



Rizzetta & Company

# **Villages of Glen Creek Community Development District**

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## **Board of Supervisors' Meeting December 17, 2025**

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

**[www.Villagesofglencreek.org](http://www.Villagesofglencreek.org)**

**VILLAGES OF GLEN CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta and Company Inc. 3434 Colwell Ave, Suite 2745, Tampa, FL 33614

<b>Board of Supervisors</b>	Charles Clark Peterson Trent Stephenson John Jones Patrick Bette	Chairman Vice Chairman Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matt O’Nolan	Rizzetta & Company, Inc
<b>District Counsel</b>	John Vericker	Straley, Robin, Vericker
<b>District Engineer</b>	Tonja Stewart	Stantec

**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), or 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.

# VILLAGES OF GLEN CREEK

## COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Teams Dial in number: 321-754-9488

Phone conference ID: 905 979 049#

**Board of Supervisors  
Villages of Glen Creek Community  
Development District**

12/10/2025

### FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District will be held on **Wednesday, December 17, 2025, at 11:00 AM** at Spring Hill Suites by Marriott Bradenton Downtown/Riverfront, **located at 102 12<sup>th</sup> Street West, Bradenton, FL 34205**. The following is the final agenda for the meeting:

#### REGULAR MEETING

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
  - A. Pond & Mitigation Maintenance Discussion
    1. Consideration of Waterway Treatment Report ..... Tab 1
  - B. Landscape Maintenance Inspection and Discussion of Landscape RFP ..... Tab 2
    1. Consideration of Landscape Proposals ..... Tab 3
  - C. District Counsel
  - D. District Engineer
  - E. District Manager
4. **BUSINESS ADMINISTRATION**
  - A. Review of the Financial Statement for October 2025 ..... Tab 4
  - B. Consideration of the Operations and Maintenance Expenditures for October 2025 ..... Tab 5
  - C. Consideration of the Board of Supervisors' Meeting Minutes for September 23, 2025, ..... Tab 6
5. **BUSINESS ITEMS**
  - A. Ratification of Fence Repair ..... Tab 7
  - B. Ratification of Special Warranty Deed from GTIS for Common Area Tracts ..... Tab 8
  - C. Consideration of Wetland Proposal ..... Tab 9
  - D. Ratification of Florida Fountains Proposal ..... Tab 10
  - E. Consideration of Shutter Proposal ..... Tab 11
  - F. Discussion of District Credit Card
  - G. Discussion of Amenity Rules and Procedures
  - H. Discussion of FY 24-25 Goals and Objectives
  - I. Consideration of Rekey Proposal ..... Tab 12
  - J. Discussion of Security Proposal ..... Tab 13

**7. SUPERVISOR REQUESTS**

**6. ADJOURNMENT**

We look forward to seeing you at the meeting. If you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

*Matt O'Nolan*

Matt O'Nolan District Manager



## Villages of Glen Creek Landscape Report Update

November 26, 2025.

- Item 2- Viburnum trimming has begun and is on going
- Item 3- Sod proposal will be submitted
- Item 4- Weeds have been treated with herbicide and we have begun removing vines from perimeter wall
- Item 5- Oak tree is dead and proposal for replacement will be submitted
- Item 6- Mulch proposal will be submitted
- Item 7- Crews have begun working on Oak trees canopies, on going
- Item 8- Viburnum was fertilized this month and crew will remove dead material
- Item 9- Crew started removing vegetation from wall, on going
- Item 10- Bird of Paradise has been cleaned up
- Item 11- Lodge pole has been installed on leaning Jatropa
- Item 16- Dead Ixoras have been removed, no diseases or bugs found
- Item 17- Proposal to replace dead Oak will be submitted
- Item 18- Sod Proposal will be submitted
- Item 19- Strangler fig has been removed from palm
- Item 20- Pine tree is in good condition right now and we will monitor the Oak tree
- Item 21- Vegetation has been cut back on wooden bridge



Corporate (Orlando/ Polk County)  
200 South F Street  
Haines City, Florida 33844

Tampa  
9513 US 92 East  
Tampa, Florida 33610

(863) 422-5207  
[www.princeandsonsinc.com](http://www.princeandsonsinc.com)



## **Tab 1**



## Villages of Glen Creek CDD Aquatics

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### Aquatic Treatment Report

November 2025

STEADFAST OFFICE:  
[WWW.STEADFASTENV.COM](http://WWW.STEADFASTENV.COM)  
813-836-7940



Printed: Dec 9, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

## Daily Logs List

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### Nov 5, 2025

**Job:** SE1423 Glen Creek RAM**Title:****Added By:** John Briers**Log Notes:**

Treated ponds for super minimal shoreline grasses, only problem pond was 11 which was treated for algae and grasses

**Weather Conditions:**

Partly cloudy with mist and fog

Wed, Nov 5, 2025, 1:40 PM

**82°F****58°F**

Wind: 6 mph

Humidity: 94%

Total Precip: 0"

**Attachments:** 3



## Daily Logs List

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### Nov 14, 2025

**Job:** SE1423 Glen Creek RAM

**Title:**

**Added By:** John Briers

**Log Notes:**

All lakes look great, very minimal to no invasive vegetation or algae on lakes around houses

**Weather Conditions:**

Partly cloudy with mist and fog

Fri, Nov 14, 2025, 6:28 AM



**77°F**

**50°F**

Wind: 7 mph

Humidity: 94%

Total Precip: 0"

**Attachments:** 3





## Daily Logs List

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### Nov 24, 2025

**Job:** SE1423 Glen Creek RAM

**Title:**

**Added By:** Mason DeBaets

**Log Notes:**

sprayed ponds 11,8,7,9,10,12,13,14,15,16,17,18 for grasses. sprayed around concrete pieces for material audit. sprayed pond 11 for algae

**Weather Conditions:**

Partly cloudy with fog

Mon, Nov 24, 2025, 2:05 PM



82°F

Wind: 6 mph

62°F

Humidity: 95%

Total Precip: 0"

**Attachments:** 11



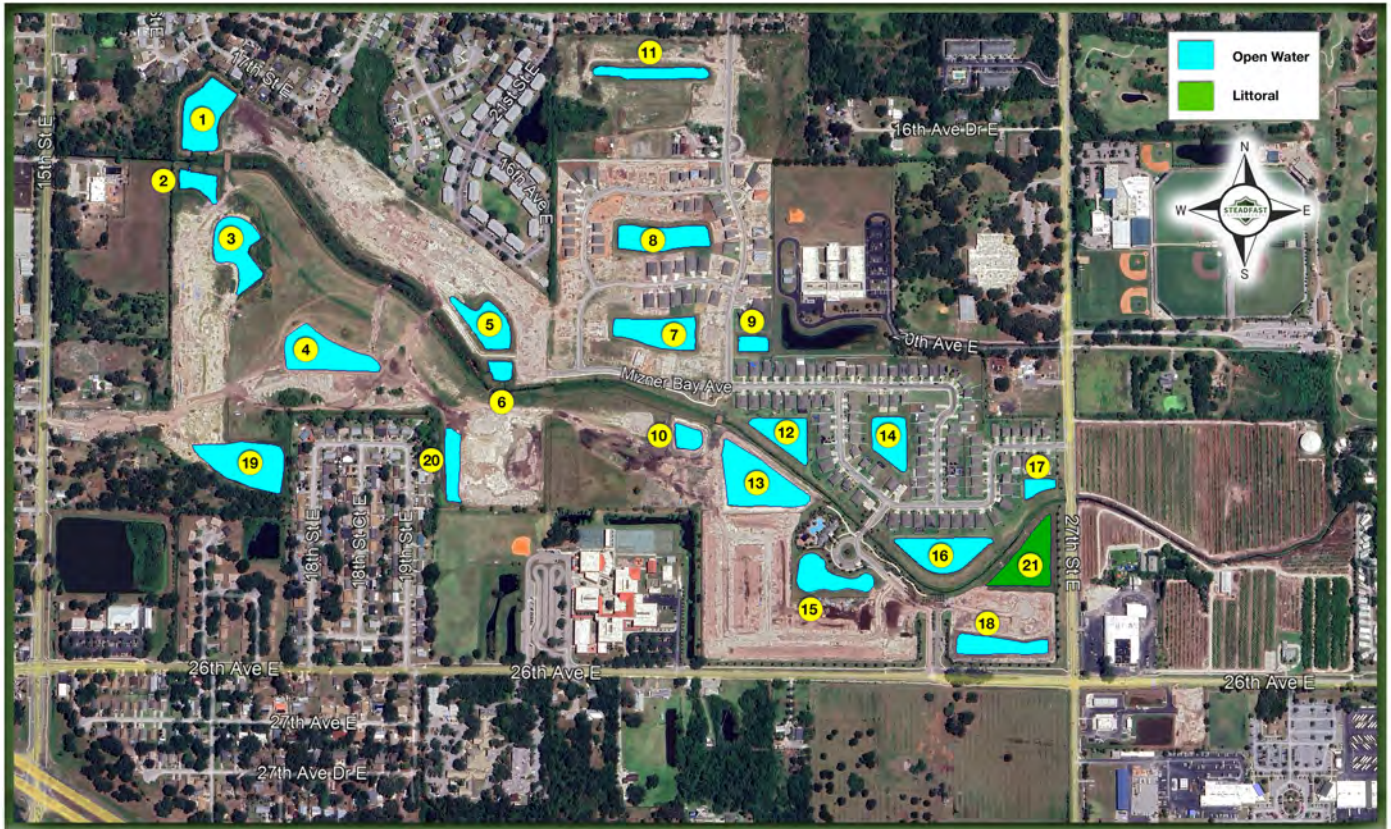




# Villages of Glen Creek CDD

2651 Sand Gables Trail, Bradenton, FL 34208

Gate Code:





## Villages of Glen Creek CDD Aquatics

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### Aquatic Treatment Report

October 2025

STEADFAST OFFICE:  
[WWW.STEADFASTENV.COM](http://WWW.STEADFASTENV.COM)  
813-836-7940





## Daily Logs List

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### Oct 7, 2025

**Job:** SE1423 Glen Creek RAM

**Title:** Account inspection

**Added By:** Kevin Riemensperger

**Log Notes:**

The east half of the community is an extremely good condition. All visited ponds are spotless, clean of any nuisance species. Plenty of waterfowl indicating healthy ponds.

The creek running through the center of the community was mowed three months ago, but the West Indian lemon grass and other various weeds along the bank have quickly regrown into what space was cleared, with most vegetation, reaching a height of about 6 to 10 feet

?The west half of the community is very overgrown. In terms of Aquatic Technician is making an effort out here with select ponds having received heavy treatment. However, there is still work to do, and Access poses a significant barrier. West Indian lemongrass covers the site, in dense stands over 10 feet tall.

Fountain on Pond 14 near the sales center it's not operating. No electricity is being delivered to the unit.

Flocks of Lorikeet are present on the property, a species native to Australia. ?

**Weather Conditions:**

Partly cloudy with showers

Tue, Oct 7, 2025, 8:17 AM



**87°F**

**74°F**

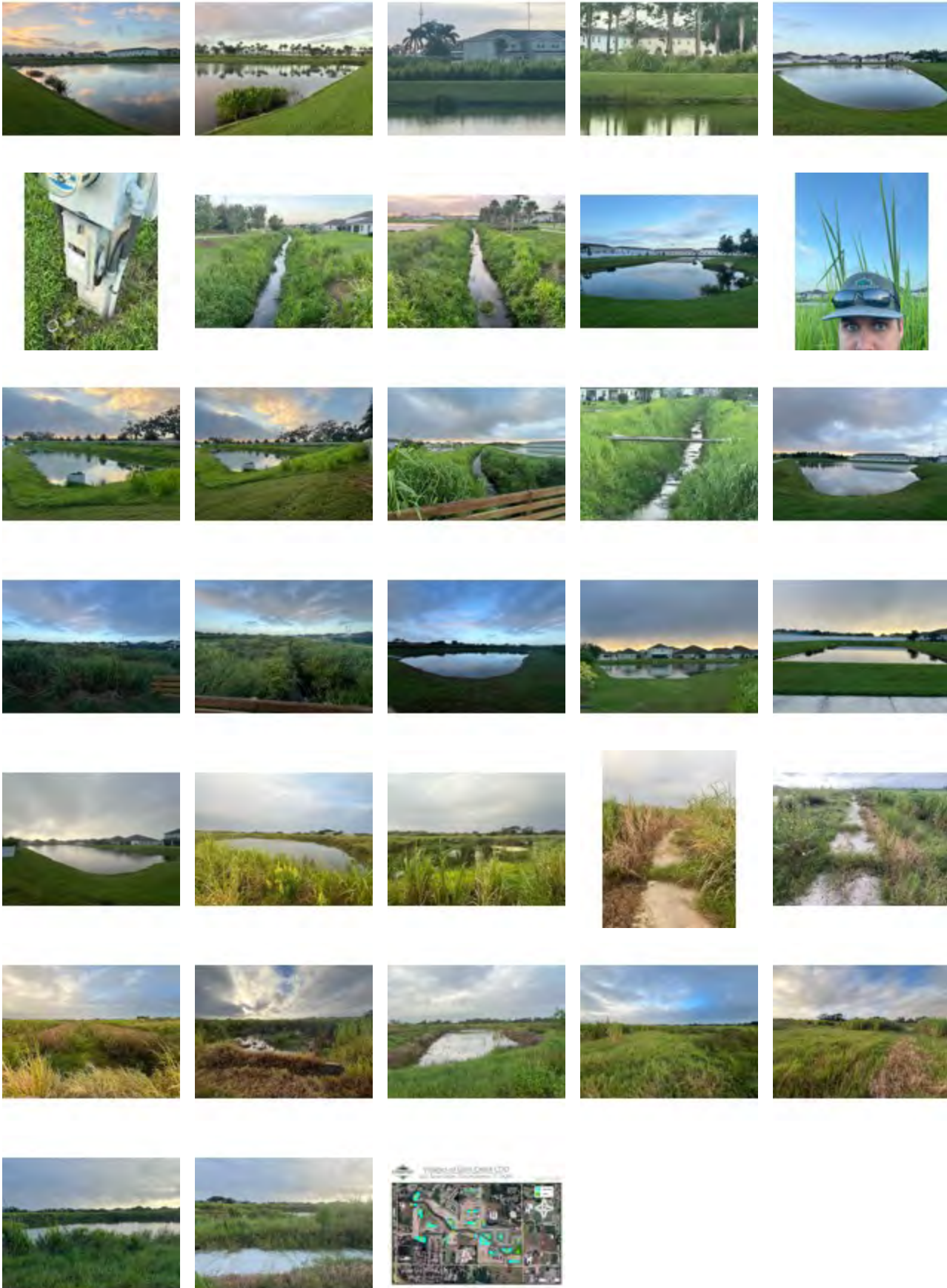
Wind: 15 mph

Humidity: 93%

Total Precip: 0.09"

Attachments:

33





## Daily Logs List

Oct 15, 2025

**Job:** SE1423 Glen Creek RAM

**Title:**

**Added By:** Mason DeBaets

**Log Notes:**

no algae present on any of the ponds. sprayed ponds 4,10,13,12,7,9,8,11,14,15,16,18,17 for grasses. sprayed new trails for access for ponds 1,2,3,19. over growth is making it hard to drive out to the ponds

**Weather Conditions:**

Partly cloudy with mist and fog

Wed, Oct 15, 2025, 11:41 AM



Partly cloudy with mist and fog

84°F

64°F

Wind: 10 mph

Humidity: 92%

Total Precip: 0"

**Attachments:** 14





## Daily Logs List

### Oct 30, 2025

**Job:** SE1423 Glen Creek RAM

**Title:**

**Added By:** John Briers

**Log Notes:**

Inspection of all lakes. All lakes are free of unwanted invasive vegetation and algae except pond 11 . Fountain on lake 14 is in need of replacement electrical components

**Weather Conditions:**

Partly cloudy with showers

Thu, Oct 30, 2025, 1:41 PM



71°F

52°F

Wind: 15 mph

Humidity: 90%

Total Precip: 0"

**Attachments:** 13



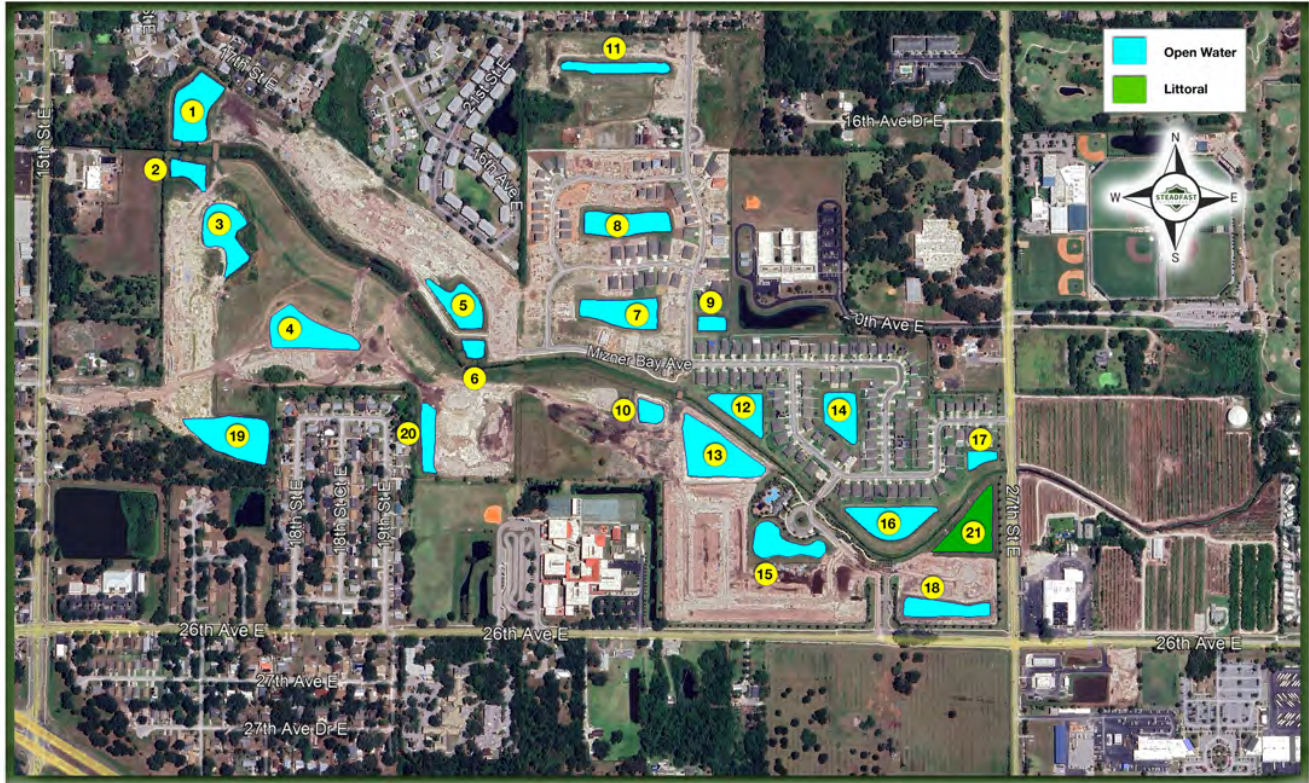




# Villages of Glen Creek CDD

2651 Sand Gables Trail, Bradenton, FL 34208

Gate Code:





## Villages of Glen Creek CDD Aquatics

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### Aquatic Treatment Report

September 2025

STEADFAST OFFICE:  
[WWW.STEADFASTENV.COM](http://WWW.STEADFASTENV.COM)  
813-836-7940





## Daily Logs List

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Sep 9, 2025

**Job:** SE1423 Glen Creek RAM

**Title:**

**Added By:** Mason DeBaets

**Log Notes:**

sprayed ponds 10,13,12,7,9,18 before rain

**Weather Conditions:**

Partly cloudy with isolated storms

Tue, Sep 9, 2025, 11:39 AM



Partly cloudy with isolated storms

**84°F**

Wind: 8 mph

**74°F**

Humidity: 97%

Total Precip: 0.37"

**Attachments:** 5





## Daily Logs List

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### Sep 25, 2025

**Job:** SE1423 Glen Creek RAM

**Title:**

**Added By:** Mason DeBaets

**Log Notes:**

sprayed all ponds for grasses. no algae present at any of the ponds. hit pond 11 hard for grasses. fountain was turned off behind 2425 house. breaker got turned on and fountain is in working condition

**Weather Conditions:**

Partly cloudy with mist and fog

Thu, Sep 25, 2025, 2:11 PM



Partly cloudy with mist and fog

91°F

75°F

Wind: 7 mph

Humidity: 94%

Total Precip: 0.08"

**Attachments:** 16

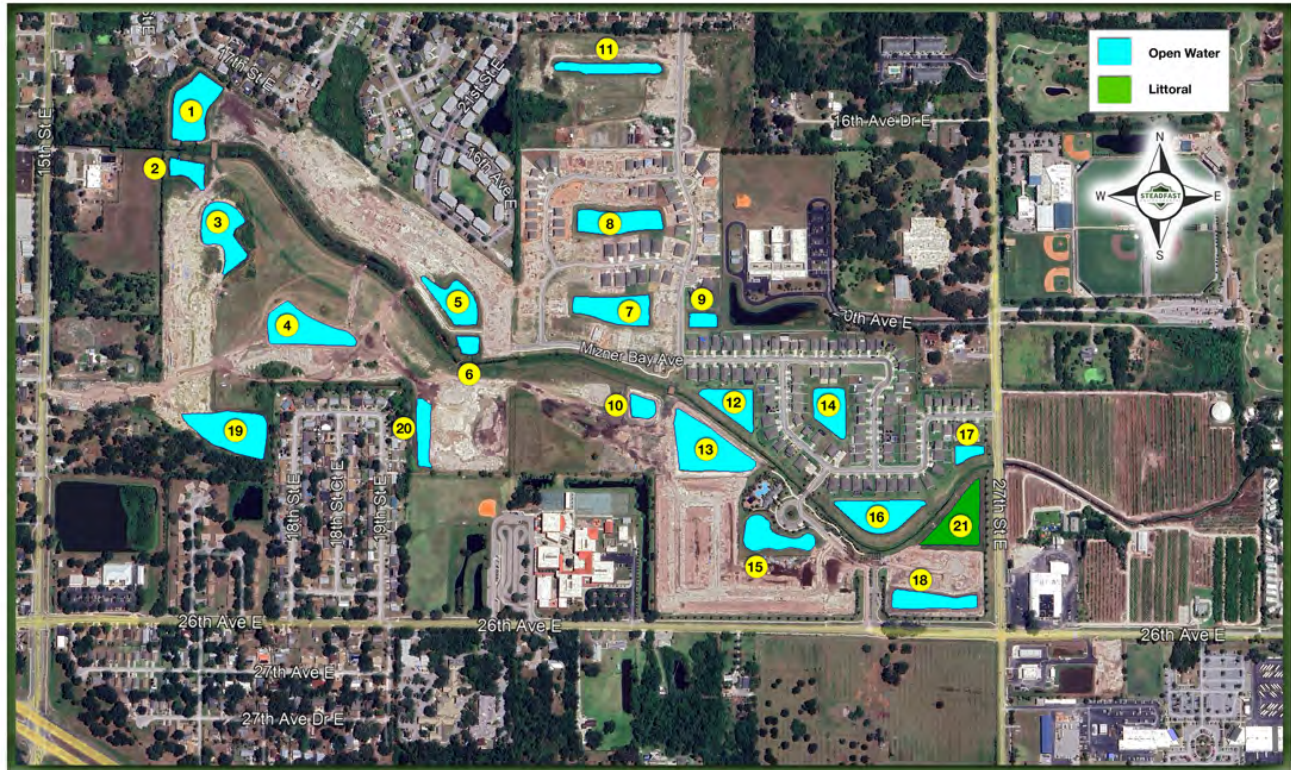




# Villages of Glen Creek CDD

2651 Sand Gables Trail, Bradenton, FL 34208

Gate Code:



## **Tab 2**

# Villages of Glen Creek

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## LANDSCAPE INSPECTION REPORT

October 28, 2025

Rizzetta & Company

John Fowler – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



## General Updates, Recent & Upcoming Maintenance Events

### ➤ Need to identify and maintain Glen Creek that runs through the property.

The following are action items for **Prince and Sons** 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. Underlined text is for Board attention.

1. Noting Rizzetta DM and I met with landscape vendor before this inspection. Stated they have provided multiple proposals in the past for enhancements.
2. Schedule a pruning event for the Viburnum along the perimeter fence on 26<sup>th</sup> Ave. E. to be maintained at or just below the white trim.
3. It appears county has completed some work on 26<sup>th</sup> Ave. E. ROW halfway between the school and Glen Creek Way. Need to sod this area to prevent washout. (Pic. 3)



5. Prince and Sons arborist to investigate an Oak that appears to be in severe decline on 26<sup>th</sup> Ave. E. near the entrance side of Glen Creek Way. Report your findings. (Pic. 5)



6. Noting the some CDD beds and tree rings could use an application of mulch. It is very thin in some beds.
7. Need to raise the Oak canopies along 26<sup>th</sup> Ave. E. and 27<sup>th</sup> St. E.
8. Diagnose and treat a few declining Viburnum along the perimeter wall of 27<sup>th</sup> St. E. Remove any dead or diseased material.
9. Noting the vegetation behind the exit monument on Glen Creek Way is in need of trimming. Need HOA to have it pruned.

4. Treat weeds and remove any vines growing up in the Viburnum hedge that lines the perimeter wall on 26<sup>th</sup> Ave. E. Especially at the corner of 27<sup>th</sup> St. E. intersection.





## Glen Creek Way and Amenities

10. Remove any dead flowering structures in the Bird of Paradise in the medians of Glen Creek Way.
11. There is a leaning Jatropha that needs to be straightened and possibly staked on the exit ROW of Glen Creek Way. (Pic. 11)



12. Remove a dead shrub under a ligustrum on the entrance corner of Glen Creek Way and 26<sup>th</sup> Ave. E.
13. Diagnose and treat Crinum Lilies on Glen Creek Way ROWs that appear to have insect damage. Remove any dead material.
14. **The maintenance map shows Glen Creek is to be maintained including the slope. This appears like it has never been serviced. What is the expectation from the board? (Pic. 14>)**
15. The current maintenance map shows a few areas that say **Unplatted** but seem to be finished and part of the CDD. Along the inside of the perimeter fence of 27<sup>th</sup> St. E. and behind houses on Orchid Glades roundabout are a couple areas. What is the latest status? Does the map need to be updated?
16. Diagnose and treat a few declining Ixora in the roundabout at amenity parking area. Remove any dead or diseased material.

17. Prince and Sons arborist to investigate a small Oak that is in severe decline or possibly dead, on Orchids Glade Lane across the street from the amenity area close to the mailbox kiosk. (Pic. 17)





18. There was a palm tree removed with the stump and tree ring still present on Orchid Glades Lane across from the amenity area. Should be replaced or sodded over. (Pic. 18)



19. Remove a Strangler Fig in the palm behind the mailbox kiosk on Orchid Glades Lane.
20. Noting a couple Pine trees in decline at the amenity center as well as an Oak on the right side. Usually, this growth pattern for the Oak indicates it was planted to low. Prince and Son arborist to investigate and report findings. (Pic. 20)



21. Remove and cut back any vegetation encroaching on the wooden fence bridge on Everson St. (Pic. 21>)
22. A couple areas of turf showing dry spots that need irrigation coverage to be investigated.





## Proposals

1. Prince and Sons to provide a proposal to mulch the CDD beds and tree rings for consideration from the board.
2. Prince and Sons to provide a proposal for any trees noted in the report that will not survive. Please provide cost for removing and replacing or sodding.



# Villages of Glen Creek

## LANDSCAPE INSPECTION REPORT



November 26, 2025  
Rizzetta & Company  
John Fowler – Landscape Specialist



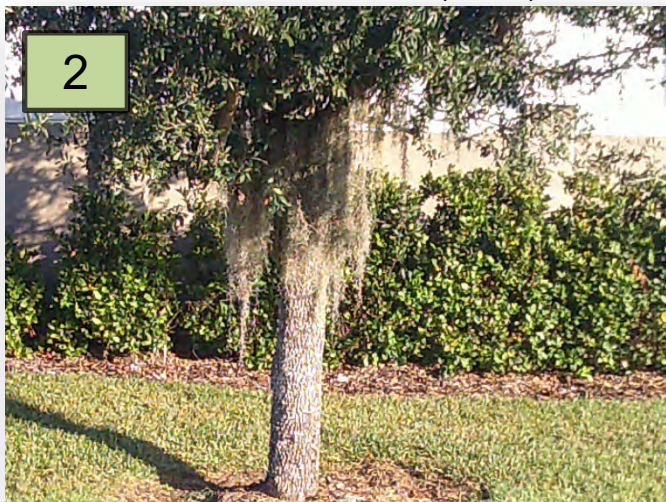
Rizzetta & Company  
Professionals in Community Management

## General Updates, Recent & Upcoming Maintenance Events

### ➤ Need to identify and maintain Glen Creek that runs through the property.

The following are action items for **Prince and Sons** 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. Underlined text is for Board attention.

1. Noting landscape beds and tree rings could use mulch refresh throughout district. Vendor has submitted a proposal for consideration.
2. Remove low-lying Spanish Moss in the Oaks on the ROW of 26<sup>th</sup> Ave. E. (Pic. 2)
6. Remove any dead fruiting structures in the Bird of Paradise on the ROWs of Grand Flora.
7. Diagnose and treat a couple declining Indian Hawthorne on the exit corner of Grand Flora and 26<sup>th</sup> Ave. E intersection. Remove any dead or diseased material.



8. **Need to raise the Oak canopies along 26<sup>th</sup> Ave. E. and 27<sup>th</sup> St. E. that is touching the top of the CDD perimeter wall.**
9. Prince and Sons arborist to investigate an Oak that appears to be in severe decline on 26<sup>th</sup> Ave. E. near the entrance side of Glen Creek Way. Vendor has provided a proposal for replacement.

3. There is a white rock in an Oak tree ring that should be removed on 26<sup>th</sup> Ave. E. ROW.
4. It appears county has completed work on 26<sup>th</sup> Ave. E. ROW halfway between school and Glen Creek Way. Need to sod this area to prevent washout. The area has filled in some since last inspection. Vendor has provided a proposal for consideration. (Pic. 4>)
5. **There are a few hot spots where irrigation coverage should be checked on 26<sup>th</sup> Ave. E.**





10. Treat visible ant mounds in the bed along the perimeter bed of 26<sup>th</sup> Ave. E by 27<sup>th</sup> St. E. intersection. Once the bed is no longer active, smooth to surrounding grade.

11. **Asking the status of turning over the pond on the East end of Orchid Glades roundabout to the CDD for future maintenance? (Pic. 11)**



12. Treat grassy weeds in the bed on Orchid Glades where Grand Flora dead ends.

13. Remove Oak sucker growth and a Brazilian Pepper on Orchid Glades North ROW between Grand Flora and Everson St. (Pic. 13)



14. Noting dead hanging fronds in Washington Palm on front left side of amenity center for the community.

15. Prince and Sons arborist to investigate a small Oak that is in severe decline or possibly dead, on Orchids Glade Lane across the street from the amenity area close to the mailbox kiosk. Vendor has provided a proposal for consideration.

16. There is a leaning Oak across the street from the community amenities area. Straps are on and secure but needs to be straightened. (Pic. 16)



17. Diagnose and treat a few declining Ixora in the roundabout at amenity parking area. Remove any dead or diseased material.

18. Noting bare areas in beds at community amenities area. Will ask for proposals once the RFP process has been completed.

19. **The maintenance map shows Glen Creek is to be maintained including the slope. This should be maintained once a quarter and should be schedule to do so.**

20. There was a palm tree removed with the stump and tree ring still present on Orchid Glades Lane across from the amenity area. Should be replaced or sodded over. Vendor has provided a proposal for consideration.

21. Noting some of the Pine trees are in slight decline at the community amenities area.

## Glen Creek Way and Amenities

22. Noting lift station on Mizner Bay Ave. looks much better. There are a couple dead vines on top of the fence that should be pulled off.
23. Diagnose and treat a couple declining shrubs on the back of the lift station off Mizner Bay Ave. (Pic. 23)



24. Cut back woody weeds on Mizner Bay Ave. ROW across the street from Citrus Breeze Dr. that is over hanging CDD turf. (Pic. 24)



## Proposals

1. No proposals will be asked for from the inspection report until the RFP process has ended.



## **Tab 3**



## Villages of Glen Creek Landscape Report Update

November 26, 2025.

- Item 2- Viburnum trimming has begun and is on going
- Item 3- Sod proposal will be submitted
- Item 4- Weeds have been treated with herbicide and we have begun removing vines from perimeter wall
- Item 5- Oak tree is dead and proposal for replacement will be submitted
- Item 6- Mulch proposal will be submitted
- Item 7- Crews have begun working on Oak trees canopies, on going
- Item 8- Viburnum was fertilized this month and crew will remove dead material
- Item 9- Crew started removing vegetation from wall, on going
- Item 10- Bird of Paradise has been cleaned up
- Item 11- Lodge pole has been installed on leaning Jatropa
- Item 16- Dead Ixoras have been removed, no diseases or bugs found
- Item 17- Proposal to replace dead Oak will be submitted
- Item 18- Sod Proposal will be submitted
- Item 19- Strangler fig has been removed from palm
- Item 20- Pine tree is in good condition right now and we will monitor the Oak tree
- Item 21- Vegetation has been cut back on wooden bridge





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200 S. F. Street, Haines City, FL 33844

[www.princelandservices.com](http://www.princelandservices.com)

Phone 863-422-5207

State of Florida License # CGC1521568

Polk County License # 15453

Date: 10.30.25

Villages of Glenn Creek HOA  
2440 Sand Gables Trail  
Bradenton, FL 34208  
Cam: Matt Reed  
Phone: 813-599-0596  
Email: [Matthew@hikai.com](mailto:Matthew@hikai.com)

**Job Name / Location:**

Villages of Glen Creek  
2440 Sand Gables Trail  
Bradenton, FL 34208

We hereby submit an proposal to provide the material and labor for the scope of work:

Repair lateral break under sidewalk and investigate zones 1, 2, 3, 5, 6, 7, 8, 10, 13, 14, 15, 26, 28, and 30 not running from controller.

DESCRIPTION	Qty	Unit Cost	TOTAL
Feet of 1" pvc pipe	10	\$0.98	\$9.80
Feet of 1"1/4 pvc pipe	10	\$2.38	\$23.80
Labor	20	\$65.00	\$1,300.00
<b>Total</b>			<b>\$1,333.60</b>

**EXCLUSIONS & SUBSTITUTIONS:**

**Labor And Material Not To Exceed**

**GENERAL TERMS:**

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Harold Simmons  
Account Manager

James Smith  
Irrigation Manager

Jason Seiple  
Technician

Approved By: \_\_\_\_\_



200 S. F. Street, Haines City, FL 33844  
[www.princelandservices.com](http://www.princelandservices.com)

Phone 863-422-5207

State of Florida License # CGC1521568  
Polk County License # 15453

Date: 10.30.25

Villages of Glenn Creek HOA  
2440 Sand Gables Trail  
Bradenton, FL 34208  
Cam: Matt Reed  
Phone: 813-599-0596  
Email: [Matthew@hikai.com](mailto:Matthew@hikai.com)

**Job Name / Location:**

Villages of Glen Creek  
2440 Sand Gables Trail  
Bradenton, FL 34208

We hereby submit an proposal to provide the material and labor for the scope of work:

To repair mainline leak with mini excavator.

DESCRIPTION	Qty	Unit Cost	TOTAL
Min excavator	2	\$175.00	\$350.00
(Pipe, fittings, etc)	1	\$100.00	\$100.00
Labor	20	\$65.00	\$1,300.00
<b>Total</b>			<b>\$1,750.00</b>

**EXCLUSIONS & SUBSTITUTIONS:**

**Labor And Material Not To Exceed**

**GENERAL TERMS:**

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Harold Simmons  
Account Manager

James Smith  
Irrigation Manager

Jason Seiple  
Technician

Approved By: \_\_\_\_\_



200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: November 19, 2025

**SUBMITTED TO:**

Rizzetta & Company  
2700 S Falkenburg Road Suit 2745  
Riverview, FL 33578  
Matt O'Nolan  
Phone: 813-533-2950  
Email: [monolan@rizzetta.com](mailto:monolan@rizzetta.com)

**Job Name / Location:**

Villages At Glen Creek  
2437 Sand Gables Trl  
Bradenton, FL 34208

**Proposal To Replace Dead/Missing Oaks On Main Entrance And Orchids Glade (Items 5 And 17 On Report)**

	Qty	Unit	Unit Cost	TOTAL
Live Oak	3	30g	\$525.00	\$1,575.00
			<b>Total:</b>	<b>\$1,575.00</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Carlos Sanchez

Date Submitted: November 19, 2025

Accepted by: \_\_\_\_\_

Date Accepted: \_\_\_\_\_



200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: November 19, 2025

**SUBMITTED TO:**

Rizzetta & Company  
2700 S Falkenburg Road Suit 2745  
Riverview, FL 33578

Matt O'Nolan

Phone: 813-533-2950

Email: [monolan@rizzetta.com](mailto:monolan@rizzetta.com)

**Job Name / Location:**

Villages At Glen Creek  
2437 Sand Gables Trl  
Bradenton, FL 34208

**Proposal To Replace Sod On 26 th Ave And On Orchid Glades (Items 3 And 18 On Report)**

	Qty	Unit	Unit Cost	TOTAL
St Augustine Sod Pallet	1	Ea	\$500.00	\$500.00
			<b>Total:</b>	<b>\$500.00</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Carlos Sanchez

Date Submitted: November 19, 2025

Accepted by: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

## **Tab 4**



Rizzetta & Company

# **Villages of Glen Creek Community Development District**

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**Financial Statements  
(Unaudited)**

**October 31, 2025**

**Prepared by: Rizzetta & Company, Inc.**

[villagesofglencreekcdd.org](http://villagesofglencreekcdd.org)  
[rizzetta.com](http://rizzetta.com)



**Villages of Glen Creek Community Development District**

Balance Sheet

As of 10/31/2025

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	312,482	0	3,292	315,774	0	0
Investments	0	1,517,657	3,249,187	4,766,844	0	0
Accounts Receivable	438,250	331,692	0	769,942	0	0
Refundable Deposits	26,175	0	0	26,175	0	0
Fixed Assets	0	0	0	0	20,980,935	0
Amount Available in Debt Service	0	0	0	0	0	1,849,349
Amount To Be Provided Debt Service	0	0	0	0	0	16,175,651
<b>Total Assets</b>	<b>776,907</b>	<b>1,849,349</b>	<b>3,252,479</b>	<b>5,878,735</b>	<b>20,980,935</b>	<b>18,025,000</b>
<b>Liabilities</b>						
Accounts Payable	48,705	0	0	48,705	0	0
Accrued Expenses	2,204	0	0	2,204	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	18,025,000
<b>Total Liabilities</b>	<b>50,909</b>	<b>0</b>	<b>0</b>	<b>50,909</b>	<b>0</b>	<b>18,025,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	141,392	1,096,614	3,240,998	4,479,004	0	0
Investment In General Fixed Assets	0	0	0	0	20,980,935	0
Net Change in Fund Balance	584,606	752,735	11,481	1,348,822	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>725,998</b>	<b>1,849,349</b>	<b>3,252,479</b>	<b>5,827,826</b>	<b>20,980,935</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>776,907</b>	<b>1,849,349</b>	<b>3,252,479</b>	<b>5,878,735</b>	<b>20,980,935</b>	<b>18,025,000</b>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2	2
Special Assessments				
Tax Roll	1,075,060	1,075,060	438,250	(636,810)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	298,020	298,020
Other Misc. Revenues				
Hurricane Proceeds	0	0	145	145
<b>Total Revenues</b>	<b>1,075,060</b>	<b>1,075,060</b>	<b>736,417</b>	<b>(338,643)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	500	200	300
<b>Total Legislative</b>	<b>6,000</b>	<b>500</b>	<b>200</b>	<b>300</b>
Financial & Administrative				
Accounting Services	57,000	4,750	3,763	987
Administrative Services	700	58	752	(694)
Arbitrage Rebate Calculation	650	0	0	0
Auditing Services	3,800	0	0	0
Bank Fees	200	17	15	2
Disclosure Report	0	0	1,167	(1,167)
Dissemination Agent	12,000	1,000	0	1,000
District Engineer	15,000	1,250	34,885	(33,635)
District Management	0	0	4,139	(4,139)
Financial & Revenue Collections	0	0	753	(753)
Legal Advertising	4,000	333	96	238
Licenses, Fees & Permits	175	15	2,675	(2,661)
Miscellaneous Mailings	3,000	250	0	250
Public Officials Liability Insurance	56,747	56,747	44,488	12,259
Trustees Fees	27,566	17,409	11,188	6,221
Website Hosting, Maintenance, Backup & E	2,015	2,015	200	1,815
<b>Total Financial &amp; Administrative</b>	<b>182,853</b>	<b>83,844</b>	<b>104,121</b>	<b>(20,277)</b>
Legal Counsel				
District Counsel	9,000	750	0	750
<b>Total Legal Counsel</b>	<b>9,000</b>	<b>750</b>	<b>0</b>	<b>750</b>
Electric Utility Services				
Utility - Electricity	15,000	1,250	5,908	(4,659)
Utility - Street Lights-Collector Roads	148,002	12,333	5,196	7,138
<b>Total Electric Utility Services</b>	<b>163,002</b>	<b>13,583</b>	<b>11,104</b>	<b>2,479</b>
Water-Sewer Combination Services				
Utility Services	25,000	2,083	3,030	(946)
<b>Total Water-Sewer Combination Services</b>	<b>25,000</b>	<b>2,083</b>	<b>3,030</b>	<b>(946)</b>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual      YTD Variance	
Stormwater Control				
Aquatic Pond Maintenance	38,000	3,167	3,390	(224)
Creek Maintenance	60,000	5,000	0	5,000
Fountain Service Repair & Maintenance	8,000	667	2,347	(1,681)
Total Stormwater Control	106,000	8,834	5,737	3,095
Other Physical Environment				
Field Services	17,000	1,416	0	1,417
Gate Maintenance & Repair	7,600	634	2,855	(2,222)
Holiday Decorations	10,000	0	0	0
Irrigation Maintenance & Repair	25,000	2,083	0	2,084
Landscape - Mulch	35,000	2,917	0	2,916
Landscape Maintenance	215,000	17,916	4,741	13,176
Landscape Replacement Plants, Shrubs, Tr	30,000	2,500	0	2,500
Miscellaneous Expense	15,000	1,250	0	1,250
Tree Trimming Services	10,000	834	0	833
Total Other Physical Environment	364,600	29,550	7,596	21,954
Road & Street Facilities				
Sidewalk Maintenance & Repair	48,288	4,024	0	4,024
Total Road & Street Facilities	48,288	4,024	0	4,024
Parks & Recreation				
Amenity Center - Water/Trash Utility Ser	5,000	416	0	417
Amenity Facility - Maintenance & Repair	3,000	250	0	250
Amenity Management Service Contracts	7,000	584	0	583
Dog Waste Station Supplies & Maintenance	2,100	175	1,979	(1,804)
Electrical & Mechanical-Fitness	8,200	683	0	684
Employee - Payroll Processing Fees	495	41	0	41
Employee - Payroll Taxes	459	39	0	38
ID & Access Cards	10,000	833	0	834
Janitorial Service	25,000	2,083	0	2,083
Landscape Maintenance - Contingency	2,500	209	0	208
Lifeguard/Pool Monitors	39,000	3,250	0	3,250
Miscellaneous Maintenance & Repair	5,000	416	3,948	(3,531)
Pest Control Contract	1,138	95	124	(29)
Pool Furniture Replacement	5,000	417	0	416
Pool Maintenance	2,500	208	0	209
Pool Permits	275	0	0	0
Pool Service Contract	30,000	2,500	3,900	(1,400)
Security System Monitoring Services & Ma	4,000	333	5,475	(5,142)
Telephone, Internet, Cable	1,500	125	914	(789)
Total Parks & Recreation	152,167	12,657	16,340	(3,682)
Contingency				
Miscellaneous Contingency	18,150	1,513	3,683	(2,170)
Total Contingency	18,150	1,513	3,683	(2,170)
Total Expenditures	1,075,060	157,338	151,811	5,527

See Notes to Unaudited Financial Statements

Villages of Glen Creek Community Development District  
Statement of Revenues and Expenditures  
As of 10/31/2025  
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Ex- penditures	0	917,722	584,606	(333,116)
Fund Balance, Beginning of Period	0	0	141,392	141,392
Total Fund Balance, End of Period	0	917,722	725,998	(191,724)



387 Debt Service Fund S2016 **Villages of Glen Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	562	562
Special Assessments				
Tax Roll	347,294	347,294	191,270	(156,024)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	104,877	104,877
Total Revenues	<u>347,294</u>	<u>347,294</u>	<u>296,709</u>	<u>(50,585)</u>
Expenditures				
Debt Service				
Interest	232,294	232,294	0	232,294
Principal	115,000	115,000	0	115,000
Total Debt Service	<u>347,294</u>	<u>347,294</u>	<u>0</u>	<u>347,294</u>
Total Expenditures	<u>347,294</u>	<u>347,294</u>	<u>0</u>	<u>347,294</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>296,709</u>	<u>296,709</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>184,188</u>	<u>184,188</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>480,897</u>	<u>480,897</u>

See Notes to Unaudited Financial Statements

387 Debt Service Fund S2018 **Villages of Glen Creek Community Development District**

Statement of Revenues and Expenditures

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

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	369	369
Special Assessments				
Tax Roll	119,763	119,763	19,522	(100,240)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	60,989	60,989
Total Revenues	<u>119,763</u>	<u>119,763</u>	<u>80,880</u>	<u>(38,882)</u>
Expenditures				
Debt Service				
Interest	104,763	104,763	0	104,762
Principal	15,000	15,000	0	15,000
Total Debt Service	<u>119,763</u>	<u>119,763</u>	<u>0</u>	<u>119,762</u>
Total Expenditures	<u>119,763</u>	<u>119,763</u>	<u>0</u>	<u>119,762</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>80,880</u>	<u>80,880</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>118,542</u>	<u>118,542</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>199,422</u>	<u>199,422</u>

See Notes to Unaudited Financial Statements

387 Debt Service Fund S2022 **Villages of Glen Creek Community Development District**

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,474	2,474
Special Assessments				
Tax Roll	772,519	772,519	120,900	(651,619)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	251,772	251,772
Total Revenues	<u>772,519</u>	<u>772,519</u>	<u>375,146</u>	<u>(397,373)</u>
Expenditures				
Debt Service				
Interest	547,519	547,519	0	547,519
Principal	225,000	225,000	0	225,000
Total Debt Service	<u>772,519</u>	<u>772,519</u>	<u>0</u>	<u>772,519</u>
Total Expenditures	<u>772,519</u>	<u>772,519</u>	<u>0</u>	<u>772,519</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>375,146</u>	<u>375,146</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>793,884</u>	<u>793,884</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,169,030</u>	<u>1,169,030</u>

See Notes to Unaudited Financial Statements

387 Capital Projects Fund S2018

Villages of Glen Creek Community Development District  
Statement of Revenues and Expenditures  
As of 10/31/2025  
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	1
Total Revenues	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>427</u>	<u>427</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>428</u>	<u>428</u>



387 Capital Projects Fund S2022

Villages of Glen Creek Community Development District  
Statement of Revenues and Expenditures  
As of 10/31/2025  
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,479	11,479
Total Revenues	<u>0</u>	<u>0</u>	<u>11,479</u>	<u>11,479</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>11,479</u>	<u>11,479</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>3,240,571</u>	<u>3,240,571</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>3,252,050</u>	<u>3,252,050</u>

# Villages of Glen Creek CDD

## Investment Summary

October 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2025</u>
US Bank Series 2016 A1-2 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 115,871
US Bank Series 2016 A-1 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	118,788
US Bank Series 2016 A-2 Prepayment	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	108
US Bank Series 2016 A-2 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	54,859
US Bank Series 2018 A-1 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	32,290
US Bank Series 2018 A-1 Prepayment	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	322
US Bank Series 2018 A-1 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	25,184
US Bank Series 2018 A-2 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	34,654
US Bank Series 2018 A-2 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	87,450
US Bank Series 2022 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	85,457
US Bank Series 2022 Prepayment	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	1,100
US Bank Series 2022 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	277,000
US Bank Series 2022 AA4 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	189,055
US Bank Series 2022 AA4 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	495,519
<b>Total Debt Service Fund Investments</b>		<b>\$ 1,517,657</b>
US Bank Series 2018 A-1 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 428
US Bank Series 2022 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	682
US Bank Series 2022 AA4 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	622,160
US Bank Series 2022 3A3B Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	1,240
US Bank Series 2022 PH4 4A Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	2,623,741
US Bank Series 2022 AA4 PH Mc2 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	936
<b>Total Capital Projects Fund Investments</b>		<b>\$ 3,249,187</b>

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

**Villages of Glen Creek Community Development District**  
**Summary A/R Ledger**  
**From 10/01/2025 to 10/31/2025**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>387, 206</b>							
	387-001	387 General Fund	Manatee County Tax Collector	AR00003041	12110	10/01/2025	438,249.39
<b>Sum for 387, 206</b>							<b>438,249.39</b>
<b>387, 212</b>							
	387-200	387 Debt Service Fund S2016	Manatee County Tax Collector	AR00003041	12110	10/01/2025	191,270.11
<b>Sum for 387, 212</b>							<b>191,270.11</b>
<b>387, 213</b>							
	387-201	387 Debt Service Fund S2018	Manatee County Tax Collector	AR00003041	12110	10/01/2025	19,521.71
<b>Sum for 387, 213</b>							<b>19,521.71</b>
<b>387, 214</b>							
	387-202	387 Debt Service Fund S2022	Manatee County Tax Collector	AR00003041	12110	10/01/2025	120,900.49
<b>Sum for 387, 214</b>							<b>120,900.49</b>
<b>Sum for 387</b>							<b>769,941.70</b>
<b>Sum Total</b>							<b>769,941.70</b>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District**  
**Summary A/P Ledger**  
**From 10/01/2025 to 10/31/2025**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>387, 206</b>						
	387 General Fund	10/21/2025	City of Bradenton	2455879	Water Services 09/25	1,417.57
	387 General Fund	10/21/2025	City of Bradenton	2455862	Water Services 08/25	263.78
	387 General Fund	10/21/2025	City of Bradenton	2438748	Water Services 08/25	1,348.73
	387 General Fund	10/31/2025	Disclosure Technology Services LLC	1650	Amortization Schedule Series 2016A, 2016-2, 2018A-1, 2018A-2, & 2022A 11/25	2,500.00
	387 General Fund	10/31/2025	Doodycalls of Parrish FL	INV-11034445202510	Dog Waste Station Supplies & Maintenance 10/25	384.00
	387 General Fund	10/31/2025	Doodycalls of Parrish FL	INV-11034445202509	Dog Waste Station Supplies & Maintenance 09/25	838.93
	387 General Fund	10/31/2025	ECS Florida, LLC	103269	Security Monitoring & Maintenance 12/25	365.00
	387 General Fund	10/21/2025	Florida Fountains & Equipment, LLC	F2025-701	Fountain Maintenance 11/25	2,347.58
	387 General Fund	10/31/2025	LevelUp Consulting, LLC	5647	Engineering Services 03/25	4,954.92
	387 General Fund	10/31/2025	LevelUp Consulting, LLC	5748	Engineering Services 08/25	1,030.40
	387 General Fund	10/31/2025	LevelUp Consulting, LLC	5397	Engineering Services 03/25	2,625.00
	387 General Fund	10/31/2025	LevelUp Consulting, LLC	5329	Engineering Services 03/25	681.38
	387 General Fund	10/31/2025	LevelUp Consulting, LLC	5058	Engineering Services 12/24	5,280.14
	387 General Fund	10/31/2025	LevelUp Consulting, LLC	5220	Engineering Services 02/25	1,860.80
	387 General Fund	10/31/2025	LevelUp Consulting, LLC	5249	Engineering Services 02/25	500.00
	387 General Fund	10/31/2025	LevelUp Consulting, LLC	5906	Engineering Services 10/25	11,230.25
	387 General Fund	10/31/2025	LevelUp Consulting, LLC	5886	Engineering Services 10/25	140.20
	387 General Fund	10/31/2025	Prince & Sons, Inc.	20904	Landscape Maintenance 10/25	2,240.92
	387 General Fund	10/31/2025	Rizzetta & Company, Inc.	INV0000104491	Accounting Services 11/25	583.33
	387 General Fund	10/31/2025	Rizzetta & Company, Inc.	INV0000104491	Accounting Services 11/25	376.25
	387 General Fund	10/31/2025	Rizzetta & Company, Inc.	INV0000104491	Accounting Services 11/25	1,881.33
	387 General Fund	10/31/2025	Rizzetta & Company, Inc.	INV0000104491	Accounting Services 11/25	376.25
	387 General Fund	10/31/2025	Rizzetta & Company, Inc.	INV0000104491	Accounting Services 11/25	100.00
	387 General Fund	10/31/2025	Rizzetta & Company, Inc.	INV0000104491	Accounting Services 11/25	2,069.50
	387 General Fund	10/31/2025	Rizzetta & Company, Inc.	INV0000104491	Accounting Services 11/25	1,250.00
	387 General Fund	10/06/2025	SpringHill Suites Bradenton Downtown/ Riverfront	92725	Meeting Room Usage FY25/26 10/25	2,058.28
	<b>Sum for 387, 206</b>					<b>48,704.54</b>
	<b>Sum for 387</b>					<b>48,704.54</b>
	<b>Sum Total</b>					<b>48,704.54</b>



**Villages of Glen Creek Community Development  
District Notes to Unaudited Financial Statements  
October 31, 2025**

**Balance Sheet**

1. Trust statement activity has been recorded through 10/31/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

**Summary A/R Ledger-Payment Terms**

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

## **Tab 5**

# Villages of Glen Creek Community Development District

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District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.villagesofglencreekcdd.org

## **Operation and Maintenance Expenditures October 2025 For Board Approval**

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

The total items being presented:      **\$97,317.36**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
4K's Construction Cleanup LLC	100006	VOGC ASPHALT	Asphalt Repair 09/25	\$ 3,294.00
Ardurra Group, Inc.	100007	170484	Project 2024-1858-00 Engineering Services 07/25	\$ 6,582.00
Doodycalls of Parrish FL	100001	PAR-03444408	Dog Waste Station Maintenance 07/25	\$ 420.00
Doodycalls of Parrish FL	100001	PAR-0354192	Dog Waste Station Maintenance 08/25	\$ 336.00
DoorKing, Inc.	100002	2592366	Internet Services 09/25	\$ 363.60
ECS Integrations, LLC	100008	103048	Gate Maintenance & Repair 09/25	\$ 955.00
ECS Integrations, LLC	100008	103076	Gate Security 10/25	\$ 390.00
ECS Integrations, LLC	100008	103145	Gate Security 10/25	\$ 360.00
ECS Integrations, LLC	100008	103146	Gate Maintenance & Repair 10/25	\$ 1,900.00
ECS Integrations, LLC	100008	103148	Gate Security 10/25	\$ 930.00
ECS Integrations, LLC	100008	103149	Gate Security 10/25	\$ 780.00
ECS Integrations, LLC	100008	103155	Gate Security 10/25	\$ 1,650.00
Egis Insurance Advisors, LLC	100019	29881	Policy# 100125217 10/01/25-10/01/26	\$ 44,488.00
Florida Commercial Care, Inc.	100010	2596744	Maintenance & Repair 09/25	\$ 654.16

# Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Commerce	100003	93084	Special District Fee for FY25-26	\$ 175.00
Florida Power & Light Company	100009	06025-39165 09/25	Electric Services 09/25	\$ 31.84
Florida Power & Light Company	20251031-1	43232-18034 09/25 ACH	Electric Services 09/25	\$ 52.30
Florida Power & Light Company	20251031-1	43232-18034 10/25 ACH	Electric Services 10/25	\$ 27.46
Florida Power & Light Company	100009	80975-29161 09/25	Electric Services 09/25	\$ 36.47
Florida Power & Light Company	20251031-1	Monthly Summary A 09/25 ACH 387	Electric Services 09/25	\$ 133.36
Florida Power & Light Company	20251031-1	Monthly Summary A 10/25 ACH 387	Electric Services 10/25	\$ 124.15
Florida Power & Light Company	20251031-1	Monthly Summary C 09/25 ACH 387	Electric Services 09/25	\$ 2,650.29
Florida Power & Light Company	20251031-1	Monthly Summary C 10/25 ACH 387	Electric Services 10/25	\$ 2,852.57
Gig Fiber, LLC	100011	5419	Solar Equipment Lease 10/25	\$ 2,214.50
Gig Fiber, LLC	100011	5420	Solar Equipment Lease 10/25	\$ 200.00
Gig Fiber, LLC	100011	5421	Solar Equipment Lease 10/25	\$ 1,236.00
Gig Fiber, LLC	100011	5422	Solar Equipment Lease 10/25	\$ 1,545.00
H2 Lagoon Solutions	100012	2830	Monthly Pool Maintenance 09/25	\$ 1,950.00



# Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
H2 Lagoon Solutions	100012	2850	Monthly Pool Maintenance 10/25	\$ 1,950.00
NaturZone Pest Control	100013	807204	Pest Control 10/25	\$ 124.00
Rizzetta & Company, Inc.	100004	INV0000103510	RFP & Specifications 09/25	\$ 1,625.00
Rizzetta & Company, Inc.	100005	INV0000103579	District Management Fees 10/25	\$ 6,636.66
Spectrum	100015	0571074092025	Internet Service 10/25	\$ 160.00
Steadfast Contractors Alliance, LLC	100016	SA-14974	Aquatic Maintenance 09/25	\$ 1,695.00
Steadfast Contractors Alliance, LLC	100016	SA-16013	Aquatic Maintenance 10/25	\$ 1,695.00
The Observer Group, Inc.	100017	25-01944M	Legal Advertising 10/25	\$ 96.25
U.S. Bank	100018	7832627	Trustee Fees S2018 07/01/25-06/30/26	<u>\$ 7,003.75</u>
<b>Report Total</b>				<u><b>\$ 97,317.36</b></u>

# INVOICE



**4K's Construction Cleanup LLC.**

18371 Hunters Glen Rd  
North Fort Myers, FL 33917

**BILL TO**

Villages of Glen Creek CDD  
1540 International Parkway 2000  
Lake Mary, Florida 32746

**INVOICE #**  
**INVOICE DATE**

VOGC ASPHALT  
09/18/2025

DESCRIPTION	AMOUNT
REPAIR ASPHALT TOTALING 292 SF AT 5 LOCATIONS. SAW CUT AND REMOVE ASPHALT. HAUL AWAY ASPHALT DEBRIS BACK FILL AREAS TO GRADE WITH NEW ASPHALT BASE AND COMPACT. APPLY SPECIAL MS TACK COAT TO ALLOW THE ASPHALT TO ADHERE TO THE PAVEMENT. INSTALL FINISH GRADE TYPE SP-9.5 ASPHALT. ROLL AND COMPACT	3,294.00
100% POSITIVE DRAINAGE IS NOT GUARANTEED	
WORK WAS COMPLETED ON 9-18-2025	0.00
<b>TOTAL</b>	<b>\$3,294.00</b>

RECEIVED  
10-01-2025

**TERMS & CONDITIONS**

Make all checks payable to:  
4K's Construction Cleanup LLC.  
18371 Hunters Glen Road  
North Fort Myers Florida 33917

If you have questions concerning this invoice,  
please contact:  
Eric T. Klos at (239) 744-9953  
Veteran/First Responder Owned & Operated

Thank you



4921 Memorial Highway, Suite 300  
Tampa, FL 33634  
Phone: 813.880.8881  
Fax: 813.880.8882

Please Remit to:

**ARDURRA GROUP, INC.**  
P.O. BOX 23402  
Tampa, FL 33623

Andrew Graff  
Village of Glenn Creek CDD  
C/O Kai  
Heather Dilley  
kaiaccounts@payableslockbox.com

2505 N. Rocky Point Dr. Suite 1000  
Tampa, FL 33607

August 19, 2025

Project No: 2024-1858-00

Invoice No: 170484

2024-1858-00

Villages of Glen Creek - General

**Professional Services through July 31, 2025**

**Professional Personnel**

	Hours	Rate	Amount
Field Rep II	4.50	116.00	522.00
Sr. Construction Manager	3.00	182.00	546.00
Landscape Architect II	7.50	131.00	982.50
Practice Director	4.00	295.00	1,180.00
Technical Asst. II	2.00	98.00	196.00
Sr. Project Mgr	10.00	235.00	2,350.00
Engineer	4.50	145.00	652.50
Administrative Assistant IV	1.50	102.00	153.00
Totals	37.00		6,582.00
<b>Total Labor</b>			<b>6,582.00</b>

Billing Limits	Current	Prior	To-Date
Total Billings	6,582.00	54,503.63	61,085.63
Limit			70,000.00
Remaining			8,914.37

**Total this Invoice \$6,582.00**

	Current	Prior	Total
<b>Billings to Date</b>	<b>6,582.00</b>	<b>54,503.63</b>	<b>61,085.63</b>



*Tuyen Tran*

Date: 8/23/25

Tuyen Tran

#### Villages of Glen Creek Misc Services Description of Work:

- 1.) Worked on PGD progressive as-builts to verify Storm is installed per plan and acceptable at Andy's Request 7/8/25, 7/9/25.
- 2.) Weekly meeting, Forensic testing coordination 7/1/25
- 3.) VOGC Ph 2B Haul Road Pay App coordination. 7/15/25
- 4.) Weekly meeting 7/15/25, 7/29/25
- 5.) Phase 2A SWFWMD Transfer Coordination 7/25/25
- 6.) Update 1D landscape plans to match the relocated ditch, fence and swale along north property. 7/30/25.
- 7.) Minor PDP Amendment review PDP conditions and PDP Site plan for teams meeting with GTIS 7/9/25
- 8.) Pay app Review Ph 2B 7/14/25
- 9.) Preparation, meeting and summary with City to discuss commercial use, PDP amendment. 7/9/25
- 10.) MC-1 permits as requested by Bill Mumford. 7/18/25
- 11.) Response to City for status of construction Ph 2B 7/30/25
- 12.) Overall Plat Map requested 7/22/25



**Doodycalls of Parrish FL**  
4326 Kingsfield Dr  
Parrish, FL, 34219

**INVOICE# PAR-0344408**

07/31/2025

Please remit payment to: <b>Doodycalls of Parrish FL</b> <b>4326 Kingsfield Dr</b> <b>Parrish, FL, 34219</b>	
Invoice Balance	\$420.00
Total Due Includes All Unpaid Invoices	<del>\$ 588.00</del>

**Villages Of Glen Creek,**  
2355 26th Avenue East,  
Bradenton, FL 34208

**Checks payable to DoodyCalls of Parrish FL: We appreciate your business.**

					<b>Invoice #</b>	<b>Invoice Date</b>
					<b>PAR-0344408</b>	<b>July 31, 2025</b>
CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM						
<b>Description</b>	<b>Date</b>	<b>Qty</b>	<b>U/M</b>	<b>Rate</b>	<b>Discount</b>	<b>Amount</b>
SO-01037 Product : Community roll bags	July 1, 2025	1		\$ 0.00		\$ 0.00
SO-01037 Service : Pet waste station service	July 1, 2025	7		\$ 12.00		\$ 84.00
SO-01037 Service : Pet waste station service	July 8, 2025	7		\$ 12.00		\$ 84.00
SO-01037 Service : Pet waste station service	July 15, 2025	7		\$ 12.00		\$ 84.00
SO-01037 Service : Pet waste station service	July 22, 2025	7		\$ 12.00		\$ 84.00
SO-01037 Service : Pet waste station service	July 29, 2025	7		\$ 12.00		\$ 84.00
<b>Invoice Total</b>						\$420.00
<b>Payments/Credits Applied to Invoice</b>						\$0.00
<b>Invoice Balance</b>						\$420.00
<b>A minus sign (-) in the Total Due Field Box indicates a credit balance</b>						
<b>DoodyCalls is going Green - Let us know if you prefer your invoices by email or choose monthly auto pay with your card.</b>						

**RECEIVED**  
10-01-2025



**Doodycalls of Parrish FL**  
4326 Kingsfield Dr  
Parrish, FL, 34219

**INVOICE# PAR-0354192**

08/31/2025

Please remit payment to: <b>Doodycalls of Parrish FL</b> <b>4326 Kingsfield Dr</b> <b>Parrish, FL, 34219</b>	
Invoice Balance	\$336.00
Total Due Includes All Unpaid Invoices	<del>\$ 924.00</del>

**Villages Of Glen Creek,**  
2355 26th Avenue East,  
Bradenton, FL 34208

**Checks payable to DoodyCalls of Parrish FL: We appreciate your business.**

					Invoice #	Invoice Date
					PAR-0354192	Aug. 31, 2025
CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM						
Description	Date	Qty	U/M	Rate	Discount	Amount
SO-01037 Service : Pet waste station service	Aug. 5, 2025	7		\$ 12.00		\$ 84.00
SO-01037 Product : Community card header bags	Aug. 12, 2025	3		\$ 0.00		\$ 0.00
SO-01037 Service : Pet waste station service	Aug. 12, 2025	7		\$ 12.00		\$ 84.00
SO-01037 Service : Pet waste station service	Aug. 19, 2025	7		\$ 12.00		\$ 84.00
SO-01037 Service : Pet waste station service	Aug. 26, 2025	7		\$ 12.00		\$ 84.00
<b>Invoice Total</b>						\$336.00
<b>Payments/Credits Applied to Invoice</b>						\$0.00
<b>Invoice Balance</b>						\$336.00
<b>A minus sign (-) in the Total Due Field Box indicates a credit balance</b>						
<b>DoodyCalls is going Green - Let us know if you prefer your invoices by email or choose monthly auto pay with your card.</b>						

**RECEIVED**  
10-01-2025



[Back](#)

1. Print this invoice.
2. Attach your check.
3. Mail to:

**DoorKing Inc.**  
IM Server Payments  
120 S. Glasgow Avenue  
Inglewood, CA 90301  
**(800) 826-7493**

## DKS Cellular Subscription

### INVOICE

INVOICE #

**2592366**

INVOICE DATE

**September 21, 2025**

#### SUBSCRIBER

Villages of Glen Creek  
CDD  
  
1540 International  
parkway  
suite 2000  
Lake Mary, Florida 32746

User ID: **Glen\_Creek**

Period Starts: August 21, 2025  
Period Ends: September 20, 2025

Previous Balance: \$363.60 **Note: All \$ amounts are in US Dollars.**  
Payment Received: (\$91.90)  
**Amount Overdue: \$271.70**  
New Charges: \$91.90  
**Total Amount Due: \$363.60 USD Due upon receipt**

#### Payments

Date	Details	Amount
9/3/2025	Credit: One-Time Charge	(\$91.90)

#### Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
8/21/2025	9/20/2025		941 704 9290	9999	0	0	\$45.95
8/21/2025	9/20/2025		941 592 6778	9999	0	0	\$45.95

Summary	Total Amount Due
This amount is due upon receipt	\$363.60 USD

**RECEIVED**  
10-01-2025

We have not yet received full payment for your IM Server statement/invoice, issued 30 days ago.

User ID: Glen\_Creek

Statement/Invoice: #2571126

Statement Date: Thursday, August 21, 2025

Amount Due: \$363.60

Subscription Period: 7/21/2025 - 8/20/2025

Your payment must be received no later than Sunday, October 5, 2025 in order to avoid interruption in your IM Service. Please visit your IM Server Billing page to view and print the your statement/invoice, then enclose a copy with your check to:

DoorKing Inc.  
IM Server Payments  
120 S. Glasgow Avenue  
Inglewood, CA 90301

Thank you for choosing the DoorKing Internet Modem service!

Please do not reply to this email as this email address is not monitored. For immediate assistance, contact us by Chat at the following link:

<https://www.doorking.com/chat>

ECS INTEGRATIONS LLC

PO Box 1225  
Polk City, FL 33868 US  
chris@ecsintegrations.com



INVOICE

<b>BILL TO</b>	<b>SHIP TO</b>	<b>INVOICE</b>	103048
Villages of Glen Creek CDD	Villages of Glen Creek CDD	<b>DATE</b>	09/26/2025
2502 N Rocky Point Dr. Suite 1000	2440 Sand Gables Trail	<b>TERMS</b>	5
Tampa, FL 33607 USA	Bradenton, FL 34208 USA	<b>DUE DATE</b>	10/01/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Sand Gables Trail Gate ALL PICKETS NEEDED / PAINT. REPAIR / REPLACE / WELD ,AND PAINT DAMAGED PICKETS ON GATE - ADJUST GATE FOR PROPER CLOSING. TH25919-1	1	955.00	955.00T

SUBTOTAL	955.00
TAX	0.00
TOTAL	955.00
BALANCE DUE	<b>\$955.00</b>

RECEIVED  
10-01-2025

ECS INTEGRATIONS LLC

PO Box 1225  
Polk City, FL 33868 US  
chris@ecsintegrations.com



INVOICE

<b>BILL TO</b>	<b>SHIP TO</b>	<b>INVOICE</b>	103076
Villages of Glen Creek CDD	Villages of Glen Creek CDD	<b>DATE</b>	10/01/2025
1540 International Parkway #280	2440 Sand Gables Trail	<b>TERMS</b>	5
Lake Mary, FL 32746 USA	Bradenton, FL 34208 USA	<b>DUE DATE</b>	10/06/2025

DATE	DESCRIPTION	AMOUNT
	Wireless Internet Solution VZ Main Gate	390.00T
SUBTOTAL		390.00
TAX		0.00
TOTAL		390.00
BALANCE DUE		\$390.00

Pay invoice



ECS INTEGRATIONS LLC

PO Box 1225  
Polk City, FL 33868 US  
chris@ecsintegrations.com



INVOICE

<b>BILL TO</b>	<b>SHIP TO</b>	<b>INVOICE</b>	103145
Villages of Glen Creek CDD	Villages of Glen Creek CDD	<b>DATE</b>	10/01/2025
1540 International Parkway #280	2440 Sand Gables Trail	<b>TERMS</b>	5
Lake Mary, FL 32746 USA	Bradenton, FL 34208 USA	<b>DUE DATE</b>	10/06/2025

DATE	DESCRIPTION	AMOUNT
	DKS Cellular Service billed quarterly front gate	180.00T
	DKS Cellular Service billed quarterly back gate	180.00T
SUBTOTAL		360.00
TAX		0.00
TOTAL		360.00
BALANCE DUE		<b>\$360.00</b>

Pay invoice



ECS INTEGRATIONS LLC

PO Box 1225  
Polk City, FL 33868 US  
chris@ecsintegrations.com



INVOICE

<b>BILL TO</b>	<b>SHIP TO</b>	<b>INVOICE</b>	103146
Villages of Glen Creek CDD	Villages of Glen Creek CDD	<b>DATE</b>	10/01/2025
1540 International Parkway #280	2440 Sand Gables Trail	<b>TERMS</b>	5
Lake Mary, FL 32746 USA	Bradenton, FL 34208 USA	<b>DUE DATE</b>	10/06/2025

DATE	DESCRIPTION	AMOUNT
	Quarterly gate maintenance.	1,900.00
-----		
	SUBTOTAL	1,900.00
	TAX	0.00
	TOTAL	1,900.00
-----		
	BALANCE DUE	<b>\$1,900.00</b>

Pay invoice





ECS INTEGRATIONS LLC

PO Box 1225  
Polk City, FL 33868 US  
chris@ecsintegrations.com



INVOICE

<b>BILL TO</b>	<b>SHIP TO</b>	<b>INVOICE</b>	103148
Villages of Glen Creek CDD	Villages of Glen Creek CDD	<b>DATE</b>	10/01/2025
1540 International Parkway #280	2440 Sand Gables Trail	<b>TERMS</b>	5
Lake Mary, FL 32746 USA	Bradenton, FL 34208 USA	<b>DUE DATE</b>	10/06/2025

DATE	DESCRIPTION	AMOUNT
	Wireless Internet Solution VZ Back Gate	465.00T
	Wireless Internet Solution VZ Pool	465.00T
SUBTOTAL		930.00
TAX		0.00
TOTAL		930.00
BALANCE DUE		<b>\$930.00</b>

Pay invoice



ECS INTEGRATIONS LLC

PO Box 1225  
Polk City, FL 33868 US  
chris@ecsintegrations.com



INVOICE

BILL TO	SHIP TO	INVOICE	103149
Villages of Glen Creek CDD	Villages of Glen Creek CDD	DATE	10/01/2025
1540 International Parkway #280	2440 Sand Gables Trail	TERMS	5
Lake Mary, FL 32746 USA	Bradenton, FL 34208 USA	DUE DATE	10/06/2025

DATE	DESCRIPTION	AMOUNT
	Back Gate & Amenities Camera Management (billed quarterly)	330.00T
	Front Gate Camera Management (billed quarterly)	225.00T
	West Gate Camera Management (billed quarterly)	225.00T
SUBTOTAL		780.00
TAX		0.00
TOTAL		780.00
BALANCE DUE		\$780.00

Pay invoice



ECS INTEGRATIONS LLC

PO Box 1225  
Polk City, FL 33868 US  
chris@ecsintegrations.com



INVOICE

<b>BILL TO</b>	<b>SHIP TO</b>	<b>INVOICE</b>	103155
Villages of Glen Creek CDD	Villages of Glen Creek CDD	<b>DATE</b>	10/01/2025
2502 N Rocky Point Dr. Suite 1000	2440 Sand Gables Trail	<b>TERMS</b>	5
Tampa, FL 33607 USA	Bradenton, FL 34208 USA	<b>DUE DATE</b>	10/06/2025

DATE	DESCRIPTION	AMOUNT
	Amenity Management	210.00T
	Gate Management	1,440.00T
	SUBTOTAL	1,650.00
	TAX	0.00
	TOTAL	1,650.00
	BALANCE DUE	\$1,650.00

Pay invoice

RECEIVED  
10-06-2025



# INVOICE

<b>Customer</b>	Villages of Glen Creek Community Development District
<b>Acct #</b>	531
<b>Date</b>	09/24/2025
<b>Customer Service</b>	Christina Wood
<b>Page</b>	1 of 1

Villages of Glen Creek Community Development District  
c/o Breeze  
1540 International Pkwy, Ste 2000  
Lake Mary, FL 32746

Payment Information	
<b>Invoice Summary</b>	\$ 44,488.00
<b>Payment Amount</b>	<b>44,488.00</b>
<b>Payment for:</b>	Invoice#29881
100125217	

Thank You

Please detach and return with payment



Customer: Villages of Glen Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
29881	10/01/2025	Renew policy	Policy #100125217 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/24/2025	44,488.00

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

**RECEIVED**  
10-31-2025

**Total**

\$ 44,488.00

Thank You

**Remit Payment To: Egis Insurance Advisors**

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

(321)233-9939

accounting@egisadvisors.com

**Date**

09/24/2025



**Florida Commercial Care, Inc.**  
P.O. BOX 628328  
Orlando, FL 32862  
(877)565-3570  
www.floridacommercialcare.com

## INVOICE

### BILL TO

Villages of Glenn Creek CDD  
c/o Kai  
2502 N Rocky Point Dr.  
Suite 1000  
Tampa, FL 32607 United  
States

**INVOICE #** 2596744

**DATE** 09/18/2025

**DUE DATE** 11/17/2025

**TERMS** Net 60

### PROPERTY ADDRESS

Villages at Glen Creek

### DESCRIPTION

### AMOUNT

Florida Commercial Care - Maintenance Work  
Order

654.16

Date Completed: 9/17/2025

Technician: Anibal

#### Description of Work:

Dispatched technicians to the property with required equipment and materials to complete work order.

Taped off area to ensure safety for crew and patrons.

Work can be completed during daytime hours due to work located in front of pool deck.

Pictures were provided to techs.

Located clubhouse pool deck where a grease line had been dropped on pool pavers.

Removed all trash and debris from work area prior to cleaning and pressure washing.

Treated all sidewalk areas with proper outdoor cleaner/grease remover and let soak.

Used a scrub brush, scrub grease areas from paver pool deck.

Repeated steps as needed to help eliminate all grease markings from pavers.

Applied an outdoor cleaner to affected areas and let soak.

Pressure washed affected pavers with hot water.

Repeated steps as needed to help eliminate all dirt, grease and debris and assure any safety concerns are addressed.

Invoices paid past 150 days from the invoice date will be assessed a 5% finance charge.

This Invoice has been sold. Please make payments to Amerifactors at PO Box 628328, Orlando, FL 32862-8328. Payments made other than to the above will not constitute as payment.

AMOUNT

RECEIVED  
10-01-2025

This invoice has been sold. Please make payments to Amerifactors at PO Box 628328, Orlando, FL 32862-8328. Payments made other than to the above will not constitute as payment.





SENT VIA EMAIL: KAIACCOUNTS@PAYABLESLOCKBOX.COM

September 23, 2025

**ATTN: ACCOUNTS PAYABLE  
VILLAGES OF GLENN CREEK CDD C/O KAI  
2502 N ROCKY POINT DRIVE  
SUITE 1000  
TAMPA, FL 32607**

**RE ENCLOSED: GENERAL NOTICE OF ASSIGNMENT AND INVOICE 2596744**

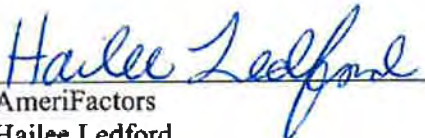
Dear Accounts Payable Department Head,

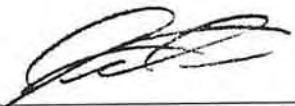
In order to accommodate the changes and growth to our business, Florida Commercial Care, Inc. has been fortunate to obtain the services of AmeriFactors, which will now serve as our accounts receivable management team. Please accept this letter as notification that all of Florida Commercial Care, Inc. accounts and invoices have been irrevocably assigned to AmeriFactors. This assignment will remain in force unless and until you receive express written notification from AmeriFactors. Payment of the above referenced invoices and all future invoices due to Florida Commercial Care, Inc. must be made payable to AmeriFactors, and must be mailed directly to:

**AmeriFactors  
P.O. Box 628328  
Orlando, Florida 32862-8328  
Phone: (800) 884-3863  
Federal Tax ID# 20-8957934**

Thank you for your business and your cooperation with this matter.

Sincerely,

  
AmeriFactors  
Hailee Ledford  
Vice President of Client Relations

  
Florida Commercial Care, Inc.  
Stephen McDowell  
President

1170 Celebration Blvd., Suite 100, Celebration, FL 34747

phone 407.566.1150

fax 407.566.1250

web [amerifactors.com](http://amerifactors.com)

# FloridaCommerce, Special District Accountability Program

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

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

Date Invoiced: 10/01/2025				Invoice No: 93084
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

### Villages of Glen Creek Community Development District

Mr. John M. Vericker  
Straley Robin Vericker  
1510 West Cleveland Street  
Tampa, Florida 33606



- 2. Telephone:** 813-223-9400 Ext:
- 3. Fax:** 813-223-5043
- 4. Email:** jvericker@srvlegal.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** www.villagesofglencreekcdd.org
- 8. County(ies):** Manatee
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 08/12/2022
- 11. Creation Document on File:** 03/09/2007
- 12. Date Established:** 12/13/2006
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of Bradenton
- 15. Creation Document(s):** City Ordinances 2852, 3029, and 4000
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

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

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

Registered Agent's Signature: [Signature] Date 10/7/2025

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
2. ☐ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ☐ Denied: ☐ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

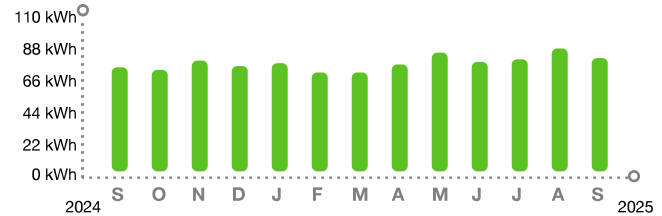
**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

**Electric Bill Statement****For:** Aug 26, 2025 to Sep 25, 2025 (30 days)**Statement Date:** Sep 25, 2025**Account Number:** 06025-39165**Service Address:**2210 27TH ST E #GATE  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$31.84**

TOTAL AMOUNT YOU OWE

**Oct 16, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	32.21
Payments received	-32.21
Balance before new charges	0.00
Total new charges	31.84
<b>Total amount you owe</b>	<b>\$31.84</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 15, 2025 is considered LATE; a late payment charge of 1% will apply.

**RECEIVED**  
10-01-2025

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://FPL.com/Answers).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

5218060253916594813000000

VILLAGES OF GLEN CREEK CDD  
C/O DPG  
250 INTERNATIONAL PKWY STE 280  
LAKE MARY FL 32746-5018**The amount enclosed includes  
the following donation:  
FPL Care To Share: \_\_\_\_\_**Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

06025-39165

ACCOUNT NUMBER

\$31.84

TOTAL AMOUNT YOU OWE

Oct 16, 2025

NEW CHARGES DUE BY

\$ **31.84**

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
06025-39165

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	32.21
Payment received - Thank you	-32.21
Balance before new charges	\$0.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$5.94

Non-fuel: (\$0.096100 per kWh) \$8.18

Fuel: (\$0.027180 per kWh) \$2.31

Electric service amount 29.30

Gross receipts tax (State tax) 0.75

Franchise fee (Reqd local fee) 1.76

Taxes and charges 2.51

Regulatory fee (State fee) 0.03

Total new charges \$31.84

**Total amount you owe \$31.84**

## METER SUMMARY

Meter reading - Meter ACD0699. Next meter reading Oct 27, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	05568		05483		85

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 25, 2025	Aug 26, 2025	Sep 25, 2024
kWh Used	85	92	78
Service days	30	32	29
kWh/day	3	3	3
Amount	\$31.84	\$32.21	\$30.58

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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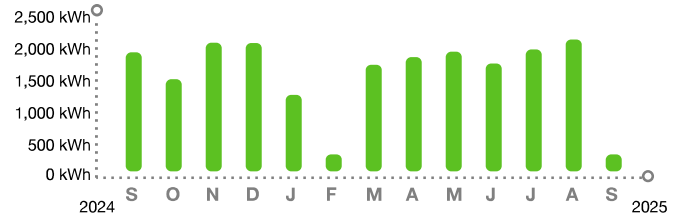
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Aug 26, 2025 to Sep 25, 2025 (30 days)**Statement Date:** Sep 25, 2025**Account Number:** 43232-18034**Service Address:**2450 SAND GABLES TRL #FOUNTAIN  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$52.30**

TOTAL AMOUNT YOU OWE

**Oct 17, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	315.10
Payments received	-315.10
Balance before new charges	0.00
Total new charges	52.30
<b>Total amount you owe</b>	<b>\$52.30</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 16, 2025 is considered LATE; a late payment charge of 1% will apply.

**RECEIVED**  
10-01-2025

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://FPL.com/Answers).

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Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

5218432321803410325000000

VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096The amount enclosed includes  
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for ways to pay.

43232-18034

ACCOUNT NUMBER

\$52.30

TOTAL AMOUNT YOU OWE

Oct 17, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
43232-18034

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	315.10
Payment received - Thank you	-315.10
Balance before new charges	\$0.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$27.49

Fuel: (\$0.027180 per kWh) \$7.77

Electric service amount 48.13

Gross receipts tax (State tax) 1.24

Franchise fee (Reqd local fee) 2.89

Taxes and charges 4.13

Regulatory fee (State fee) 0.04

Total new charges \$52.30

**Total amount you owe \$52.30**

## METER SUMMARY

Meter reading - Meter KCD9973. Next meter reading Oct 27, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	70902		70616		286

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 25, 2025	Aug 26, 2025	Sep 25, 2024
kWh Used	286	2248	2026
Service days	30	32	29
kWh/day	9	70	69
Amount	\$52.30	\$315.10	\$260.74

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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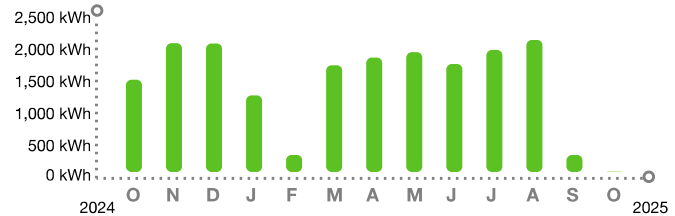


**Electric Bill Statement****For:** Sep 25, 2025 to Oct 27, 2025 (32 days)**Statement Date:** Oct 27, 2025**Account Number:** 43232-18034**Service Address:**2450 SAND GABLES TRL #FOUNTAIN  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$79.76**

TOTAL AMOUNT YOU OWE

**Nov 18, 2025**

NEW CHARGES DUE BY

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or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	52.30
Balance before new charges	52.30
Total new charges	27.46
<b>Total amount you owe</b>	<b>\$79.76</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 16, 2026 is considered LATE; a late payment charge of 1% will apply.

**RECEIVED**  
10-29-2025Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

5230 5218432321803456797000000

VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096The amount enclosed includes  
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

43232-18034

ACCOUNT NUMBER

\$79.76

TOTAL AMOUNT YOU OWE

Nov 18, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
43232-18034

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	52.30
Balance before new charges	\$52.30

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$11.77

Non-fuel: (\$0.096100 per kWh) \$0.49

Fuel: (\$0.027180 per kWh) \$0.14

Electric service amount 25.27

Gross receipts tax (State tax) 0.65

Franchise fee (Reqd local fee) 1.52

Taxes and charges 2.17

Regulatory fee (State fee) 0.02

Total new charges \$27.46

**Total amount you owe \$79.76**

## METER SUMMARY

Meter reading - Meter KCD9973. Next meter reading Nov 24, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	70907		70902		5

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 27, 2025	Sep 25, 2025	Oct 25, 2024
kWh Used	5	286	1568
Service days	32	30	30
kWh/day	0	9	52
Amount	\$27.46	\$52.30	\$204.94

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

## Easy way to save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

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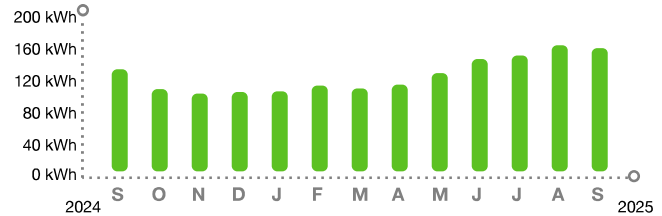
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Aug 25, 2025 to Sep 24, 2025 (30 days)**Statement Date:** Sep 24, 2025**Account Number:** 80975-29161**Service Address:**2402 ORCHID GLADES LN #GATE  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$36.47**

TOTAL AMOUNT YOU OWE

**Oct 15, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	37.02
Payments received	-37.02
Balance before new charges	0.00
Total new charges	36.47
<b>Total amount you owe</b>	<b>\$36.47</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 12, 2025 is considered LATE; a late payment charge of 1% will apply.

**RECEIVED**  
10-01-2025

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://FPL.com/Answers).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

5217809752916157463000000

VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096

The amount enclosed includes  
the following donation:  
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Make check payable to FPL  
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for ways to pay.

80975-29161

ACCOUNT NUMBER

\$36.47

TOTAL AMOUNT YOU OWE

Oct 15, 2025

NEW CHARGES DUE BY

\$ 36.47

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
80975-29161

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	37.02
Payment received - Thank you	-37.02
Balance before new charges	\$0.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$16.13

Fuel: (\$0.027180 per kWh) \$4.57

Electric service amount 33.57

Gross receipts tax (State tax) 0.86

Franchise fee (Reqd local fee) 2.01

Taxes and charges 2.87

Regulatory fee (State fee) 0.03

Total new charges \$36.47

**Total amount you owe \$36.47**

## METER SUMMARY

Meter reading - Meter ACD0657. Next meter reading Oct 24, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	06985		06817		168

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 24, 2025	Aug 25, 2025	Sep 24, 2024
kWh Used	168	172	139
Service days	30	32	32
kWh/day	6	5	4
Amount	\$36.47	\$37.02	\$33.20

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
05712-97217	09/15/25	10/06/25	\$ 64.88	08/14/25 - 09/15/25	2576 Everson St #FIRE	4309
40891-08213	09/15/25	10/06/25	\$ 36.00	08/14/25 - 09/15/25	2532 Everson St #FIRE	4309
90956-59224	09/15/25	10/06/25	\$ 32.48	08/14/25 - 09/15/25	1797 Everson St #GATE	4309

TOTAL

\$ 133.36

001 53100 4309

\$133.36

\$133.36

RECEIVED

10-01-2025

**Electric Bill Statement****For:** Aug 14, 2025 to Sep 15, 2025 (32 days)**Statement Date:** Sep 15, 2025**Account Number:** 05712-97217**Service Address:**2576 EVERSON ST # FIRE  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$64.88**

TOTAL AMOUNT YOU OWE

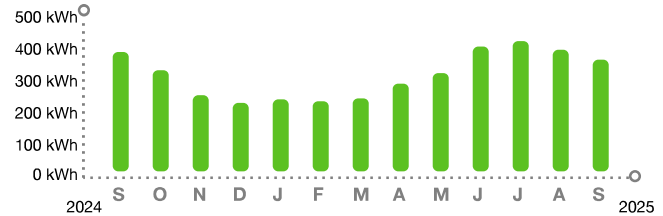
**Oct 6, 2025**

NEW CHARGES DUE BY

Pay \$56.33 instead of  
\$64.88 by your due date  
to enroll in FPL Budget  
Billing®. [FPL.com/BB](https://www.fpl.com/BB)**BILL SUMMARY**

Amount of your last bill	69.44
Payments received	-69.44
Balance before new charges	0.00
Total new charges	64.88
<b>Total amount you owe</b>	<b>\$64.88</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$56.33 by your due date instead of \$64.88. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payment received after December 04, 2025 is considered LATE; a late payment charge of 1% will apply.

**RECEIVED**  
10-01-2025FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

5633 5210057129721738846000000

The amount enclosed includes  
the following donation:  
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1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

05712-97217

ACCOUNT NUMBER

\$64.88

TOTAL AMOUNT YOU OWE

Oct 6, 2025

NEW CHARGES DUE BY

\$ **64.88**

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
05712-97217

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	69.44
Payment received - Thank you	-69.44
Balance before new charges	\$0.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$36.51

Fuel: (\$0.027180 per kWh) \$10.33

Electric service amount 59.71

Gross receipts tax (State tax) 1.53

Franchise fee (Reqd local fee) 3.58

Taxes and charges 5.11

Regulatory fee (State fee) 0.06

Total new charges \$64.88

**Total amount you owe \$64.88**

## METER SUMMARY

Meter reading - Meter ACD9366. Next meter reading Oct 15, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	05094		04714		380

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 15, 2025	Aug 14, 2025	Sep 13, 2024
kWh Used	380	414	407
Service days	32	30	30
kWh/day	12	14	14
Amount	\$64.88	\$69.44	\$63.50

## KEEP IN MIND

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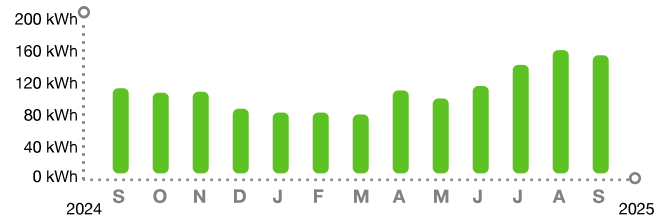


**Electric Bill Statement****For:** Aug 14, 2025 to Sep 15, 2025 (32 days)**Statement Date:** Sep 15, 2025**Account Number:** 40891-08213**Service Address:**2532 EVERSON ST # FIRE  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$36.00**

TOTAL AMOUNT YOU OWE

**Oct 6, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	36.47
Payments received	-36.47
Balance before new charges	0.00
Total new charges	36.00
<b>Total amount you owe</b>	<b>\$36.00</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 04, 2025 is considered LATE; a late payment charge of 1% will apply.

**RECEIVED**  
10-01-2025

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://FPL.com/Answers).

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Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

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5210408910821310063000000

VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096The amount enclosed includes  
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this coupon to:FPL  
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

40891-08213

ACCOUNT NUMBER

\$36.00

TOTAL AMOUNT YOU OWE

Oct 6, 2025

NEW CHARGES DUE BY

**\$ 36.00**

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
40891-08213

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	36.47
Payment received - Thank you	-36.47
Balance before new charges	\$0.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$0.41

Non-fuel: (\$0.096100 per kWh) \$15.47

Fuel: (\$0.027180 per kWh) \$4.38

Electric service amount 33.13

Gross receipts tax (State tax) 0.85

Franchise fee (Reqd local fee) 1.99

Taxes and charges 2.84

Regulatory fee (State fee) 0.03

Total new charges \$36.00

**Total amount you owe \$36.00**

## METER SUMMARY

Meter reading - Meter ACD9903. Next meter reading Oct 15, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	01860		01699		161

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 15, 2025	Aug 14, 2025	Sep 13, 2024
kWh Used	161	168	116
Service days	32	30	30
kWh/day	5	6	4
Amount	\$36.00	\$36.47	\$32.21

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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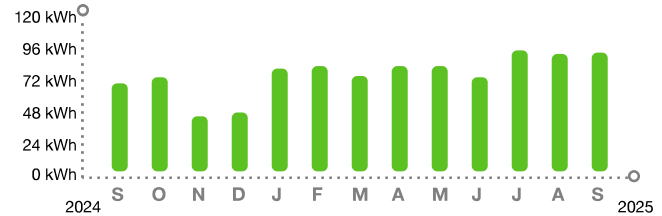
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**Electric Bill Statement****For:** Aug 14, 2025 to Sep 15, 2025 (32 days)**Statement Date:** Sep 15, 2025**Account Number:** 90956-59224**Service Address:**1797 EVERSON ST # GATE  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$32.48**

TOTAL AMOUNT YOU OWE

**Oct 6, 2025**

NEW CHARGES DUE BY

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[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	32.43
Payments received	-32.43
Balance before new charges	0.00
Total new charges	32.48
<b>Total amount you owe</b>	<b>\$32.48</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 04, 2025 is considered LATE; a late payment charge of 1% will apply.

**RECEIVED**  
10-01-2025

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://FPL.com/Answers).

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711 (Relay Service)**Ways to Pay**

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5210909565922468423000000

VILLAGES OF GLEN CREEK CDD  
C/O DPG  
250 INTERNATIONAL PKWY STE 280  
LAKE MARY FL 32746-5018**The amount enclosed includes  
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for ways to pay.

90956-59224

ACCOUNT NUMBER

\$32.48

TOTAL AMOUNT YOU OWE

Oct 6, 2025

NEW CHARGES DUE BY

\$ 32.48

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
90956-59224

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	32.43
Payment received - Thank you	-32.43
Balance before new charges	\$0.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$5.07

Non-fuel: (\$0.096100 per kWh) \$9.31

Fuel: (\$0.027180 per kWh) \$2.64

Electric service amount 29.89

Gross receipts tax (State tax) 0.77

Franchise fee (Reqd local fee) 1.79

Taxes and charges 2.56

Regulatory fee (State fee) 0.03

Total new charges \$32.48

**Total amount you owe \$32.48**

## METER SUMMARY

Meter reading - Meter ACD5574. Next meter reading Oct 15, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	01811		01714		97

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 15, 2025	Aug 14, 2025	Sep 13, 2024
kWh Used	97	96	72
Service days	32	30	30
kWh/day	3	3	2
Amount	\$32.48	\$32.43	\$30.31

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
05712-97217	10/15/25	11/05/25	\$ 56.72	09/15/25 - 10/15/25	2576 Everson St #FIRE	4309
40891-08213	10/15/25	11/05/25	\$ 35.00	09/15/25 - 10/15/25	2532 Everson St #FIRE	4309
90956-59224	10/15/25	11/05/25	\$ 32.43	09/15/25 - 10/15/25	1797 Everson St #GATE	4309

TOTAL

\$ 124.15

001 53100 4309

\$124.15

\$124.15

RECEIVED

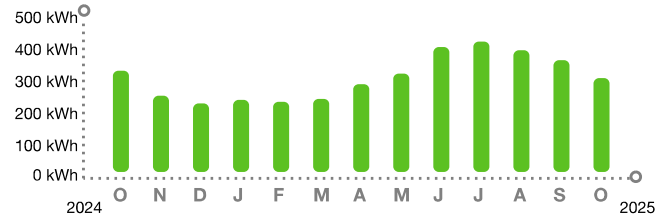
10-28-2025

**Electric Bill Statement****For:** Sep 15, 2025 to Oct 15, 2025 (30 days)**Statement Date:** Oct 15, 2025**Account Number:** 05712-97217**Service Address:**2576 EVERSON ST # FIRE  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$121.60**

TOTAL AMOUNT YOU OWE

**Nov 5, 2025**

NEW CHARGES DUE BY

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[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	64.88
Balance before new charges	64.88
Total new charges	56.72
<b>Total amount you owe</b>	<b>\$121.60</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 02, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
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711 (Relay Service)**Ways to Pay**

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6488 5210057129721750612100000

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1540 INTERNATIONAL PKWY STE 2000  
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05712-97217

ACCOUNT NUMBER

\$121.60

TOTAL AMOUNT YOU OWE

Nov 5, 2025

NEW CHARGES DUE BY

\$ 56.72

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
05712-97217

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	64.88
Balance before new charges	\$64.88

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$30.66

Fuel: (\$0.027180 per kWh) \$8.67

Electric service amount 52.20

Gross receipts tax (State tax) 1.34

Franchise fee (Reqd local fee) 3.13

Taxes and charges 4.47

Regulatory fee (State fee) 0.05

Total new charges \$56.72

**Total amount you owe \$121.60**

## METER SUMMARY

Meter reading - Meter ACD9366. Next meter reading Nov 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	05413		05094		319

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 15, 2025	Sep 15, 2025	Oct 15, 2024
kWh Used	319	380	345
Service days	30	32	32
kWh/day	11	12	11
Amount	\$56.72	\$64.88	\$55.95

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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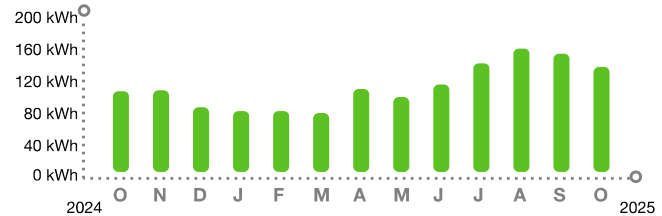


**Electric Bill Statement****For:** Sep 15, 2025 to Oct 15, 2025 (30 days)**Statement Date:** Oct 15, 2025**Account Number:** 40891-08213**Service Address:**2532 EVERSON ST # FIRE  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$71.00**

TOTAL AMOUNT YOU OWE

**Nov 5, 2025**

NEW CHARGES DUE BY

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[FPL.com/  
WaystoPay](https://www.fpl.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	36.00
Balance before new charges	36.00
Total new charges	35.00
<b>Total amount you owe</b>	<b>\$71.00</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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Customer Service: 1-800-375-2434  
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711 (Relay Service)**Ways to Pay**

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3600 5210408910821390017000000

VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096The amount enclosed includes  
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for ways to pay.

40891-08213

ACCOUNT NUMBER

**\$71.00**

TOTAL AMOUNT YOU OWE

Nov 5, 2025

NEW CHARGES DUE BY

**\$ 35.00**

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
40891-08213

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	36.00
Balance before new charges	\$36.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$1.72

Non-fuel: (\$0.096100 per kWh) \$13.73

Fuel: (\$0.027180 per kWh) \$3.89

Electric service amount 32.21

Gross receipts tax (State tax) 0.83

Franchise fee (Reqd local fee) 1.93

Taxes and charges 2.76

Regulatory fee (State fee) 0.03

Total new charges \$35.00

**Total amount you owe \$71.00**

## METER SUMMARY

Meter reading - Meter ACD9903. Next meter reading Nov 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	02003		01860		143

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 15, 2025	Sep 15, 2025	Oct 15, 2024
kWh Used	143	161	110
Service days	30	32	32
kWh/day	5	5	3
Amount	\$35.00	\$36.00	\$31.96

## KEEP IN MIND

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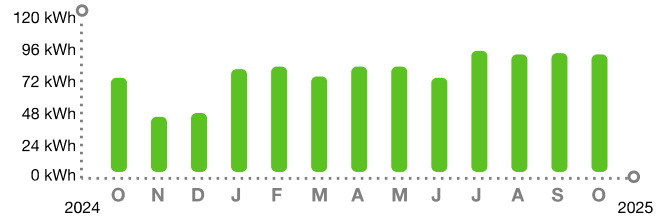
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**Electric Bill Statement****For:** Sep 15, 2025 to Oct 15, 2025 (30 days)**Statement Date:** Oct 15, 2025**Account Number:** 90956-59224**Service Address:**1797 EVERSON ST # GATE  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$64.91**

TOTAL AMOUNT YOU OWE

**Nov 5, 2025**

NEW CHARGES DUE BY

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[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	32.48
Balance before new charges	32.48
Total new charges	32.43
<b>Total amount you owe</b>	<b>\$64.91</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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Customer Service: 1-800-375-2434  
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711 (Relay Service)**Ways to Pay**

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3248 5210909565922491946000000

VILLAGES OF GLEN CREEK CDD  
C/O DPF  
250 INTERNATIONAL PKWY STE 280  
LAKE MARY FL 32746-5018The amount enclosed includes  
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90956-59224

ACCOUNT NUMBER

**\$64.91**

TOTAL AMOUNT YOU OWE

Nov 5, 2025

NEW CHARGES DUE BY

**\$ 32.43**

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
90956-59224

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	32.48
Balance before new charges	\$32.48

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$5.14

Non-fuel: (\$0.096100 per kWh) \$9.22

Fuel: (\$0.027180 per kWh) \$2.61

Electric service amount 29.84

Gross receipts tax (State tax) 0.77

Franchise fee (Reqd local fee) 1.79

Taxes and charges 2.56

Regulatory fee (State fee) 0.03

Total new charges \$32.43

**Total amount you owe \$64.91**

## METER SUMMARY

Meter reading - Meter ACD5574. Next meter reading Nov 13, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	01907		01811		96

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 15, 2025	Sep 15, 2025	Oct 15, 2024
kWh Used	96	97	77
Service days	30	32	32
kWh/day	3	3	2
Amount	\$32.43	\$32.48	\$30.53

## KEEP IN MIND

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Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
16085-02405	09/25/25	10/16/25	\$ 620.06	08/26/25 - 09/25/25	2355 26th Ave E #CLUBHSE	4309
27975-66557	09/25/25	10/16/25	\$ 27.55	08/26/25 - 09/25/25	2355 26th Ave E #PUMP	4309
31224-31327	09/25/25	10/16/25	\$ 415.66	08/26/25 - 09/25/25	2284 Mizner Bay Ave #BOOST	4309
82471-36081	09/25/25	10/16/25	\$ 1,587.02	08/26/25 - 09/25/25	2355 26th Ave E #LED SL	4309

TOTAL

\$ 2,650.29

001 53100 4309

\$2,650.29

\$2,650.29

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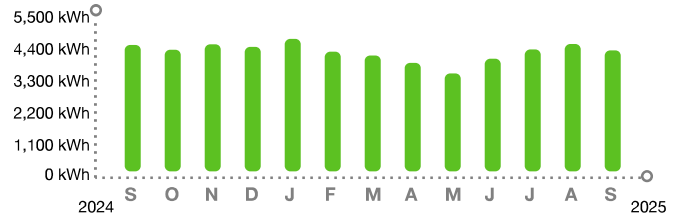
10-01-2025

**Electric Bill Statement****For:** Aug 26, 2025 to Sep 25, 2025 (30 days)**Statement Date:** Sep 25, 2025**Account Number:** 16085-02405**Service Address:**2355 26TH AVE E # CLUBHSE  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$620.06**

TOTAL AMOUNT YOU OWE

**Oct 16, 2025**

NEW CHARGES DUE BY

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[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	653.07
Payments received	-653.07
Additional Activity	-1.27
Balance before new charges	-1.27
Total new charges	621.33
<b>Total amount you owe</b>	<b>\$620.06</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 15, 2025 is considered LATE; a late payment charge of 1% will apply.

**RECEIVED**  
10-01-2025

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://FPL.com/Answers).

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127 5218160850240556002600000

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for ways to pay.

16085-02405

ACCOUNT NUMBER

\$620.06

TOTAL AMOUNT YOU OWE

Oct 16, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
16085-02405

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	653.07
Payment received - Thank you	-653.07
Additional activity	
Deposit Interest	-1.27
Balance before new charges	-\$1.27

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$435.72

Fuel: (\$0.027180 per kWh) \$123.23

Electric service amount 571.82

Gross receipts tax (State tax) 14.67

Franchise fee (Reqd local fee) 34.31

Taxes and charges 48.98

Regulatory fee (State fee) 0.53

Total new charges \$621.33

**Total amount you owe \$620.06**

## METER SUMMARY

Meter reading - Meter ACD6724. Next meter reading Oct 27, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	70655		66121		4534

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 25, 2025	Aug 26, 2025	Sep 25, 2024
kWh Used	4534	4771	4743
Service days	30	32	29
kWh/day	151	149	164
Amount	\$621.33	\$653.07	\$591.75

## KEEP IN MIND

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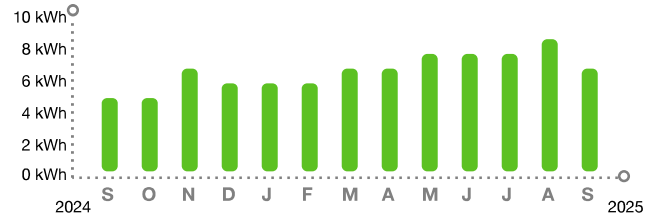


**Electric Bill Statement****For:** Aug 26, 2025 to Sep 25, 2025 (30 days)**Statement Date:** Sep 25, 2025**Account Number:** 27975-66557**Service Address:**2355 26TH AVE E #PUMP  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$27.55**

TOTAL AMOUNT YOU OWE

**Oct 16, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	27.65
Payments received	-27.65
Balance before new charges	0.00
Total new charges	27.55
<b>Total amount you owe</b>	<b>\$27.55</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 15, 2025 is considered LATE; a late payment charge of 1% will apply.

**RECEIVED**  
10-01-2025

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://FPL.com/Answers).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

5218279756655795572000000

VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096**The amount enclosed includes  
the following donation:  
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GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

27975-66557

ACCOUNT NUMBER

\$27.55

TOTAL AMOUNT YOU OWE

Oct 16, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
27975-66557

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	27.65
Payment received - Thank you	-27.65
Balance before new charges	\$0.00

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$11.62

Non-fuel: (\$0.096100 per kWh) \$0.68

Fuel: (\$0.027180 per kWh) \$0.19

Electric service amount 25.36

Gross receipts tax (State tax) 0.65

Franchise fee (Reqd local fee) 1.52

Taxes and charges 2.17

Regulatory fee (State fee) 0.02

Total new charges \$27.55

**Total amount you owe \$27.55**

## METER SUMMARY

Meter reading - Meter KJ82813. Next meter reading Oct 27, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00431		00424		7

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 25, 2025	Aug 26, 2025	Sep 25, 2024
kWh Used	7	9	5
Service days	30	32	29
kWh/day	0	0	0
Amount	\$27.55	\$27.65	\$27.44

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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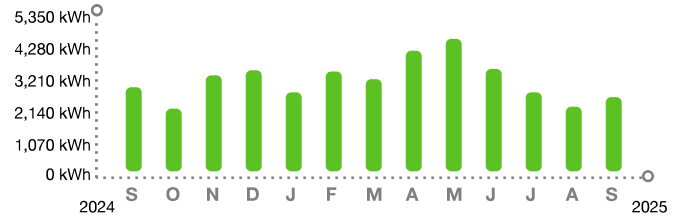
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**Electric Bill Statement****For:** Aug 26, 2025 to Sep 25, 2025 (30 days)**Statement Date:** Sep 25, 2025**Account Number:** 31224-31327**Service Address:**2284 MIZNER BAY AVE # BOOST  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$415.66**

TOTAL AMOUNT YOU OWE

**Oct 16, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	611.62
Payments received	-611.62
Additional Activity	-0.81
Balance before new charges	-0.81
Total new charges	416.47
<b>Total amount you owe</b>	<b>\$415.66</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 15, 2025 is considered LATE; a late payment charge of 1% will apply.

**RECEIVED**  
10-01-2025

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Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

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81 5218312243132796651400000

VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096**The amount enclosed includes  
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for ways to pay.

31224-31327

ACCOUNT NUMBER

\$415.66

TOTAL AMOUNT YOU OWE

Oct 16, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
31224-31327

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	611.62
Payment received - Thank you	-611.62
Additional activity	
Deposit Interest	-0.81
Balance before new charges	-\$0.81

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$91.64
Fuel: (\$0.027180 per kWh)	\$73.49
Demand: (\$13.41 per KW)	\$187.74
Electric service amount	383.28
Gross receipts tax (State tax)	9.84
Franchise fee (Reqd local fee)	23.00
Taxes and charges	32.84
Regulatory fee (State fee)	0.35
Total new charges	\$416.47
<b>Total amount you owe</b>	<b>\$415.66</b>

## METER SUMMARY

Meter reading - Meter KN72064. Next meter reading Oct 27, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	92586		89882		2704
Demand KW	13.66				14

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 25, 2025	Aug 26, 2025	Sep 25, 2024
kWh Used	2704	2351	3065
Service days	30	32	29
kWh/day	90	73	105
Amount	\$416.47	\$611.62	\$509.57

## KEEP IN MIND

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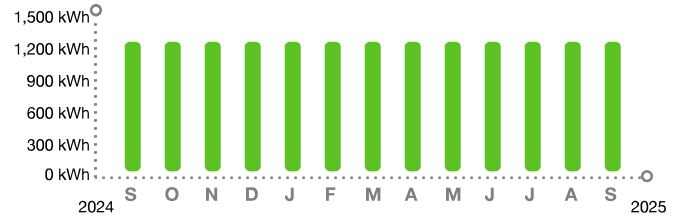
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**Electric Bill Statement****For:** Aug 26, 2025 to Sep 25, 2025 (30 days)**Statement Date:** Sep 25, 2025**Account Number:** 82471-36081**Service Address:**2355 26TH AVE E # LED SL  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,587.02**

TOTAL AMOUNT YOU OWE

**Oct 16, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,587.02
Payments received	-1,587.02
Balance before new charges	0.00
Total new charges	1,587.02
<b>Total amount you owe</b>	<b>\$1,587.02</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after October 16, 2025 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

**RECEIVED**  
10-01-2025

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://FPL.com/Answers).

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Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

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5218824713608172078510000

VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096**The amount enclosed includes  
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82471-36081

ACCOUNT NUMBER

\$1,587.02

TOTAL AMOUNT YOU OWE

Oct 16, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
82471-36081

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,587.02
Payment received - Thank you	-1,587.02
Balance before new charges	\$0.00

### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,278.76
Gross receipts tax (State tax)	2.80
Franchise fee (Reqd local fee)	74.97
Utility tax (Local tax)	133.17
Florida sales tax (State tax)	82.59
County sales tax (Local tax)	13.58
Taxes and charges	307.11
Regulatory fee (State fee)	1.15
Total new charges	\$1,587.02
<b>Total amount you owe</b>	<b>\$1,587.02</b>

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.059770 per kWh
Fuel charge:	\$0.026470 per kWh

## METER SUMMARY

Next bill date Oct 27, 2025.

Usage Type	Usage
Total kWh used	1326

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 25, 2025	Aug 26, 2025	Sep 25, 2024
kWh Used	1326	1326	1326
Service days	30	32	29
kWh/day	44	41	46
Amount	\$1,587.02	\$1,587.02	\$1,547.56

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
82471-36081

For: 08-26-2025 to 09-25-2025 (30 days)  
kWh/Day: 44  
Service Address:  
2355 26TH AVE E # LED SL  
BRADENTON, FL 34208

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861205	74	6195	F	51		1,326	
Energy					0.800000		40.80
Non-energy					7.500000		382.50
Fixtures					1.470000		74.97
Maintenance							
PMF0001				51			
Non-energy					9.740000		496.74
Fixtures							
UCNP				4,362			
Non-energy					0.049350		215.26
Maintenance							

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096





Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
82471-36081

FPL.com Page 2

ESLA

For: 08-26-2025 to 09-25-2025 (30 days)

kWh/Day: 44

Service Address:

2355 26TH AVE E # LED SL  
BRADENTON, FL 34208

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							40.80
Non-energy sub total							1,169.47
Sub total						1,326	1,210.27
Energy conservation cost recovery							0.52
Capacity payment recovery charge							0.09
Environmental cost recovery charge							0.65
Storm restoration recovery charge							27.47
Transition rider credit							-2.74
Storm protection recovery charge							7.40
Fuel charge							35.10
<b>Electric service amount</b>							<b>1,278.76</b>
Gross receipts tax (State tax)							2.80
Regulatory fee (State fee)							1.15
Franchise fee (Reqd local fee)							74.97
Utility tax (Local tax)							133.17
Florida sales tax (State tax)							82.59
County sales tax (Local tax)							13.58
<b>Total</b>						<b>1,326</b>	<b>1,587.02</b>

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
16085-02405	10/27/25	11/17/25	\$ 692.87	09/25/25 - 10/27/25	2355 26th Ave E #CLUBHSE	4309
27975-66557	10/27/25	11/17/25	\$ 27.55	09/25/25 - 10/27/25	2355 26th Ave E #PUMP	4309
31224-31327	10/27/25	11/17/25	\$ 521.30	09/25/25 - 10/27/25	2284 Mizner Bay Ave #BOOST	4309
82471-36081	10/27/25	11/17/25	\$ 1,610.85	09/25/25 - 10/27/25	2355 26th Ave E #LED SL	4309

TOTAL

\$ 2,852.57

001 53100 4309

\$2,852.57

\$2,852.57

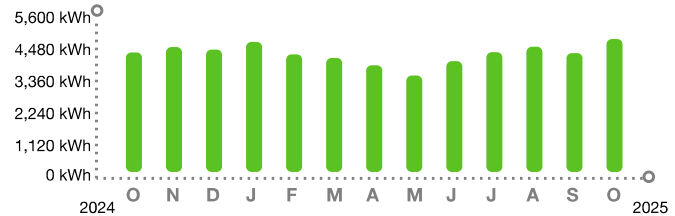


**Electric Bill Statement****For:** Sep 25, 2025 to Oct 27, 2025 (32 days)**Statement Date:** Oct 27, 2025**Account Number:** 16085-02405**Service Address:**2355 26TH AVE E # CLUBHSE  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,312.93**

TOTAL AMOUNT YOU OWE

**Nov 17, 2025**

NEW CHARGES DUE BY

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or visit  
[FPL.com/  
WaystoPay](https://www.fpl.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill 620.06

Balance before new charges 620.06

Total new charges 692.87

**Total amount you owe \$1,312.93**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 13, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

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62006 5218160850240583921310000

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1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096The amount enclosed includes  
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for ways to pay.

16085-02405

ACCOUNT NUMBER

\$1,312.93

TOTAL AMOUNT YOU OWE

Nov 17, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
16085-02405

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	620.06
Balance before new charges	\$620.06

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$487.04

Fuel: (\$0.027180 per kWh) \$137.75

Electric service amount 637.66

Gross receipts tax (State tax) 16.36

Franchise fee (Reqd local fee) 38.26

Taxes and charges 54.62

Regulatory fee (State fee) 0.59

Total new charges \$692.87

**Total amount you owe \$1,312.93**

## METER SUMMARY

Meter reading - Meter ACD6724. Next meter reading Nov 24, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	75723		70655		5068

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 27, 2025	Sep 25, 2025	Oct 25, 2024
kWh Used	5068	4534	4557
Service days	32	30	30
kWh/day	158	151	152
Amount	\$692.87	\$621.33	\$569.09

## KEEP IN MIND

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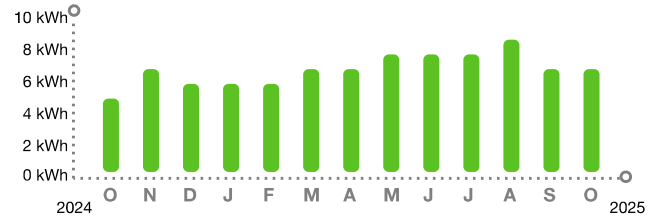
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**Electric Bill Statement****For:** Sep 25, 2025 to Oct 27, 2025 (32 days)**Statement Date:** Oct 27, 2025**Account Number:** 27975-66557**Service Address:**2355 26TH AVE E #PUMP  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$55.10**

TOTAL AMOUNT YOU OWE

**Nov 17, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	27.55
Balance before new charges	27.55
Total new charges	27.55
<b>Total amount you owe</b>	<b>\$55.10</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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711 (Relay Service)**Ways to Pay**

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2755 5218279756655740155000000

VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096The amount enclosed includes  
the following donation:  
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for ways to pay.

27975-66557

ACCOUNT NUMBER

\$55.10

TOTAL AMOUNT YOU OWE

Nov 17, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
27975-66557

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	27.55
Balance before new charges	\$27.55

### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$11.62

Non-fuel: (\$0.096100 per kWh) \$0.68

Fuel: (\$0.027180 per kWh) \$0.19

Electric service amount 25.36

Gross receipts tax (State tax) 0.65

Franchise fee (Reqd local fee) 1.52

Taxes and charges 2.17

Regulatory fee (State fee) 0.02

Total new charges \$27.55

**Total amount you owe \$55.10**

## METER SUMMARY

Meter reading - Meter KJ82813. Next meter reading Nov 24, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00438		00431		7

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 27, 2025	Sep 25, 2025	Oct 25, 2024
kWh Used	7	7	5
Service days	32	30	30
kWh/day	0	0	0
Amount	\$27.55	\$27.55	\$27.44

## KEEP IN MIND

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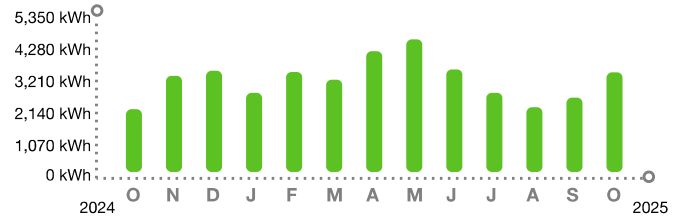
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Sep 25, 2025 to Oct 27, 2025 (32 days)**Statement Date:** Oct 27, 2025**Account Number:** 31224-31327**Service Address:**2284 MIZNER BAY AVE # BOOST  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$936.96**

TOTAL AMOUNT YOU OWE

**Nov 17, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	415.66
Balance before new charges	415.66
Total new charges	521.30
<b>Total amount you owe</b>	<b>\$936.96</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 13, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

41566 5218312243132766963900000

VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

31224-31327

ACCOUNT NUMBER

\$936.96

TOTAL AMOUNT YOU OWE

Nov 17, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
31224-31327

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	415.66
Balance before new charges	\$415.66
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$122.85
Fuel: (\$0.027180 per kWh)	\$98.53
Demand: (\$13.41 per KW)	\$227.97
Electric service amount	479.76
Gross receipts tax (State tax)	12.31
Franchise fee (Reqd local fee)	28.79
Taxes and charges	41.10
Regulatory fee (State fee)	0.44
Total new charges	\$521.30
<b>Total amount you owe</b>	<b>\$936.96</b>

## METER SUMMARY

Meter reading - Meter KN72064. Next meter reading Nov 24, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	96211		92586		3625
Demand KW	17.24				17

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 27, 2025	Sep 25, 2025	Oct 25, 2024
kWh Used	3625	2704	2285
Service days	32	30	30
kWh/day	113	90	76
Amount	\$521.30	\$416.47	\$417.88

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

## Easy way to save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

## Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

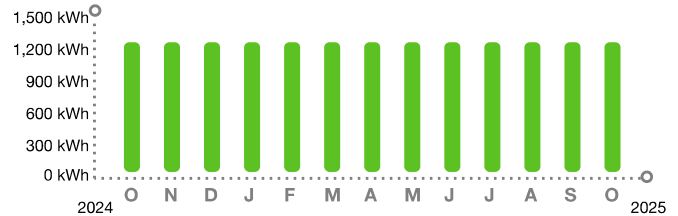


**Electric Bill Statement****For:** Sep 25, 2025 to Oct 27, 2025 (32 days)**Statement Date:** Oct 27, 2025**Account Number:** 82471-36081**Service Address:**2355 26TH AVE E # LED SL  
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$3,197.87**

TOTAL AMOUNT YOU OWE

**Nov 17, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill 1,587.02

Balance before new charges 1,587.02\*

Total new charges 1,610.85

**Total amount you owe \$3,197.87****\*This \$1,587.02 is PAST DUE -- PLEASE PAY IMMEDIATELY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after November 17, 2025 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27 158702 5218824713608177879130000

The amount enclosed includes  
the following donation:**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

82471-36081

ACCOUNT NUMBER

**\$3,197.87**

TOTAL AMOUNT YOU OWE

**Nov 17, 2025**

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
82471-36081

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill 1,587.02  
Balance before new charges \$1,587.02 \*

### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,278.76
Gross receipts tax (State tax)	2.80
Franchise fee (Reqd local fee)	74.97
Utility tax (Local tax)	133.17
Florida sales tax (State tax)	82.59
County sales tax (Local tax)	13.58
Taxes and charges	307.11
Late payment charge	23.81
Regulatory fee (State fee)	1.17
Total new charges	\$1,610.85

Total amount you owe \$3,197.87

**\*This \$1,587.02 is PAST DUE -- PLEASE PAY IMMEDIATELY**

### \*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.059770 per kWh
Fuel charge:	\$0.026470 per kWh

## METER SUMMARY

Next bill date Nov 24, 2025.

### Usage Type

Total kWh used

### Usage

1326

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 27, 2025	Sep 25, 2025	Oct 25, 2024
kWh Used	1326	1326	1326
Service days	32	30	30
kWh/day	41	44	44
Amount	\$1,587.02	\$1,587.02	\$1,547.56

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

## Easy way to save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

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[Download now](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
82471-36081

FPL.com Page 1

ESLA

For: 09-25-2025 to 10-27-2025 (32 days)  
kWh/Day: 41  
Service Address:  
2355 26TH AVE E # LED SL  
BRADENTON, FL 34208

#### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861205	74	6195	F	51		1,326	
Energy					0.800000		40.80
Non-energy					7.500000		382.50
Fixtures					1.470000		74.97
Maintenance							
PMF0001				51			
Non-energy					9.740000		496.74
Fixtures							
UCNP				4,362			
Non-energy					0.049350		215.26
Maintenance							

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
82471-36081

For: 09-25-2025 to 10-27-2025 (32 days)  
kWh/Day: 41  
Service Address:  
2355 26TH AVE E # LED SL  
BRADENTON, FL 34208

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							40.80
Non-energy sub total							1,169.47
Sub total						1,326	1,210.27
Energy conservation cost recovery							0.52
Capacity payment recovery charge							0.09
Environmental cost recovery charge							0.65
Storm restoration recovery charge							27.47
Transition rider credit							-2.74
Storm protection recovery charge							7.40
Fuel charge							35.10
<b>Electric service amount</b>							<b>1,278.76</b>
Gross receipts tax (State tax)							2.80
Regulatory fee (State fee)							1.15
Franchise fee (Reqd local fee)							74.97
Utility tax (Local tax)							133.17
Florida sales tax (State tax)							82.59
County sales tax (Local tax)							13.58
<b>Total</b>						<b>1,326</b>	<b>1,587.02</b>

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Gig Fiber, LLC**  
2502 N Rocky Point Dr  
Ste 1000  
Tampa, FL 33607  
813-800-5323

# INVOICE



**Invoice #:** 5419  
**Invoice Date:** 10/01/25  
**Amount Due:** \$2,214.50

**Bill To:**

Villages of Glen Creek CDD  
1540 International Parkway  
Suite 2000  
Lake Mary, FL 32746  
United States



Due Date
10/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Villages of Glen Creek CDD - 1B_Oct 2025	43	\$51.50	\$2,214.50

<b>Subtotal:</b>	\$2,214.50
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$2,214.50
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	\$2,214.50

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

**Gig Fiber, LLC**  
2502 N Rocky Point Dr  
Ste 1000  
Tampa, FL 33607  
813-800-5323

# INVOICE



**Invoice #:** 5420  
**Invoice Date:** 10/01/25  
**Amount Due:** \$200.00

**Bill To:**

Villages of Glen Creek CDD  
1540 International Parkway  
Suite 2000  
Lake Mary, FL 32746  
United States

**RECEIVED**  
10-06-2025

Due Date
10/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Villages of Glen Creek CDD - 2A, 2B_Oct 2025	4	\$50.00	\$200.00

<b>Subtotal:</b>	\$200.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$200.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	\$200.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

**Gig Fiber, LLC**  
2502 N Rocky Point Dr  
Ste 1000  
Tampa, FL 33607  
813-800-5323

# INVOICE



**Invoice #:** 5421  
**Invoice Date:** 10/01/25  
**Amount Due:** \$1,236.00

**Bill To:**

Villages of Glen Creek CDD  
1540 International Parkway  
Suite 2000  
Lake Mary, FL 32746  
United States

**RECEIVED**  
10-06-2025

Due Date
10/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Villages of Glen Creek CDD - Ph 1A and MC-1_Oct 2025	24	\$51.50	\$1,236.00

<b>Subtotal:</b>	\$1,236.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$1,236.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	\$1,236.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

**Gig Fiber, LLC**  
2502 N Rocky Point Dr  
Ste 1000  
Tampa, FL 33607  
813-800-5323

# INVOICE



**Invoice #:** 5422  
**Invoice Date:** 10/01/25  
**Amount Due:** \$1,545.00

**Bill To:**

Villages of Glen Creek CDD  
1540 International Parkway  
Suite 2000  
Lake Mary, FL 32746  
United States



Due Date
10/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Villages of Glen Creek CDD - Phase 3_Oct 2025	30	\$51.50	\$1,545.00

<b>Subtotal:</b>	\$1,545.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$1,545.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	\$1,545.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>



INVOICE

H2 Lagoon Solutions

7015 Martha Rd

Parrish, FL 34219

h2poolservices@gmail.com

+1 (941) 250-5629

H2lagoonsolutions.com

Bill to

Glenn Creek CDD

C/O DPFG

250 International Parkway

Suite 280

Lake Mary, FL 32746

Ship to

Glenn Creek CDD

C/O DPFG

250 International Parkway

Suite 280

Lake Mary, FL 32746

Invoice details

Invoice no.: 2830

Terms: Net 20

Invoice date: 09/01/2025

Due date: 09/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	COMMERCIAL POOL CLEANING	OM-VC-DPFG-022 Commercial Pool Cleaning 4 times weekly to include: adjustment of chemistry, brushing, netting, cleaning filters and vacuuming as needed. Maintain equipment up to code.	1	\$1,150.00	\$1,150.00
2.	OTHER MAINTENCE	OM-VC-DPFG-022 4 days per week janitorial services for Clubhouse restrooms and pool area.	1	\$350.00	\$350.00
3.	OTHER MAINTENCE	OM-VC-DPFG-022 Monthly Pressure wash to clubhouse commons area.	1	\$250.00	\$250.00
4.	Janitorial/Construction	Disposal of Garbage (Garbage has to be taken offsite due to removal of Garbage bin )	1	\$200.00	\$200.00

Total

\$1,950.00

Note to customer

Starting on January 1, 2025, we will only be accepting payment by check. Thank you for your business. If you have any questions regarding this adjustment, please feel free to reach out.



INVOICE

H2 Lagoon Solutions

7015 Martha Rd

Parrish, FL 34219

h2poolservices@gmail.com

+1 (941) 250-5629

H2lagoonsolutions.com

Glenn Creek CDD

Bill to

Villages of Glenn Creek

3434 Colwell Ave

Suite 200

Tampa, FL 33614

Ship to

Villages of Glenn Creek

3434 Colwell Ave

Suite 200

Tampa, FL 33614

Invoice details

Invoice no.: 2850  
Terms: Net 20  
Invoice date: 10/01/2025  
Due date: 10/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	COMMERCIAL POOL CLEANING	OM-VC-DPFG-022 Commercial Pool Cleaning 4 times weekly to include: adjustment of chemistry, brushing, netting, cleaning filters and vacuuming as needed. Maintain equipment up to code.	1	\$1,150.00	\$1,150.00
2.	OTHER MAINTENCE	OM-VC-DPFG-022 4 days per week janitorial services for Clubhouse restrooms and pool area.	1	\$350.00	\$350.00
3.	OTHER MAINTENCE	OM-VC-DPFG-022 Monthly Pressure wash to clubhouse commons area.	1	\$250.00	\$250.00
4.	Janitorial/Construction	Disposal of Garbage (Garbage has to be taken offsite due to removal of Garbage bin )	1	\$200.00	\$200.00

Total

\$1,950.00

Note to customer

Starting on January 1, 2025, we will only be accepting payment by check. Thank you for your business. If you have any questions regarding this adjustment, please feel free to reach out.



Invoice

NaturZone Pest Control  
1899 Porter Lake Dr, Unit 103  
Sarasota, FL 34240-7897  
941-378-3334

INVOICE:	807204
DATE:	10/01/25
ORDER:	

Bill-To: [106524]  
Villages of Glen Creek CDD  
2502 N Rocky Point Dr  
Suite 1000  
Tampa, FL 33607-1421

Work [106524] 813-564-6103  
Location: Villages of Glen Creek CDD  
2406 Orchid Glades Ln  
Bradenton, FL 34208

Purchase Order	Terms
	NET 30

--	--	--

Service	Description	Amount
CONTRACT COMM	Monthly Pest & Rodent Control Service	\$124.00
Please include your Invoice Number on your Payment. Thank you!		
		<b>SUBTOTAL</b> \$124.00
		<b>TAX</b> \$0.00
		<b>TOTAL</b> \$124.00

RECEIVED  
10-29-2025

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

Invoice

Date	Invoice #
9/26/2025	INV0000103510

Bill To:

Villages of Glen Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
----------------------------------------------------------------------------------

Services for the month of	Terms	Client Number
September	Upon Receipt	00387

Description	Qty	Rate	Amount
RFP & Specifications	0.50	\$3,250.00	\$1,625.00
Subtotal			\$1,625.00
Total			\$1,625.00

RECEIVED  
09-26-2025

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

# Invoice

Date	Invoice #
10/2/2025	INV0000103579

**Bill To:**

Villages of Glen Creek CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
October	Upon Receipt	00387

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,881.33	\$1,881.33
Administrative Services	1.00	\$376.25	\$376.25
Annual Dissemination Services	1.00	\$583.33	\$583.33
Financial & Revenue Collections Services	1.00	\$376.25	\$376.25
Landscape Consulting Services	1.00	\$1,250.00	\$1,250.00
Management Services	1.00	\$2,069.50	\$2,069.50
Website Compliance & Management	1.00	\$100.00	\$100.00
<div> <div>RECEIVED</div> <div>09-29-2025</div> </div>	Subtotal		\$6,636.66
	Total		\$6,636.66

September 20, 2025

Invoice Number: 0571074092025

Account Number: **8337 12 016 0571074**

Service At: 2636 SAND GABLES TRL  
BRADENTON FL 34208-2570

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

Or, call us at **855-252-0675**

**Summary**

*Service from 09/20/25 through 10/19/25  
details on following pages*

Previous Balance	160.00
Payments Received -Thank You!	-160.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	35.00
Other Charges	5.00
Current Charges	\$160.00
<b>Total Due by 10/07/25</b>	<b>\$160.00</b>

**NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**Stay connected to your business** and save big with multi-line mobile savings. Call **1-855-767-1766**.

**Pick the right TV package for your business.** Stream popular news, sports and entertainment channels! Call **1-844-927-0890** today.

**RECEIVED**  
10-01-2025

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 20 09212025 NNNNNYNN 01 994800

VILLAGES OF GLEN CREEK CDD  
1540 INTERNATIONAL PKWY STE 2000  
LAKE MARY FL 32746-5096

September 20, 2025

**VILLAGES OF GLEN CREEK CDD**

Invoice Number: 0571074092025

Account Number: 8337 12 016 0571074

Service At: 2636 SAND GABLES TRL  
BRADENTON FL 34208-2570

<b>Total Due by 10/07/25</b>	<b>\$160.00</b>
<b>Amount you are enclosing</b>	<b>\$ 160.00</b>

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833712016057107400160002



Invoice Number: 0571074092025  
 Account Number: 8337 12 016 0571074

VILLAGES OF GLEN CREEK CDD

### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 20 09212025 NNNNNYNN 01 994800

### Charge Details

Previous Balance		160.00
One-time EFT Payment	09/08	-160.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 09/20/25 will appear on your next bill.

Service from 09/20/25 through 10/19/25

### Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	<b>\$120.00</b>

**Spectrum Business™ Internet Total \$120.00**

### Spectrum Business™ Voice

Phone number (941) 896-3584

Spectrum Business Voice	50.00
Promotional Discount	-15.00
	<b>\$35.00</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

**Spectrum Business™ Voice Total \$35.00**

### Other Charges

Payment Processing	5.00
<b>Other Charges Total</b>	<b>\$5.00</b>

**Current Charges \$160.00**

**Total Due by 10/07/25 \$160.00**

### Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

**Insufficient Funds Payment Policy** - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

**The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:**  
 E911 Fee \$0.40, Federal USF \$1.99, Florida CST \$4.12, Sales Tax \$0.03, TRS Surcharge \$0.08.

Continued on the next page....

Local Spectrum Store: 4545 14th Street West, Suite #28, Bradenton FL 34207 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm  
 or 9780 SR 64 East, Bradenton FL 34212 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

### Simplify your life with Auto Pay!

Spend less time paying your bill  
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office  
 It's Secure - Powerful technology keeps your information safe  
 It's Flexible - Use your checking, savings, debit or credit card  
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: [spectrumbusiness.net/payment](http://spectrumbusiness.net/payment)

(My Account login required)

### Payment Options

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](http://SpectrumBusiness.net/payment) to get started today! Your account number and security code are needed to register.

**Pay by Phone** - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.





## Steadfast Alliance

30435 Commerce Drive, Suite 102  
San Antonio, FL 33576  
844-347-0702 | ar@steadfastalliance.com

## Invoice

Date	Invoice #
9/1/2025	SA-14974

Please make all Checks payable to:  
Steadfast Alliance

### Bill To

Villages of Glen Creek CDD  
c/o Kai FKA Breeze Homes  
1540 International Parkway, Suite 2000,  
Lake Mary, FL 32746  
breezeinvoices@payableslockbox.com

### Ship To

SE1423  
Glen Creek RAM

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
OM-VGC-256				Net 30	SE1423 Glen Creek RAM
Quantity	Description		Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		1,695.00		1,695.00
<div>RECEIVED 10-01-2025</div>					

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

<b>Total</b>	\$1,695.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$1,695.00





## Steadfast Alliance

30435 Commerce Drive, Suite 102  
San Antonio, FL 33576  
844-347-0702 | ar@steadfastalliance.com

## Invoice

Date	Invoice #
10/1/2025	SA-16013

Please make all Checks payable to:  
Steadfast Alliance

### Bill To

Villages of Glen Creek CDD  
c/o Rizzetta & Co.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

### Ship To

SE1423  
Glen Creek RAM

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
OM-VGC-256				Net 30	SE1423 Glen Creek RAM
Quantity	Description		Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		1,695.00		1,695.00
<div>RECEIVED10-15-2025</div>					

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

<b>Total</b>	\$1,695.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$1,695.00

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-01944M

Date 10/17/2025

**Attn:**  
Villages of Glen Creek - Rizzetta  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-01944M

\$96.25

### Notice of Public Meeting Dates

**RE:** Fiscal year 2025/2026

**Published:** 10/17/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$96.25**

Payment is expected within 30 days of the  
first publication date of your notice.

**RECEIVED**  
10-16-2025

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

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

## INVOICE

### Legal Advertising

---

#### NOTICE OF PUBLIC MEETING DATES

#### VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Villages of Glen Creek Community Development District will hold its regular meetings for Fiscal 2025/2026 at 6:00 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront, located at 102 12th Street West, Bradenton, Florida 34205, on the following dates:

October 14, 2025  
November 11, 2025  
January 13, 2026  
March 10, 2026  
May 12, 2026  
July 14, 2026  
August 11, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: <https://www.villagesofglencreekcdd.org/>

There may be occasions when one or more Supervisors, staff, or members of the Committee will participate by telephone.

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

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

Villages of Glen Creek Community Development District

Matt O'Nolan  
District Manager  
October 17, 2025

25-01944M

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Serial Number  
25-01944M

# Business Observer

Published Weekly  
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

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

being a Notice of Public Meeting Dates

in the matter of Fiscal year 2025/2026

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

issues of 10/17/2025

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

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

Holly Botkin

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

17th day of October, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida  
(SEAL)

FILE COPY

RECEIVED  
OCT 20 2025

BY: .....

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Villages of Glen Creek Community Development District

Matt O'Nolan  
District Manager  
October 17, 2025

25-01944M

Villages of Glen Creek - Rizzetta  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Serial Number  
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Holly Botkin

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

17th day of October, 2025 A.D.

by Holly Botkin who is personally known to me.

  
Notary Public, State of Florida  
(SEAL)



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

RECEIVED  
OCT 20 2025

BY: .....

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Villages of Glen Creek Community Development District

Matt O'Nolan  
District Manager  
October 17, 2025

25-01944M



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7832627  
Account Number: 226961000  
Invoice Date: 07/25/2025  
Direct Inquiries To: Audette, James J  
Phone: (407)-835-3820

Villages Glen Creek CDD  
C/O KAI  
2502 N. Rocky Point Drive  
Suite 1000  
Tampa, FL 33607  
United States  
VILLAGES GLEN CREEK CDD 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE

\$7,003.75

All invoices are due upon receipt.

**RECEIVED**  
10-01-2025

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

VILLAGES GLEN CREEK CDD 2018

Invoice Number: 7832627  
Account Number: 226961000  
Current Due: \$7,003.75  
  
Direct Inquiries To: Audette, James J  
Phone: (407)-835-3820

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7832627  
Invoice Date: 07/25/2025  
Account Number: 226961000  
Direct Inquiries To: Audette, James J  
Phone: (407)-835-3820

VILLAGES GLEN CREEK CDD 2018

Accounts Included	226961000	226961001	226961003	226961004	226961006	226961007
In This Relationship:	261012000	261012002	261012004	261012005		

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	6,500.00	100.00%	\$6,500.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				\$6,500.00
Incidental Expenses 07/01/2025 to 06/30/2026	6,500.00	0.0775		\$503.75
Subtotal Incidental Expenses				\$503.75
TOTAL AMOUNT DUE				\$7,003.75



## **Tab 6**



**MINUTES OF MEETING**  
**VILLAGES OF GLEN CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District was held on Tuesday, September 23, 2025 at 6:30 p.m. at Springhill Suites, 102 12th Street West, Bradenton, Florida 34205.

**FIRST ORDER OF BUSINESS – Roll Call**

Mr. Mendenhall called the meeting to order at 6:43 p.m. and conducted roll call.

Present and constituting a quorum were:

Charles Clark Peterson	Board Supervisor, Chairman
Robert Trent Stephenson	Board Supervisor, Vice Chairman
John Jones	Board Supervisor, Assistant Secretary

Also present were:

Andy Mendenhall	District Manager, Kai
Gary Schwartz	Field Manager, Kai
Taylor Nielsen	District Management, Rizetta & Company

*The following is a summary of the discussions and actions taken at the September 23, 2025 Villages of Glen Creek CDD Board of Supervisors Regular Meeting.*

**SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on agenda items)**

There being none, the next item followed..

**THIRD ORDER OF BUSINESS – Business Items**

A. Exhibit 1: Consideration for Adoption – **Resolution 2025-13**, Redesignating a Qualified Public Depository

On a MOTION by Mr. Peterson, SECONDED by Mr. Stephenson, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-13, Redesignating a Qualified Public Depository**, for the Villages of Glen Creek Community Development District.

B. Exhibit 2: Consideration for Adoption – **Resolution 2025-14**, Designating Admin Office of the District

On a MOTION by Mr. Peterson, SECONDED by Mr. Stephenson, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-14, Designating Admin Office of the District**, for the Villages of Glen Creek Community Development District.

C. Exhibit 3: Consideration for Adoption – **Resolution 2025-15**, Re-Designating Certain Officers

On a MOTION by Mr. Peterson, SECONDED by Mr. Stephenson, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-15, Re-Designating Certain Officers**, for the Villages of Glen Creek Community Development District.

D. Exhibit 4: Consideration for Adoption – **Resolution 2025-16**, Appointing a District Manager

On a MOTION by Mr. Peterson, SECONDED by Mr. Stephenson, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-16, Appointing a District Manager**, for the Villages of Glen Creek Community Development District.

- E. Exhibit 5: Consideration for Approval – Rizzetta & Co. – Landscape Inspection Services RFP Preparation Proposal - \$3,250.00

On a MOTION by Mr. Peterson, SECONDED by Mr. Stephenson, WITH ALL IN FAVOR, the Board approved the **Rizzetta & Co. – Landscape Inspection Services RFP Preparation Proposal in the amount of \$3,250.00**, for the Villages of Glen Creek Community Development District.

- F. Exhibit 6: Consideration for Approval – Denham Engineering – Engagement Letter

On a MOTION by Mr. Peterson, SECONDED by Mr. Stephenson, WITH ALL IN FAVOR, the Board approved the **Denham Engineering – Engagement Letter**, for the Villages of Glen Creek Community Development District.

#### **FOURTH ORDER OF BUSINESS – Consent Agenda**

- A. Exhibit 7: Consideration for Acceptance – Annual Arbitrage Report for the period August 4, 2024 to August 4, 2025 – Series 2016-1 (Bank Qualified) & Series 2016-2 (Bank Qualified) – Arbitrage Rebate Counselors, LLC
- B. Exhibit 8: Consideration for Acceptance – Audited Financial Statements for the year ending September 30, 2024
- C. Exhibit 9: Consideration for Acceptance – The Unaudited August 2025 Financials
- Exhibit 10: Variance Report for August 2025
- D. Exhibit 11: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Public Hearing and Regular Meeting Held August 26, 2025
- E. Ratification of Proposals
- Exhibit 12: DC Integrations – Clickers & Fobs #8 - \$3,900.00
- Exhibit 13: Doody Calls – Dog Waste Station & Installation - \$374.00
- F. Exhibit 14: Ratification of the Doody Calls – Pet Waste Management Agreement (8 stations) - \$96.00 weekly

On a MOTION by Mr. Peterson, SECONDED by Mr. Stephenson, WITH ALL IN FAVOR, the Board approved **items A-F under the Consent Agenda**, for the Villages of Glen Creek Community Development District.

#### **FIFTH ORDER OF BUSINESS – Staff Reports**

- A. District Counsel
- There being none, the next item followed.
- B. District Engineer
- There being none, the next item followed.
- C. Kai Field Staff
- Exhibit 15: Field Report

75 Mr. Schwartz provided updates to the board.

76 ➤ Exhibit 16: NaturZone – Service Inspection Report

77 D. District Manager

78 There being none, the next item followed.

79 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

80 There being none, the next item followed.

81 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business–** *(limited to 3 minutes per*  
82 *individual for non-agenda items)*

83 A resident expressed concerns about the lack of official notification regarding the management  
84 transition from Kai to Rizetta.

85 Residents highlighted ongoing maintenance problems, such as broken gates, malfunctioning entry  
86 fobs, and poorly maintained or leaning street signs that hinder navigation and safety.

87 A resident inquired about the increasing CDD fees, the fairness of cost allocation as the community  
88 grows, and how to obtain clear payment information.

89 A resident asked about the holiday lights.

90 **EIGHTH ORDER OF BUSINESS – Adjournment**

91 Mr. Mendenhall asked for final questions, comments, or corrections before requesting a motion to  
92 adjourn the meeting. Mr. Peterson made a motion to adjourn the meeting.

93 On a MOTION by Mr. Peterson, SECONDED by Mr. Stephenson, WITH ALL IN FAVOR, the Board  
94 adjourned the meeting, for the Villages of Glen Creek Community Development District.

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

98 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
99 **meeting held on \_\_\_\_\_.**

100

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

101

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

102 **Title:** ☐ Secretary ☐ Assistant Secretary

**Title:** ☐ Chairman ☐ Vice Chairman

## **Tab 7**



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)



VGC - Repair Sand Gables Trail gate - GATE STRIKE

Date:	9/19/2025	PROPOSAL	Proposal No:	TH25919
Submitted to:	Villages of Glen Creek CDD	Job Location:	VGC - Repair Sand Gables Trail gate - GATE STRIKE	
Attention:	Gary Schwartz Title: LCAM	Attention:	Gary Schwartz Title:	
Email:	<a href="mailto:gary@hikai.com">gary@hikai.com</a>	Email:	<a href="mailto:gary@hikai.com">gary@hikai.com</a>	
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:	
Address:	1540 International Parkway # 2000	Address:	2240 Sand Gables Trail	
City / ST	Lake Mary / FL Zip: 32746	City / ST	Bradenton / FL Zip: 34208	

**SCOPE OF WORK:**

REPAIR / REPLACE / WELD ,AND PAINT DAMAGED PICKETS ON ENTRANCE SIDE GATE DUE TO GATE STRIKE . ADJUST GATE FOR PROPER CLOSING .

**INCLUDED MATERIALS:**

ALL PICKETS NEEDED / PAINT .

**INCLUSIONS:**

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

**CONSIDERATIONS & EXCLUSIONS:**

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.
- ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT  
DUE PRIOR TO INSTALL.**

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$955.00
--------	----------------------------------------------------------------------------------------------------------------------------------------------------------	--------------	----------

This proposal is valid through 10/19/2025

ECSI Sales Rep: \_\_\_\_\_  
(Sales Representative)

ECSI Officer: \_\_\_\_\_  
(Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: Villages of Glen Creek CDD  
ECS INTEGRATIONS- rev 2021-10-11

Signature: Heather Dille 9.25.2025  
Date

**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

## Tab 8

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**  
Cari Allen Webster, Esq.  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33606

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made as of the 21<sup>st</sup> day of July, 2025 by **GTIS I VGC LP**, a Delaware limited partnership ("**Grantor**"), whose mailing address is 2502 N. Rocky Point Drive, Suite 1050 Tampa, Florida 33607, in favor of the **VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is c/o Kai Connected, 2502 N. Rocky Point Drive, Suite 1050 Tampa, Florida 33607.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Manatee County, Florida (the "**Property**"):

Tract 1, Tract A, Tract B, Tract C, Tract D, Tract E, Tract F, Tract G, and Tract H of Villages of Glen Creek Phase 1B, according to the plat thereof, as recorded in Plat Book 68, Pages 179-186, of the Public Records of Manatee County, Florida

**TOGETHER WITH**

Tract A of Villages of Glen Creek Phase 1C, according to the plat thereof, as recorded in Plat Book 72, Pages 110-120, of the Public Records of Manatee County, Florida

**TOGETHER WITH**

Tract 1, Tract 2, Tract 3, and Tract 4 of Villages of Glen Creek Phase MC-1, according to the plat thereof, as recorded in Plat Book 67, Pages 78-79, of the Public Records of Manatee County, Florida

**TOGETHER WITH**

Tract P, Tract Q, and that portion of Tract 1 as shown in the attached Exhibit "A" of Villages of Glen Creek Phase 2, according to the plat thereof, as recorded in Plat Book 79, Pages 18-28, of the Public Records of Manatee County, Florida



**TOGETHER WITH**, with all appurtenances and hereditaments pertaining thereto.

**TO HAVE AND TO HOLD** the Property, with all improvements thereon, unto Grantee in fee simple forever.

**AND** Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

**THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.**

*(Signatures to follow on next page)*

**IN WITNESS WHEREOF**, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the  
Presence of:

**GTIS I VGC LP,**  
a Delaware limited partnership

By: Andrew Pike  
Name: Andrew Pike  
Address: 787 7th Ave, 50th Floor, New York, NY

By: Edwin McDowell  
Edwin McDowell  
Authorized Signatory

By: Emma Updegrave  
Name: Emma Updegrave  
Address: 787 7th Ave, 50th Fl, New York, NY 10019

STATE OF NEW YORK  
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this 21<sup>st</sup> day of July, 2025, by Edwin McDowell, as  
Authorized Signatory of GTIS I VGC LP, a Delaware limited partnership, on behalf of the  
company, who is ☒ personally known to me or ☐ has produced  
\_\_\_\_\_ as identification.

NOTARY PUBLIC:

(SEAL)

EMILY GRACE KING  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01KI0019285  
Qualified in New York County  
My Commission Expires 01-02-2028

Sign: Emily King  
Print: Emily King  
My Commission Expires: 1-2-2028



## Exhibit "A"

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°20'10"W	41.56'
L2	N00°39'50"E	55.35'
L3	N05°24'12"W	17.59'
L4	N00°39'50"E	4.86'
L5	N17°44'45"E	116.19'
L6	S72°15'15"E	50.00'
L7	S17°44'45"W	116.19'
L8	S00°39'50"W	4.86'
L9	S05°24'12"E	17.59'
L10	S00°39'50"W	55.35'
L11	S01°53'35"W	4.79'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	16.23'	35.00'	26°34'10"	N37°10'27"W	16.09'
C2	13.50'	150.00'	5°09'19"	N03°14'30"E	13.49'
C3	105.89'	1,000.00'	6°04'02"	N02°22'11"W	105.84'
C4	111.19'	1,050.00'	6°04'02"	N02°22'11"W	111.14'
C5	105.56'	400.00'	15°07'12"	N08°13'26"E	105.25'
C6	25.68'	750.00'	1°57'42"	N16°45'54"E	25.68'
C7	23.97'	700.00'	1°57'43"	S16°45'53"W	23.97'
C8	92.36'	350.00'	15°07'12"	S08°13'26"W	92.09'
C9	105.89'	1,000.00'	6°04'02"	S02°22'11"E	105.84'
C10	111.19'	1,050.00'	6°04'02"	S02°22'11"E	111.14'
C11	13.49'	200.00'	3°51'51"	S02°35'46"W	13.49'
C12	8.06'	28.00'	16°29'39"	S09°10'32"E	8.03'

### SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON A SOUTH LINE OF TRACT 1, BEING NORTH 89°20'10" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

VILLAGE OF GLEN CREEK PHASE 2

EVERSON STREET SOUTH



4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone: (813) 880-8881  
www.Ardurra.com  
License #2610

## Exhibit "A"

THIS IS NOT A SURVEY

### LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF TRACT 1, VILLAGES OF GLEN CREEK PHASE 2, ACCORDING TO PLAT BOOK 79, PAGE 18, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 1, VILLAGES OF GLEN CREEK PHASE 2, ACCORDING TO PLAT BOOK 79, PAGE 18, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTHWESTERLY 16.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 26°34'10", AND A CHORD BEARING AND DISTANCE OF NORTH 37°10'27" WEST 16.09 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 89°20'10" WEST, A DISTANCE OF 41.56 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 13.50 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 05°09'19", AND A CHORD BEARING AND DISTANCE OF NORTH 03°14'30" EAST 13.49 FEET; THENCE NORTH 00°39'50" EAST, A DISTANCE OF 55.35 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 105.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 06°04'02", AND A CHORD BEARING AND DISTANCE OF NORTH 02°22'11" WEST 105.84 FEET; THENCE NORTH 05°24'12" WEST, A DISTANCE OF 17.59 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 111.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 06°04'02", AND A CHORD BEARING AND DISTANCE OF NORTH 02°22'11" WEST 111.14 FEET; THENCE NORTH 00°39'50" EAST, A DISTANCE OF 4.86 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 105.56 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 15°07'12", AND A CHORD BEARING AND DISTANCE OF NORTH 08°13'26" EAST 105.25 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE NORTHERLY 25.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 01°57'42", AND A CHORD BEARING AND DISTANCE OF NORTH 16°45'54" EAST 25.68 FEET; THENCE NORTH 17°44'45" EAST, A DISTANCE OF 116.19 FEET; THENCE SOUTH 72°15'15" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 17°44'45" WEST, A DISTANCE OF 116.19 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 23.97 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 01°57'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 16°45'53" WEST 23.97 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE SOUTHERLY 92.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 15°07'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 08°13'26" WEST 92.09 FEET; THENCE SOUTH 00°39'50" WEST, A DISTANCE OF 4.86 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 105.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 06°04'02", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°22'11" EAST 105.84 FEET; THENCE SOUTH 05°24'12" EAST, A DISTANCE OF 17.59 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 111.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 06°04'02", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°22'11" EAST 111.14 FEET; THENCE SOUTH 00°39'50" WEST, A DISTANCE OF 55.35 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 13.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 03°51'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°35'46" WEST 13.49 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 01°53'35" WEST, A DISTANCE OF 4.79 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 8.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 16°29'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°10'32" EAST 8.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.631 ACRES.

VILLAGE OF GLEN CREEK PHASE 2

EVERSON STREET SOUTH



4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone: (813) 880-8881  
www.Ardurra.com  
License #2610

## **Tab 9**



## STANDARD AGREEMENT FOR PROFESSIONAL SERVICES

**Client:** Rizzetta & Company **Date:** September 23, 2025  
Attn: Matt O’Nolan  
MONolan@rizzetta.com  
\_\_\_\_\_

**Project Name/Location:** Villages at Glen Creek – Phase 1D / Manatee County, Florida

**Fee Arrangement:** See Task 8.0 in the attached Scope of Services.

**Special Conditions:** Client agrees to pay invoices within 30 days of the invoice date.

### Scope of Services attached.

- ☐ Client to provide name, address, and telephone number of property owner.
- ☐ Client to provide legal description(s) for the property.
- ☐ Client to provide parcel/folio number(s) for the property.
- ☒ Client to provide any special site access information (contacts, keys, etc.).
- ☐ Client to provide agency fees.

**This Agreement and the attached Terms and Conditions and Scope of Services constitute the complete agreement between Wetland Management Services and Client with respect to the scope of services hereunder.**

**Offered by:**

09/23/2025

**Signature**

**Date**

**Hugh West / Managing Member**

**Printed Name/Title**

**Wetland Management Services, LLC**

**Name of Firm**

**Accepted by:**

**Signature**

**Date**

**Printed Name/Title**

**Rizzetta & Company**

**Name of Firm**

Mailing Address: 1721 Hickory Gate Drive South  
Dunedin, FL 34698 Phone: 251-979-3868  
Email: [hughwest@wetmanservices.com](mailto:hughwest@wetmanservices.com)

**Rizzetta & Company – Villages at Glen Creek (Phase 1D)**  
**Manatee County, Florida**  
**SCOPE OF SERVICES**

**1.0 Maintenance of 30' Wetland Buffer and Buffer Compensation Areas**

Beginning approximately 60 days after completion of the Initial/Nuisance Exotic treatment, Wetland Management Services, LLC will implement regularly scheduled maintenance efforts within the 30-foot wetland buffer of Wetland C1 and the wetland buffer compensation areas treated and identified in Figure 1. Maintenance efforts will target nuisance and Category I and II exotic vegetation as listed by the most recent FISC list. Maintenance treatments will be conducted in accordance with the schedule outlined below to ensure 30-foot wetland buffer and buffer compensation areas follow local agency requirements.

- Year 1: Bimonthly Events (six events per year for one year; six events total)

Emergent nuisance/exotic species will be treated with foliar applications of herbicides approved for aquatic use or natural areas and will be applied under the direct supervision of a licensed Florida Herbicide Applicator with Aquatic and/or Natural Area certifications. These areas will be maintained to enhance desirable native species and to preclude growth of nuisance/exotic species. No mowing, brush cutting, or any maintenance activities other than herbicide treatment are included in this task. No removal of treated vegetation from within the treatment areas is included in this scope of services. If additional activities are desired by the Client, those activities and associated costs will be addressed as Additional Services.

**2.0 Additional Services**

Additional services requested by the Client will be provided and billed as a contract addendum or as a separate Scope of Services. Additional services may include verbal or written communication with the regulatory agencies, or other services not specifically detailed in this Scope of Services. Wetland Management Services is pleased to provide these services, and any fees associated with this task will be incurred only at the request of, or with prior authorization of the Client.

**3.0 Cost**

Compensation for service of principles and employees of Wetland Management Services rendered pursuant to the Scope of Services of this agreement will be paid based on the following schedule of services:

**Maintenance of 30' Wetland Buffers and Buffer Compensation Areas**

- Year 1 (bimonthly; six events/year) ..... **\$700.00/event**  
**Additional Services..... to be billed hourly, as requested.**

All rates and fees shall be subject to renegotiation if not accepted within thirty days. Invoices will be submitted monthly based on the schedule of services and assumptions provided in this proposal. Additional services will be provided subject to additional compensation, based on verbal or written authorization by the Client. The Client shall pay all invoices within thirty days of receipt.



#### **4.0 Assumptions of this Proposal**

- 4.1** The Client will make provisions for Wetland Management Services to enter upon private property as required to perform services under this agreement.
- 4.2** The wetland buffer lines, and wetland buffer compensation areas will, at a minimum, be clearly staked in the field before work is begun.
- 4.3** This proposal was prepared using the best information available to us at the time this Scope was compiled. Any additional materials or services to be provided by Wetland Management Services which are judged by Wetland Management Services to be outside of the intent of this Scope of Services will be performed and billed as additional services.
- 4.4** This Scope of Services does not include modifications or actions necessary for resolution of compliance issues, including negotiations with regulatory agencies or necessary corrective actions.
- 4.5** Wetland Management Services is not responsible for necessary repairs, replacement, or removal of survey stakes or turbidity/erosion control devices, nor is Wetland Management Services responsible for additional measures necessary to prevent sedimentation, erosion, or violations of state water quality standards.
- 4.6** Wetland Management Services will attempt to reduce the impacts of sodding, landscaping, irrigation, sidewalks, and similar infrastructure(s), but it is not responsible should damage occur.
- 4.7** No grading services or earthwork are included in this proposal.
- 4.8** The selective use of aquatic herbicides, including glyphosate formulations, will be accepted as an appropriate maintenance strategy within the treatment areas.
- 4.9** No compliance monitoring is included in this scope of services.
- 4.10** Removal of trash, other debris, or dead trees is not included in this scope. If removal is requested by the Client, it will be billed as Additional Services.
- 4.11** Removal of storm-damaged trees or blown over trees that did not occur due to WMS activities are not included in this scope of services. Should the removal of such materials be desired, those services and associated costs will be addressed by Additional Services.
- 4.12** Additional mobilization to complete the tasks in this scope of services due to factors beyond our control may result in additional cost.
- 4.13** No services are included in any area other than what is explicitly stated in this Scope of Services.
- 4.14** All Wetland Management Services work products prepared during the completion of this Scope of Services may be used in marketing, advertising, corporate resume, and other similar business development materials. The use of such materials shall be in accordance with industry standards and normal business practices.
- 4.15** Wetland Management Services, LLC will not be responsible for errors in design, engineering, inability of site to achieve design water elevations, drought, flood, etc.

## TERMS AND CONDITIONS

Wetland Management Services, LLC (hereinafter referred to as Wetland Management Services) shall perform the services outlined in this Agreement for the stated fee arrangement in accordance with these terms and conditions:

**Access To Site:** Upon execution of this Agreement, the Client represents that they have secured legal rights to access the property and authorizes Wetland Management Services staff to access the site for activities necessary for the performance of the services.

**Fee:** Unless explicitly stated within the Scope of Services, the proposed cost reflects Wetland Management Services' best estimate of charges required to complete the project. In some cases, all tasks necessary to complete the project are not known at the beginning of the project. Discoveries made during the project may require amendments to the Scope of Services, which could affect final project costs. If such discoveries and/or amendments to the Scope are necessary Wetland Management Services will inform the Client and provide an explanation of same and the parties shall agree on a modification of the Scope of Services or either party may terminate the Agreement. In the event the Agreement is terminated, Wetland Management Services shall be compensated for all services and expenses committed or performed through the date of termination.

If additional support is requested or required for any services not specifically referenced to in the Scope of Services that time will be billed on an hourly basis per the attached Fee Schedule or as an agreed-upon additional fee.

Reimbursable out-of-pocket expenses will be invoiced at cost plus fifteen percent (15%). Such expenses may include outside reproduction costs, overnight delivery charges, laboratory fees, travel charges, subcontractors, equipment rental, or project specific equipment purchases.

**Billings/Payments:** Invoices for Wetland Management Services' services shall be submitted monthly. Invoices shall be payable within thirty (30) days after the invoice date. If the Client disputes any portion of an invoice, client shall notify Wetland Management Services of such disputed items within ten (10) days of invoice date. Retainers/deposits shall be credited on the final invoice.

**Late Payments:** Accounts unpaid thirty (30) days after the invoice date may be subject to a monthly service charge of one and one-half percent (1.5%) per month (eighteen percent per annum) on the unpaid balance. If invoices are not paid within sixty (60) days, Wetland Management Services may, without waiving any claim or right against the Client, and without any liability whatsoever to the Client, terminate performance of the services. In the event any portion or all an invoice remains unpaid ninety (90) after billing, the Client shall pay all costs of collection, including reasonable attorney's fees. By executing this Agreement, the Client represents that it has the legal rights and authority to engage Wetland Management Services to perform the requested services. Non-payment of invoices for services may result in a mechanics lien being placed on the subject property.

**Indemnification:** The Client shall indemnify and hold harmless Wetland Management Services and all of its personnel and subcontractors from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from performance of the services, provided that any such claim, damage, loss or expense is caused in whole or in part by the negligent act, omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except Wetland Management Services), or anyone for whose acts may be liable. Wetland Management Services shall perform its services consistent with industry practices.

**Limitation of Liability:** The Client agrees to limit the Wetland Management Services' liability to the Client for direct damages due to Wetland Management Services' negligent acts, errors or omissions, such that the total aggregate liability of Wetland Management Services shall not exceed Wetland Management Services' total fee for services rendered on this project.

**Termination of Services:** This Agreement is subject to termination by the Client or Wetland Management Services upon thirty (30) days written notice. In the event of any termination, Wetland Management Services shall be paid for all services rendered and reimbursables incurred through the date of notice of termination. In the event of termination, the Client shall pay all additional costs reasonably related to termination of the project and a proportionate amount of the consideration hereunder commensurate with the portion of the project accomplished.

**Contract Transfers:** This contract is an exclusive contract between Wetland Management Services and the Client. This contract may only be transferred with 30-day notification to Wetland Management Services, and at Wetland Management Services' discretion. Wetland Management Services reserves the right to not accept contract transfers to a third party for any reason.

**Ownership of Documents:** All report documents produced by Wetland Management Services under this Agreement shall be made available to the Client upon receipt of full payment for services rendered. Wetland Management Services shall retain ownership of all field notes, computer files and project files used to produce the work products and may make copies of all work products.

**Applicable Laws:** Unless otherwise specified, this Agreement shall be governed by the laws of the State of Florida. In the event legal action is undertaken, it is hereby agreed that the venue and jurisdiction shall be Pinellas County, Florida.







## **Tab 10**



## Florida Fountains & Equipment, LLC

17252 Alico Center Rd Suite 2  
Fort Myers, FL 33967  
(239) 567-3030  
Office@FLfountains.com  
Admin@FLfountains.com

# Proposal

Date	Estimate #
10/7/2025	2025-701

Name / Address
Rizzetta & Company Matt O'Nolan

Tech	Notes	Project
HR	Villages @ Glen Cr...	5hp Motor

Description	Qty	U/M	Rate	Total
This proposal is to Villages @ Glen Creek for the purchase and installation of (1) 5hp motor and start box replacement for the onsite fountain.  Technician was on-site to diagnose the fountain reported as down. Tech determined the motor and start box are compromised and needs to be replaced.  Proposal is to pull fountain to lake side, dis-assemble pump and motor, install a new 5hp 230v/1p motor and start box, position fountain back into lake, test run.  Warranty: 1 year from date of installation on replacement pumps and motors  NOTE: Please add \$1,795.00 to this proposal if techs determine the pump is also bad. They won't be able to make this determination until the motor is removed.  NOTE: We will give a 2-yr warranty on the motor and pump if you elect to change out the pump (regardless of existing pump condition) at the same time as the motor.  Choose option -- Change pump at the same time YES or NO				
5hp 230 volt single phase Premium 100 motor	1		1,895.00	1,895.00T
5HP Start Box	1		299.00	299.00T
If approved, please choose YES or No above and sign & return this proposal to Sean at office@flfountains.com				
<i>Charles C. Peterson</i> 22/10/2025				
Sign/Date				
We look forward to working with you!	<b>Subtotal</b> \$2,194.00			

**Sales Tax (7.0%)** \$153.58

**Total** \$2,347.58

# Est\_2025701\_from\_Florida\_Fountains\_\_Equipm ent\_LLC\_17080

Final Audit Report

2025-10-22

Created:	2025-10-22
By:	Nancy Bregg (nbregg@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8iw81nFhWnya3NBmbSNLM6Vq9oFFjzys

## "Est\_2025701\_from\_Florida\_Fountains\_\_Equipment\_LLC\_17080" History



Document created by Nancy Bregg (nbregg@rizzetta.com)

2025-10-22 - 5:05:18 PM GMT



Document emailed to Charles Peterson (cpeterson@terramanagementgroup.com) for signature

2025-10-22 - 5:05:21 PM GMT



Email viewed by Charles Peterson (cpeterson@terramanagementgroup.com)

2025-10-22 - 5:06:11 PM GMT



Document e-signed by Charles Peterson (cpeterson@terramanagementgroup.com)

Signature Date: 2025-10-22 - 5:06:52 PM GMT - Time Source: server



Agreement completed.

2025-10-22 - 5:06:52 PM GMT



Adobe Acrobat Sign

## **Tab 11**



# ESTIMATE

**Nick Knows LLC**

3848 Sun City Center Blv  
Suite 104 PMB 1039  
Ruskin, Florida 33573  
United States

8554656697

www.nickknowscleaning.com

**BILL TO**

**Glenn Creek CDD**

Matthew O'Nolan  
2355 26th Ave E  
Brandington, Florida 34208  
United States

813.533.2950

MONolan@rizzetta.com

**Estimate Number:** GCCDDE72

**Estimate Date:** November 3, 2025

**Valid Until:** December 3, 2025

**Grand Total (USD):** **\$3,495.00**

Items	Quantity	Price	Amount
<b>Outdoor Shutter Installation and paint</b> Install 12 new custom-built exterior shutters at Cypress Creek CDD, including purchase and delivery of shutters, painting to match existing color, installation of all mounting hardware, and proper disposal of old shutters. Some shutters require roof or ladder access, and the estimate includes all labor, safety setup, and full cleanup.  Payment to be made in advance to cover the purchase of shutters and materials.	1	\$3,495.00	\$3,495.00

**Grand Total (USD):** **\$3,495.00**

**Notes / Terms**

Signature: \_\_\_\_\_

Signature Date: \_\_\_\_\_

Thank You for Your Business!

Powered by  wave



## **Tab 12**



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)

VGC CDD- 4 Levers/ Reykey - for 4 doors



Date:	11/21/2025	<b>PROPOSAL</b>		Proposal No:	TH25691
<b>Submitted to:</b>	Villages of Glen Creek CDD	<b>Job Location:</b>	VGC CDD- 4 Levers/ Reykey - for 4 doors		
Attention:	Matt O'Nolan Title: DM	Attention:	Matt O'Nolan Title:		
Email:	Monolan@rizzetta.com	Email:	Monolan@rizzetta.com		
Phone:	888-208-5008 Fax:	Phone:	813-533-2950 Fax:		
Address:	3434 Colwell Ave # 200	Address:	2240 Sand Gables Trail		
City / ST	Tampa / FL Zip: 33614	City / ST	Bradenton / FL Zip: 34208		

#### SCOPE OF WORK:

REPLACE / INSTALL LEVERS AND LATCHES FOR 4 EXISTING DOORS . REKEY ALL 4 DOORS FOR 1 KEY USAGE .

#### INCLUDED MATERIALS:

4- DOOR LEVERS . 4 - DOOR LATCHES . KEYS

#### INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

#### CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.
- ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT  
DUE PRIOR TO INSTALL.**

<b>Terms:</b>	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL:</b>	<b>\$765.00</b>
---------------	----------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------	-----------------

This proposal is valid through 12/21/2025

ECSI Sales Rep: \_\_\_\_\_  
(Sales Representative)

ECSI Officer: \_\_\_\_\_  
(Authorizing Officer Signature) \_\_\_\_\_  
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: \_\_\_\_\_

Signature: \_\_\_\_\_

ECS INTEGRATIONS- rev 2021-10-11

Date

**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

## **TAB 13**



# Security Services Proposal

# Table of Contents

Meet Our Owner	3
Our Team	4
Licensing & Training	5
Equipment & Technology	6
Proposed Cost for Services	7
Contact Us	8
Thank You	9

# Founder & Owner

Introducing our experienced and dedicated team leader.



30

## Years of Experience

In the Security and Investigative Industry

3

## States Licensed to Service

Florida, New York, Maine

John Scanlon, the owner of JCS Investigations, has an extensive background in the private investigation and security industry. He is committed to safeguarding communities with the support of his skilled team. His expertise encompasses private security, crime prevention, community safety, police science, and both mobile and site surveillance. Originally from New York, John has established his home in Brandon, Florida, where he is eager to assist in protecting your community and businesses from vandalism, burglaries, and trespassing.

We are prepared to serve you and appreciate the opportunity to contribute to a safer environment for your business or community. Through effective communication, dedication, and the collaboration of our teams, we are confident that this will be a productive and rewarding partnership.

The following proposal is designed for your review to familiarize you with our team's policies and training. It also includes an overview of our competitive pricing and the exceptional services we are excited to offer.



# Our Team



## Who We Are

We firmly believe that each team member plays a vital role in achieving success, and we extend this principle to our prospective security personnel.

As our organization also includes a team of private investigators, we thoroughly vet each candidate to ensure the integrity of our officers. We personally meet each potential employee in the field prior to hiring to evaluate qualities that cannot be captured on paper. Our success is driven by our highly motivated staff, who value and encourage open communication and, above all, foster trusting relationships.

JCS Investigations is a large security organization with extensive reach, serving various establishments, communities, events, and conventions throughout Florida. We maintain a close-knit team and are selective in choosing both our employees and contracts. Some have likened us to a Private Police Department due to the advanced technologies and equipment we provide.

We guarantee excellence from our enthusiastic team, dedicated to keeping you safe, secure, and thriving.

## The JCS Standard

### 1. Identification

All security officers must display their JCS ID and carry their Florida State-issued Security or "D" License at all times while on duty at any post or patrol.

### 2. Reporting

Our team is trained and required to file comprehensive reports on all incidents, access issues, and maintenance matters observed onsite.

### 3. Uniform

JCS uniforms are tailored to meet the regulations of our clients' facilities, as we represent both our company and yours. Uniforms must be clean, free from stains and excessive wrinkles, and paired with the appropriate uniform bottoms. Closed-toed shoes should be worn, free from any personal adornments.

### 4. Attitude

Each security officer at JCS Security Services is committed to maintaining a standard of excellence, demonstrating motivation and confidence in every situation, always with a positive demeanor.



# Licensing & Training

## How we prepare to best serve you

Our security officers are required to hold a valid Security License issued by the state of Florida, in accordance with the guidelines set by the Department of Agriculture. This includes additional licensing for our armed guards, specifically the Florida G License.

Each officer must complete a minimum of 40 hours of professional training provided by a security officer school or training facility licensed by the Florida Department of Agriculture and Consumer Services.

Our company expects more than the standard two-year renewal process dictated by Chapter 493. We conduct an annual assessment of our team members' mental and physical fortitude and their adherence to our company's standards. JCS Security Services also provides regular tactical training to ensure our team possesses the skills necessary to protect effectively and de-escalate conflicts.

Our team includes licensed Community Association Managers (CAMs) who train our officers on community expectations and maintenance standards. This enables them to effectively assist the Board and Management company in identifying maintenance needs. We strive to go above and beyond for our clients by offering this exceptional service.

Moreover, we engage in communication workshops to enhance our ability to defuse difficult or tense situations, foster problem-solving, and build a positive rapport with community members. We are committed to addressing complaints or concerns to serve and protect homes more efficiently, ensuring that our clients and their patrons feel at ease and satisfied with our services.



## JCS Investigations Licensing

Agency License A: 3000004

Agency License B: 3100293

Class D: All Officers

Class G: All Armed Officers

# Equipment & Technology

We heavily invest in ways to innovate the space we operate in



## ALPRs

On all patrol vehicles to make tracking vehicles tied with crimes easier



## Radar Speed Indicators

For placement onsite to slow down speeding



## Mobile Command Center

Our Central Monitoring Station



## Emergency Service Unit

First response for any health and safety emergencies onsite



## Patrol Scooters

Used for patrols where onsite officers are present



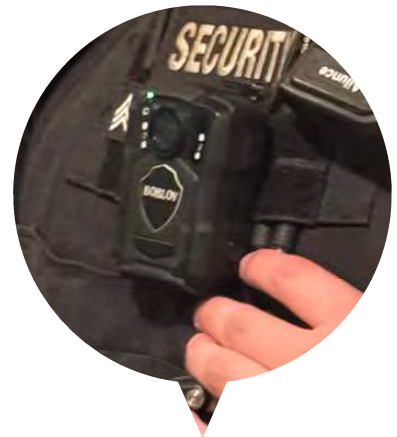
## Light Towers

Used in areas in need of additional light, and deployed after hurricanes



## Undercover Anti-Crime Vehicles

Unmarked/Ghost vehicles utilized to fight crime



## Bodycams

Worn by our patrol team for next level documentation

# Proposed Cost of Service

## Villages of Glen Creek CDD

Our onsite officers are all licensed, and trained in accordance with the policies outlined earlier in this proposal.

With all shifts you will receive security reports. These reports will include timestamps, detail of the incident, photos, bodycam footage (*if applicable*), and who the officer is responding.

Included in this scope are JCS marked and unmarked vehicles for the roving officer to patrol. If you provide JCS with access to your onsite security cameras, our live command center team will also monitor and dispatch when necessary onsite for rapid response.

Service	Scope	Price
<b>Roving Patrol Officer</b>	Roving Patrol Officer to visit 2-3 times daily, times will vary to deter crime. Rapid Response Tipline provided for community, additional visits at no charge when needed	\$2,095 per month
<b>Exclusive Roving Officer</b>	Onsite Roving Officer exclusive to the community. Roving vehicle included. Schedule TBD.	\$25/hr
<b>Amenity Officer</b>	Officer to be stationed at the Amenity. If desired, we recommend having this on the weekends from 12p-10p	\$25/hr

## Additional Included Services (if requested)

**Armed Officer:**  
Available upon request

**Maintenance Reports:**  
In addition to our security and incident reporting, our team will complete maintenance reports as things are identified and provide to those on the approved distribution list

**Speed Radars:**  
Use of our Speed Radars. Help get a better control of speeding in your community

**Automatic License Plate Readers (ALPR):** When visiting a community, ALPRs will be activated to ensure no flagged personnel visit the community

**License Plate Runs:**  
As needed, we will run reports on license plates caught in the community when connected with a crime. Current plat run agreement would be nullified, as it would be included in this service

Signature

Date

Invoices are issued Net 30. Termination of contract is 30 days written notice for all parties

# Contact JCS Investigations



Email

**[Michael@myjcsservices.com](mailto:Michael@myjcsservices.com)**

Phone

**727-459-9457**



# Thank You!

We appreciate your consideration of JCS Investigations to protect your assets and needs

Exceptional Service



Committed to Quality and  
Satisfaction

Community Focused



Safety

Service Driven



Innovative Practices for a  
Better Future