counsel

For Professional Legal Services Rendered

06/07/26	K. John	0.10	30.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes
06/08/26	J. Earlywine	0.20	65.00	Email regarding public records request and claim
06/08/26	P. O'Bryant	1.50	517.50	Review correspondence from resident
06/09/26	J. Earlywine	1.30	422.50	Conference calls regarding disciplinary action, and records request; review emails regarding same; follow-up; additional email regarding cost estimate; review contract regarding same
06/09/26	P. O'Bryant	3.80	1,311.00	Correspondence and calls regarding pool issue; research confidentiality and public record issues
06/10/26	J. Earlywine	0.70	227.50	Email and call regarding pool incident; email regarding pool posting item; follow-up regarding records request

06/10/26	P. O'Bryant	2.40	828.00	Review correspondence; call regarding pool issue; research confidentiality issues
06/10/26	A. Weiland-Sorenson	0.30	55.50	Confer with Earlywine, draft response to public records request
06/13/26	M. Eckert	0.10	45.00	Prepare response to auditor request
06/16/26	J. Daly	0.40	80.00	Coordinate response to auditor letter
06/22/26	B. Davenport	0.60	177.00	Review and analysis of emails received during leave and leave memo summary; confer with Weiland-Sorenson regarding the same; call with Earlywine and Cox regarding outstanding district items; confer with O'Nolan regarding outstanding items
06/22/26	P. O'Bryant	0.80	276.00	Review correspondence; review public records issues
06/23/26	B. Davenport	0.20	59.00	Review lengthy correspondence from Roth concerning pool incident and email responses thereto
06/24/26	B. Davenport	0.20	59.00	Review correspondence regarding records request; confer with group regarding the same
06/24/26	P. O'Bryant	1.20	414.00	Review correspondence; research public record and confidentiality issues
06/25/26	B. Davenport	0.40	118.00	Review and analysis of draft audited financial statements
06/26/26	B. Davenport	0.20	59.00	Confer with Stone and Ruxton regarding lighting

06/29/26	B. Davenport	1.10	324.50	Review correspondence from Egis regarding pool incident; confer with Earlywine and Stevens regarding the same; review correspondence regarding damage to service gate and research into manatee county ordinance related thereto and appropriate signage; confer with Stevens regarding the same; review and analysis of results from qualifying period; update election tracking chart; draft resolution declaring vacancies; review revised proposal for lighting from Off-Grid; confer with Stone regarding the same
06/30/26	B. Davenport	1.30	383.50	Review and analysis of lighting services agreement and other related documentation; revise agreement

TOTAL HOURS	16.80	
TOTAL FOR SERVICES RENDERED		$5,452.50
TOTAL CURRENT AMOUNT DUE		$5,452.50

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

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

Federal ID 47-0597598

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

July 27, 2026

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

Invoice No. 3778708
38323-2

Re: RET Litigation

For Professional Legal Services Rendered

06/22/26	J. Cox	0.20	135.00	Telephone conference with B. Davenport regarding status and next steps

TOTAL HOURS	0.20	
TOTAL FOR SERVICES RENDERED		$135.00
TOTAL CURRENT AMOUNT DUE		$135.00

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MANATEE COUNTY UTILITIES DEPARTMENT
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BRADENTON, FL 34206-5010

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

SUMMER WOODS COMMUNITY
11371 DAYBREAK GLN

Amount Due	**$1.13**
Please Pay By	**20-Aug-2026**
Account Number	**100016000**

Auto-pay is scheduled for 20-Aug-2026

Account Summary

Previous Amount Due	**$3.23**
Payments Received	**-$3.23**
Balance Forward	**$0.00**
Contract Charges	**$1.13**
Total Amount Due	**$1.13**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70391215

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/19	8904	07/21	8927	2.3 kgal

Charge Details — Service Period 06/19 - 07/21 (33 Days)

Common Area Reclaim (Meter # 70391215) (06/19 - 07/21)

Reclaim Usage	2.3 kgal x $0.49	$1.13
Total New Charges		**$1.13**
Total Amount Due		**$1.13**

Important Information

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SERVICE ADDRESS	11371 DAYBREAK GLN
ACCOUNT NUMBER	100016000
BILLING DATE	30-Jul-2026
DUE DATE	20-Aug-2026
TOTAL AMOUNT DUE	$1.13

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

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SUMMER WOODS COMMUNITY DEVELOPMENT
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Visit: mymanatee.org/utilities
Call: (941) 792-8811

SUMMER WOODS COMMUNITY
11371 DAYBREAK GLN

Amount Due	$1.13
Please Pay By	20-Aug-2026
Account Number	100016000

Auto-pay is scheduled for 20-Aug-2026

may occur for delinquent accounts.

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SUMMER WOODS COMMUNITY
11205 DAYBREAK GLN

Amount Due	**$336.74**
Please Pay By	**20-Aug-2026**
Account Number	**100016059**

Auto-pay is scheduled for 20-Aug-2026

Account Summary

Previous Amount Due	**$400.47**
Payments Received	**-$400.47**
Balance Forward	**$0.00**
Contract Charges	**$336.74**
Total Amount Due	**$336.74**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61135497

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/19	28934	07/22	29017	8.3 kgal

Bin Overview

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

Important Information

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Charge Details — Service Period 06/19 - 07/22 (34 Days)

Commercial Water Service (Meter # 61135497) (06/19 - 07/22)		
Water Base Rate	1 month(s) x $49.53	$49.53
Commercial Water Usage	8.3 kgal x $3.11	$25.81
Sewer Commercial Service (06/19 - 07/22)		
Sewer Base Rate	1 month(s) x $137.59	$137.59
Sewer Service	8.3 kgal x $6.89	$57.19
Commercial Can Service (06/19 - 07/18)		
Commercial solid waste service charge	2 bins (30 days)	$66.62
Total New Charges		**$336.74**
Total Amount Due		**$336.74**

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SERVICE ADDRESS	11205 DAYBREAK GLN
ACCOUNT NUMBER	100016059
BILLING DATE	30-Jul-2026
DUE DATE	20-Aug-2026
TOTAL AMOUNT DUE	$336.74

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

AMOUNT PAID Auto-Pay is scheduled

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Call: (941) 792-8811

SUMMER WOODS COMMUNITY
11205 DAYBREAK GLN

Amount Due	$336.74
Please Pay By	20-Aug-2026
Account Number	100016059

Auto-pay is scheduled for 20-Aug-2026

total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

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SUMMER WOODS COMMUNITY
9229 WESTERNWOODS AVE

Amount Due	**$135.24**
Please Pay By	**20-Aug-2026**
Account Number	**100016170**

Auto-pay is scheduled for 20-Aug-2026

Account Summary

Previous Amount Due	**$259.93**
Payments Received	**-$259.93**
Balance Forward	**$0.00**
Contract Charges	**$135.24**
Total Amount Due	**$135.24**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61260256

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/19	166216	07/22	168976	276 kgal

Charge Details — Service Period 06/19 - 07/22 (34 Days)

Common Area Reclaim (Meter # 61260256) (06/19 - 07/22)

Reclaim Usage	276 kgal x $0.49	$135.24
Total New Charges		**$135.24**
Total Amount Due		**$135.24**

Important Information

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SERVICE ADDRESS	9229 WESTERNWOODS AVE
ACCOUNT NUMBER	100016170
BILLING DATE	30-Jul-2026
DUE DATE	20-Aug-2026
TOTAL AMOUNT DUE	$135.24

☐ CHANGE OF MAILING ADDRESS
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AMOUNT PAID Auto-Pay is scheduled

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

SUMMER WOODS COMMUNITY
9229 WESTERNWOODS AVE

Amount Due	$135.24
Please Pay By	20-Aug-2026
Account Number	100016170

Auto-pay is scheduled for 20-Aug-2026

may occur for delinquent accounts.

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SUMMER WOODS COMMUNITY
10904 HIGH NOON TRL

Amount Due	**$147.74**
Please Pay By	**20-Aug-2026**
Account Number	**100158718**

Auto-pay is scheduled for 20-Aug-2026

Account Summary

Previous Amount Due	**$303.95**
Payments Received	**-$303.95**
Balance Forward	**$0.00**
Contract Charges	**$147.74**
Total Amount Due	**$147.74**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70387689

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/19	352669	07/22	355684	301.5 kgal

Charge Details — Service Period 06/19 - 07/22 (34 Days)

Common Area Reclaim (Meter # 70387689) (06/19 - 07/22)

Reclaim Usage	301.5 kgal x $0.49	$147.74
Total New Charges		**$147.74**
Total Amount Due		**$147.74**

Important Information

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SERVICE ADDRESS	10904 HIGH NOON TRL
ACCOUNT NUMBER	100158718
BILLING DATE	30-Jul-2026
DUE DATE	20-Aug-2026
TOTAL AMOUNT DUE	$147.74

☐ CHANGE OF MAILING ADDRESS
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AMOUNT PAID Auto-Pay is scheduled

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Call: (941) 792-8811

SUMMER WOODS COMMUNITY
10904 HIGH NOON TRL

Amount Due	$147.74
Please Pay By	20-Aug-2026
Account Number	100158718

Auto-pay is scheduled for 20-Aug-2026

may occur for delinquent accounts.

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

SUMMER WOODS COMMUNITY
11336 DAYBREAK GLN

Amount Due	**$16.22**
Please Pay By	**20-Aug-2026**
Account Number	**100158772**

Auto-pay is scheduled for 20-Aug-2026

Account Summary

Previous Amount Due	**$18.08**
Payments Received	**-$18.08**
Balance Forward	**$0.00**
Contract Charges	**$16.22**
Total Amount Due	**$16.22**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70391211

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/18	14955	07/21	15286	33.1 kgal

Important Information

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Charge Details — Service Period 06/18 - 07/21 (34 Days)

Common Area Reclaim (Meter # 70391211) (06/18 - 07/21)

Reclaim Usage	33.1 kgal x $0.49	$16.22
Total New Charges		**$16.22**
Total Amount Due		**$16.22**

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

SERVICE ADDRESS	11336 DAYBREAK GLN
ACCOUNT NUMBER	100158772
BILLING DATE	30-Jul-2026
DUE DATE	20-Aug-2026
TOTAL AMOUNT DUE	$16.22

☐ CHANGE OF MAILING ADDRESS
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AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

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

SUMMER WOODS COMMUNITY
11336 DAYBREAK GLN

Amount Due	$16.22
Please Pay By	20-Aug-2026
Account Number	100158772

Auto-pay is scheduled for 20-Aug-2026

may occur for delinquent accounts.

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Customer Experience: 311 or 941-792-8811

SUMMER WOODS COMMUNITY
8805 SUMMERWOODS DR

Amount Due	**$99.52**
Please Pay By	**20-Aug-2026**
Account Number	**100158826**

Auto-pay is scheduled for 20-Aug-2026

Account Summary

Previous Amount Due	**$124.61**
Payments Received	**-$124.61**
Balance Forward	**$0.00**
Contract Charges	**$99.52**
Total Amount Due	**$99.52**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 60445734

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/19	256953	07/21	258984	203.1 kgal

Important Information

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Charge Details — Service Period 06/19 - 07/21 (33 Days)

Common Area Reclaim (Meter # 60445734) (06/19 - 07/21)

Reclaim Usage	203.1 kgal x $0.49	$99.52
Total New Charges		**$99.52**
Total Amount Due		**$99.52**

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

SERVICE ADDRESS	8805 SUMMERWOODS DR
ACCOUNT NUMBER	100158826
BILLING DATE	30-Jul-2026
DUE DATE	20-Aug-2026
TOTAL AMOUNT DUE	$99.52

☐ CHANGE OF MAILING ADDRESS
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AMOUNT PAID Auto-Pay is scheduled

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SUMMER WOODS COMMUNITY
8805 SUMMERWOODS DR

Amount Due	$99.52
Please Pay By	20-Aug-2026
Account Number	100158826

Auto-pay is scheduled for 20-Aug-2026

may occur for delinquent accounts.

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SUMMER WOODS COMMUNITY
11424 DAYBREAK GLN

Amount Due	**$15.93**
Please Pay By	**20-Aug-2026**
Account Number	**100158887**

Auto-pay is scheduled for 20-Aug-2026

Account Summary

Previous Amount Due	**$0.00**
Payments Received	**$0.00**
Balance Forward	**$0.00**
Contract Charges	**$15.93**
Total Amount Due	**$15.93**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70391214

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/19	8149	07/22	8474	32.5 kgal

Charge Details — Service Period 06/19 - 07/22 (34 Days)

Common Area Reclaim (Meter # 70391214) (06/19 - 07/22)

Reclaim Usage	32.5 kgal x $0.49	$15.93
Total New Charges		**$15.93**
Total Amount Due		**$15.93**

Important Information

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SERVICE ADDRESS	11424 DAYBREAK GLN
ACCOUNT NUMBER	100158887
BILLING DATE	30-Jul-2026
DUE DATE	20-Aug-2026
TOTAL AMOUNT DUE	$15.93

☐ CHANGE OF MAILING ADDRESS
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AMOUNT PAID Auto-Pay is scheduled

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Call: (941) 792-8811

SUMMER WOODS COMMUNITY
11424 DAYBREAK GLN

Amount Due	$15.93
Please Pay By	20-Aug-2026
Account Number	100158887

Auto-pay is scheduled for 20-Aug-2026

may occur for delinquent accounts.

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Customer Experience: 311 or 941-792-8811

SUMMER WOODS COMMUNITY
9702 LAST LIGHT GLN

Amount Due	**$79.96**
Please Pay By	**20-Aug-2026**
Account Number	**100219410**

Auto-pay is scheduled for 20-Aug-2026

Account Summary

Previous Amount Due	**$77.17**
Payments Received	**-$77.17**
Balance Forward	**$0.00**
Contract Charges	**$79.96**
Total Amount Due	**$79.96**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70391213

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/19	40	07/21	40	0 kgal

Charge Details — Service Period 06/19 - 07/21 (33 Days)

Auto Flush Permanent (Meter # 70391213) (06/19 - 07/21)

Auto Flush Base Rate	1 month(s) x $79.96	$79.96
Total New Charges		**$79.96**
Total Amount Due		**$79.96**

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

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	30-Jul-2026
DUE DATE	20-Aug-2026
TOTAL AMOUNT DUE	$79.96

☐ 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

100219410Z00000079960000000

MCUD

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

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

SUMMER WOODS COMMUNITY
9702 LAST LIGHT GLN

Amount Due	$79.96
Please Pay By	20-Aug-2026
Account Number	100219410

Auto-pay is scheduled for 20-Aug-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
8815 STARRY NIGHT TER

Amount Due	**$79.96**
Please Pay By	**20-Aug-2026**
Account Number	**100219418**

Auto-pay is scheduled for 20-Aug-2026

Account Summary

Previous Amount Due	**$77.17**
Payments Received	**-$77.17**
Balance Forward	**$0.00**
Contract Charges	**$79.96**
Total Amount Due	**$79.96**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70392872

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/19	3	07/21	3	0 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
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Charge Details — Service Period 06/19 - 07/21 (33 Days)

Auto Flush Permanent (Meter # 70392872) (06/19 - 07/21)

Auto Flush Base Rate	1 month(s) x $79.96	$79.96
Total New Charges		**$79.96**
Total Amount Due		**$79.96**

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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	30-Jul-2026
DUE DATE	20-Aug-2026
TOTAL AMOUNT DUE	$79.96

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

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

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PO BOX 25350
BRADENTON FL 34206-5350

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

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

SUMMER WOODS COMMUNITY
8815 STARRY NIGHT TER

Amount Due	$79.96
Please Pay By	20-Aug-2026
Account Number	100219418

Auto-pay is scheduled for 20-Aug-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
9427 DEADWOOD TER

Amount Due	**$79.96**
Please Pay By	**20-Aug-2026**
Account Number	**100219422**

Auto-pay is scheduled for 20-Aug-2026

Account Summary

Previous Amount Due	**$77.17**
Payments Received	**-$77.17**
Balance Forward	**$0.00**
Contract Charges	**$79.96**
Total Amount Due	**$79.96**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70392859

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/19	0	07/21	0	0 kgal

Important Information

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Charge Details — Service Period 06/19 - 07/21 (33 Days)

Auto Flush Permanent (Meter # 70392859) (06/19 - 07/21)

Auto Flush Base Rate	1 month(s) x $79.96	$79.96
Total New Charges		**$79.96**
Total Amount Due		**$79.96**

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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	9427 DEADWOOD TER
ACCOUNT NUMBER	100219422
BILLING DATE	30-Jul-2026
DUE DATE	20-Aug-2026
TOTAL AMOUNT DUE	$79.96

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

AMOUNT PAID Auto-Pay is scheduled

ADDRESSEE:

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

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PO BOX 25350
BRADENTON FL 34206-5350

10021942270000007996000000

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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
9427 DEADWOOD TER

Amount Due	$79.96
Please Pay By	20-Aug-2026
Account Number	100219422

Auto-pay is scheduled for 20-Aug-2026

may occur for delinquent accounts.

MCUD

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

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

SUMMER WOODS COMMUNITY
9702 EVENTIDE TRL

Amount Due	**$272.93**
Please Pay By	**20-Aug-2026**
Account Number	**100237014**

Auto-pay is scheduled for 20-Aug-2026

Account Summary

Previous Amount Due	**$123.10**
Payments Received	**-$123.10**
Balance Forward	**$0.00**
Contract Charges	**$272.93**
Total Amount Due	**$272.93**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61374176

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/19	66242	07/22	71812	557 kgal

Charge Details — Service Period 06/19 - 07/22 (34 Days)

Common Area Reclaim (Meter # 61374176) (06/19 - 07/22)

Reclaim Usage	557 kgal x $0.49	$272.93
Total New Charges		**$272.93**
Total Amount Due		**$272.93**

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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	30-Jul-2026
DUE DATE	20-Aug-2026
TOTAL AMOUNT DUE	$272.93

☐ 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
PO BOX 32414
CHARLOTTE, NC 28232

MAKE CHECKS PAYABLE TO MCUD

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BRADENTON FL 34206-5350

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MCUD

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

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

SUMMER WOODS COMMUNITY
9702 EVENTIDE TRL

Amount Due	$272.93
Please Pay By	20-Aug-2026
Account Number	100237014

Auto-pay is scheduled for 20-Aug-2026

may occur for delinquent accounts.

NNNN

Peace River Electric Cooperative, Inc.

SUMMER WOODS CDD

Bill Date	07/28/2026
Account #	170982001
Member #	168790

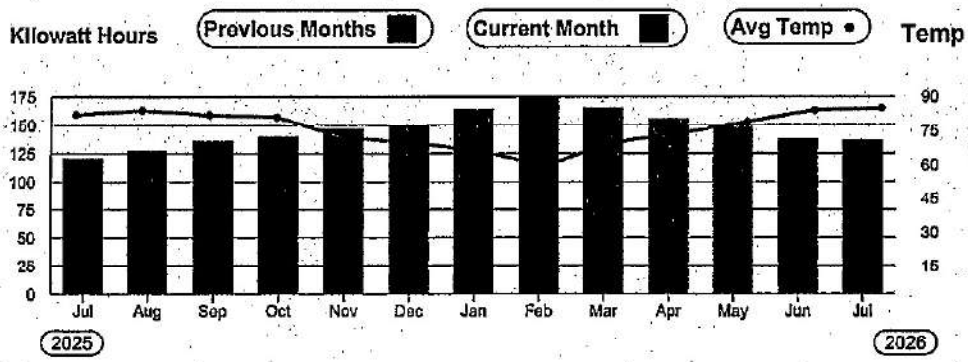
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$46.66

Bank Draft is scheduled for 08/18/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

137 kWh	138 kWh	121 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

4 kWh	$1.43 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 $46.66
is scheduled for 08/18/2026

2752 1 MB 0.707
SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

5 2752
C-10

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

110260170982001000004666000005666072820260

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
35778691	06/20/2026	07/21/2026	10,328	10,465	1.0	137	0.41

Account Summary

Previous Balance	$46.50
Payment(s) Made	-$46.50
Balance Forward	**$0.00**
Current Charges	$46.66
Total Amount Due	**$46.66**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	137 kWh @ 0.121	$16.58
CPA	137 kWh @ -0.001	-$0.14
Property Tax Recovery Fee		$1.05
Gross Receipts Tax		$1.17
Total Current Charges		**$46.66**

Bank Draft Amount $46.66

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Peace River Electric Cooperative, Inc.

SUMMER WOODS CDD

Bill Date	08/05/2026
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

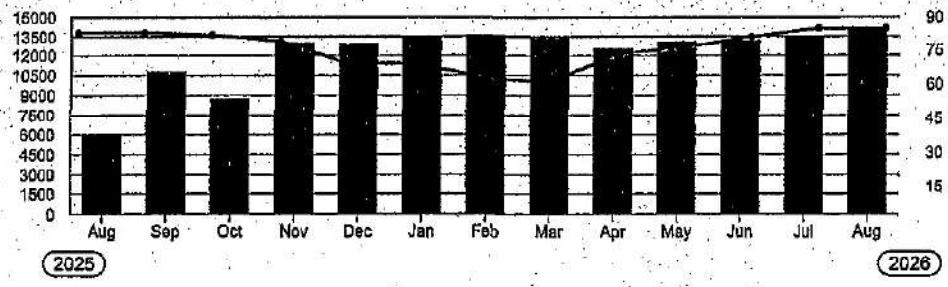
TOTAL AMOUNT DUE

$1,625.58

Bank Draft is scheduled for 08/26/2026

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

14,110 kWh	13,456 kWh	6,059 kWh
This Month 30 Days	Last Month 31 Days	This Month Last Year 31 Days

Your Average Daily Use

470 kWh	$51.61 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 $1,625.58
is scheduled for 08/26/2026

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

2747 1 MB 0.707
SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

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C-10

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

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
36674773	06/30/2026	07/30/2026	887,546	901,656	1.0	14,110	24.328

Account Summary

Previous Balance	$1,477.09
Payment(s) Made	-$1,477.09
Balance Forward	**$0.00**
Current Charges	$1,625.58
Total Amount Due	**$1,625.58**

Current Charges			**GSD**
Facilities Use Charge			$110.00
Energy Charge	14,110 kWh	@ 0.083	$1,171.13
CPA	14,110 kWh	@ 0.004	$56.44
Billed Demand	24.328 kW	@ 8.660	$210.68
Property Tax Recovery Fee			$36.69
Gross Receipts Tax			$40.64
Total Current Charges			**$1,625.58**

Bank Draft Amount $1,625.58

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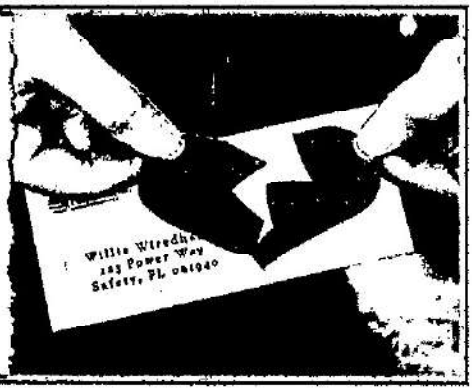
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SUMMER WOODS CDD

Bill Date	07/28/2026
Account #	185639001
Member #	168790

Peace River Electric Cooperative, Inc.

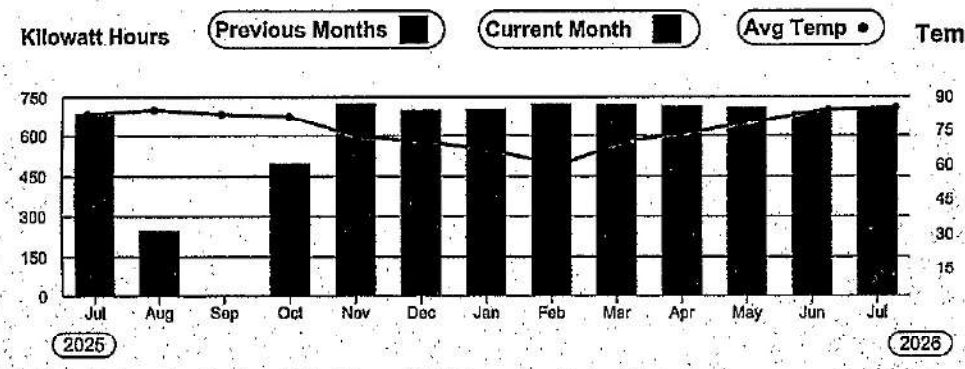
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$118.61

Bank Draft is scheduled for 08/18/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

708 kWh	691 kWh	688 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

23 kWh	$3.64 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 $118.61
is scheduled for 08/18/2026

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

SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

11026018563900100001186100001286107282026 4

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

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
36896782	06/20/2026	07/21/2026	27,937	28,645	1.0	708	0.97

Account Summary

Previous Balance	$115.02
Payment(s) Made	-$115.02
Balance Forward	**$0.00**
Current Charges	$118.61
Total Amount Due	**$118.61**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	708 kWh @ 0.121	$85.67
CPA	708 kWh @ -0.001	-$0.71
Property Tax Recovery Fee		$2.68
Gross Receipts Tax		$2.97
Total Current Charges		**$118.61**

Bank Draft Amount $118.61

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

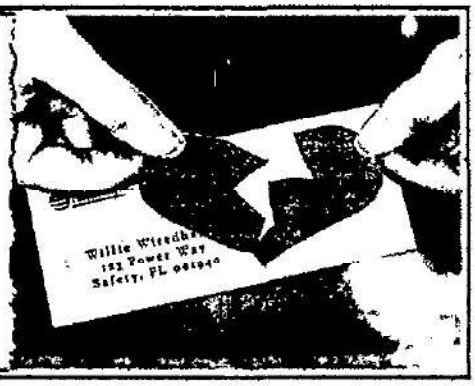
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Peace River Electric Cooperative, Inc.

SUMMER WOODS CDD

Bill Date	07/28/2026
Account #	185639002
Member #	168790

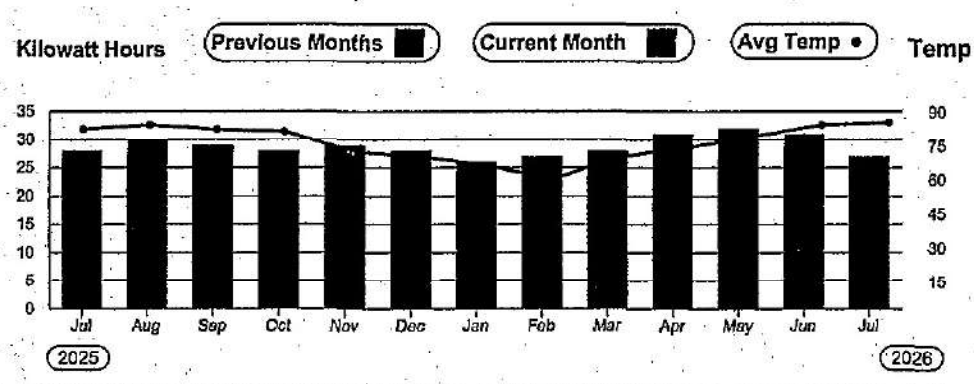
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$32.80

Bank Draft is scheduled for 08/18/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

27 kWh	31 kWh	28 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

1 kWh	$1.01 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 $32.80
is scheduled for 08/18/2026

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

9

SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

1102601856390020000032800000042800728202 63

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	06/20/2026	07/21/2026	1,688	1,715	1.0	27	0.076

Account Summary

Previous Balance	$33.24
Payment(s) Made	-$33.24
Balance Forward	**$0.00**
Current Charges	$32.80
Total Amount Due	**$32.80**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	27 kWh @ 0.121	$3.27
CPA	27 kWh @ -0.001	-$0.03
Property Tax Recovery Fee		$0.74
Gross Receipts Tax		$0.82
Total Current Charges		**$32.80**

Bank Draft Amount $32.80

Breaking Up Is Hard To Do

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

Your Mailbox Deserves Closure.

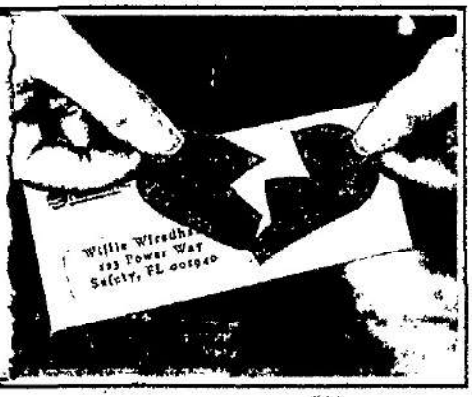
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Enroll in Paperless Billing July–August for weekly chances to win a **$100 bill credit*** and a shot at a **$100 grand prize*** on August 31.

Make the switch in SmartHub today.

*For new enrollees and existing e-bill members

paperless billing



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

7993664336500011026018563900 26

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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	08/04/2026
Account #	185639004
Member #	168790

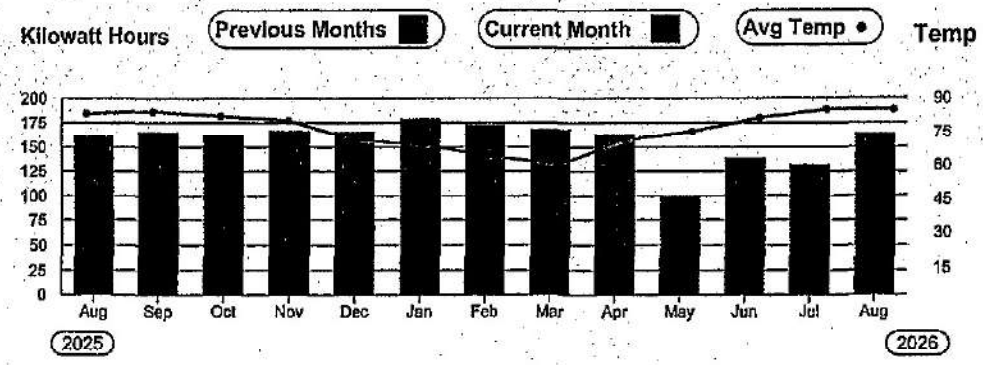
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$50.92

Bank Draft is scheduled for 08/25/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

164 kWh	132 kWh	161 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 31 Days

Your Average Daily Use

5 kWh	$1.56 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 $50.92
is scheduled for 08/25/2026

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

3028 1 MB 0.707
SUMMER WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

5 3028
C-11

1102601856390040000050920000060920804202600

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

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38699836	06/26/2026	07/27/2026	5,250	5,414	1.0	164	0.422

Account Summary

Previous Balance	$46.03
Payment(s) Made	-$46.03
Balance Forward	**$0.00**
Current Charges	$50.92
Total Amount Due	**$50.92**

Current Charges			**GS-S**
Facilities Use Charge			$28.00
Energy Charge	164 kWh	@ 0.121	$19.84
CPA	164 kWh	@ 0.004	$0.66
Property Tax Recovery Fee			$1.15
Gross Receipts Tax			$1.27
Total Current Charges			**$50.92**

Bank Draft Amount $50.92

Breaking Up Is Hard To Do

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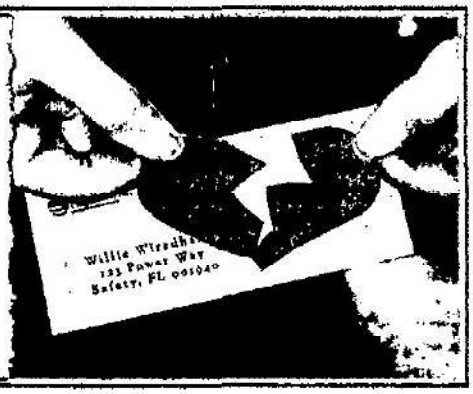
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7993664336500011026018563900 42

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

NNNN

SUMMERWOODS CDD

Bill Date	08/05/2026
Account #	222852002
Member #	240104

Peace River Electric Cooperative, Inc.

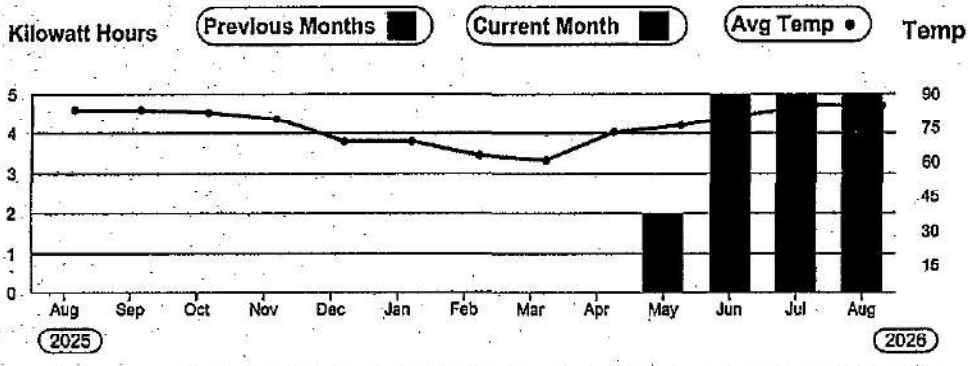
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$32.45

Bank Draft is scheduled for 08/26/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

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

Your Average Daily Use

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

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 222852002
Service Address 9702 EVENTIDE TRL

Bank Draft Amount $32.45
is scheduled for 08/26/2026

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

2

SUMMERWOODS CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

110260222852002000003245000004245080520266

Account	Service Address	Service Description	Board District
222852002	9702 EVENTIDE TRL	PUMP	8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
42650242	06/30/2026	07/30/2026	12	17	1.0	5	0.007

Account Summary

Previous Balance	$32.42
Payment(s) Made	-$32.42
Balance Forward	**$0.00**
Current Charges	$32.45
Total Amount Due	**$32.45**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	5 kWh @ 0.121	$0.61
CPA	5 kWh @ 0.004	$0.02
Property Tax Recovery Fee		$0.68
Gross Receipts Tax		$0.75
Florida Sales Tax		$2.09
Manatee County Tax		$0.30
Total Current Charges		**$32.45**

Bank Draft Amount $32.45

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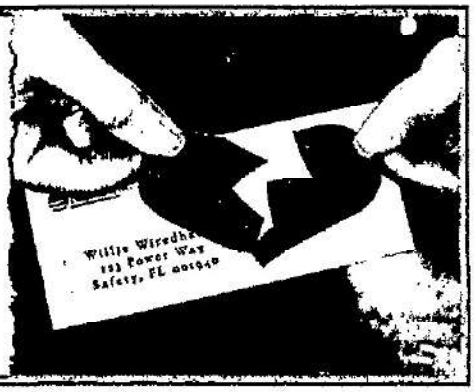
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7993664336500011026022285200 27

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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.: 35083
Terms: Net 45
Invoice date: 08/01/2026
Due date: 09/15/2026

#	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

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Holiday, FL 34690

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+1 (888) 733-8799
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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.: 35139
Terms: Net 45
Invoice date: 07/31/2026
Due date: 09/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	Irrigation Bill Upon Completion 5.27.26 Clubhouse Repaired two cut wires on the line that was not letting the system run, and fixed 4 spray heads.			
2.		**Sales**	6" spray head	4	$23.00	$92.00
3.		**Sales**	labor-technician	8	$65.00	$520.00

Total **$612.00**

INVOICE

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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.: 35194
Terms: Net 45
Invoice date: 08/07/2026
Due date: 09/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	Irrigation Bill Upon Completion 6.12.26 Controller 3 Repaired multiple cut drips on zones 2,9,13, & 14.	1	$0.00	$0.00
2.		**Sales**	Drip coupling	41	$0.75	$30.75
3.		**Sales**	drip pipe	20	$0.75	$15.00
4.		**Sales**	labor-technician	5	$75.00	$375.00

Total **$420.75**

INVOICE

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Holiday, FL 34690

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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.: 35195
Terms: Net 45
Invoice date: 08/07/2026
Due date: 09/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	Irrigation Bill Upon Completion 6.4.26 Controller 4 Cleaned and readjusted the runtime on the controller, and cleaned the valve on zone 3.	1	$0.00	$0.00
2.		**Sales**	labor-technician	2	$75.00	$150.00

Total **$150.00**

INVOICE

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Holiday, FL 34690

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+1 (888) 733-8799
redtreelandscapesystems.com

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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.: 35196
Terms: Net 45
Invoice date: 08/07/2026
Due date: 09/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	Irrigation Bill Upon Completion 6.2.26 Controller 4 Zones 4 & 5 had a bad gasket on the decoder, replaced multiple broken spray heads on zone 10, repaired multiple cut drip lines, and a broken rotor on zone 17.	1	$0.00	$0.00
2.		**Sales**	Gasket IVM decoder (N.C)	2	$0.00	$0.00
3.		**Sales**	6" spray head	3	$23.00	$69.00
4.		**Sales**	6" rotor	1	$45.00	$45.00
5.		**Sales**	drip coupling	10	$0.75	$7.50
6.		**Sales**	drip pipe	2	$0.75	$1.50
7.		**Sales**	labor-technician	5	$75.00	$375.00

Total **$498.00**

INVOICE

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Holiday, FL 34690

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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.: 35382
Terms: Net 45
Invoice date: 08/13/2026
Due date: 09/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Irrigation Bill Upon Completion**	Irrigation Bill Upon Completion 7.3.26 The Cove Controller Zones 28 & 30 had a leak at the solenoid; changed the gasket and repaired a drip line at the entrance of the cove.	1	$0.00	$0.00
2.		**Sales**	drip coupling	5	$0.75	$3.75
3.		**Sales**	drip pipe	2	$0.75	$1.50
4.		**Sales**	wire nuts	2	$2.00	$4.00
5.		**Sales**	labor-technician	1	$75.00	$75.00

Total **$84.25**

INVOICE

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Holiday, FL 34690

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+1 (888) 733-8799
redtreelandscapesystems.com

Bill to
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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.: 35479
Terms: Net 45
Invoice date: 07/31/2026
Due date: 09/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs performed as follows:			
2.		**Irrigation Bill Upon Completion**	6/2/26 Controller 3: Zone 18 and 22 had multiple broken spray heads and zone 2 had 3 cut drip lines. Completed inspection and readjusted time. Replaced (4) 6" Hunter spray heads and (3) drip couplings	1	$175.25	$175.25
3.		**Irrigation Bill Upon Completion**	6/18/26: Controller 3: Performed tracking on controller 3 and found broken rotors at Zone 48 and lots of broken drip on Zone 2. Replaced (2) Hunter 6" rotors, (15) drip couplings, (1) 6" Hunter spray head.	1	$574.25	$574.25
4.		**Irrigation Bill Upon Completion**	7/16/26: Controller 4: Repair (2) broken lateral lines on Controller 4, Zone 12 - also repair drip next to entrance Day Break. Replaced (5) drip couplings, (2) drip tube / pipe. (1) 1 1/4 coupling and (1) 1 1/4 pipe.	1	$621.55	$621.55
5.		**Irrigation Bill Upon Completion**	7/16/26: High Noon: Zone 9 - 12, repaired several drip cuts, Zone 3 - 21,	1	$811.50	$811.50

		replaced multiple spray heads, Zone 1, replace broken roto. Inspected system and looks like the break from the construction site was repaired - system working properly. Replaced (3) 6" spray heads (20) drip couplings, (10) drip tube / pipe and (1) rotor.			
6.	**Irrigation Bill Upon Completion**	7/23/26: Controller 1: Construction workers broke lateral line in the entrance. Locate breaks and repair - Zone 6 & 4 Replace (10) SCH 40 1 1/4 pipe, (2) 1 1/4 couplings and (2) 1 1/4 elbow.	1	$698.50	$698.50
			Total		**$2,881.05**

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

Invoice

Date	Invoice #
8/2/2026	INV0000111298

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	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
Mass Mailing Credit	(1.00)	$1,226.08	($1,226.08)

Subtotal	$5,194.26
Total	$5,194.26

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

Invoice

Date	Invoice #
7/31/2026	INV0000111435

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	$976.16	$976.16

Subtotal	$976.16
Total	$976.16

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

Invoice

Date	Invoice #
8/1/2026	INV0000111529

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Cell Phone	50.00	$1.00	$50.00

Subtotal	$50.00
Total	$50.00

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

Invoice

Date	Invoice #
8/14/2026	INV0000111555

Bill To:

Summer Woods CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	$791.67	$791.67
Personnel Reimbursement	1.00	$1,440.02	$1,440.02

Subtotal	$2,231.69
Total	$2,231.69

INVOICE

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

DATE	INVOICE #
8/1/2026	1015243

BILL TO

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

P.O. No.	Terms
August 2026	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance - Algae and Aquatic Plant Control for Twenty-Five (25) Lakes	3,100.00	3,100.00
	Manatee County Sales Tax	6.00%	0.00

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

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

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

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

Invoice

8/4/2026 2061

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

P.O. No.	Terms	Due Date	Rep
SUPPLIES	Net 20	8/24/2026	

ORDER:7684240718 DATED:072826 88.53
ITEMS: (1cs) 55-60 Gal Trash Bags,(1cs) Multifold Paper Towels.

Sales Tax (0.0%)	$0.00
Total	$88.53
Balance Due	**$88.53**

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

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

Invoice

8/1/2026 92761

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

P.O. No.	Terms	Due Date	Rep
	Net 10	8/10/2026	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

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

Inspection Report

INVOICE #: 590320755

WORK DATE: 08/03/2026

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: 08/03/2026 08:58:00 AM
Time Out: 08/03/2026 09:51:00 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature



Kevin Mathis
License #:

Purchase Order	Terms	Service Description	Quantity		Amount
None	NET 15	Pest Monthly Commercial	1.00		100.00
		Temporary Fuel Surcharge	1.00		4.00
				Subtotal	104.00
				Tax	0.00
				Total Due:	**104.00**

TECHNICIANS

Kevin Mathis

GENERAL COMMENTS / INSTRUCTIONS

In today's service treated the following areas; exterior of gated pool, splash pad, restroom building, treated underneath chairs, tables, as well as the shrubbery areas inside of pool and splash pad gate.

As a courtesy knocked down, wasps nets at the playground. 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	3.0000 Gallon	88.6780 Milliliters
Target Pests: Cockroaches							

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend PolyZone - ENVU		101563-143	4.7500%	0.0278	Deltamethrin	2.0000 Gallon	1.4946 Fluid Ounce
Target Pests: Cockroaches							

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Wasp Freeze II.		499-550	0.1000%	n/a	Prallethrin	2.0000 Seconds	47.4000 Milliliters
Target Pests: Wasps							

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.

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

Inspection Report

INVOICE #: 590320755

WORK DATE: 08/03/2026

PEST ACTIVITY	# Areas	# Devices	Pest Totals

None Noted.

DEVICE INSPECTION SUMMARY

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.
Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.

Valley

0 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$9,553.00
Statement Closing Date	July 31, 2026
Days in Billing Cycle	31
Previous Balance	$286.17
Payments & Credits	$286.17
Purchases & Other Charges	$446.88
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$446.88

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	$446.88
Minimum Payment Due	**$446.88**
Payment Due Date	**August 25, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAl **$286.17-**	
07/27	07/27	F151500K000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	286.17-
		JAMIE LEE	**TOTAl** **$446.88**	
07/01	07/01	5543286J65STDGZNP	AMAZON MKTPL*0C3VG9123 SEATTLE WA	117.69
			MCC: 5942 MERCHANT ZIP:	
07/06	07/06	5543286JB5WBXB8QB	LOWES #03453* PARRISH FL	55.40
			MCC: 5200 MERCHANT ZIP: 34219	
07/16	07/16	5550629JMR002XBPB	FASTSIGNS 178301 RIVERVIEW FL	120.50
			MCC: 7338 MERCHANT ZIP: 33578	
07/27	07/27	5543286K0635DXS16	LOWES #03453* PARRISH FL	28.29
			MCC: 5200 MERCHANT ZIP: 34219	
07/30	07/30	5550036K4RFYXQJK1	NIC*-DOH MANATEE CHD-E BRADENTON FL	125.00
			MCC: 8099 MERCHANT ZIP: 34208	
		MICHELLE WHITE	**TOTAL** **$0.00**	

Please detach bottom portion and submit with payment using enclosed envelope

Valley

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	**August 25, 2026**
New Balance	**$446.88**
Minimum Payment Due	$446.88
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 0
SUMMER WOODS COMMUNITY DEVELOPMENT
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 0

IMPORTANT ACCOUNT INFORMATION

$0 - $446.88 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$3.31	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$1.12	$0-$500,000 = 0.25%
New Cashback Balance	$4.43	$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	31	$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Here is your cash rewards schedule:

Tiers	*Cashback %*
$0 - $500,000	*0.25*
$500,001 - $1,500,000	*0.60*
$1,500,001 - $4,000,000	*0.75*
$4,000,001 - $12,500,000	*0.90*
$12,500,001 +	*1.00*

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/ holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than $50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

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Summer Woods CDD
Clubhouse Credit Card
07/01/26-07/31/26

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

				Financial & Administrative	Clubhouse	Clubhouse
				Dues, Licenses & Fees	Maintenance & Repair	Amenity Facility Maint & Repair
				51300-4902	57200-4701	57200-4701
07/01/26	Amazon	Outdoor Patio Clocks	(117.69)			(117.69)
07/06/26	Lowes	Tools and Batteries	(55.40)		(55.40)	
07/16/26	Fast Designs	(2) Signs	(120.50)		(120.50)	
07/27/26	Lowes	(2) Master Lock	(28.29)		(28.29)	
07/30/26	Manatee Bradenton	Splash Pad Permit	(125.00)	(125.00)		
	TOTAL	001-10102	**(446.88)**	**(125.00)**	**(204.19)**	**(117.69)**

446.88



Order Summary

Save

Order placed June 24, 2026 Order # 111-4379440-2568237

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

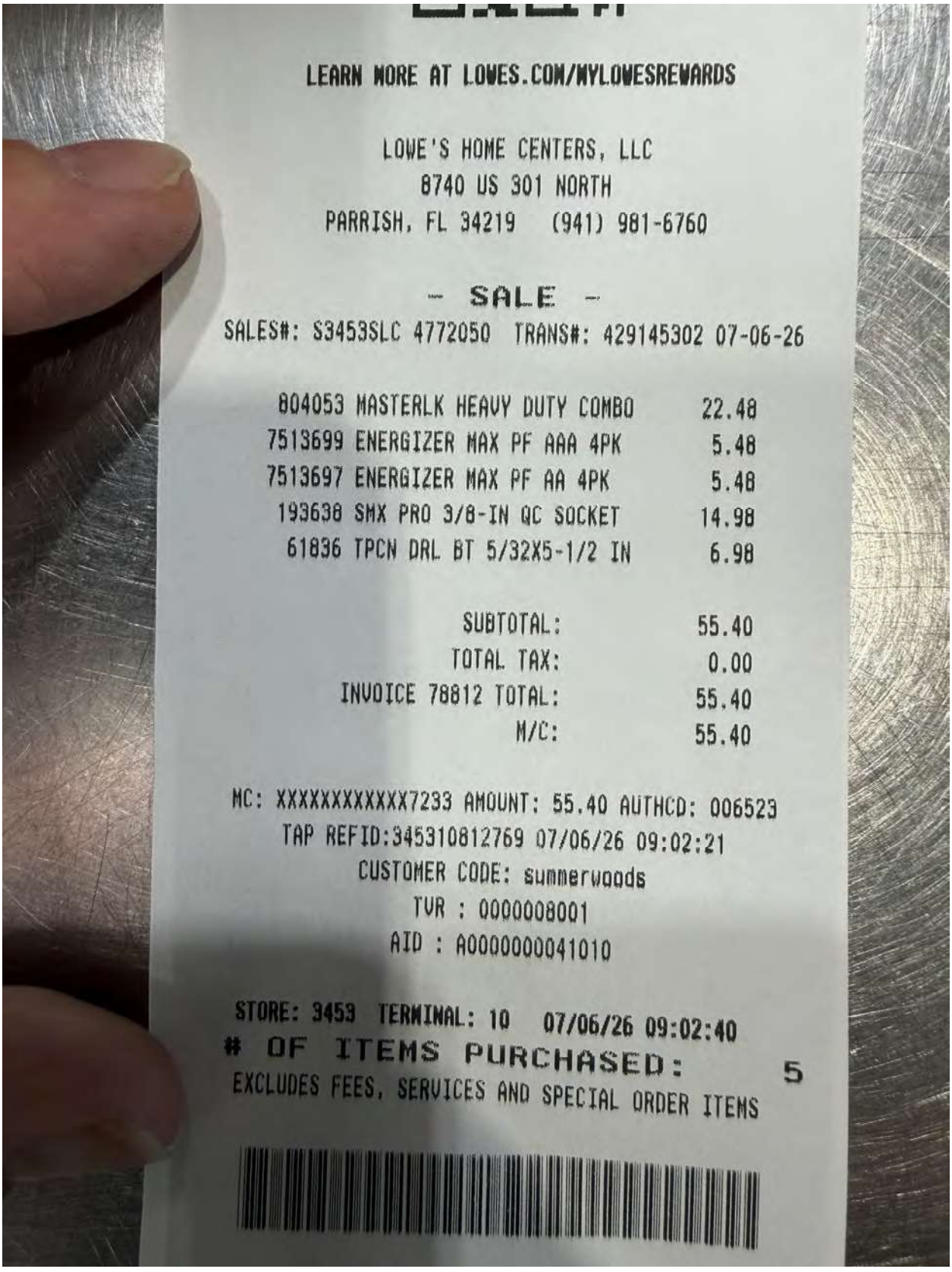
Item(s) Subtotal:	$109.99
Shipping & Handling:	$0.00
Total before tax:	$109.99
Estimated tax to be collected:	$7.70
Grand Total:	**$117.69**

Delivered July 2



Outdoor Clocks for Patio – 30 in Extra Large Farmhouse Black Metal Outdoor Wall Clock Silent Battery Operated – Vintage Industrial Skeleton Outside Clock for Pool Area, Garden, Backyard, Porch
Sold by: Seesure Direct
Supplied by: Other
Return window closed on August 1, 2026
$109.99





LEARN MORE AT LOWES.COM/MYLOWESREWARDS

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

- SALE -

SALES#: S3453SLC 4772050 TRANS#: 429145302 07-06-26

804053	MASTERLK HEAVY DUTY COMBO	22.48
7513699	ENERGIZER MAX PF AAA 4PK	5.48
7513697	ENERGIZER MAX PF AA 4PK	5.48
193638	SMX PRO 3/8-IN QC SOCKET	14.98
61836	TPCN DRL BT 5/32X5-1/2 IN	6.98

SUBTOTAL:	55.40
TOTAL TAX:	0.00
INVOICE 78812 TOTAL:	55.40
M/C:	55.40

MC: XXXXXXXXXXXX7233 AMOUNT: 55.40 AUTHCD: 006523
TAP REFID:345310812769 07/06/26 09:02:21
CUSTOMER CODE: summerwoods
TVR : 0000008001
AID : A0000000041010

STORE: 3453 TERMINAL: 10 07/06/26 09:02:40
OF ITEMS PURCHASED: 5
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

1:04 18m

2448-5112.pdf

FASTSIGNS

11120 S US HWY 41
Gibsonton, FL 33534
(813) 999-3219

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

PAID IN FULL

INVOICE
2448-5112

Completed Date: 7/16/2026
Payment Terms: Payment Upon Completion
Payment Due Date: 7/16/2026

Created Date: 7/14/2026

DESCRIPTION: SUMMERWOODS CDD PERSONNEL ONLY (2)

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

Pickup At: FASTSIGNS of Riverview, FL
11120 S US HWY 41
Gibsonton, FL 33534
US

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

Salesperson: Thomas Green
Email: thomas.green@fastsigns.com

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	**Maxmetal- 3mm | White, 24W"x18H"(1) SS**	2	$55.20	$87.90	$110.40
1.1.1	**Max Metal 3mm - Max Metal/ACM 3mm** **Notes:** White Background with Red Letters Red Border				

Subtotal:	$110.40
Taxable Amount:	$87.90
Taxes:	$6.59
Grand Total:	$116.99
Amount Paid:	$116.99
BALANCE DUE:	$0.00
Total Paid with Surcharge:	$120.50

TRANSACTIONS

Date	Type	Amount	Surcharge Fee
7/16/2026	MasterCard (Online) - 7233	$116.99	$3.51

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

Drive Share

Tracy Preston

From: Jamie Lee <maintenance.rizzeta@gmail.com>
Sent: Monday, July 27, 2026 9:10 AM
To: Tracy Preston
Subject: [EXTERNAL]Fwd: Your Lowe's Purchase Receipt

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Summerwoods Receipt
---------- Forwarded message ---------
From: **Lowe's Home Improvement** <do-not-reply@receipt.lowes.com>
Date: Mon, Jul 27, 2026 at 9:08 AM
Subject: Your Lowe's Purchase Receipt
To: <maintenance.rizzeta@gmail.com>





TOOLS BATHROOM DAILY DEALS APPLIANCES

Your Lowe's Receipt

Order # 203453207262165070

Transaction # 576660866

Order Date #: Placed July 27, 2026 - 09:08:28

Thank 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

My Account

Purchased Item(s)

	QTY
SPEC WASP/HORNET 18.5 TP(	1

Item #: **5198905**|Model #: **HG-27221**
Unit Price: **$7.98**|Subtotal: **$7.98**

	QTY
MASTERLK HEAVY DUTY COMBO	1

Item #: **804053**|Model #: **875DLFHCLWSFLR/12**
Unit Price: **$18.98**|Subtotal: **$18.98**

Total # of items purchased: 2

Invoice 73740 Subtotal $26.96

Excludes fees, services and special order items

Payment Summary

Subtotal	$ 26.96
Total Tax	$ 1.33
Total	$ 28.29

Order Details

Payment	$ 28.29
AuthTime	07/27/26 09:08:10

AuthCD	027346
REFID	345325740277
AID	A0000000041010
TVR	0000008001
Customer Code	summerwoods
Order Date	07/27/26 09:08:28
Store #	3453
Terminal #	25



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



Download the Lowe's app

Track your orders, shop our lineup and more.

Get it now



Lowe's Return Policy

You can return or exchange most new, unused merchandise with proof of purchase within 90* days of the original purchase date unless noted in our return policy exceptions.

*Appliance returns must be initiated within 48 hours of delivery or the time of pickup.

See **Return Policy** and **Exceptions** for details.

Lowe's Billing Policy

For more information on when you'll be charged, view our **Billing Policy**.

Let Us Know How We Did

We value your feedback. Please tell us about your Pickup experience.

This brief survey should only take about two minutes. We'll use your feedback to make future improvements.

Provide Feedback

My Account

Contact Us

Find a Store

Privacy Statement

Billing Policy

Return & Refund Policy

Lowes.com

 Get the Lowe's app

1000 Lowe's Boulevard, Mooresville, NC 28117

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Over the Counter



Your Receipt

PURCHASE RECEIPT

CHD4101EH
CHD4101EH

410 6th Avenue East
Bradenton FL 34208
(941)748-0747
OTC Local Ref ID: 151044094
7/30/2026 02:19 PM

Status:	**APPROVED**
Customer Name:	MANUALLY/ENTERED
Type:	MasterCard
Credit Card Number:	**** **** **** 7233

Items	Location	Quantity	TPE Order ID	Total Amount
Total Amount	CHD4101EH	1	288475660	$125.00
Total remitted to the CHD4101EH				$125.00
Total amount charged				$125.00

Tab 11

MINUTES OF MEETING

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

SUMMER WOODS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Summer Woods Community Development District was held on **Tuesday, September 3, 2026, at 6:00 p.m.** at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

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.**
Andy Nott	**Representative, Superior Waterway**
Raphael Rosario	**Representative, Redtree Landscaping**
Haley Pryor	**Field Inspector, Rizzetta & Company, Inc.**
Thomas Giella	**Representative, Complete I.T**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

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

> On a Motion by Mr. Sullivan, seconded by Mr. Flynn, with all in favor, the Board of Supervisors authorized the appointment of Mr. Johnson to serve as Chair for the meeting for the Summer Woods Community Development District.

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next order of business followed.

DRAFT

THIRD ORDER OF BUSINESS Staff Reports

A. Community Assets Management Report

Ms. Pryor will inspect the planted trees along Sawgrass and present proposals for palmetto planting at the October meeting.

i. Landscape Contractor Response Report

Mr. Rosario to inspect the irrigation box covered with dirt.

ii. Consideration of RedTree Landscape Proposals

> On a Motion by Mr. Johnson, seconded by Mr. Sullivan, with all in favor, the Board of Supervisors approved *Redtree* proposal option 1 for flush cut and removal of dead Sabel Palm on the outside of the fence for The Cove and the exit side of Western Woods Avenue, in the amount of $800.00, for the Summer Woods Community Development District.

> On a Motion by Mr. Johnson, seconded by Mr. Sullivan, with all in favor, the Board of Supervisors approved *Redtree* proposal option 1 for Sabel Palms Removal and Installation along Summerwoods Drive, in the amount of $1,600.00, for the Summer Woods Community Development District.

> On a Motion by Mr. Johnson, seconded by Mr. Sullivan, with all in favor, the Board of Supervisors approved *Redtree* proposal option 1 for Sabel Palms Removal and Installation along Daybreak Glen and Western Woods Avenue, in the amount of $800.00, for the Summer Woods Community Development District.

B. Aquatics Report

There being none, the next item followed.

C. District Engineer

A discussion ensued regarding access for Superior Waterway.

D. District Counsel

Mr. Davenport will work with Ms. Stevens to identify the District easement and recommended a license agreement.

E. District Manager Report

Ms. Stevens discussed the financials and advised the next meeting to be held on October 1, 2026, at 6:00 p.m.

DRAFT

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of Consent to Assignment with Pape-Dawson

> On a motion by Mr. Johnson, seconded by Mr. Flynn, with all in favor, the Board of Supervisors approved to Consent to Assignment with Pape-Dawson for the Summer Woods Community Development District.

B. Consideration of Complete I.T. Camera Proposal

The Board tabled the camera proposal and requested that it be brought back for consideration at the October meeting.

C. Consideration of Complete IT Gate Lock Replacement Proposal

> On a motion by Mr. Johnson, seconded by Mr. Sullivan, with all in favor, the Board of Supervisors approved Complete IT Gate Lock Replacement Proposal in the amount of $1,080.00 for the Summer Woods Community Development District.

D. Consideration of Egis Insurance Proposal

> On a motion by Mr. Sullivan, seconded by Mr. Flynn, with all in favor, the Board of Supervisors approved EGIS Insurance proposal for a premium total of $20,287.00 for the Summer Woods Community Development District.

E. Acceptance of the 2nd Addendum to the Contract for Professional Amenity Services

> On a motion by Mr. Johnson, seconded by Mr. Sullivan, with all in favor, the Board of Supervisors accepted the 2nd Addendum to the Contract for Professional Amenity Services, as presented for the Summer Woods Community Development District.

F. Consideration of Resolution 2026-10; Goals and Objectives Performance Measures and Standard

> On a motion by Mr. Johnson, seconded by Mr. Flynn, with all in favor, the Board of Supervisors adopted resolution 2026-10 Goals and Objectives Performance Measures and Standard as presented for the Summer Woods Community Development District.

G. Discussion of Posting Newsletter Flyer on Social Media Platform

A discussion was held regarding the newsletter flyer and communicating with the HOA about resident e-blast.

DRAFT

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of the Financial Statements for July 2026

Ms. Stevens presented the financial statements report for July 2026.

> On a Motion by Mr. Johnson, seconded by Mr. Flynn, with all in favor, the Board of Supervisors approved the July 2026 financial report for the Summer Woods Community Development District.

B. Consideration of the Operation and Maintenance Expenditures for May and June 2026

> On a Motion by Mr. Johnson, seconded by Mr. Sullivan, with all favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July ($73,781.73) of 2026, for the Summer Woods Community Development District.

C. Consideration of the Minutes of the Board of Supervisors' Public Hearing and Regular Meetings held on July 30, 2026

> On a Motion by Mr. Johnson, seconded by Mr. Flynn, with all in favor, the Board of Supervisors approved the Public Hearing and Regular Meetings held on July 30, 2026, as presented, for the Summer Woods Community Development District.

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

Audience comments were received.

The Board requested an inspection of the two main gates

> On a Motion by Mr. Johnson, seconded by Mr. Ruxton, with all in favor, the Board of Supervisors approved rechargeable solar exterior fan in the amount of $2,649, for the Summer Woods Community Development District.

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. Sullivan, with all in favor, the Board Adjourned the Meeting at 7:37 p.m., for the Summer Woods Community Development District.

DRAFT