

Villages of Glen Creek Community Development District

Board of Supervisors' Meeting March 25, 2026

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

www.Villagesofglencreek.org

**VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Charles Clark Peterson Trent Stephenson John Jones Patrick Bette	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc
District Counsel	John Vericker	Straley, Robin, Vericker
District Engineer	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: 203 430 297#
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**Board of Supervisors
Villages of Glen Creek Community
Development District**

3/18/2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District will be held on **Wednesday, March 25, 2026, at 11:00am** at Spring Hill Suites by Marriott Bradenton Downtown/Riverfront, **located at 102 12th 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 Report.....Tab 1-USC
 1. Discussion of Waterway Treatment Report
 - B. Landscape Maintenance InspectionTab 2
 1. Consideration of Landscaping RFP Proposals Tab 3
 - C. District Counsel
 - D. District Engineer
 - E. District Manager Report Tab 4
4. **BUSINESS ADMINISTRATION**
 - A. Review of the Financial Statements for November December 2025,..... Tab 5
 - B. Consideration of the Operations and Maintenance Expenditures for November, December 2025, February and January 2026 Tab 6
 - C. Consideration of the Board of Supervisors' Meeting Minutes for November 11 and December 17, 2025,..... Tab 7
5. **BUSINESS ITEMS**
 - A. Discussion of Amenity Rules and Rates
 - B. Consideration of Water Use Permit Proposal..... Tab 8
6. **SUPERVISOR REQUESTS**
7. **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

Tab 1

Tab 2

Villages of Glen Creek

LANDSCAPE INSPECTION REPORT



January 27, 2026
Rizzetta & Company
Haley Pryor – Landscape Specialist
Field Inspection Services



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- ❖ Turf throughout community has heavy concentration of weeds. A treatment plan for improvement is needed to ensure healthy growth and presentation in the Spring.
- ❖ Landscaping around the Amenity Center needs detail crew attention for the clean up of beds and palms. Debris removal should be prioritized along with the continued removal of dead plant material.

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. **A small Oak Tree lining the east side wall on 26th Ave E. needs immediate attention and possible removal. It appears to be dead or progressively declining. Please inspect and treat accordingly or remove while pending replacement. (Pic 1)**



4. Remove the dead vines from the corners of the monument at the eastern side of the entrance. (Pic 4)



2. Documenting the turf condition along 26th Ave E. on the west side of the monument. Please inspect irrigation and timer while investigating the cause of the dry turf. (Pic 2>)
3. Please be sure to monitor any struggling root systems in the Viburnum hedgerow along the wall. There are a few spots of inconsistency and gaps in the row where placements are missing or dwindling.



26th Ave E./Glen Creek Way

5. Inspect the Duranta on the left side of the west exit Monument. A significant section appears to be struggling compared to the same shrubs on the east side monument. Test the irrigation and treat accordingly. (Pic 5)



8. Palms on both sides of the entrance along Glen Creek Way need to be maintained. Please remove the dead fronds, hanging boots, and palm fruits. It's best to remove the fruits now before they change color and potentially stain the surrounding masonry when they drop. (Pics 8a&b)



6. Bougainvillea needs to be replanted on both ends of the entrance median before the gates. Both bullnoses have half of the shrub standing and shaped while the other half is missing. (Pics 6a&b>)



7. Please have detail crews clean up all beds and landscaping at the entrance on 26th Ave E. The medians and beds have a significant amount of trash and debris that needs removal. Palm fronds, broken car parts, and wind blown trash is starting to collect and become very noticeable.



Orchid Glades Way/ Glen Creek

9. Noting turf condition inside the gate and on to Orchid Glades Way from Glen Creek Way. A game plan is needed to rectify the unhealthy turf in this prominent location. (Pic 9)



12. Clearing around all drainage structures and grates is required during the creek buffer maintenance. Orange cones mark a structure that needs debris clearing on a regular basis to adhere to stormwater management regulations. Have mowing crews be on the look out for these storm drains as they may be covered by heavy brush. (Pic 12)



10. Ornamental grasses throughout the community need to be trimmed at this time to promote optimal health in the Spring. Please be sure to schedule this asap. (Pic 10)



11. Documenting the creek buffer that runs latitudinally across the community from east to west. Maintenance of this creek bank needs to be done on a quarterly basis. Currently, there are locations along the buffer that have *not* been trimmed down to the expected length. The photo illustrates the correct maintenance on the right side of the bank and the left side has not been maintained properly. (Pic 11>)

13. The roundabout on Orchid Glades Way in front of the Amenity Center needs to be thoroughly inspected for irrigation and soil PH. Currently, the Ixoras are struggling and nonexistent on the east side. Half of the bed is only mulch so this suggests an imbalance that could be an irrigation deficiency on one side or the soil may be too alkaline. Recommending a soil sample be tested for both sides of the roundabout before replanting. (Pic 12>)



14. Please have detail crews service the circumference of the pool and all beds along the fence. Suckers need to be removed from trees and debris needs to be picked up. There are dead palm fronds and trash embedded in multiple areas. Some dead plant material has been sitting for several weeks and it's starting to look unkept and unappealing. (Pic 14)



16. Past the Kelsey Key Bridge on the west side, two palms need dead fronds and hanging fruit removed. The grasses need to be trimmed and the turf needs to be treated for weeds. (Pic 16)



15. Inspect the east side of the bed lining the outside of the pool fence. Several placements of ornamental grass are shriveled and need to be removed. Test the irrigation in this zone and proceed with diagnosing and treating the plantings still holding up.



17. The CDD open space on the corner of Tally Breeze Way and Mizner Bay Ave has weedy turf and active fire ant mounds. Mexican clover is spreading as shown below in the darker patches. Please assess and treat accordingly. (Pic 17)



18. The Crepe Myrtles along the open space at Mizner Bay and Tally Breeze may be due for pencil pruning. According to Google Earth, they are over 2 years old. Please visit this area and assess. Avoid over trimming and a “hat rack” technique which can destroy the tree. Also, note the heavy growth of clover between the sidewalk and curb. (Pic 18)



20. Irrigation needs to be inspected and tested for a leak. The struggling shrubs may not be getting water coverage due to a break in the line affecting the back side. Fresh water was seen today at the other sides but the back and turf condition were extremely dry. (Pics 20a&b)



19. The lift station on Everson St. and Mizner Ave. has dead vines woven through the fence that need to be removed. **Dead shrubs lining the fence need to be pulled and discarded as well.** (Pic 19)



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

Villages of Glen Creek

LANDSCAPE INSPECTION REPORT



February 20, 2026
Rizzetta & Company
Haley Pryor – Landscape Specialist
Field Inspection Services



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- ❖ Turf throughout community has heavy concentration of weeds. A treatment plan for improvement is needed to ensure healthy growth and presentation in the Spring.
- ❖ Pruning and planting should wait until mid-March after the threat of frost is gone. The cold temperatures in February caused cold damage to foliage but most is expected to regenerate with proper and careful pruning at the right time.

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.

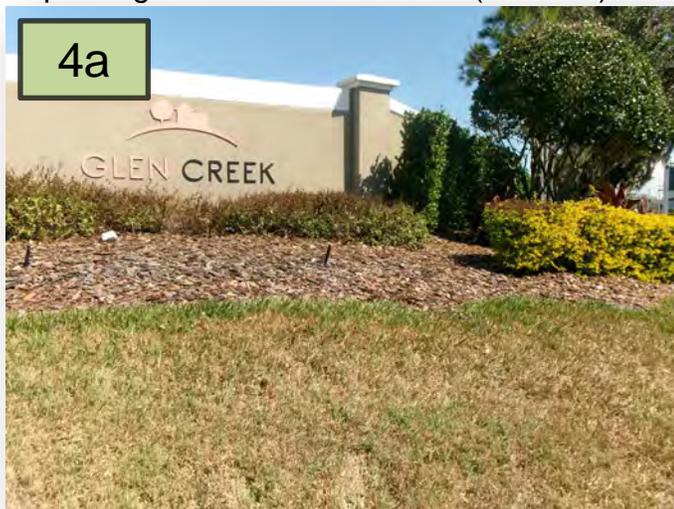
- 1. The declining Oak tree documented in prior reports remains in place along 26th Ave E. Has this been inspected and diagnosed for viability? (Pic 1)**



2. Documenting work being done by Manatee Co. This will obviously affect the turf and irrigation for the CDD. Current work is along the west ROW on 26th Ave. E. (Pic 2>)
3. Remove suckers from Oak tree trunks lining 26th Ave E. towards the community entrance. Multiple trees leading up to both monuments need this maintenance including Spanish Moss removal where the coverage is heavy or blocking the majority of foliage. (Pic 3>)



4. Duranta, Bougainvillea, and shrubs at the monuments and entrance medians endured further cold damage this month. With proper pruning in mid-March, most foliage can regenerate. Viability will be determined after pruning and warmer weather. (Pic 4a-c)



5. Palms on both sides of the entrance along Glen Creek Way need to be maintained. Please remove the fallen fronds, and seed pods. It's best to remove the fruits and pods now before they drop and stain surrounding masonry and flatwork. (Pic 5)



6. Weeds are getting thick and dominant in the beds along the entrance before the gate. Please scan all the beds, medians, and turf and pull out the weeds. (Pic 6)



7. Noting future vendor's opportunity for proposals along the entrance way. There are missing plantings and empty spaces that will need to be filled in. An entrance enhancement plan will need to be put in motion once the cold damage is fully assessed and there are no threats of frost.

Orchid Glades Way/ Amenity Center

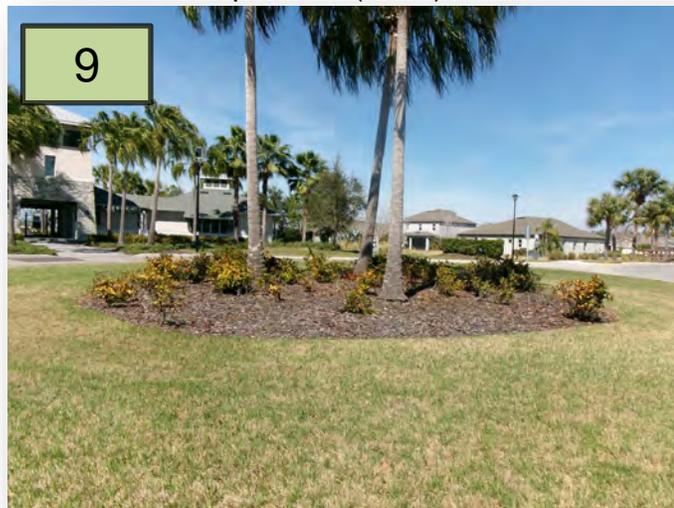
8. Noting cold damage to foliage along Orchid Glades Way just past the entrance. Ornamental grasses were trimmed along the walkway and mailbox kiosk. With proper pruning in March, plants are expected to regenerate and thrive again. (Pic 8)



11. Inspect, diagnose, and treat struggling grasses around the pool fence. Some placements appear too far gone to regenerate so this may need to be addressed in a proposal to replace. (Pic 11)



9. Ixora surrounding the palms at the Amenity Center roundabout are in the same condition as last month. The foliage has additional cold damage but the roots have a high possibility of being strong. The missing placements will need to be replaced. (Pic 9)



10. The turf and beds behind the pool fence and along the walkway needs weed removal and fire ant treatment. There is a construction project going on here but service and upkeep can continue. (Pics 10a&b>)

Orchid Glades Way/Kelsey Key

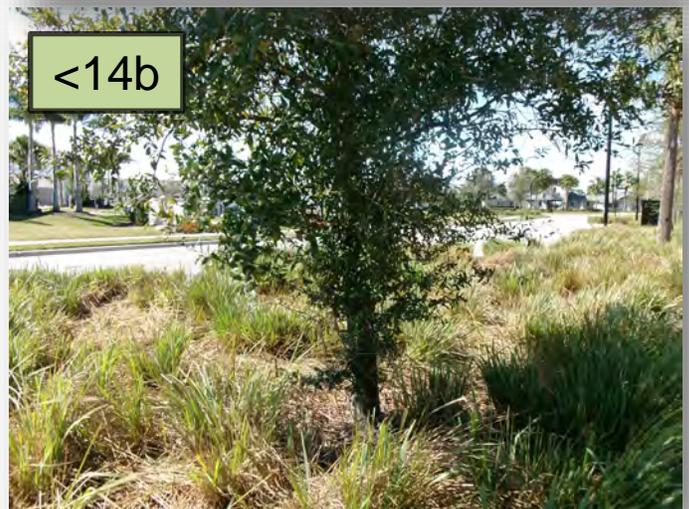
12. The turf and grasses in the Kelsey Key area on Orchid Glades needs maintenance. The turf is overtaken with weeds and grasses need trimming in mid-March. Please inspect and treat the turf on both sides past the bridge from the Amenity Center. (Pic 12)



15. Maintenance along the walkway needs to include weed removal throughout the beds and between grasses. Please have crew hand pull to remove the roots and protect the grasses. (Pic 15)



13. Noting empty tree ring where a palm once stood across from the Amenity Center. This will need to be replaced along with any other empty tree rings on Orchid Glades Way. (Pic 13)



14. Multiple trees throughout the Orchid Glades walkway need maintenance. Palms need dead fronds and seed pods removed and Oak trees need the suckers removed from the trunks. Please have detail crews scan the walkway and address the trees so the community continues to look sharp and tidy. (Pics 14a&b>)

16. The turf between the Orchid Glades walkway and the creek ditch is extremely inconsistent and weedy. Every type of weed had set up residence in this area so please inspect, diagnose, and treat. (Pic 16)



18. Please provide an update on the irrigation at the lift Station on Mizner Bay Ave. Evidence of a leak from a hose or sprinkler head is present due to excess moisture in the surrounding turf. (Pic 18)



17. The open space on Tally Breeze Way needs the Crape Myrtles pencil pruned in mid-March. It would be a good idea to mulch these tree rings since they are bare and will have no shade from surrounding landscape of buildings. Please also inspect the turf here. Like the rest of the community, the turf is patchy and overtaken by Mexican clover and other various weeds. (Pic 17)



19. Noting Viburnum that need replacement around the lift station. Future proposals can include this at a later time. For now, please remove the dead vines on the fence. (Pic 19)



20. Monitor Viburnum along the concrete wall on 27th St E. Some placements are experiencing leaf loss while adjacent plants in the hedgerow are full. Also, on the left side of the security gates there is significant torpedo grass shooting through the hedge. Please remove before they get worse.

21. No proposals will be requested until the RFP process is completed.

Villages of Glen Creek

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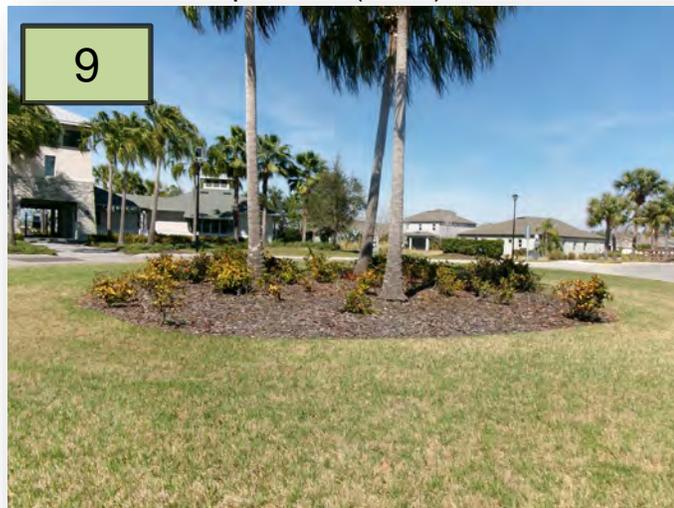
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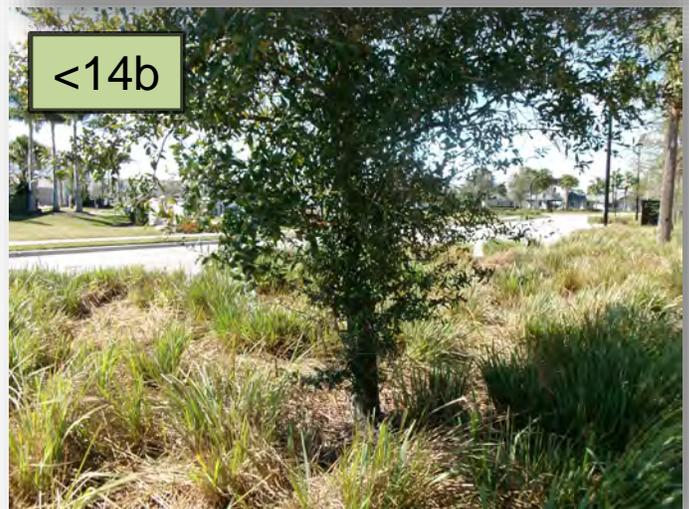
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Tab 3



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 11/7/25

SUBMITTED TO:

Rizzetta & Company
2700 S Falken Burg Road Suite 2745
Riverview, Fl. 33578
John Fowler
Phone: 813-533-2950
Email: jfowler@rizzetta.com

Job Name / Location:

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

Mini Pine Bark

	Qty	Unit	Unit Cost	TOTAL
Mini Pine Bark	160	Cy	\$60.00	\$9,600.00
			Total:	\$9,600.00

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: Harold Simmons

Date Submitted: 11/7/25

Accepted by: _____

Date Accepted: _____

Tab 4

Tab 5



Rizzetta & Company

Villages of Glen Creek Community Development District

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

villagesofglencreekcdd.org
rizzetta.com

Villages of Glen Creek Community Development District

Balance Sheet

As of 12/31/2025

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	220,983	1,346	3,292	225,621	0	0
Investments	0	1,070,549	3,268,989	4,339,538	0	0
Accounts Receivable	438,249	331,693	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	1,403,588
Amount To Be Provided Debt Service	0	0	0	0	0	16,606,412
Total Assets	685,407	1,403,588	3,272,281	5,361,276	20,980,935	18,010,000
Liabilities						
Accounts Payable	73,812	0	0	73,812	0	0
Accrued Expenses	13,973	0	0	13,973	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	18,010,000
Total Liabilities	87,785	0	0	87,785	0	18,010,000
Fund Equity & Other Credits						
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	456,231	306,974	31,283	794,487	0	0
Total Fund Equity & Other Credits	597,623	1,403,588	3,272,281	5,273,491	20,980,935	0
Total Liabilities & Fund Equity	685,407	1,403,588	3,272,281	5,361,276	20,980,935	18,010,000

See Notes to Unaudited Financial Statements

Villages of Glen Creek Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	30	30
Special Assessments				
Tax Roll	1,075,060	1,075,060	440,028	(635,032)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	298,020	298,020
Other Misc. Revenues				
Hurricane Proceeds	0	0	145	145
Total Revenues	<u>1,075,060</u>	<u>1,075,060</u>	<u>738,223</u>	<u>(336,837)</u>
Expenditures				
Legislative				
Supervisor Fees	6,000	1,500	200	1,300
Total Legislative	<u>6,000</u>	<u>1,500</u>	<u>200</u>	<u>1,300</u>
Financial & Administrative				
Accounting Services	57,000	14,250	5,644	8,606
Administrative Services	700	700	1,128	(428)
Arbitrage Rebate Calculation	650	0	0	0
Auditing Services	3,800	0	0	0
Bank Fees	200	50	15	35
Disclosure Report	0	0	1,750	(1,750)
Dissemination Agent	12,000	3,000	0	3,000
District Engineer	15,000	3,750	40,882	(37,132)
District Management	0	0	6,209	(6,209)
Financial & Revenue Collections	0	0	1,128	(1,128)
Legal Advertising	4,000	1,000	165	835
Licenses, Fees & Permits	175	44	2,675	(2,631)
Miscellaneous Mailings	3,000	750	0	750
Public Officials Liability Insurance	56,747	56,747	44,488	12,259
Trustees Fees	27,566	17,408	11,595	5,813
Website Hosting, Maintenance, Backup & E	2,015	2,015	300	1,715
Total Financial & Administrative	<u>182,853</u>	<u>99,714</u>	<u>115,979</u>	<u>(16,265)</u>
Legal Counsel				
District Counsel	9,000	2,250	44,414	(42,163)
Total Legal Counsel	<u>9,000</u>	<u>2,250</u>	<u>44,414</u>	<u>(42,163)</u>
Electric Utility Services				
Utility - Electricity	15,000	3,750	11,964	(8,215)
Utility - Street Lights-Collector Roads	148,002	37,001	15,587	21,414
Total Electric Utility Services	<u>163,002</u>	<u>40,751</u>	<u>27,551</u>	<u>13,199</u>
Water-Sewer Combination Services				
Utility Services	25,000	6,250	13,273	(7,023)
Total Water-Sewer Combination Services	<u>25,000</u>	<u>6,250</u>	<u>13,273</u>	<u>(7,023)</u>

See Notes to Unaudited Financial Statements

Villages of Glen Creek Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Stormwater Control				
Aquatic Pond Maintenance	38,000	9,500	6,780	2,720
Creek Maintenance	60,000	15,000	0	15,000
Fountain Service Repair & Maintenance	8,000	2,000	2,347	(347)
Total Stormwater Control	106,000	26,500	9,127	17,373
Other Physical Environment				
Field Services	17,000	4,250	0	4,250
Gate Maintenance & Repair	7,600	1,900	2,855	(955)
Holiday Decorations	10,000	10,000	6,012	3,988
Irrigation Maintenance & Repair	25,000	6,250	1,118	5,132
Landscape - Mulch	35,000	8,750	0	8,750
Landscape Maintenance	215,000	53,750	30,681	23,069
Landscape Replacement Plants, Shrubs, Tr	30,000	7,500	0	7,500
Miscellaneous Expense	15,000	3,750	0	3,750
Tree Trimming Services	10,000	2,500	0	2,500
Total Other Physical Environment	364,600	98,650	40,666	57,984
Road & Street Facilities				
Sidewalk Maintenance & Repair	48,288	12,072	0	12,072
Total Road & Street Facilities	48,288	12,072	0	12,072
Parks & Recreation				
Amenity Center - Water/Trash Utility Ser	5,000	1,250	0	1,250
Amenity Facility - Maintenance & Repair	3,000	750	3,495	(2,745)
Amenity Management Service Contracts	7,000	1,750	0	1,750
Dog Waste Station Supplies & Maintenance	2,100	525	2,843	(2,318)
Electrical & Mechanical-Fitness	8,200	2,050	0	2,050
Employee - Payroll Processing Fees	495	124	0	124
Employee - Payroll Taxes	459	114	0	114
ID & Access Cards	10,000	2,500	0	2,500
Janitorial Service	25,000	6,250	0	6,250
Landscape Maintenance - Contingency	2,500	625	0	625
Lifeguard/Pool Monitors	39,000	9,750	0	9,750
Miscellaneous Maintenance & Repair	5,000	1,250	3,732	(2,481)
Pest Control Contract	1,138	285	372	(88)
Pool Furniture Replacement	5,000	1,250	0	1,250
Pool Maintenance	2,500	625	1,950	(1,325)
Pool Permits	275	0	0	0
Pool Service Contract	30,000	7,500	7,800	(300)
Security System Monitoring Services & Ma	4,000	1,000	5,994	(4,994)
Telephone, Internet, Cable	1,500	375	913	(538)
Total Parks & Recreation	152,167	37,973	27,099	10,874
Contingency				
Miscellaneous Contingency	18,150	4,537	3,684	854
Total Contingency	18,150	4,537	3,684	854
Total Expenditures	1,075,060	330,197	281,993	48,205

See Notes to Unaudited Financial Statements

Villages of Glen Creek Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>744,863</u>	<u>456,230</u>	<u>(288,632)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>141,393</u>	<u>141,392</u>
Total Fund Balance, End of Period	<u>0</u>	<u>744,863</u>	<u>597,623</u>	<u>(147,240)</u>

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

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,712	1,712
Special Assessments				
Tax Roll	347,294	347,294	192,046	(155,247)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	104,877	104,876
Total Revenues	<u>347,294</u>	<u>347,294</u>	<u>298,635</u>	<u>(48,659)</u>
Expenditures				
Debt Service				
Interest	232,294	232,294	115,310	116,985
Principal	115,000	115,000	0	115,000
Total Debt Service	<u>347,294</u>	<u>347,294</u>	<u>115,310</u>	<u>231,985</u>
Total Expenditures	<u>347,294</u>	<u>347,294</u>	<u>115,310</u>	<u>231,985</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>183,326</u>	<u>183,326</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>367,514</u>	<u>367,514</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 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,109	1,109
Special Assessments				
Tax Roll	119,763	119,763	19,601	(100,161)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	60,990	60,989
Total Revenues	<u>119,763</u>	<u>119,763</u>	<u>81,700</u>	<u>(38,063)</u>
Expenditures				
Debt Service				
Interest	104,763	104,763	51,575	53,188
Principal	15,000	15,000	15,000	0
Total Debt Service	<u>119,763</u>	<u>119,763</u>	<u>66,575</u>	<u>53,188</u>
Total Expenditures	<u>119,763</u>	<u>119,763</u>	<u>66,575</u>	<u>53,188</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>15,125</u>	<u>15,125</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>118,541</u>	<u>118,541</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>133,666</u>	<u>133,666</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 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,398	7,398
Special Assessments				
Tax Roll	772,519	772,519	121,391	(651,128)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	251,772	251,772
Total Revenues	<u>772,519</u>	<u>772,519</u>	<u>380,561</u>	<u>(391,958)</u>
Expenditures				
Debt Service				
Interest	547,519	547,519	272,038	275,481
Principal	225,000	225,000	0	225,000
Total Debt Service	<u>772,519</u>	<u>772,519</u>	<u>272,038</u>	<u>500,481</u>
Total Expenditures	<u>772,519</u>	<u>772,519</u>	<u>272,038</u>	<u>500,481</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>108,523</u>	<u>108,523</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>793,885</u>	<u>793,885</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>902,408</u>	<u>902,408</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 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	4	4
Total Revenues	<u>0</u>	<u>0</u>	<u>4</u>	<u>4</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>4</u>	<u>4</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>431</u>	<u>431</u>

See Notes to Unaudited Financial Statements

387 Capital Projects Fund S2022 **Villages of Glen Creek Community Development District**

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	31,278	31,278
Total Revenues	<u>0</u>	<u>0</u>	<u>31,278</u>	<u>31,278</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>31,278</u>	<u>31,278</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>3,240,572</u>	<u>3,240,572</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>3,271,850</u>	<u>3,271,850</u>

See Notes to Unaudited Financial Statements

Villages of Glen Creek CDD

Investment Summary

December 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2025</u>
US Bank Series 2016 A1-2 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 1,712
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	273
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	836
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	2,647
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	4,751
US Bank Series 2022 AA4 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	495,519
	Total Debt Service Fund Investments	\$ 1,070,549
US Bank Series 2018 A-1 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 431
US Bank Series 2022 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	686
US Bank Series 2022 AA4 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	625,952
US Bank Series 2022 3A3B Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	1,248
US Bank Series 2022 PH4 4A Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	2,639,731
US Bank Series 2022 AA4 PH Mc2 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	941
	Total Capital Projects Fund Investments	\$ 3,268,989

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 12/01/2025 to 12/31/2025**

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

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
387, 206					
387 General Fund	12/31/2025	City of Bradenton	2507369	Water Services 12/25	1,588.68
387 General Fund	12/31/2025	City of Bradenton	2507352	Water Services 11/25	269.50
387 General Fund	12/31/2025	Doodycalls of Parrish FL	INV-11034445202512	Dog Waste Station Supplies & Maintenance 12/25	480.00
387 General Fund	12/31/2025	Florida Power & Light Company	4089108213-121225	Electric Services 12/25	31.68
387 General Fund	12/31/2025	Florida Power & Light Company	8247136081-122325	Electric Services 12/25	1,587.02
387 General Fund	12/31/2025	Florida Power & Light Company	2797566557-122325	Electric Services 12/25	27.50
387 General Fund	12/31/2025	Florida Power & Light Company	1608502405-122325	Electric Services 12/25	614.10
387 General Fund	12/31/2025	Florida Power & Light Company	4323218034-122325	Electric Services 12/25	294.35
387 General Fund	12/31/2025	Florida Power & Light Company	3122431327-122325	Electric Services 12/25	520.66
387 General Fund	12/31/2025	Florida Power & Light Company	9095659224-121225	Electric Services 12/25	32.05
387 General Fund	12/31/2025	Florida Power & Light Company	0571297217-121225	Electric Services 12/25	49.36
387 General Fund	12/31/2025	Foley & Lardner, LLP	51169642	Legal Services 10/25	3,930.00
387 General Fund	12/31/2025	Foley & Lardner, LLP	51169641	Legal Services 10/25	6,509.00
387 General Fund	12/31/2025	Foley & Lardner, LLP	51194986	Legal Services 11/25	13,131.00
387 General Fund	12/31/2025	Foley & Lardner, LLP	51073017	Legal Services 05/25	420.00
387 General Fund	12/31/2025	Foley & Lardner, LLP	51194984	Legal Services 11/25	7,320.50
387 General Fund	12/12/2025	LevelUp Consulting, LLC	6052	Engineering Services 12/25	600.00
387 General Fund	12/31/2025	Nick Knows LLC	GCCDD234	Maintenance & Repairs 12/25	3,495.00
387 General Fund	12/31/2025	Prince & Sons, Inc.	21592	Irrigation Repair 12/25	265.99
387 General Fund	12/31/2025	Prince & Sons, Inc.	20321	Landscape Maintenance 10/25	7,590.00
387 General Fund	12/31/2025	Prince & Sons, Inc.	20254	Landscape Maintenance 10/25	960.00
387 General Fund	12/31/2025	Prince & Sons, Inc.	20990	Irrigation Repair 11/25	851.98
387 General Fund	12/31/2025	Prince & Sons, Inc.	21300	Landscape Maintenance 12/25	7,590.00
387 General Fund	12/31/2025	Prince & Sons, Inc.	21717	Landscape Maintenance 01/26	960.00
387 General Fund	12/31/2025	Prince & Sons, Inc.	20770	Landscape Maintenance 11/25	7,590.00
387 General Fund	12/31/2025	Straley Robin Vericker	27299	Legal Services 09/25	2,167.50
387 General Fund	12/31/2025	Straley Robin Vericker	27592	Legal Services 11/25	4,935.75
Sum for 387, 206					73,811.62
Sum for 387					73,811.62
Sum Total					73,811.62

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/2025.
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 6

Villages of Glen Creek Community Development District

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

Operation and Maintenance Expenditures November 2025 For Board Approval

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

The total items being presented: **\$64,817.38**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Bradenton	100028	2438748	Water Services 08/25	\$ 1,348.73
City of Bradenton	100028	2455862	Water Services 08/25	\$ 263.78
City of Bradenton	100028	2455879	Water Services 09/25	\$ 1,417.57
Disclosure Technology Services LLC	100023	1650	Amortization Schedule Series 2016A, 2016-2, 2018A-1, 2018A-2, & 2022A	\$ 2,500.00
Dodycalls of Parrish FL	100024	INV-11034445202509	Dog Waste Station Supplies & Maintenance 09/25	\$ 838.93
Dodycalls of Parrish FL	100024	INV-11034445202510	Dog Waste Station Supplies & Maintenance 10/25	\$ 384.00
ECS Florida, LLC	100025	103269	Security Monitoring & Maintenance 12/25	\$ 365.00
Florida Power & Light Company	20251128-1	111325-0571297217 ACH	Electric Services 11/25	\$ 50.42
Florida Power & Light Company	20251128-1	111325-4089108213 ACH	Electric Services 11/25	\$ 32.48
Florida Power & Light Company	20251128-1	111325-9095659224 ACH	Electric Services 11/25	\$ 32.14
Florida Power & Light Company	20251128-1	112425-1608502405 ACH	Electric Services 11/25	\$ 582.88
Florida Power & Light Company	20251128-1	112425-2797566557 ACH	Electric Services 11/25	\$ 27.50

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20251128-1	112425-3122431327 ACH	Electric Services 11/25	\$ 460.85
Florida Power & Light Company	20251128-1	112425-4323218034 ACH	Electric Services 11/25	\$ 126.10
Florida Power & Light Company	20251128-1	112425-8247136081 ACH	Electric Services 11/25	\$ 1,587.02
Gig Fiber, LLC	100030	5665	Solar Equipment Lease 11/25	\$ 2,214.50
Gig Fiber, LLC	100030	5666	Solar Equipment Lease 11/25	\$ 200.00
Gig Fiber, LLC	100030	5667	Solar Equipment Lease 11/25	\$ 1,236.00
Gig Fiber, LLC	100030	5668	Solar Equipment Lease 11/25	\$ 1,545.00
H2 Lagoon Solutions	100031	2868	Monthly Pool Maintenance 11/25	\$ 1,950.00
LevelUp Consulting, LLC	100026	5058	Engineering Services 12/24	\$ 5,280.14
LevelUp Consulting, LLC	100026	5220	Engineering Services 02/25	\$ 1,860.80
LevelUp Consulting, LLC	100026	5249	Engineering Services 02/25	\$ 500.00
LevelUp Consulting, LLC	100026	5329	Engineering Services 03/25	\$ 681.38

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
LevelUp Consulting, LLC	100026	5397	Engineering Services 03/25	\$ 2,625.00
LevelUp Consulting, LLC	100026	5647	Engineering Services 03/25	\$ 4,954.92
LevelUp Consulting, LLC	100026	5748	Engineering Services 08/25	\$ 1,030.40
LevelUp Consulting, LLC	100026	5886	Engineering Services 10/25	\$ 140.20
LevelUp Consulting, LLC	100026	5906	Engineering Services 10/25	\$ 11,230.25
LevelUp Consulting, LLC	100032	5982	Engineering Services 11/25	\$ 880.40
NaturZone Pest Control	100020	816394	Pest Control 11/25	\$ 124.00
Prince & Sons, Inc.	100027	20904	Landscape Maintenance 10/25	\$ 2,240.92
Rizzetta & Company, Inc.	100022	INV0000104491	Accounting Services 11/25	\$ 6,636.66
SpringHill Suites Bradenton Downtown/Riverfront	100021	92725	Meeting Room Usage FY25/26 10/25	\$ 2,058.28
U.S. Bank	100029	7908758	Trustee Fees S2016 FY25/26	<u>\$ 7,411.13</u>
Report Total				<u>\$ 64,817.38</u>



City of Bradenton
Water and Sewer Department
101 Old Main Street
Bradenton, FL 34205-7865

UTILITY BILL
Customer Copy
Keep this portion for your records

Office Hours: Monday - Thursday: 7:30 AM - 4:30 PM
Friday - 7:30 AM - 3:30 PM
If you have questions regarding this bill please call or email:
(941) 932-9434 or help.utilities@cityofbradenton.com

Table with 3 columns: Customer Name, Service Address, Account Number. Values: VILLAGES OF GLEN CREEK (CDD), 2284 MIZNER BAY AVE, 60118520069576

Table with 5 columns: Bill Number, Bill Date, Location ID, Customer ID, Current Billing Due Date. Values: 2438748, 08/27/2025, 601185, 20069576, 09/16/2025

Main utility bill table with columns: Service Date, Description, Meter, Previous Meter Reading, Current Meter Reading, Usage, Charge. Includes RECLAIM UTILITY TAX with a charge of 1,226.12.

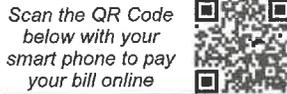
HURRICANE SEASON HAS ARRIVED! BE PREPARED, REGISTER FOR EMERGENCY MESSAGES WITH CODE RED BY VISITING WWW.BRADENTONFL.GOV/EMERGENCY.

Summary table with columns: Description, Amount. Includes Current Charges (1,348.73), Previous Balance (1,180.10), and Total Amount Due (\$1,348.73).



C2

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. DO NOT STAPLE OR FOLD. PLEASE WRITE YOUR CUSTOMER ID ON YOUR CHECK.



UTILITY BILL
Please write your Account Number on your check and enclose this portion of bill with your payment.
Make checks payable to: City of Bradenton



101 OLD MAIN STREET
BRADENTON FL 34205-7865
TEMP - RETURN SERVICE REQUESTED

Summary table with columns: Service Address, Account Number, Customer ID, Bill Number, Due Date, Amount Due. Values: 2284 MIZNER BAY AVE, 60118520069576, 20069576, 2438748, 09/16/2025, \$1,348.73

If you have questions regarding this bill please call or email:
(941) 932-9434 or help.utilities@cityofbradenton.com

002921

Amount Enclosed \$ _____



***AUTO**MIXED AADC 750 2921 T7:11 2921 1 MB 0.667



VILLAGES OF GLEN CREEK (CDD)
2502 N ROCKY POINT DR STE 1000
TAMPA FL 33607-1449



CITY OF BRADENTON
PO BOX 1339
BRADENTON FL 34206-1339

6011850200695760000134873 2



City of Bradenton
Water and Sewer Department
 101 Old Main Street
 Bradenton, FL 34205-7865

UTILITY BILL
Customer Copy
 Keep this portion for your records

Office Hours: Monday - Thursday: 7:30 AM - 4:30 PM
 Friday - 7:30 AM - 3:30 PM

If you have questions regarding this bill please call or email:
 (941) 932-9434 or help.utilities@cityofbradenton.com

Customer Name		Service Address		Account Number
VILLAGES OF GLEN CREEK (CDD)		2406 ORCHID GLADES LN		60117820069576

Bill Number	Bill Date	Location ID	Customer ID	Current Billing Due Date
2455862	09/24/2025	601178	20069576	10/14/2025

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
08/08/2025 - 09/05/2025	1 RESIDENTIAL	19801729	1177	1189	12	46.41
	WATER BASE					31.66
	SEWER USAGE					52.17
	SEWER BASE					46.78
	COMMERCIAL GARBAGE					73.42
	UTILITY TAX					7.81
	RES STORMWATER					5.53

***IMPORTANT NOTICE* UTILITY RATE INCREASE MEETING. SEE BACK OF BILL FOR MORE DETAILS. HURRICANE SEASON IS HERE! REGISTER FOR EMERGENCY MESSAGES WITH CODE RED AT WWW.BRADENTONFL.GOV/EMERGENCY. TO MAKE PAYMENTS OR CHECK ACCOUNT BALANCE PLEASE CALL 877-631-7796. [CY4]**



Current Charges	263.78
Previous Balance	263.78
Less Payments Received	263.78
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	0.00
Total Amount Due	\$263.78

R1

R1 PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. DO NOT STAPLE OR FOLD. PLEASE WRITE YOUR CUSTOMER ID ON YOUR CHECK.

Scan the QR Code
 below with your
 smart phone to pay
 your bill online



UTILITY BILL

Please write your Account Number on your check and enclose this portion of bill with your payment.

Make checks payable to: City of Bradenton



101 OLD MAIN STREET
 BRADENTON FL 34205-7865

TEMP - RETURN SERVICE REQUESTED

Service Address	Account Number	Customer ID			
2406 ORCHID GLADES LN	60117820069576	20069576			
Bill Number	2455862	Due Date	10/14/2025	Amount Due	\$263.78

If you have questions regarding this bill please call or email:
 (941) 932-9434 or help.utilities@cityofbradenton.com

VILLAGES OF GLEN CREEK (CDD)
 2502 N ROCKY POINT DR STE 1000
 TAMPA FL 33607-1449
 USA

Amount Enclosed \$ \$263.78

CITY OF BRADENTON
 PO BOX 1339
 BRADENTON FL 34206-1339

6011780200695760000026378 3



City of Bradenton
Water and Sewer Department
 101 Old Main Street
 Bradenton, FL 34205-7865

UTILITY BILL
Customer Copy
 Keep this portion for your records

Office Hours: Monday - Thursday: 7:30 AM - 4:30 PM
 Friday - 7:30 AM - 3:30 PM

If you have questions regarding this bill please call or email:
 (941) 932-9434 or help.utilities@cityofbradenton.com

Customer Name		Service Address		Account Number
VILLAGES OF GLEN CREEK (CDD)		2284 MIZNER BAY AVE		60118520069576

Bill Number	Bill Date	Location ID	Customer ID	Current Billing Due Date
2455879	09/24/2025	601185	20069576	10/14/2025

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
	RECLAIM UTILITY TAX	20180150	160508	162975	2467	1,288.70 128.87

***IMPORTANT NOTICE* UTILITY RATE INCREASE MEETING. SEE BACK OF BILL FOR MORE DETAILS. HURRICANE SEASON IS HERE! REGISTER FOR EMERGENCY MESSAGES WITH CODE RED AT WWW.BRADENTONFL.GOV/EMERGENCY. TO MAKE PAYMENTS OR CHECK ACCOUNT BALANCE PLEASE CALL 877-631-7796. [CY4]**

Current Charges	1,417.57
Previous Balance	1,348.73
Less Payments Received	1,348.73
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	0.00
Total Amount Due	\$1,417.57



C2

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. DO NOT STAPLE OR FOLD. PLEASE WRITE YOUR CUSTOMER ID ON YOUR CHECK.

C2

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UTILITY BILL

Please write your Account Number on your check and enclose this portion of bill with your payment.

Make checks payable to: City of Bradenton



101 OLD MAIN STREET
 BRADENTON FL 34205-7865

TEMP - RETURN SERVICE REQUESTED

Service Address	Account Number	Customer ID			
2284 MIZNER BAY AVE	60118520069576	20069576			
Bill Number	2455879	Due Date	10/14/2025	Amount Due	\$1,417.57

If you have questions regarding this bill please call or email:
 (941) 932-9434 or help.utilities@cityofbradenton.com

VILLAGES OF GLEN CREEK (CDD)
 2502 N ROCKY POINT DR STE 1000
 TAMPA FL 33607-1449
 USA

Amount Enclosed \$ **\$1,417.57**

CITY OF BRADENTON
 PO BOX 1339
 BRADENTON FL 34206-1339

6011850200695760000141757 9

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
CDD: Villages of Glen Creek Community Development District

INVOICE 1650
DATE 11/03/2025

BOND SERIES ...
Capital Improvement Rev Bonds 2016A-1,2016A-2,2018 A-1 2018 A-2,2022A (Asmnt Area 4)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	2,500.00
<hr/>	
BALANCE DUE	\$2,500.00

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481



S c h e d u l e A c c o u n t

Service Provider

DoodyCalls of Suncoast
 4326 Kingsfield Drive
 Parrish, FL 34219
 (941) 981-5268
 DoodyCalls
www.doodycalls.com/suncoast

**Reference #: INV-
 11034445202509**

Date:
 Tuesday, September 30,
 2025

Service Period:
 9/1/2025 - 9/30/2025

Balance Due:
\$838.93

Billing Address

Service Address

Villages Of Glen Creek CDD Hikai 2502 N Rocky Point Dr Tampa, FL 33607 (813) 599-0596	Villages Of Glen Creek CDD Hikai 2355 26th Avenue East Bradenton, FL 34208 (813) 599-0596
--	--

View Another Statement:

#INV-11034445202509 - 9/1/2025 to 9/30/2025 ▼

Reference	Date	Item	Description	Qty	Unit Price	A
147701230	9/2/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	7	\$12.00	

Reference	Date	Item	Description	Qty	Unit Price	A
I47701231	9/9/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	7	\$12.00	
I4770376	9/16/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	7	\$12.00	
I4770492	9/18/2025	Com-Commander PWS- Header Dispenser	Commander PWS- Header Style Sold	1	\$299.00	
I4770492	9/18/2025	Com-PWS Installation	Pet Waste Station Installation	1	\$75.00	
I4770377	9/23/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	
I4770378	9/30/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	

Subtotal:	\$818.00
Tax:	\$20.93
Total:	\$838.93
Balance Due:	\$838.93

Make a payment

You may enter your payment information below to pay your balance of **\$838.93**.

R E C E N T A C T I V I T Y

Invoice	Date	Service	Amount	Status
PAR-0331458	10/14/2025	Com-Pet Waste Station Service	\$924.00	Paid

S c h e d u l e A c c o u n t

Service Provider

DoodyCalls of Suncoast
 4326 Kingsfield Drive
 Parrish, FL 34219
 (941) 981-5268
 DoodyCalls
www.doodycalls.com/suncoast

**Reference #: INV-
 11034445202510**

Date:
 Friday, October 31,
 2025

Service Period:
 9/30/2025 - 10/31/2025

Balance Due:
\$384.00

Billing Address

Service Address

Villages Of Glen Creek CDD Hikai 2502 N Rocky Point Dr Tampa, FL 33607 (813) 994-1001	Villages Of Glen Creek CDD Hikai 2355 26th Avenue East Bradenton, FL 34208 (813) 994-1001
--	--

View Another Statement:

#INV-11034445202510 - 9/30/2025 to 10/31/2025

Reference	Date	Item	Description	Qty	Unit Price	A
147702178	10/7/2025	Com-Pet Waste Station Service	Service Description	1	\$0.00	

Reference	Date	Item	Description	Qty	Unit Price	A
I47702178	10/7/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	
I47703266	10/14/2025	Com-Pet Waste Station Service	Service Description	1	\$0.00	
I47703266	10/14/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	
I47703267	10/21/2025	Com-Pet Waste Station Service	Service Description	1	\$0.00	
I47703267	10/21/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	
I47703809	10/28/2025	Com-Pet Waste Station Service	Service Description	1	\$0.00	
I47703809	10/28/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	

Subtotal:	\$384.00
Tax:	\$0.00
Total:	\$384.00
Balance Due:	\$384.00

Make a payment

You may enter your payment information below to pay your balance of **\$384.00**.

R E C E N T A C T I V I T Y

Invoice	Date	Service	Amount	Status
PAR-0331458	10/14/2025	Com-Pet Waste Station Service	\$924.00	Paid

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO
Villages of Glen Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614 USA

SHIP TO
Villages of Glen Creek CDD
2440 Sand Gables Trail
Bradenton, FL 34208 USA

INVOICE 103269
DATE 11/03/2025
TERMS 5
DUE DATE 11/08/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
11/27/2025	Back Gate: The gate still needs welding done, and the ped gates work fine. West Gate: Everything works fine. Main Gate: Everything works fine. The tech went to the equipment room to investigate noise and found no issues; everything is working fine.	1	365.00	365.00

SUBTOTAL	365.00
TAX	0.00
TOTAL	365.00

BALANCE DUE \$365.00

Pay invoice





Electric Bill Statement

For: Oct 15, 2025 to Nov 13, 2025 (29 days)

Statement Date: Nov 13, 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

\$50.42

TOTAL AMOUNT YOU OWE

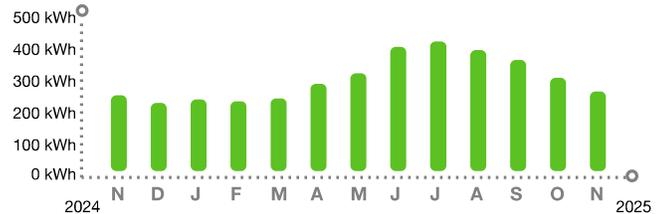
Dec 4, 2025

NEW CHARGES DUE BY



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WaystoPay](https://www.fpl.com/WaystoPay)

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	121.60
Payments received	-121.60
Balance before new charges	0.00
Total new charges	50.42
Total amount you owe	\$50.42

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 03, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



Ways to Pay



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5210057129721752405000000

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FPL Care To Share: _____

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VILLAGES OF GLEN CREEK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

05712-97217

ACCOUNT NUMBER

\$50.42

TOTAL AMOUNT YOU OWE

Dec 4, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
05712-97217

BILL DETAILS

Amount of your last bill	121.60
Payment received - Thank you	-121.60
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: <small>(\$0.096100 per kWh)</small>	\$26.15
Fuel: <small>(\$0.027180 per kWh)</small>	\$7.39
Electric service amount	46.41
Gross receipts tax (State tax)	1.19
Franchise fee (Reqd local fee)	2.78
Taxes and charges	3.97
Regulatory fee (State fee)	0.04
Total new charges	\$50.42

Total amount you owe \$50.42

METER SUMMARY

Meter reading - Meter ACD9366. Next meter reading Dec 12, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	05685		05413		272

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 13, 2025	Oct 15, 2025	Nov 13, 2024
kWh Used	272	319	259
Service days	29	30	29
kWh/day	9	11	9
Amount	\$50.42	\$56.72	\$45.47

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Electric Bill Statement

For: Oct 15, 2025 to Nov 13, 2025 (29 days)

Statement Date: Nov 13, 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

\$32.48

TOTAL AMOUNT YOU OWE

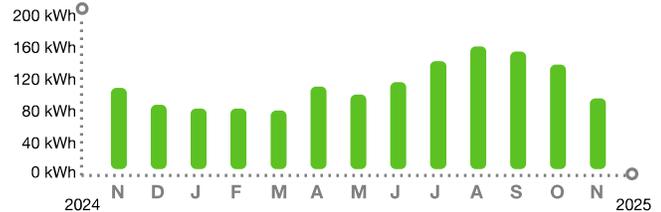
Dec 4, 2025

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	71.00
Payments received	-71.00
Balance before new charges	0.00
<hr/>	
Total new charges	32.48
Total amount you owe	\$32.48

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 03, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



Ways to Pay



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5210408910821348423000000

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VILLAGES OF GLEN CREEK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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for ways to pay.

40891-08213

ACCOUNT NUMBER

\$32.48

TOTAL AMOUNT YOU OWE

Dec 4, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
40891-08213

BILL DETAILS

Amount of your last bill	71.00
Payment received - Thank you	-71.00
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 ACD9903. Next meter reading Dec 12, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	02100		02003		97

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 13, 2025	Oct 15, 2025	Nov 13, 2024
kWh Used	97	143	111
Service days	29	30	29
kWh/day	3	5	4
Amount	\$32.48	\$35.00	\$32.00

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: Oct 15, 2025 to Nov 13, 2025 (29 days)

Statement Date: Nov 13, 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

\$32.14

TOTAL AMOUNT YOU OWE

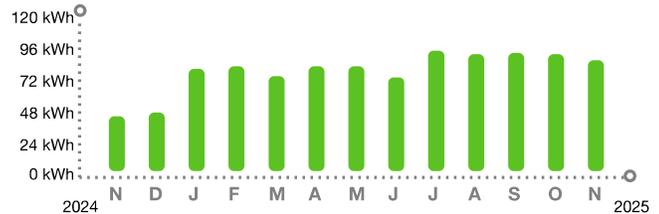
Dec 4, 2025

NEW CHARGES DUE BY



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FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	64.91
Payments received	-64.91
Balance before new charges	0.00
Total new charges	32.14
Total amount you owe	\$32.14

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 03, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



Ways to Pay



/ 27

52109095659224 4123000000

VILLAGES OF GLEN CREEK CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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for ways to pay.

90956-59224

ACCOUNT NUMBER

\$32.14

TOTAL AMOUNT YOU OWE

Dec 4, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
90956-59224

BILL DETAILS

Amount of your last bill	64.91
Payment received - Thank you	-64.91
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Minimum base bill charge:	\$5.50
Non-fuel: <small>(\$0.096100 per kWh)</small>	\$8.74
Fuel: <small>(\$0.027180 per kWh)</small>	\$2.47
Electric service amount	29.58
Gross receipts tax (State tax)	0.76
Franchise fee (Reqd local fee)	1.77
Taxes and charges	2.53
Regulatory fee (State fee)	0.03
Total new charges	\$32.14
Total amount you owe	\$32.14

METER SUMMARY

Meter reading - Meter ACD5574. Next meter reading Dec 12, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	01998		01907		91

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 13, 2025	Oct 15, 2025	Nov 13, 2024
kWh Used	91	96	45
Service days	29	30	29
kWh/day	3	3	2
Amount	\$32.14	\$32.43	\$29.15

KEEP IN MIND

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- 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: Oct 27, 2025 to Nov 24, 2025 (28 days)

Statement Date: Nov 24, 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

\$582.88

TOTAL AMOUNT YOU OWE

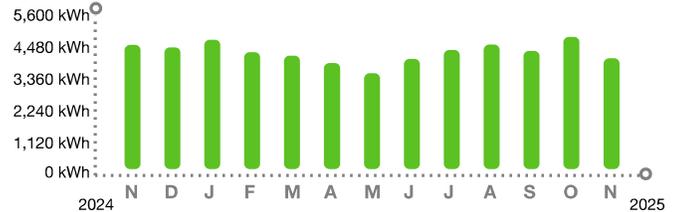
Dec 15, 2025

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,312.93
Payments received	-1,312.93
Balance before new charges	0.00
Total new charges	582.88
Total amount you owe	\$582.88

(See page 2 for bill details.)

KEEP IN MIND

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

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



Ways to Pay



/ 27

5218160850240558828500000

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VILLAGES OF GLEN CREEK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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16085-02405

ACCOUNT NUMBER

\$582.88

TOTAL AMOUNT YOU OWE

Dec 15, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
16085-02405

BILL DETAILS

Amount of your last bill	1,312.93
Payment received - Thank you	-1,312.93
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: <small>(\$0.096100 per kWh)</small>	\$408.13
Fuel: <small>(\$0.027180 per kWh)</small>	\$115.43
Electric service amount	536.43
Gross receipts tax (State tax)	13.77
Franchise fee (Reqd local fee)	32.19
Taxes and charges	45.96
Regulatory fee (State fee)	0.49
Total new charges	\$582.88
Total amount you owe	\$582.88

METER SUMMARY

Meter reading - Meter ACD6724. Next meter reading Dec 23, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	79970		75723		4247

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 24, 2025	Oct 27, 2025	Nov 25, 2024
kWh Used	4247	5068	4762
Service days	28	32	31
kWh/day	152	158	154
Amount	\$582.88	\$692.87	\$594.05

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: Oct 27, 2025 to Nov 24, 2025 (28 days)

Statement Date: Nov 24, 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

\$27.50

TOTAL AMOUNT YOU OWE

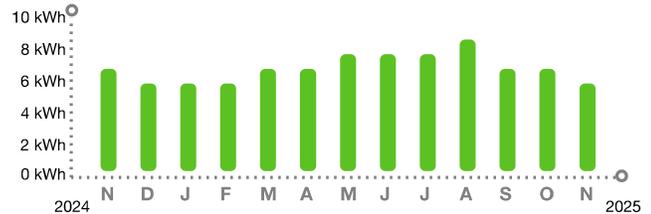
Dec 15, 2025

NEW CHARGES DUE BY



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WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	55.10
Payments received	-55.10
Balance before new charges	0.00
Total new charges	27.50
Total amount you owe	\$27.50

(See page 2 for bill details.)

KEEP IN MIND

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

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



Ways to Pay



/ 27

521827975665575057200000

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TAMPA FL 33614-8390

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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for ways to pay.

27975-66557

ACCOUNT NUMBER

\$27.50

TOTAL AMOUNT YOU OWE

Dec 15, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
27975-66557

BILL DETAILS

Amount of your last bill	55.10
Payment received - Thank you	-55.10
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Minimum base bill charge:	\$11.69
Non-fuel: (\$0.096100 per kWh)	\$0.59
Fuel: (\$0.027180 per kWh)	\$0.16
Electric service amount	25.31
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	\$27.50
Total amount you owe	\$27.50

METER SUMMARY

Meter reading - Meter KJ82813. Next meter reading Dec 23, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00444		00438		6

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 24, 2025	Oct 27, 2025	Nov 25, 2024
kWh Used	6	7	7
Service days	28	32	31
kWh/day	0	0	0
Amount	\$27.50	\$27.55	\$27.51

KEEP IN MIND

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Electric Bill Statement

For: Oct 27, 2025 to Nov 24, 2025 (28 days)

Statement Date: Nov 24, 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

\$460.85

TOTAL AMOUNT YOU OWE

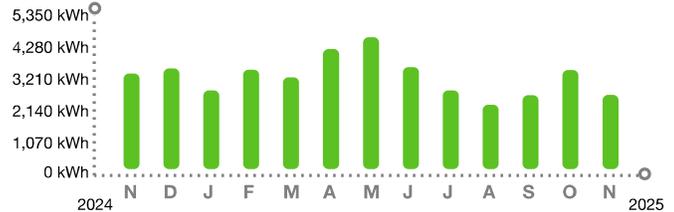
Dec 15, 2025

NEW CHARGES DUE BY



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FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	936.96
Payments received	-936.96
Balance before new charges	0.00
<hr/>	
Total new charges	460.85
Total amount you owe	\$460.85

(See page 2 for bill details.)

KEEP IN MIND

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

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



Ways to Pay



/ 27

5218312243132755806400000

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3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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31224-31327

ACCOUNT NUMBER

\$460.85

TOTAL AMOUNT YOU OWE

Dec 15, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
31224-31327

BILL DETAILS

Amount of your last bill	936.96
Payment received - Thank you	-936.96
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.41
Non-fuel: <small>(\$0.033890 per kWh)</small>	\$91.98
Fuel: <small>(\$0.027180 per kWh)</small>	\$73.77
Demand: <small>(\$13.41 per KW)</small>	\$227.97

Electric service amount 424.13

Gross receipts tax (State tax) 10.88

Franchise fee (Reqd local fee) 25.45

Taxes and charges 36.33

Regulatory fee (State fee) 0.39

Total new charges \$460.85

Total amount you owe \$460.85

METER SUMMARY

Meter reading - Meter KN72064. Next meter reading Dec 23, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	98925		96211		2714
Demand KW	16.59				17

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 24, 2025	Oct 27, 2025	Nov 25, 2024
kWh Used	2714	3625	3499
Service days	28	32	31
kWh/day	96	113	112
Amount	\$460.85	\$521.30	\$494.39

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: Oct 27, 2025 to Nov 24, 2025 (28 days)

Statement Date: Nov 24, 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

\$126.10

TOTAL AMOUNT YOU OWE

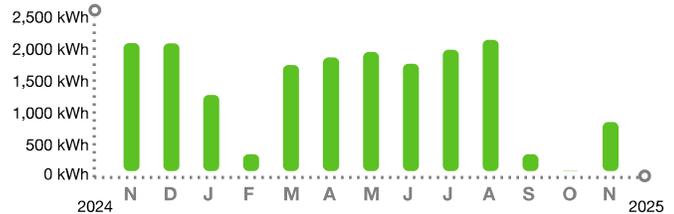
Dec 15, 2025

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	79.76
Payments received	-79.76
Balance before new charges	0.00
Total new charges	126.10
Total amount you owe	\$126.10

(See page 2 for bill details.)

KEEP IN MIND

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

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



Ways to Pay



/ 27

5218432321803470162100000

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TAMPA FL 33614-8390

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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43232-18034

ACCOUNT NUMBER

\$126.10

TOTAL AMOUNT YOU OWE

Dec 15, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
43232-18034

BILL DETAILS

Amount of your last bill	79.76
Payment received - Thank you	-79.76
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: <small>(\$0.096100 per kWh)</small>	\$80.43
Fuel: <small>(\$0.027180 per kWh)</small>	\$22.75
Electric service amount	116.05
Gross receipts tax (State tax)	2.98
Franchise fee (Reqd local fee)	6.96
Taxes and charges	9.94
Regulatory fee (State fee)	0.11
Total new charges	\$126.10

Total amount you owe \$126.10

METER SUMMARY

Meter reading - Meter KCD9973. Next meter reading Dec 23, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	71744		70907		837

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 24, 2025	Oct 27, 2025	Nov 25, 2024
kWh Used	837	5	2191
Service days	28	32	31
kWh/day	29	0	70
Amount	\$126.10	\$27.46	\$280.85

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: Oct 27, 2025 to Nov 24, 2025 (28 days)

Statement Date: Nov 24, 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

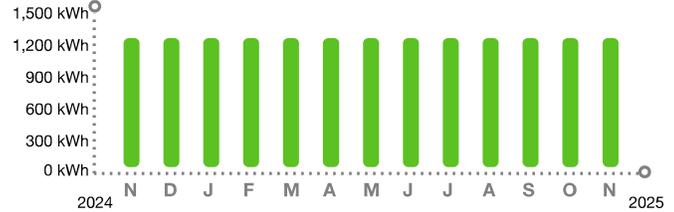
Dec 15, 2025

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	3,197.87
Payments received	-3,197.87
Balance before new charges	0.00
Total new charges	1,587.02
Total amount you owe	\$1,587.02

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after December 15, 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: 1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



Ways to Pay



/ 27

5218824713608172078510000

VILLAGES OF GLEN CREEK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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for ways to pay.

82471-36081

ACCOUNT NUMBER

\$1,587.02

TOTAL AMOUNT YOU OWE

Dec 15, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
82471-36081

BILL DETAILS

Amount of your last bill	3,197.87
Payment received - Thank you	-3,197.87
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
Total amount you owe	\$1,587.02

** 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 Dec 23, 2025.

Usage Type	Usage
Total kWh used	1326

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 24, 2025	Oct 27, 2025	Nov 25, 2024
kWh Used	1326	1326	1326
Service days	28	32	31
kWh/day	47	41	43
Amount	\$1,587.02	\$1,587.02	\$1,547.56

KEEP IN MIND

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Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
82471-36081

For: 10-27-2025 to 11-24-2025 (28 days)
kWh/Day: 47
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							
Fixtures					7.500000		382.50
Maintenance					1.470000		74.97
PMF0001				51			
Non-energy							
Fixtures					9.740000		496.74
UCNP				4,362			
Non-energy							
Maintenance					0.049350		215.26

* 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
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
82471-36081

For: 10-27-2025 to 11-24-2025 (28 days)
kWh/Day: 47
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
					Electric service amount		1,278.76
					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
					Total	1,326	1,587.02

* 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 #: 5665
Invoice Date: 11/01/25
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
11/30/25

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

Subtotal:	\$2,214.50
Sales Tax:	\$0.00
Total:	\$2,214.50
Payments:	\$0.00
Amount Due:	\$2,214.50

Make Payable to Gig Fiber LLC

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

INVOICE



Invoice #: 5666
Invoice Date: 11/01/25
Amount Due: \$200.00

Bill To:

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

Due Date
11/30/25

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

Subtotal:	\$200.00
Sales Tax:	\$0.00
Total:	\$200.00
Payments:	\$0.00
Amount Due:	\$200.00

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

INVOICE



Invoice #: 5667
Invoice Date: 11/01/25
Amount Due: \$1,236.00

Bill To:

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

Due Date
11/30/25

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

Subtotal:	\$1,236.00
Sales Tax:	\$0.00
Total:	\$1,236.00
Payments:	\$0.00
Amount Due:	\$1,236.00

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

INVOICE



Invoice #: 5668
Invoice Date: 11/01/25
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
11/30/25

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

Subtotal:	\$1,545.00
Sales Tax:	\$0.00
Total:	\$1,545.00
Payments:	\$0.00
Amount Due:	\$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

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.: 2868
Terms: Net 20
Invoice date: 11/01/2025
Due date: 11/30/2025

#	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.

RECEIVED
10-22-2025



LevelUp Consulting, LLC
 505 E Jackson St, Suite 200
 Tampa, FL 33602
 813-375-0616
 www.levelupflorida.com

INVOICE

Invoice Date: 12/4/24
 Due Date: 1/3/25
 Total Amount: \$5,280.14
 Number: 5058
 Terms: Net 30
 Job: Glen Creek MC-2

Villages of Glen Creek CDD

INVOICE SUMMARY

Description	Total Budget	Remaining Budget		Prior Billings		This Invoice	
		%	\$	% Billed	\$ Billed	% Billed	\$ Billed
04. Manatee County Code Minimum Landscape Plans	\$3,500.00	--	--	100.00%	\$3,500.00	--	--
	--		--		--		--
10. Surveying Services							
10.C Plat Preparation	\$5,000.00	25.00%	\$1,250.00	60.00%	\$3,000.00	15.00%	\$750.00
10.F Assist with Plat Processing	\$3,500.00	25.00%	\$875.00	--	--	75.00%	\$2,625.00
10.B Boundary Survey	\$4,900.00	--	--	100.00%	\$4,900.00	--	--
10.E PCP's and Lot Corners	\$2,200.00	100.00%	\$2,200.00	--	--	--	--
10.A Tree Location Survey	\$6,900.00	100.00%	\$6,900.00	--	--	--	--
10.D Permanent Reference Monuments	\$1,200.00	100.00%	\$1,200.00	--	--	--	--
10. Surveying Services	\$23,700.00		\$12,425.00		\$7,900.00		\$3,375.00
05. Enhanced Landscape & Hardscape Plans	\$7,500.00	100.00%	\$7,500.00	--	--	--	--
06. Final Plat Support Services	\$4,000.00	40.00%	\$1,600.00	36.00%	\$1,440.00	24.00%	\$960.00
03. SWFWMD Standard General ERP Modification	\$7,500.00	--	--	100.00%	\$7,500.00	--	--



LevelUp Consulting, LLC
 505 E Jackson St, Suite 200
 Tampa, FL 33602
 813-375-0616
 www.levelupflorida.com

INVOICE

Invoice Date: 12/4/24
 Due Date: 1/3/25
 Total Amount: \$5,280.14
 Number: 5058
 Terms: Net 30
 Job: Glen Creek MC-2

Villages of Glen Creek CDD

Description	Total Budget	Remaining Budget		Prior Billings		This Invoice	
		%	\$	% Billed	\$ Billed	% Billed	\$ Billed
07. Construction Bid Services	\$1,500.00	100.00%	\$1,500.00	--	--	--	--
01. Design Development	\$3,000.00	--	--	100.00%	\$3,000.00	--	--
11. Reimbursable Expenses	\$7,670.00	83.05%	\$6,369.99	14.41%	\$1,104.87	2.54%	\$195.14
08. Construction Phase Engineering Services	\$2,500.00	95.00%	\$2,375.00	5.00%	\$125.00	--	--
02. Manatee County Permitting (FSP & Construction Plans	\$19,000.00	--	--	100.00%	\$19,000.00	--	--
09. Construction Certification Services	\$4,500.00	100.00%	\$4,500.00	--	--	--	--
12. City of Bradenton Permitting Renewal	\$5,000.00	25.00%	\$1,250.00	60.00%	\$3,000.00	15.00%	\$750.00
	--		--		--		--
BUDGET TOTALS	\$89,370.00		\$37,519.99		\$46,569.87		\$5,280.14
TOTAL AMOUNT DUE							\$5,280.14

Please remit payment to:
 LEVELUP CONSULTING LLC
 505 E. Jackson Street, Suite 200
 Tampa, FL 33602



LevelUp Consulting, LLC
 505 E Jackson St, Suite 200
 Tampa, FL 33602
 813-375-0616
 www.levelupflorida.com

INVOICE

Invoice Date: 1/8/25
 Due Date: 2/7/25
 Total Amount: \$1,860.80
 Number: 5220
 Terms: Net 30
 Job: Glen Creek MC-2

Villages of Glen Creek CDD

INVOICE SUMMARY

Description	Total Budget	Remaining Budget		Prior Billings		This Invoice	
		%	\$	% Billed	\$ Billed	% Billed	\$ Billed
04. Manatee County Code Minimum Landscape Plans	\$3,500.00	--	--	100.00%	\$3,500.00	--	--
	--		--		--		--
10. Surveying Services							
10.C Plat Preparation	\$5,000.00	25.00%	\$1,250.00	75.00%	\$3,750.00	--	--
10.F Assist with Plat Processing	\$3,500.00	25.00%	\$875.00	75.00%	\$2,625.00	--	--
10.B Boundary Survey	\$4,900.00	--	--	100.00%	\$4,900.00	--	--
10.E PCP's and Lot Corners	\$2,200.00	100.00%	\$2,200.00	--	--	--	--
10.A Tree Location Survey	\$6,900.00	100.00%	\$6,900.00	--	--	--	--
10.D Permanent Reference Monuments	\$1,200.00	100.00%	\$1,200.00	--	--	--	--
10. Surveying Services	\$23,700.00		\$12,425.00		\$11,275.00		--
05. Enhanced Landscape & Hardscape Plans	\$7,500.00	100.00%	\$7,500.00	--	--	--	--
06. Final Plat Support Services	\$4,000.00	40.00%	\$1,600.00	60.00%	\$2,400.00	--	--
03. SWFWMD Standard General ERP Modification	\$7,500.00	--	--	100.00%	\$7,500.00	--	--



LevelUp Consulting, LLC
 505 E Jackson St, Suite 200
 Tampa, FL 33602
 813-375-0616
 www.levelupflorida.com

INVOICE

Invoice Date: 1/8/25
 Due Date: 2/7/25
 Total Amount: \$1,860.80
 Number: 5220
 Terms: Net 30
 Job: Glen Creek MC-2

Villages of Glen Creek CDD

Description	Total Budget	Remaining Budget		Prior Billings		This Invoice	
		%	\$	% Billed	\$ Billed	% Billed	\$ Billed
07. Construction Bid Services	\$1,500.00	100.00%	\$1,500.00	--	--	--	--
01. Design Development	\$3,000.00	--	--	100.00%	\$3,000.00	--	--
11. Reimbursable Expenses	\$7,670.00	78.35%	\$6,009.19	16.95%	\$1,300.01	4.70%	\$360.80
08. Construction Phase Engineering Services	\$2,500.00	85.00%	\$2,125.00	5.00%	\$125.00	10.00%	\$250.00
02. Manatee County Permitting (FSP & Construction Plans)	\$19,000.00	--	--	100.00%	\$19,000.00	--	--
09. Construction Certification Services	\$4,500.00	100.00%	\$4,500.00	--	--	--	--
12. City of Bradenton Permitting Renewal	\$5,000.00	--	--	75.00%	\$3,750.00	25.00%	\$1,250.00
	--		--		--		--
BUDGET TOTALS	\$89,370.00		\$35,659.19		\$51,850.01		\$1,860.80
TOTAL AMOUNT DUE							\$1,860.80

Please remit payment to:
 LEVELUP CONSULTING LLC
 505 E. Jackson Street, Suite 200
 Tampa, FL 33602

Invoice

LevelUp Consulting
505 E. Jackson Street, Suite 200
Tampa, FL 33602

Invoice Total: 500.00

Villages of Glen Creek CDD

February 14, 2025
 Project No: 24121-03
 Invoice No: 5249
 Due Date: March 16, 2025

Project 24121-03 Glen Creek MC-2

Fee

Task	Contract Amount	% Complete	Previously Billed	Current Due
Design Development	3,000.00	100.00	3,000.00	0.00
County FSP & Construction Plans	19,000.00	100.00	19,000.00	0.00
SWFWMD ERP Modification	7,500.00	100.00	7,500.00	0.00
County Code Min LA Plans	3,500.00	100.00	3,500.00	0.00
Enhanced LA & Hardscape Plans	7,500.00	0.00	0.00	0.00
Final Plat Support Services	4,000.00	60.00	2,400.00	0.00
Construction Bid Services	1,500.00	0.00	0.00	0.00
CPE Services	2,500.00	35.00	375.00	500.00
Construction Certification Services	4,500.00	0.00	0.00	0.00
Surveying Services				
Tree Location Survey	6,900.00	54.3478	3,750.00	0.00
Boundary Survey	4,900.00	53.5714	2,625.00	0.00
Plat Preparation	5,000.00	98.00	4,900.00	0.00
Permanent Reference Monuments	1,200.00	0.00	0.00	0.00
PCP's and Lot Corners	2,200.00	0.00	0.00	0.00
Assist with Plat Processing	3,500.00	0.00	0.00	0.00
City Permitting Renewal	5,000.00	100.00	5,000.00	0.00
Reimbursable Expenses	7,670.00	21.6533	1,660.81	0.00
Total Fee	89,370.00		53,710.81	500.00
	Total Fee			500.00
			Total this Invoice	500.00

Please remit payment to:
 LEVELUP CONSULTING LLC
 505 E. Jackson Street, Suite 200
 Tampa, FL 33602

Invoice

LevelUp Consulting
505 E. Jackson Street, Suite 200
Tampa, FL 33602



Invoice Total: 681.38

March 10, 2025
 Project No: 24121-03
 Invoice No: 5329
 Due Date: April 09, 2025

Villages of Glen Creek CDD

Project 24121-03 Glen Creek MC-2
Fee

Task	Contract Amount	% Complete	Previously Billed	Current Due
Design Development	3,000.00	100.00	3,000.00	0.00
County FSP & Construction Plans	19,000.00	100.00	19,000.00	0.00
SWFWMD ERP Modification	7,500.00	100.00	7,500.00	0.00
County Code Min LA Plans	3,500.00	100.00	3,500.00	0.00
Enhanced LA & Hardscape Plans	7,500.00	0.00	0.00	0.00
Final Plat Support Services	4,000.00	75.00	2,400.00	600.00
Construction Bid Services	1,500.00	0.00	0.00	0.00
CPE Services	2,500.00	35.00	875.00	0.00
Construction Certification Services	4,500.00	0.00	0.00	0.00
Surveying Services				
Tree Location Survey	6,900.00	54.3478	3,750.00	0.00
Boundary Survey	4,900.00	53.5714	2,625.00	0.00
Plat Preparation	5,000.00	98.00	4,900.00	0.00
Permanent Reference Monuments	1,200.00	0.00	0.00	0.00
PCP's and Lot Corners	2,200.00	0.00	0.00	0.00
Assist with Plat Processing	3,500.00	0.00	0.00	0.00
City Permitting Renewal	5,000.00	100.00	5,000.00	0.00
Reimbursable Expenses	7,670.00	22.7143	1,660.81	81.38
Total Fee	89,370.00		54,210.81	681.38
	Total Fee			681.38
			Total this Invoice	681.38

Please remit payment to:
 LEVELUP CONSULTING LLC
 505 E. Jackson Street, Suite 200
 Tampa, FL 33602

Please remit payment to:
LEVELUP CONSULTING LLC
505 E. Jackson Street, Suite 200
Tampa, FL 33602

Invoice

LevelUp Consulting
505 E. Jackson Street, Suite 200
Tampa, FL 33602



Invoice Total: 2,625.00

March 10, 2025

Project No: 24121-04

Invoice No: 5397

Due Date: April 09, 2025

Villages of Glen Creek
CDD
PO Box 32414
Charlotte, NC 28232

Project 24121-04 26th Ave Improvements

Fee

Task	Contract Amount	% Complete	Previously Billed	Current Due
Construction Plans & Permitting	17,000.00	75.00	10,200.00	2,550.00
SWFWMD Permit Exemption	500.00	75.00	300.00	75.00
CPE Services	6,000.00	0.00	0.00	0.00
Reimbursable Expenses	2,500.00	0.00	0.00	0.00
Total Fee	26,000.00		10,500.00	2,625.00
	Total Fee			2,625.00
			Total this Invoice	2,625.00

RECEIVED
10-30-2025

Please remit payment to:
LEVELUP CONSULTING LLC
505 E. Jackson Street, Suite 200
Tampa, FL 33602

Invoice

LevelUp Consulting
505 E. Jackson Street, Suite 200
Tampa, FL 33602



Villages of Glen Creek CDD
PO Box 32414
Charlotte, NC 28232

Invoice Total: 4,954.92

July 09, 2025
Project No: 24121-04
Invoice No: 5647
Due Date: August 08, 2025

Project 24121-04 26th Ave Improvements
Fee

Task	Contract Amount	% Complete	Previously Billed	Current Due
Construction Plans & Permitting	17,000.00	100.00	12,750.00	4,250.00
SWFWMD Permit Exemption	500.00	90.00	375.00	75.00
CPE Services	6,000.00	0.00	0.00	0.00
Reimbursable Expenses	2,500.00	25.1968	0.00	629.92
Total Fee	26,000.00		13,125.00	4,954.92
	Total Fee			4,954.92
			Total this Invoice	4,954.92

RECEIVED
10-30-2025

Please remit payment to:
LEVELUP CONSULTING LLC
505 E. Jackson Street, Suite 200
Tampa, FL 33602

Invoice

LevelUp Consulting
505 E. Jackson Street, Suite 200
Tampa, FL 33602



Invoice Total: 1,030.40

August 11, 2025
 Project No: 24121-03
 Invoice No: 5748
 Due Date: September 10, 2025

Villages of Glen Creek CDD

Project 24121-03 Glen Creek MC-2
Fee

Task	Contract Amount	% Complete	Previously Billed	Current Due
Design Development	3,000.00	100.00	3,000.00	0.00
County FSP & Construction Plans	19,000.00	100.00	19,000.00	0.00
SWFWMD ERP Modification	7,500.00	100.00	7,500.00	0.00
County Code Min LA Plans	3,500.00	100.00	3,500.00	0.00
Enhanced LA & Hardscape Plans	7,500.00	0.00	0.00	0.00
Final Plat Support Services	4,000.00	90.00	3,000.00	600.00
Construction Bid Services	1,500.00	0.00	0.00	0.00
CPE Services	2,500.00	45.00	875.00	250.00
Construction Certification Services	4,500.00	0.00	0.00	0.00
Surveying Services				
Tree Location Survey	6,900.00	54.3478	3,750.00	0.00
Boundary Survey	4,900.00	53.5714	2,625.00	0.00
Plat Preparation	5,000.00	98.00	4,900.00	0.00
Permanent Reference Monuments	1,200.00	0.00	0.00	0.00
PCP's and Lot Corners	2,200.00	0.00	0.00	0.00
Assist with Plat Processing	3,500.00	0.00	0.00	0.00
City Permitting Renewal	5,000.00	100.00	5,000.00	0.00
Reimbursable Expenses	7,670.00	25.0664	1,742.19	180.40
Total Fee	89,370.00		54,892.19	1,030.40
	Total Fee			1,030.40
			Total this Invoice	1,030.40

Please remit payment to:
 LEVELUP CONSULTING LLC
 505 E. Jackson Street, Suite 200
 Tampa, FL 33602

Please remit payment to:
LEVELUP CONSULTING LLC
505 E. Jackson Street, Suite 200
Tampa, FL 33602

Invoice

LevelUp Consulting
505 E. Jackson Street, Suite 200
Tampa, FL 33602



Villages of Glen Creek CDD
PO Box 32414
Charlotte, NC 28232

Invoice Total: 140.20

October 07, 2025
Project No: 24121-04
Invoice No: 5886
Due Date: November 06, 2025

Project 24121-04 26th Ave Improvements
Fee

Task	Contract Amount	% Complete	Previously Billed	Current Due
Construction Plans & Permitting	17,000.00	100.00	17,000.00	0.00
SWFWMD Permit Exemption	500.00	100.00	450.00	50.00
CPE Services	6,000.00	0.00	0.00	0.00
Reimbursable Expenses	2,500.00	28.8048	629.92	90.20
Total Fee	26,000.00		18,079.92	140.20
	Total Fee			140.20
			Total this Invoice	140.20

RECEIVED
10-30-2025

Please remit payment to:
LEVELUP CONSULTING LLC
505 E. Jackson Street, Suite 200
Tampa, FL 33602

Invoice

LevelUp Consulting
505 E. Jackson Street, Suite 200
Tampa, FL 33602



Villages of Glen Creek CDD
PO Box 32414
Charlotte, NC 28232

Invoice Total: 11,230.25

October 07, 2025
Project No: 24121-05
Invoice No: 5906
Due Date: November 06, 2025

Project 24121-05 Glen Creek Phase 4A

Fee

Task	Contract Amount	% Complete	Previously Billed	Current Due
Project Management	10,000.00	0.00	0.00	0.00
City Permitting Renewal	7,500.00	60.00	0.00	4,500.00
County Permitting Renewal	7,500.00	60.00	0.00	4,500.00
Total Fee	25,000.00		0.00	9,000.00
	Total Fee			9,000.00

Reimbursable Expenses

Permitting Fees				
9/24/2025	Jackson, Amber	City of Bradenton submittal fee	1,100.00	
9/24/2025	Jackson, Amber	Manatee County Submittal CC Fee	30.25	
9/24/2025	Jackson, Amber	Manatee County Submittal	1,100.00	
	Total Reimbursables		2,230.25	2,230.25
		Total this Invoice		11,230.25

RECEIVED
10-30-2025

Please remit payment to:
LEVELUP CONSULTING LLC
505 E. Jackson Street, Suite 200
Tampa, FL 33602

Invoice

LevelUp Consulting
 505 E. Jackson Street, Suite 200
 Tampa, FL 33602



Villages of Glen Creek CDD

Invoice Total: 880.40

November 07, 2025
 Project No: 24121-03
 Invoice No: 5982
 Due Date: December 07, 2025

Project 24121-03 Glen Creek MC-2
Fee

Task	Contract Amount	% Complete	Previously Billed	Current Due
Design Development	3,000.00	100.00	3,000.00	0.00
County FSP & Construction Plans	19,000.00	100.00	19,000.00	0.00
SWFWMD ERP Modification	7,500.00	100.00	7,500.00	0.00
County Code Min LA Plans	3,500.00	100.00	3,500.00	0.00
Enhanced LA & Hardscape Plans	7,500.00	0.00	0.00	0.00
Final Plat Support Services	4,000.00	90.00	3,600.00	0.00
Construction Bid Services	1,500.00	0.00	0.00	0.00
CPE Services	2,500.00	55.00	1,125.00	250.00
Construction Certification Services	4,500.00	10.00	0.00	450.00
Surveying Services				
Tree Location Survey	6,900.00	54.3478	3,750.00	0.00
Boundary Survey	4,900.00	53.5714	2,625.00	0.00
Plat Preparation	5,000.00	98.00	4,900.00	0.00
Permanent Reference Monuments	1,200.00	0.00	0.00	0.00
PCP's and Lot Corners	2,200.00	0.00	0.00	0.00
Assist with Plat Processing	3,500.00	0.00	0.00	0.00
City Permitting Renewal	5,000.00	100.00	5,000.00	0.00
Reimbursable Expenses	7,670.00	27.4184	1,922.59	180.40
Total Fee	89,370.00		55,922.59	880.40
	Total Fee			880.40
			Total this Invoice	880.40

Please remit payment to:
 LEVELUP CONSULTING LLC
 505 E. Jackson Street, Suite 200
 Tampa, FL 33602

Please remit payment to:
LEVELUP CONSULTING LLC
505 E. Jackson Street, Suite 200
Tampa, FL 33602

Invoice

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

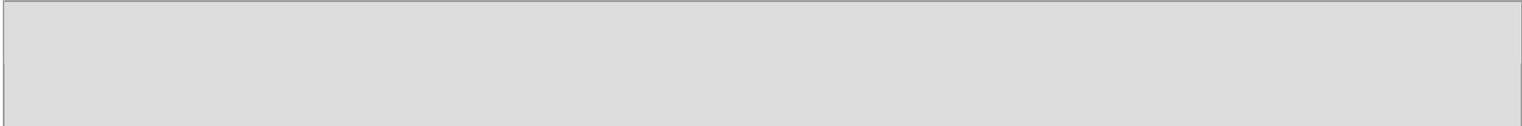
INVOICE: 816394
DATE: 11/01/25
ORDER:

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

Work Location: [106524] 813-564-6103
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!

SUBTOTAL	\$124.00
TAX	\$0.00
TOTAL	\$124.00



Charges outstanding over 30 days from the date of service are subject to a 1½% FINANCE CHARGE PER MONTH

PLEASE PAY FROM THIS INVOICE

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
10/30/2025	20904

BILL TO
Villages at Glen Creek CDD c/o GTIS I VGC LP 787 7th Ave 50th FL New York, NY 10019

PLACE OF SERVICE

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #		
	10/30/2025					
DESCRIPTION				Quantity	RATE	AMOUNT
Mini excavator (charge per day)				2	200.00	400.00
3" PVC per ft				10	8.01	80.10
1 1/2" PVC per ft				5	3.34	16.70
3" Knock on compression coupling				2	163.25	326.50
1 1/2" slip fix				2	33.02	66.04
3" Couplings				2	15.30	30.60
1 1/2" Couping				2	4.87	9.74
1 1/2" - 1 1/2" Reducer				2	5.62	11.24
Irrigation labor for repairing a major mainline leak outside of the subdivision by the sidewalk. and a lateral line break by the walkway near the pool amenities.				20	65.00	1,300.00

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$2,240.92
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$2,240.92

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

Invoice

Date	Invoice #
11/2/2025	INV0000104491

Bill To:

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

Services for the month of	Terms	Client Number
November	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

RECEIVED
 10-30-2025

Subtotal	\$6,636.66
Total	\$6,636.66

SpringHill Suites Bradenton Downtown/Riverfront
102 12th St W
Bradenton, FL 34205
(941)226-2200

Invoice

Date: October 6, 2025
Invoice Number: 92725

To:

Villages of Glen

Creek CDD

For:

Meeting Room Usage

DESCRIPTION	RATE	TAX & SVC	AMOUNT
10/14 Meeting	229	65.04	294.04
11/11 Meeting	229	65.04	294.04
1/13 Meeting	229	65.04	294.04
3/10 Meeting	229	65.04	294.04
5/12 Meeting	229	65.04	294.04
7/14 Meeting	229	65.04	294.04
8/11 Meeting	229	65.04	294.04
Balance			\$2,058.28

RECEIVED
10-31-2025

Thank you for your business!



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

Invoice Number: 7908758
Account Number: 257099000
Invoice Date: 09/25/2025
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 2016

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 \$7,411.13

All invoices are due upon receipt.

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

VILLAGES GLEN CREEK CDD 2016

Invoice Number: 7908758
Account Number: 257099000
Current Due: \$7,411.13

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: 7908758
 Invoice Date: 09/25/2025
 Account Number: 257099000
 Direct Inquiries To: Audette, James J
 Phone: (407)-835-3820

VILLAGES GLEN CREEK CDD 2016

Accounts Included 257099000 257099001 257099003 257099004 257099006 257099007
 In This Relationship: 257099008 257099009 257099011 257099012

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	5,950.00	100.00%	\$5,950.00
Subtotal Administration Fees - In Advance 09/01/2025 - 08/31/2026				\$5,950.00
19190 Other	1,000.00	1.00		\$1,000.00
Subtotal Extraordinary Services - In Arrears 09/01/2024 - 08/31/2025				\$1,000.00
Incidental Expenses 09/01/2025 to 08/31/2026	5,950.00	0.0775		\$461.13
Subtotal Incidental Expenses				\$461.13
TOTAL AMOUNT DUE				\$7,411.13



Villages of Glen Creek Community Development District

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

Operation and Maintenance Expenditures December 2025 For Board Approval

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

The total items being presented: **\$35,708.80**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Bradenton	100035	2490240	Water Services 10/25	\$ 959.67
City of Bradenton	100035	2490257	Water Services 11/25	\$ 5,424.83
Decorating Elves, Inc.	100034	I231827151	Holiday Lighting 12/25	\$ 5,412.25
Doodycalls of Parrish FL	100039	INV-11034445202511	Dog Waste Supplies & Maintenance 11/25	\$ 384.00
ECS Integrations, LLC	100041	103382	Gate Repairs 12/25	\$ 519.00
Florida Fountains & Equipment, LLC	100036	F2025-701	Fountain Maintenance 11/25	\$ 2,347.58
Gig Fiber, LLC	100042	5877	Solar Equipment Lease 12/25	\$ 2,214.50
Gig Fiber, LLC	100042	5878	Solar Equipment Lease 12/25	\$ 200.00
Gig Fiber, LLC	100042	5879	Solar Equipment Lease 12/25	\$ 1,236.00
Gig Fiber, LLC	100042	5880	Solar Equipment Lease 12/25	\$ 1,545.00
H2 Lagoon Solutions	100043	2888	Pond Maintenance 12/25	\$ 1,950.00
Rizzetta & Company, Inc.	100033	INV0000105306	Accounting Services 12/25	\$ 6,636.66

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Stantec Consulting Services, Inc.	100037	2488672	Engineering Services 11/25	\$ 2,561.25
Stantec Consulting Services, Inc.	100044	2501418	Engineering Services 12/25	\$ 1,955.25
Steadfast Contractors Alliance, LLC	100045	SA-17812	Aquatic Maintenance 12/25	\$ 1,695.00
The Observer Group, Inc.	100038	25-02240M	Legal Advertising 12/25	\$ 67.81
Venice Outdoor Lighting Technologies, LLC	100040	5119	Holiday Decorations 12/25	<u>\$ 600.00</u>
Report Total				<u>\$ 35,708.80</u>



City of Bradenton
Water and Sewer Department
 101 Old Main Street
 Bradenton, FL 34205-7865

UTILITY BILL
Customer Copy
 Keep this portion for your records

Office Hours: Monday - Thursday: 7:30 AM - 4:30 PM
 Friday - 7:30 AM - 3:30 PM

If you have questions regarding this bill please call or email:
 (941) 932-9434 or help.utilities@cityofbradenton.com

Customer Name		Service Address		Account Number
VILLAGES OF GLEN CREEK (CDD)		2406 ORCHID GLADES LN		60117820069576

Bill Number	Bill Date	Location ID	Customer ID	Current Billing Due Date
2490240	11/26/2025	601178	20069576	12/16/2025

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
10/10/2025 - 11/06/2025	1 RESIDENTIAL	19801729	1206	1221	15	61.02
	WATER BASE					32.61
	SEWER USAGE					69.30
	SEWER BASE					48.18
	COMMERCIAL GARBAGE					73.42
	UTILITY TAX					9.36
	RES STORMWATER					5.53

DELINQUENT

DOWNLOAD THE CITY OF BRADENTON APP WITH THE SUNGLASSES FOR CITYWIDE INFORMATION AND A MORE CONVENIENT WAY TO PAY YOUR BILL. VISIT US ON FACEBOOK/CITYOFBRADENTONGOVERNMENT. REGISTER FOR EMERGENCY MESSAGES WITH CODE RED AT WWW.BRADENTONFL.GOV/EMERGENCY. [CY4]

Current Charges	299.42
Previous Balance	602.62
Less Payments Received	0.00
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	57.63
Total Amount Due	\$959.67

****IMPORTANT MESSAGE****
 YOUR PREVIOUS BALANCE OF 660.25 MUST BE PAID IMMEDIATELY TO PREVENT SERVICES FROM BEING SHUT OFF AND A SERVICE FEE ASSESSED. DISCONNECTED SERVICE IS SUBJECT TO AN INCREASED DEPOSIT. PLEASE CALL 877-631-7796 TO MAKE YOUR PAYMENT BY PHONE TODAY.

R1

R1 PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. DO NOT STAPLE OR FOLD. PLEASE WRITE YOUR CUSTOMER ID ON YOUR CHECK.

Scan the QR Code
 below with your
 smart phone to pay
 your bill online



UTILITY BILL

Please write your Account Number on your check and enclose this portion of bill with your payment.
Make checks payable to: City of Bradenton



101 OLD MAIN STREET
 BRADENTON FL 34205-7865

TEMP - RETURN SERVICE REQUESTED

Service Address	Account Number	Customer ID			
2406 ORCHID GLADES LN	60117820069576	20069576			
Bill Number	2490240	Due Date	12/16/2025	Amount Due	\$959.67

If you have questions regarding this bill please call or email:
 (941) 932-9434 or help.utilities@cityofbradenton.com

Amount Enclosed \$ _____

VILLAGES OF GLEN CREEK (CDD)
 C/O RIZZETTA & COMPANY INC.
 3434 COLEWELL AVENUE
 SUITE 200
 TAMPA FL 33614
 USA

CITY OF BRADENTON
 PO BOX 1339
 BRADENTON FL 34206-1339

6011780200695760000095967 0



City of Bradenton
Water and Sewer Department
 101 Old Main Street
 Bradenton, FL 34205-7865

UTILITY BILL
Customer Copy
 Keep this portion for your records

Office Hours: Monday - Thursday: 7:30 AM - 4:30 PM
 Friday - 7:30 AM - 3:30 PM

If you have questions regarding this bill please call or email:
 (941) 932-9434 or help.utilities@cityofbradenton.com

Customer Name		Service Address		Account Number
VILLAGES OF GLEN CREEK (CDD)		2284 MIZNER BAY AVE		60118520069576

Bill Number	Bill Date	Location ID	Customer ID	Current Billing Due Date
2490257	11/26/2025	601185	20069576	12/16/2025

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
	RECLAIM UTILITY TAX	20180150	166036	169362	3326	1,693.22 169.32

DELINQUENT

DOWNLOAD THE CITY OF BRADENTON APP WITH THE SUNGLASSES FOR CITYWIDE INFORMATION AND A MORE CONVENIENT WAY TO PAY YOUR BILL. VISIT US ON FACEBOOK/CITYOFBRADENTONGOVERNMENT. REGISTER FOR EMERGENCY MESSAGES WITH CODE RED AT WWW.BRADENTONFL.GOV/EMERGENCY. [CY4]

Current Charges	1,862.54
Previous Balance	3,251.33
Less Payments Received	0.00
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	310.96
Total Amount Due	\$5,424.83

****IMPORTANT MESSAGE****

YOUR PREVIOUS BALANCE OF 3562.29 MUST BE PAID IMMEDIATELY TO PREVENT SERVICES FROM BEING SHUT OFF AND A SERVICE FEE ASSESSED. DISCONNECTED SERVICE IS SUBJECT TO AN INCREASED DEPOSIT. PLEASE CALL 877-631-7796 TO MAKE YOUR PAYMENT BY PHONE TODAY.

C2

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. DO NOT STAPLE OR FOLD. PLEASE WRITE YOUR CUSTOMER ID ON YOUR CHECK.

Scan the QR Code
 below with your
 smart phone to pay
 your bill online



UTILITY BILL

Please write your Account Number on your check and enclose this portion of bill with your payment.

Make checks payable to: City of Bradenton



101 OLD MAIN STREET
 BRADENTON FL 34205-7865

TEMP - RETURN SERVICE REQUESTED

Service Address	Account Number	Customer ID
2284 MIZNER BAY AVE	60118520069576	20069576
Bill Number	Due Date	Amount Due
2490257	12/16/2025	\$5,424.83

If you have questions regarding this bill please call or email:
 (941) 932-9434 or help.utilities@cityofbradenton.com

Amount Enclosed \$ _____

VILLAGES OF GLEN CREEK (CDD)
 C/O RIZZETTA & COMPANY INC.
 3434 COLEWELL AVENUE
 SUITE 200
 TAMPA FL 33614
 USA

CITY OF BRADENTON
 PO BOX 1339
 BRADENTON FL 34206-1339

6011850200695760000542483 7

Invoice

Decorating Elves, Inc. -dba-
13670 Roosevelt Blvd, Suite B
www.decoratingelves.com
(727) 474-2628



Villages of Glen Creek CDD
2355 26th Ave E
Bradenton, FL 34208

Invoice #	I231827151
Invoice Date	12/2/2025
Amount Due	\$5,412.25

Item	Description	Qty	Price
Holiday Install	Christmas Lighting and Holiday Decor Service. For seasonal use of product and material. Set Up, Service & Repair, Removal Included. All Lights are LED. It is the responsibility of the owner to provide designated working receptacles, & resetting GFCI outlets when necessary.	1	\$0.00
HL C9 1 Story	HL Service: 1st Story C9s on Clip, for Clubhouse, in colors we carry	150	\$1,350.00
HL Mini Wrap	HL Service: Trunk Wrap: Mini's 5mm wide: asst palms at gate and clubhouse, colors we carry, per 50 illuminations	50	\$1,650.00
HL Garland EX Thick	HL Service: 18" EX Thick Pine Garland Sequoia w WW minis	8	\$1,432.00
HL Bow Classic	HL Service: Classic Red Bow 12"/18"+/-	12	\$204.00
HL Wreath 48	HL Service: 48" Pine style Wreath w Warm White Minis & 12" Dimensional Red Bows 1st Story; for clubhouse	1	\$218.00
HL Wreath 36	HL Service: 36" Pine style Wreath w Warm White Minis & Classic Red Bows; 1st Story Location Battery Powered for Monument	2	\$286.00
HL Timer Sunset	HL Service: Sunset Timer or Photocell	3	\$44.85
HL Extension Cord	Electrical Extension Cord - Heavy Duty Outdoor Rated	12	\$227.40

Subtotal	\$5,412.25
Tax	\$0.00
Total	\$5,412.25
Amount Paid	\$0.00
Amount Due	\$5,412.25

Terms

Due upon receipt. Finance charges may accrue.

DoodyCalls of Suncoast
 4326 Kingsfield Drive
 Parrish, FL 34219
 www.doodycalls.com/suncoast



Bill To:
 Villages Of Glen Creek CDD (Matt O'Nolan) -
 Rizzetta
 3434 Colwell Ave Suite 200
 Tampa, FL 33614

CONSOLIDATED INVOICE

Reference #	INV-11034445202511
Date	November 30, 2025
Amount Due	\$384.00

Activity from November 01, 2025 to November 30, 2025

Ref	Date	Item	Description	Qty	Unit Price	Amount
I4770431 6	11/4/2025	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I4770431 6	11/4/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I4770476 4	11/18/2025	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I4770476 4	11/18/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I4770498 8	11/11/2025	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I4770498 8	11/11/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I4770502 9	11/25/2025	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I4770502 9	11/25/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00

Subtotal	\$384.00
Tax	\$0.00
Total	\$384.00
Total Amount Due	\$384.00

Thank you for your business!

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO
Villages of Glen Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614 USA

SHIP TO
Villages of Glen Creek CDD
2440 Sand Gables Trail
Bradenton, FL 34208 USA

INVOICE 103382
DATE 12/12/2025
TERMS 5
DUE DATE 12/17/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
11/26/2025	The rex on the entrance side of the ped gate is working fine no issues. The rex on the exit side is stuck holding the gate open. The tech tried cleaning and replacing the wire harness to fix the rex, but it still didn't work. The tech replaced the rex button, and the gates are working fine now. The tech covered the holes at the pool's main gate.	1	365.00	365.00
	REX/PIR Black	1	154.00	154.00T
SUBTOTAL				519.00
TAX				0.00
TOTAL				519.00
BALANCE DUE				\$519.00

Pay invoice



17252 Alico Center Rd. Suite 2
 Fort Myers, FL 33967
 (239) 567-3030

admin@flfountains.com

Invoice

Date	Invoice #
11/18/2025	F2025-701

Florida Fountains & Equipment, LLC

Bill To
Villages of Glen Creek c/o Rizzetta & Company

Location
Villages of Glen Creek 2429 Sand Gables Trace Bradenton, FL 34208

Other	Warranty Expires	Technician	Customer PO	Due Date
	11/10/2026	HR		12/18/2025

Serviced	Description	Qty	U/M	Rate	Amount
11/10/2025	This invoice is to Villages @ Glen Creek for the purchase and installation of (1) 5hp motor and start box replacement for the onsite fountain. Our techs were onsite to perform and complete the stated work as per approved proposal #2025-701. 5hp 230 volt single phase Premium 100 motor Serial #2175274255 5HP Start Box				
		1		1,895.00	1,895.00T
		1		299.00	299.00T

Thank you for your business.

Subtotal	\$2,194.00
Sales Tax (7.0%)	\$153.58
Total	\$2,347.58
Payments/Credits	\$0.00
Balance Due	\$2,347.58

Terms and Conditions

Please send payment within 30 days of receiving this invoice. There will be a 4.0% service charge on Credit Card payments. Please be sure to include invoice number on the check.

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

INVOICE



Invoice #: 5877
Invoice Date: 12/01/25
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
12/31/25

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

Subtotal:	\$2,214.50
Sales Tax:	\$0.00
Total:	\$2,214.50
Payments:	\$0.00
Amount Due:	\$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 #: 5878
Invoice Date: 12/01/25
Amount Due: \$200.00

Bill To:

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

Due Date
12/31/25

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

Subtotal:	\$200.00
Sales Tax:	\$0.00
Total:	\$200.00
Payments:	\$0.00
Amount Due:	\$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 #: 5879
Invoice Date: 12/01/25
Amount Due: \$1,236.00

Bill To:

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

Due Date
12/31/25

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

Subtotal:	\$1,236.00
Sales Tax:	\$0.00
Total:	\$1,236.00
Payments:	\$0.00
Amount Due:	\$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 #: 5880
Invoice Date: 12/01/25
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
12/31/25

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

Subtotal:	\$1,545.00
Sales Tax:	\$0.00
Total:	\$1,545.00
Payments:	\$0.00
Amount Due:	\$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

Villages of Glen Creek CDD
PO Box 32414
Charlotte, NC 28232

Ship to

Villages of Glen Creek CDD
PO Box 32414
Charlotte, NC 28232

Invoice details

Invoice no.: 2888
Terms: Net 20
Invoice date: 12/01/2025
Due date: 12/31/2025

#	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.

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

Invoice

Date	Invoice #
12/2/2025	INV0000105306

Bill To:

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

Services for the month of	Terms	Client Number
December	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
		Subtotal	\$6,636.66
		Total	\$6,636.66



INVOICE

Invoice Number 2488672
Invoice Date November 20, 2025
Customer Number 129690
Project Number 238202079

Bill To

Villages of Glen Creek, FL
Community Development
District
Accounts Payable
C/O Rizzetta and Company,
Inc.
3434 Colwell Rd, Suite 200
Tampa FL 33614
United States

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Villages of Glen Creek Community Development District

Stantec Project Manager: Stewart, Tonja L
Authorization Amount: \$19,943.00
Authorization Previously Billed: \$4,938.50
Authorization Budget Remaining: \$12,443.25
Authorization Billed to Date: \$7,499.75
Current Invoice Due: \$2,561.25
For Period Ending: November 20, 2025

Invoice email: CDDinvoice@rizzetta.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number

2488672

Project Number

238202079

Top Task 2026

2026 FY General Consulting Services

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2025-08-28	0.50	183.00	91.50
Nurse, Vanessa M	2025-09-05	3.50	183.00	640.50
Nurse, Vanessa M	2025-09-08	0.25	183.00	45.75
Nurse, Vanessa M	2025-09-16	1.50	183.00	274.50
Nurse, Vanessa M	2025-09-17	3.00	183.00	549.00
		8.75		1,601.25
Level 14				
Stewart, Tonja L	2025-09-17	1.00	240.00	240.00
Stewart, Tonja L	2025-10-14	1.00	240.00	240.00
Stewart, Tonja L	2025-10-21	1.00	240.00	240.00
Stewart, Tonja L	2025-10-28	1.00	240.00	240.00
		4.00		960.00
Professional Services Subtotal		12.75		2,561.25

Top Task 2026 Total

2,561.25

Total Fees & Disbursements

\$2,561.25

INVOICE TOTAL (USD)

\$2,561.25

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-08-28	238202079	2026	NURSE, VANESSA M	0.50	183.00	91.50	Project Management Support	
2025-09-05	238202079	2026	NURSE, VANESSA M	3.50	183.00	640.50	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-09-08	238202079	2026	NURSE, VANESSA M	0.25	183.00	45.75	Project Management Support	
2025-09-16	238202079	2026	NURSE, VANESSA M	0.50	183.00	91.50	REQUISITIONS	
2025-09-16	238202079	2026	NURSE, VANESSA M	1.00	183.00	183.00	UPDATED MAINTENANCE MAP	
2025-09-17	238202079	2026	NURSE, VANESSA M	0.50	183.00	91.50	REQUISITIONS	
2025-09-17	238202079	2026	NURSE, VANESSA M	2.50	183.00	457.50	UPDATED MAINTENANCE MAP	
2025-09-17	238202079	2026	STEWART, TONJA L	1.00	240.00	240.00	REQUISITIONS	
2025-10-14	238202079	2026	STEWART, TONJA L	1.00	240.00	240.00	COORDINATION WITH DISTRICT MANAGEMENT	
2025-10-21	238202079	2026	STEWART, TONJA L	1.00	240.00	240.00	COMMUNICATION REGARDING FENCE ENCROACHMENT	
2025-10-28	238202079	2026	STEWART, TONJA L	1.00	240.00	240.00	FOLLOW UP REGARDING MAPPING	
Total subTask 2026				12.75		2,561.25		
Total Top Task 2026				12.75		2,561.25		
Total Project 238202079				12.75		2,561.25		



INVOICE

Invoice Number 2501418
Invoice Date December 9, 2025
Customer Number 129690
Project Number 238202079

Bill To

Villages of Glen Creek, FL
Community Development
District
Accounts Payable
C/O Rizzetta and Company,
Inc.
3434 Colwell Rd, Suite 200
Tampa FL 33614
United States

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Villages of Glen Creek Community Development District

Stantec Project Manager: Stewart, Tonja L
Authorization Amount: \$19,943.00
Authorization Previously Billed: \$7,499.75
Authorization Budget Remaining: \$10,488.00
Authorization Billed to Date: \$9,455.00
Current Invoice Due: \$1,955.25
For Period Ending: December 9, 2025

Invoice email: rizzettacddinvoices@avidbill.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number

2501418

Project Number

238202079

Top Task 2026

2026 FY General Consulting Services

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2025-11-10	1.50	183.00	274.50
Nurse, Vanessa M	2025-11-11	1.50	183.00	274.50
Nurse, Vanessa M	2025-11-12	3.50	183.00	640.50
Nurse, Vanessa M	2025-11-13	0.25	183.00	45.75
		6.75		1,235.25
Level 14				
Stewart, Tonja L	2025-11-11	1.50	240.00	360.00
Stewart, Tonja L	2025-11-18	1.50	240.00	360.00
		3.00		720.00
Professional Services Subtotal		9.75		1,955.25

Top Task 2026 Total

1,955.25

Total Fees & Disbursements

\$1,955.25

INVOICE TOTAL (USD)

\$1,955.25

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-11-10	238202079	2026	NURSE, VANESSA M	1.50	183.00	274.50	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-11-11	238202079	2026	NURSE, VANESSA M	0.50	183.00	91.50	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-11-11	238202079	2026	NURSE, VANESSA M	1.00	183.00	183.00	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-11-11	238202079	2026	STEWART, TONJAL	1.50	240.00	360.00	REVIEW INFORMATION REGARDING LIFT STATION MAINTENANCE AND ATTEND CDD MEETING	
2025-11-12	238202079	2026	NURSE, VANESSA M	1.50	183.00	274.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-11-12	238202079	2026	NURSE, VANESSA M	2.00	183.00	366.00	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-11-13	238202079	2026	NURSE, VANESSA M	0.25	183.00	45.75	ADDED 2 ERPS TO 2026 SWFWMD INSPECTION LIST	
2025-11-18	238202079	2026	STEWART, TONJAL	1.50	240.00	360.00	REVIEW INFORMATION REGARDING LIFT STATION AND RECLAIMED WATER SYSTEM AND RECORDED EASEMENTS AND DISCUSSION WITH DM	
Total subTask 2026				9.75		1,955.25		
Total Top Task 2026				9.75		1,955.25		
Total Project 238202079				9.75		1,955.25		



Steadfast Alliance

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

Invoice

Date	Invoice #
12/1/2025	SA-17812

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

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.

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02240M

Date 12/05/2025

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 # 25-02240M Notice of Special Meeting RE: Meeting on December 17, 2025 at 11:00am Published: 12/5/2025	\$67.81
---	---------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid ()

Total \$67.81

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

Notice of Special Meeting of the Board of Supervisors of Villages of Glen Creek Community Development District

Notice is hereby given that the Board of Supervisors (the “**Board**”) of the Villages of Glen Creek Community Development District (the “**District**”) will hold a special meeting on **December 17, 2025, at 11:00 a.m. at the Springhill Suites Bradenton Downtown/Riverfront, 102 12th Street West, Bradenton, Florida 34205.**

Copies of the agenda will be available by emailing the District Manager at Monolan@rizzetta.com. The District Manager’s office can be reached telephonically at (813)533-2950.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager’s office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager’s office.

Any person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

Matt O’Nolan
District Manager
December 5, 2025

25-02240M

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

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Serial Number
25-02240M

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 Special Meeting

in the matter of Meeting on December 17, 2025 at 11:00am

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

issues of 12/5/2025

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.

RECEIVED
DEC - 8 2025

BY:

Notice of Special Meeting of the Board of Supervisors of Villages of Glen Creek Community Development District

Notice is hereby given that the Board of Supervisors (the "Board") of the Villages of Glen Creek Community Development District (the "District") will hold a special meeting on December 17, 2025, at 11:00 a.m. at the Springhill Suites Bradenton Downtown/Riverfront, 102 12th Street West, Bradenton, Florida 34205.

Copies of the agenda will be available by emailing the District Manager at Monolan@rizzetta.com. The District Manager's office can be reached telephonically at (813)533-2950.

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Matt O'Nolan
District Manager
December 5, 2025

25-02240M

Holly Botkin

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

5th day of December, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

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

FILE COPY

Serial Number
25-02240M

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,

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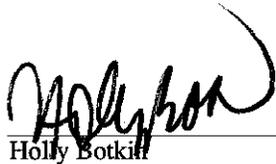
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Holly Botkin

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

5th day of December, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



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

RECEIVED
DEC - 8 2025

BY:

Notice of Special Meeting of the Board of Supervisors of Villages of Glen Creek Community Development District

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Matt O'Nolan
District Manager
December 5, 2025

25-02240M

Venice Outdoor Lighting Technologies
 PO Box 121
 Laurel, FL 34272
 (941) 724-2227

INVOICE



Villages of Glen Creek CDD
 2437 Sand Gables Trail
 Bradenton, FL 34208

SERVICE ADDRESS
 Villages of Glen Creek
 CDD
 2437 Sand Gables Trail
 Bradenton, FL 34208

PRIMARY CONTACT
 Villages of Glen Creek
 CDD
 (407) 955-2639 Mobile

ACCOUNT# 5014

INVOICE 5119

11/25/2025

ITEM	COST	QTY	PRICE
Service Call - Holiday Lighting	\$600.00	1	\$600.00
Holiday Lighting - Green/Red MR-16 LED Lamps for Main Entrance Median and Community Pool Frontage			
Terms	Subtotal		\$600.00
Payment is due on receipt.	Total		\$600.00
Notes	Amount Paid		\$0.00
Thank you for your business.	Amount Due		\$600.00
	Account Balance		\$0.00
	Balance Due		\$600.00

Villages of Glen Creek Community Development District

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

Operation and Maintenance Expenditures January 2026 For Board Approval

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

The total items being presented: **\$102,886.10**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Bradenton	100048	2507352	Water Services 11/25	\$ 269.50
City of Bradenton	100048	2507369	Water Services 12/25	\$ 1,588.68
Doodycalls of Parrish FL	100049	INV-11034445202512	Dog Waste Station Supplies & Maintenance 12/25	\$ 480.00
ECS Integrations, LLC	100050	103432	Gate Phones 01/26	\$ 930.00
ECS Integrations, LLC	100050	103509	Maintenance & Repairs 01/26	\$ 1,650.00
ECS Integrations, LLC	100050	103511	Gate Phones 01/26	\$ 1,560.00
ECS Integrations, LLC	100050	103512	Maintenance & Repairs 01/26	\$ 1,900.00
ECS Integrations, LLC	100050	103514	Maintenance & Repairs 01/26	\$ 780.00
ECS Integrations, LLC	100050	103516	Gate Phones 01/26	\$ 390.00
ECS Integrations, LLC	100050	103521	Gate Phones 01/26	\$ 360.00
ECS Integrations, LLC	100056	103548	Gate Maintenance & Repair 01/26	\$ 745.00
ECS Integrations, LLC	100056	103556	Gate Maintenance & Repair 01/26	\$ 240.00

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260123-1	0571297217-011326	Electric Services 01/26	\$ 54.91
Florida Power & Light Company	20250112-1	0571297217-121225	Electric Services 12/25	\$ 49.36
Florida Power & Light Company	20250112-1	1608502405-122325	Electric Services 12/25	\$ 614.10
Florida Power & Light Company	20250112-1	2797566557-122325	Electric Services 12/25	\$ 27.50
Florida Power & Light Company	20250112-1	3122431327-122325	Electric Services 12/25	\$ 520.66
Florida Power & Light Company	20260123-1	4089108213-011326	Electric Services 01/26	\$ 36.76
Florida Power & Light Company	20250112-1	4089108213-121225	Electric Services 12/25	\$ 31.68
Florida Power & Light Company	20250112-1	4323218034-122325	Electric Services 12/25	\$ 294.35
Florida Power & Light Company	20250112-1	8247136081-122325	Electric Services 12/25	\$ 1,587.02
Florida Power & Light Company	20260123-1	9095659224-011326	Electric Services 01/26	\$ 37.52
Florida Power & Light Company	20250112-1	9095659224-121225	Electric Services 12/25	\$ 32.05
Foley & Lardner, LLP	100055	51073017	Legal Services 05/25	\$ 420.00

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Foley & Lardner, LLP	100055	51169641	Legal Services 10/25	\$ 6,509.00
Foley & Lardner, LLP	100055	51169642	Legal Services 10/25	\$ 3,930.00
Foley & Lardner, LLP	100055	51194984	Legal Services 11/25	\$ 7,320.50
Foley & Lardner, LLP	100055	51194986	Legal Services 11/25	\$ 13,131.00
Gig Fiber, LLC	100058	6083	Solar Equipment Lease 01/26	\$ 2,214.50
Gig Fiber, LLC	100058	6084	Solar Equipment Lease 01/26	\$ 200.00
Gig Fiber, LLC	100058	6085	Solar Equipment Lease 01/26	\$ 1,236.00
Gig Fiber, LLC	100058	6086	Solar Equipment Lease 01/26	\$ 1,545.00
LevelUp Consulting, LLC	100046	6052	Engineering Services 12/25	\$ 600.00
Nick Knows LLC	100051	GCCDD234	Maintenance & Repairs 12/25	\$ 3,495.00
Prince & Sons, Inc.	100052	20254	Landscape Maintenance 10/25	\$ 960.00
Prince & Sons, Inc.	100052	20321	Landscape Maintenance 10/25	\$ 7,590.00

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Prince & Sons, Inc.	100052	20770	Landscape Maintenance 11/25	\$ 7,590.00
Prince & Sons, Inc.	100052	20990	Irrigation Repair 11/25	\$ 851.98
Prince & Sons, Inc.	100052	21300	Landscape Maintenance 12/25	\$ 7,590.00
Prince & Sons, Inc.	100052	21592	Irrigation Repair 12/25	\$ 265.99
Prince & Sons, Inc.	100052	21717	Landscape Maintenance 01/26	\$ 960.00
Prince & Sons, Inc.	100052	21791	Landscape Maintenance 01/26	\$ 7,590.00
Rizzetta & Company, Inc.	100047	INV0000106226	Accounting Services 01/26	\$ 6,636.66
Straley Robin Vericker	100054	27299	Legal Services 09/25	\$ 2,167.50
Straley Robin Vericker	100053	27592	Legal Services 11/25	\$ 4,935.75
Straley Robin Vericker	100057	27818	Legal Services 12/25	\$ 780.00
The Observer Group, Inc.	100059	26-00060M	Legal Advertising 01/26	<u>\$ 188.13</u>
Report Total				<u>\$ 102,886.10</u>



City of Bradenton
Water and Sewer Department
 101 Old Main Street
 Bradenton, FL 34205-7865

UTILITY BILL
Customer Copy
 Keep this portion for your records

Office Hours: Monday - Thursday: 7:30 AM - 4:30 PM
 Friday - 7:30 AM - 3:30 PM

If you have questions regarding this bill please call or email:
 (941) 932-9434 or help.utilities@cityofbradenton.com

Customer Name		Service Address			Account Number																
VILLAGES OF GLEN CREEK (CDD)		2406 ORCHID GLADES LN			60117820069576																
Bill Number	Bill Date	Location ID	Customer ID		Current Billing Due Date																
2507352	12/23/2025	601178	20069576		01/12/2026																
Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge															
11/06/2025 - 12/03/2025	1 RESIDENTIAL	19801729	1221	1233	12	47.82															
	WATER BASE					32.61															
	SEWER USAGE					53.73															
	SEWER BASE					48.18															
	COMMERCIAL GARBAGE					73.42															
	UTILITY TAX					8.04															
	RES STORMWATER					5.70															
THE CITY OF BRADENTON HOPES YOU AND YOUR FAMILY HAD A SAFE AND HAPPY HOLIDAY AND HAPPY NEW YEAR! DOWNLOAD THE CITY OF BRADENTON APP WITH THE SUNGLASSES FOR CITYWIDE INFO AND A MORE CONVENIENT WAY TO PAY YOUR BILL. VISIT US ON FACEBOOK/CITYOFBRADENTONGOVERNMENT. [CY4]				<table border="0"> <tr> <td>Current Charges</td> <td>269.50</td> </tr> <tr> <td>Previous Balance</td> <td>959.67</td> </tr> <tr> <td>Less Payments Received</td> <td>1,223.45</td> </tr> <tr> <td>Deposits/Interest Applied</td> <td>0.00</td> </tr> <tr> <td>Adjustments</td> <td>0.00</td> </tr> <tr> <td>Late Charges</td> <td>0.00</td> </tr> <tr> <td>Total Amount Due</td> <td>\$5.72</td> </tr> </table>				Current Charges	269.50	Previous Balance	959.67	Less Payments Received	1,223.45	Deposits/Interest Applied	0.00	Adjustments	0.00	Late Charges	0.00	Total Amount Due	\$5.72
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R1 PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. DO NOT STAPLE OR FOLD. PLEASE WRITE YOUR CUSTOMER ID ON YOUR CHECK.

Scan the QR Code
 below with your
 smart phone to pay
 your bill online



UTILITY BILL
 Please write your Account Number on your check and enclose this portion of bill with your payment.
Make checks payable to: City of Bradenton



101 OLD MAIN STREET
 BRADENTON FL 34205-7865

TEMP - RETURN SERVICE REQUESTED

Service Address	Account Number	Customer ID
2406 ORCHID GLADES LN	60117820069576	20069576
Bill Number	Due Date	Amount Due
2507352	01/12/2026	\$5.72

If you have questions regarding this bill please call or email:
 (941) 932-9434 or help.utilities@cityofbradenton.com

Amount Enclosed \$ _____

VILLAGES OF GLEN CREEK (CDD)
 C/O RIZZETTA & COMPANY INC.
 3434 COLEWELL AVENUE
 SUITE 200
 TAMPA FL 33614
 USA

CITY OF BRADENTON
 PO BOX 1339
 BRADENTON FL 34206-1339

6011780200695760000000572 3



City of Bradenton
Water and Sewer Department
 101 Old Main Street
 Bradenton, FL 34205-7865

UTILITY BILL
Customer Copy
 Keep this portion for your records

Office Hours: Monday - Thursday: 7:30 AM - 4:30 PM
 Friday - 7:30 AM - 3:30 PM

If you have questions regarding this bill please call or email:
 (941) 932-9434 or help.utilities@cityofbradenton.com

Customer Name	Service Address	Account Number
VILLAGES OF GLEN CREEK (CDD)	2284 MIZNER BAY AVE	60118520069576

Bill Number	Bill Date	Location ID	Customer ID	Current Billing Due Date
2507369	12/23/2025	601185	20069576	01/12/2026

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
	RECLAIM UTILITY TAX	20180150	169362	172109	2747	1,444.25 144.43

THE CITY OF BRADENTON HOPES YOU AND YOUR FAMILY HAD A SAFE AND HAPPY HOLIDAY AND HAPPY NEW YEAR! DOWNLOAD THE CITY OF BRADENTON APP WITH THE SUNGLASSES FOR CITYWIDE INFO AND A MORE CONVENIENT WAY TO PAY YOUR BILL. VISIT US ON FACEBOOK/CITYOFBRADENTONGOVERNMENT. [CY4]

Current Charges	1,588.68
Previous Balance	5,424.83
Less Payments Received	8,191.13
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	0.00
Total Amount Due	(\$1,177.62)

C2

C2 PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. DO NOT STAPLE OR FOLD. PLEASE WRITE YOUR CUSTOMER ID ON YOUR CHECK.

Scan the QR Code below with your smart phone to pay your bill online



UTILITY BILL

Please write your Account Number on your check and enclose this portion of bill with your payment.

Make checks payable to: City of Bradenton



101 OLD MAIN STREET
 BRADENTON FL 34205-7865

TEMP - RETURN SERVICE REQUESTED

Service Address	Account Number	Customer ID
2284 MIZNER BAY AVE	60118520069576	20069576
Bill Number	Due Date	Amount Due
2507369	01/12/2026	(\$1,177.62)

If you have questions regarding this bill please call or email:
 (941) 932-9434 or help.utilities@cityofbradenton.com

Amount Enclosed \$ _____

VILLAGES OF GLEN CREEK (CDD)
 C/O RIZZETTA & COMPANY INC.
 3434 COLEWELL AVENUE
 SUITE 200
 TAMPA FL 33614
 USA

CITY OF BRADENTON
 PO BOX 1339
 BRADENTON FL 34206-1339

DoodyCalls of Suncoast
 4326 Kingsfield Drive
 Parrish, FL 34219
 www.doodycalls.com/suncoast



Bill To:
 Villages Of Glen Creek CDD (Matt O'Nolan) -
 Rizzetta
 3434 Colwell Ave Suite 200
 Tampa, FL 33614

CONSOLIDATED INVOICE

Reference #	INV-11034445202512
Date	December 31, 2025
Amount Due	\$480.00

Activity from December 01, 2025 to December 31, 2025

Ref	Date	Item	Description	Qty	Unit Price	Amount
I4770571 6	12/2/2025	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I4770571 6	12/2/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I4770605 6	12/9/2025	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I4770605 6	12/9/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I4770644 9	12/16/2025	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I4770644 9	12/16/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I4770682 1	12/23/2025	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I4770682 1	12/23/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I4770734 1	12/30/2025	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I4770734 1	12/30/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00

Subtotal	\$480.00
Tax	\$0.00
Total	\$480.00
Total Amount Due	\$480.00

Thank you for your business!

ECS INTEGRATIONS LLC

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



INVOICE

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

SHIP TO
Villages of Glen Creek CDD
2440 Sand Gables Trail
Bradenton, FL 34208 USA

INVOICE 103432
DATE 01/01/2026
TERMS 5
DUE DATE 01/06/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Wireless Internet Solution VZ Back Gate	3	155.00	465.00T
	Wireless Internet Solution VZ Pool	3	155.00	465.00T

SUBTOTAL	930.00
TAX	0.00
TOTAL	930.00

BALANCE DUE **\$930.00**

Pay invoice

ECS INTEGRATIONS LLC

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



INVOICE

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

SHIP TO
Villages of Glen Creek CDD
2440 Sand Gables Trail
Bradenton, FL 34208 USA

INVOICE 103509
DATE 01/01/2026
TERMS 5
DUE DATE 01/06/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Amenity Management	3	70.00	210.00T
	Gate Management	3	480.00	1,440.00T

			SUBTOTAL	1,650.00
			TAX	0.00
			TOTAL	1,650.00

			BALANCE DUE	\$1,650.00

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ECS INTEGRATIONS LLC

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



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2440 Sand Gables Trail
Bradenton, FL 34208 USA

INVOICE 103511
DATE 01/01/2026
TERMS 5
DUE DATE 01/06/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Wireless Internet Solution VZ (West Gate)	12	130.00	1,560.00T

			SUBTOTAL	1,560.00
			TAX	0.00
			TOTAL	1,560.00

			BALANCE DUE	\$1,560.00

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Bradenton, FL 34208 USA

INVOICE 103512
DATE 01/01/2026
TERMS 5
DUE DATE 01/06/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Quarterly gate maintenance.	1	1,900.00	1,900.00

			SUBTOTAL	1,900.00
			TAX	0.00
			TOTAL	1,900.00

			BALANCE DUE	\$1,900.00

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Bradenton, FL 34208 USA

INVOICE 103514
DATE 01/01/2026
TERMS 5
DUE DATE 01/06/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Back Gate & Amenities Camera Management (billed quarterly)	1	330.00	330.00T
	Front Gate Camera Management (billed quarterly)	1	225.00	225.00T
	West Gate Camera Management (billed quarterly)	1	225.00	225.00T

SUBTOTAL	780.00
TAX	0.00
TOTAL	780.00

BALANCE DUE	\$780.00
-------------	-----------------

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INVOICE 103516
DATE 01/01/2026
TERMS 5
DUE DATE 01/06/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Wireless Internet Solution VZ Main Gate	3	130.00	390.00T

			SUBTOTAL	390.00
			TAX	0.00
			TOTAL	390.00

			BALANCE DUE	\$390.00

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INVOICE 103521
DATE 01/01/2026
TERMS 5
DUE DATE 01/06/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	DKS Cellular Service billed quarterly front gate	3	60.00	180.00T
	DKS Cellular Service billed quarterly back gate	3	60.00	180.00T

SUBTOTAL	360.00
TAX	0.00
TOTAL	360.00

BALANCE DUE **\$360.00**

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INVOICE 103548
DATE 01/10/2026
TERMS Net 15
DUE DATE 01/25/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	REPAIR / WELD BACK GATE .ONSITE WELDING. TH26106/CGP	1	745.00	745.00T

SUBTOTAL	745.00
TAX	0.00
TOTAL	745.00
BALANCE DUE	\$745.00

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Bradenton, FL 34208 USA

INVOICE 103556
DATE 01/12/2026
TERMS Net 15
DUE DATE 01/27/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
12/24/2025	After troubleshooting the exit side of the back gate, the tech has determined that the loop detector is faulty and needs to be replaced. The UPS was tripped for the main gate cameras. The tech reset the UPS, and the cameras came back online. Cameras work fine.	1	240.00	240.00

SUBTOTAL	240.00
TAX	0.00
TOTAL	240.00

BALANCE DUE	\$240.00
-------------	-----------------

Pay invoice



Electric Bill Statement

For: Dec 12, 2025 to Jan 13, 2026 (32 days)

Statement Date: Jan 13, 2026

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

\$54.91

TOTAL AMOUNT YOU OWE

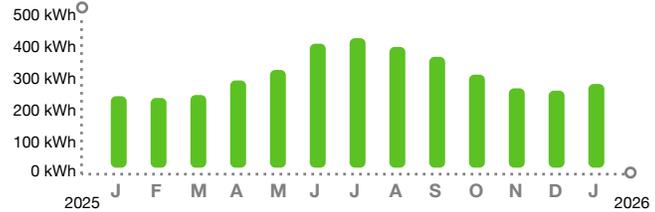
Feb 3, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	49.36
Payments received	-49.36
Balance before new charges	0.00
Total new charges	54.91
Total amount you owe	\$54.91

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 06, 2026 is considered LATE; a late payment charge of 1% will apply.

The Public Service Commission unanimously approved our four-year rate agreement, which begins this month, to support investments in reliable service and diversifying our energy mix while keeping bills as low as possible. **Visit [FPL.com/Rates](https://www.fpl.com/Rates).**

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05712-97217
ACCOUNT NUMBER

\$54.91
TOTAL AMOUNT YOU OWE

Feb 3, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
05712-97217

BILL DETAILS

Amount of your last bill	49.36
Payment received - Thank you	-49.36
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$27.14
Fuel: (\$0.032020 per kWh)	\$9.19
Electric service amount	50.53
Gross receipts tax (State tax)	1.30
Franchise fee (Reqd local fee)	3.03
Taxes and charges	4.33
Regulatory fee (State fee)	0.05
Total new charges	\$54.91
Total amount you owe	\$54.91

METER SUMMARY

Meter reading - Meter ACD9366. Next meter reading Feb 13, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	06236		05949		287

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 13, 2026	Dec 12, 2025	Jan 14, 2025
kWh Used	287	264	245
Service days	32	29	32
kWh/day	9	9	8
Amount	\$54.91	\$49.36	\$46.77

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.
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Electric Bill Statement

For: Nov 13, 2025 to Dec 12, 2025 (29 days)

Statement Date: Dec 12, 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

\$49.36

TOTAL AMOUNT YOU OWE

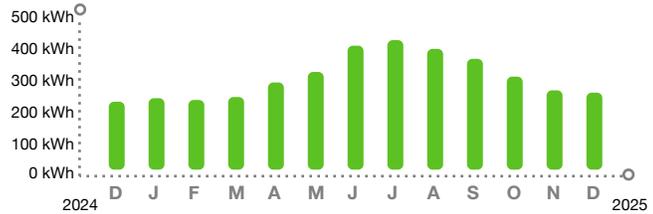
Jan 2, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	50.42
Payments received	-50.42
Balance before new charges	0.00
Total new charges	49.36
Total amount you owe	\$49.36

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 04, 2026 is considered LATE; a late payment charge of 1% will apply.

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

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05712-97217
ACCOUNT NUMBER

\$49.36
TOTAL AMOUNT YOU OWE

Jan 2, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
05712-97217

BILL DETAILS

Amount of your last bill	50.42
Payment received - Thank you	-50.42
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: <small>(\$0.096100 per kWh)</small>	\$25.37
Fuel: <small>(\$0.027180 per kWh)</small>	\$7.18
Electric service amount	45.42
Gross receipts tax (State tax)	1.17
Franchise fee (Reqd local fee)	2.73
Taxes and charges	3.90
Regulatory fee (State fee)	0.04
Total new charges	\$49.36
Total amount you owe	\$49.36

METER SUMMARY

Meter reading - Meter ACD9366. Next meter reading Jan 13, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	05949		05685		264

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 12, 2025	Nov 13, 2025	Dec 13, 2024
kWh Used	264	272	233
Service days	29	29	30
kWh/day	9	9	8
Amount	\$49.36	\$50.42	\$42.31

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Electric Bill Statement

For: Nov 24, 2025 to Dec 23, 2025 (29 days)

Statement Date: Dec 23, 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

\$614.10

TOTAL AMOUNT YOU OWE

Jan 16, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	582.88
Payments received	-582.88
Balance before new charges	0.00
Total new charges	614.10
Total amount you owe	\$614.10

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 18, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

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Hearing/Speech Impaired:

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711 (Relay Service)



Ways to Pay



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16085-02405

ACCOUNT NUMBER

\$614.10

TOTAL AMOUNT YOU OWE

Jan 16, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
16085-02405

BILL DETAILS

Amount of your last bill	582.88
Payment received - Thank you	-582.88
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: <small>(\$0.096100 per kWh)</small>	\$430.53
Fuel: <small>(\$0.027180 per kWh)</small>	\$121.77
Electric service amount	565.17
Gross receipts tax (State tax)	14.50
Franchise fee (Reqd local fee)	33.91
Taxes and charges	48.41
Regulatory fee (State fee)	0.52
Total new charges	\$614.10
Total amount you owe	\$614.10

METER SUMMARY

Meter reading - Meter ACD6724. Next meter reading Jan 26, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	84450		79970		4480

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 23, 2025	Nov 24, 2025	Dec 26, 2024
kWh Used	4480	4247	4666
Service days	29	28	31
kWh/day	154	152	151
Amount	\$614.10	\$582.88	\$582.35

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Electric Bill Statement

For: Nov 24, 2025 to Dec 23, 2025 (29 days)

Statement Date: Dec 23, 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

\$27.50

TOTAL AMOUNT YOU OWE

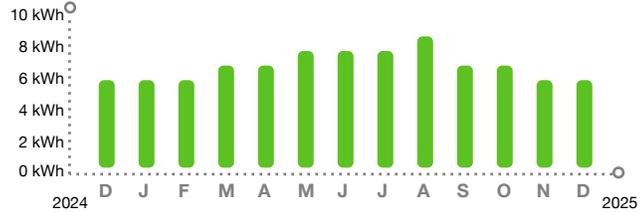
Jan 16, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	27.50
Payments received	-27.50
Balance before new charges	0.00
Total new charges	27.50
Total amount you owe	\$27.50

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 18, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.fpl.com for more information.

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27975-66557
ACCOUNT NUMBER

\$27.50
TOTAL AMOUNT YOU OWE

Jan 16, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
27975-66557

BILL DETAILS

Amount of your last bill	27.50
Payment received - Thank you	-27.50
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Minimum base bill charge:	\$11.69
Non-fuel: (\$0.096100 per kWh)	\$0.59
Fuel: (\$0.027180 per kWh)	\$0.16
Electric service amount	25.31
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	\$27.50
Total amount you owe	\$27.50

METER SUMMARY

Meter reading - Meter KJ82813. Next meter reading Jan 26, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00450		00444		6

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 23, 2025	Nov 24, 2025	Dec 26, 2024
kWh Used	6	6	6
Service days	29	28	31
kWh/day	0	0	0
Amount	\$27.50	\$27.50	\$27.48

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Electric Bill Statement

For: Nov 24, 2025 to Dec 23, 2025 (29 days)

Statement Date: Dec 23, 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

\$520.66

TOTAL AMOUNT YOU OWE

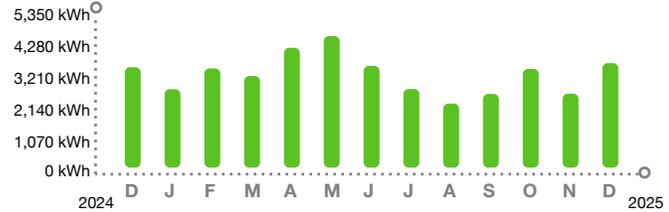
Jan 16, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	460.85
Payments received	-460.85
Balance before new charges	0.00
<hr/>	
Total new charges	520.66
Total amount you owe	\$520.66

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 18, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.fpl.com for more information.

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31224-31327
ACCOUNT NUMBER

\$520.66
TOTAL AMOUNT YOU OWE

Jan 16, 2026
NEW CHARGES DUE BY

\$ _____
AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
31224-31327

BILL DETAILS

Amount of your last bill	460.85
Payment received - Thank you	-460.85
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.41
Non-fuel: <small>(\$0.033890 per kWh)</small>	\$129.96
Fuel: <small>(\$0.027180 per kWh)</small>	\$104.24
Demand: <small>(\$13.41 per KW)</small>	\$214.56

Electric service amount 479.17

Gross receipts tax (State tax) 12.30

Franchise fee (Reqd local fee) 28.75

Taxes and charges 41.05

Regulatory fee (State fee) 0.44

Total new charges \$520.66

Total amount you owe \$520.66

METER SUMMARY

Meter reading - Meter KN72064. Next meter reading Jan 26, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02760		98925		3835
Demand KW	16.28				16

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 23, 2025	Nov 24, 2025	Dec 26, 2024
kWh Used	3835	2714	3683
Service days	29	28	31
kWh/day	132	96	118
Amount	\$520.66	\$460.85	\$562.68

KEEP IN MIND

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Electric Bill Statement

For: Dec 12, 2025 to Jan 13, 2026 (32 days)

Statement Date: Jan 13, 2026

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

\$36.76

TOTAL AMOUNT YOU OWE

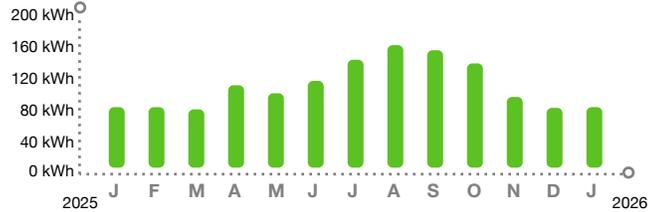
Feb 3, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	31.68
Payments received	-31.68
Balance before new charges	0.00
Total new charges	36.76
Total amount you owe	\$36.76

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 06, 2026 is considered LATE; a late payment charge of 1% will apply.

The Public Service Commission unanimously approved our four-year rate agreement, which begins this month, to support investments in reliable service and diversifying our energy mix while keeping bills as low as possible. **Visit [FPL.com/Rates](https://www.fpl.com/Rates).**

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40891-08213
ACCOUNT NUMBER

\$36.76
TOTAL AMOUNT YOU OWE

Feb 3, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
40891-08213

BILL DETAILS

Amount of your last bill	31.68
Payment received - Thank you	-31.68
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$9.13
Non-fuel: (\$0.094600 per kWh)	\$7.84
Fuel: (\$0.032020 per kWh)	\$2.66
Electric service amount	33.83
Gross receipts tax (State tax)	0.87
Franchise fee (Reqd local fee)	2.03
Taxes and charges	2.90
Regulatory fee (State fee)	0.03
Total new charges	\$36.76
Total amount you owe	\$36.76

METER SUMMARY

Meter reading - Meter ACD9903. Next meter reading Feb 13, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02265		02182		83

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 13, 2026	Dec 12, 2025	Jan 14, 2025
kWh Used	83	82	83
Service days	32	29	32
kWh/day	3	3	3
Amount	\$36.76	\$31.68	\$31.83

KEEP IN MIND

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- 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: Nov 13, 2025 to Dec 12, 2025 (29 days)

Statement Date: Dec 12, 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

\$31.68

TOTAL AMOUNT YOU OWE

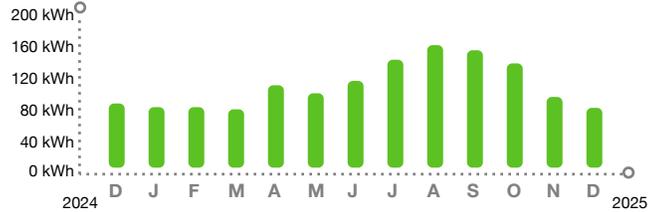
Jan 2, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	32.48
Payments received	-32.48
Balance before new charges	0.00
Total new charges	31.68
Total amount you owe	\$31.68

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 04, 2026 is considered LATE; a late payment charge of 1% will apply.

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages:
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711 (Relay Service)



Ways to Pay



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VILLAGES OF GLEN CREEK CDD
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40891-08213
ACCOUNT NUMBER

\$31.68
TOTAL AMOUNT YOU OWE

Jan 2, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
40891-08213

BILL DETAILS

Amount of your last bill	32.48
Payment received - Thank you	-32.48
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Minimum base bill charge:	\$6.16
Non-fuel: (\$0.096100 per kWh)	\$7.89
Fuel: (\$0.027180 per kWh)	\$2.23
Electric service amount	29.15
Gross receipts tax (State tax)	0.75
Franchise fee (Reqd local fee)	1.75
Taxes and charges	2.50
Regulatory fee (State fee)	0.03
Total new charges	\$31.68
Total amount you owe	\$31.68

METER SUMMARY

Meter reading - Meter ACD9903. Next meter reading Jan 13, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02182		02100		82

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 12, 2025	Nov 13, 2025	Dec 13, 2024
kWh Used	82	97	88
Service days	29	29	30
kWh/day	3	3	3
Amount	\$31.68	\$32.48	\$31.02

KEEP IN MIND

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Electric Bill Statement

For: Nov 24, 2025 to Dec 23, 2025 (29 days)

Statement Date: Dec 23, 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

\$294.35

TOTAL AMOUNT YOU OWE

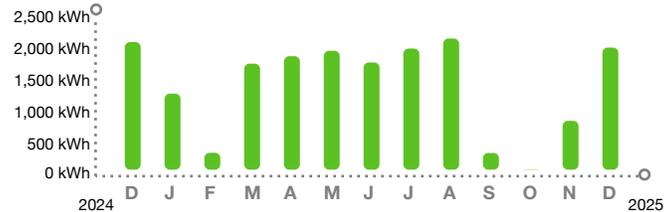
Jan 16, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	126.10
Payments received	-126.10
Balance before new charges	0.00
Total new charges	294.35
Total amount you owe	\$294.35

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 18, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.fpl.com for more information.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](https://www.fpl.com/rates).

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43232-18034
ACCOUNT NUMBER

\$294.35
TOTAL AMOUNT YOU OWE

Jan 16, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
43232-18034

BILL DETAILS

Amount of your last bill	126.10
Payment received - Thank you	-126.10
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: <small>(\$0.096100 per kWh)</small>	\$201.14
Fuel: <small>(\$0.027180 per kWh)</small>	\$56.89
Electric service amount	270.90
Gross receipts tax (State tax)	6.95
Franchise fee (Reqd local fee)	16.25
Taxes and charges	23.20
Regulatory fee (State fee)	0.25
Total new charges	\$294.35
Total amount you owe	\$294.35

METER SUMMARY

Meter reading - Meter KCD9973. Next meter reading Jan 26, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	73837		71744		2093

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 23, 2025	Nov 24, 2025	Dec 26, 2024
kWh Used	2093	837	2187
Service days	29	28	31
kWh/day	72	29	70
Amount	\$294.35	\$126.10	\$280.36

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Electric Bill Statement

For: Nov 24, 2025 to Dec 23, 2025 (29 days)

Statement Date: Dec 23, 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

Jan 16, 2026

NEW CHARGES DUE BY



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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
Total amount you owe	\$1,587.02

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after January 16, 2026 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.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.fpl.com for more information.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](https://www.fpl.com/rates).

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Ways to Pay



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82471-36081

ACCOUNT NUMBER

\$1,587.02

TOTAL AMOUNT YOU OWE

Jan 16, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
82471-36081

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
Total amount you owe	\$1,587.02

** 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 Jan 26, 2026.

Usage Type	Usage
Total kWh used	1326

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 23, 2025	Nov 24, 2025	Dec 26, 2024
kWh Used	1326	1326	1326
Service days	29	28	31
kWh/day	46	47	43
Amount	\$1,587.02	\$1,587.02	\$1,547.56

KEEP IN MIND

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Customer Name: VILLAGES OF GLEN CREEK CDD
Account Number: 82471-36081

For: 11-24-2025 to 12-23-2025 (29 days)
kWh/Day: 46
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							
Fixtures					7.500000		382.50
Maintenance					1.470000		74.97
PMF0001				51			
Non-energy							
Fixtures					9.740000		496.74
UCNP				4,362			
Non-energy							
Maintenance					0.049350		215.26

* 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
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
82471-36081

For: 11-24-2025 to 12-23-2025 (29 days)
kWh/Day: 46
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
					Electric service amount		1,278.76
					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
					Total	1,326	1,587.02

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



Electric Bill Statement

For: Dec 12, 2025 to Jan 13, 2026 (32 days)

Statement Date: Jan 13, 2026

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

\$37.52

TOTAL AMOUNT YOU OWE

Feb 3, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	32.05
Payments received	-32.05
Balance before new charges	0.00
Total new charges	37.52
Total amount you owe	\$37.52

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 06, 2026 is considered LATE; a late payment charge of 1% will apply.

The Public Service Commission unanimously approved our four-year rate agreement, which begins this month, to support investments in reliable service and diversifying our energy mix while keeping bills as low as possible. **Visit [FPL.com/Rates](https://www.fpl.com/Rates).**

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711 (Relay Service)



Ways to Pay



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CHARLOTTE NC 28232-2414

FPL
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MIAMI FL 33188-0001

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90956-59224

ACCOUNT NUMBER

\$37.52

TOTAL AMOUNT YOU OWE

Feb 3, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
90956-59224

BILL DETAILS

Amount of your last bill	32.05
Payment received - Thank you	-32.05
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$7.92
Non-fuel: (\$0.094600 per kWh)	\$9.27
Fuel: (\$0.032020 per kWh)	\$3.14
Electric service amount	34.53
Gross receipts tax (State tax)	0.89
Franchise fee (Reqd local fee)	2.07
Taxes and charges	2.96
Regulatory fee (State fee)	0.03
Total new charges	\$37.52
Total amount you owe	\$37.52

METER SUMMARY

Meter reading - Meter ACD5574. Next meter reading Feb 13, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02185		02087		98

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 13, 2026	Dec 12, 2025	Jan 14, 2025
kWh Used	98	89	84
Service days	32	29	32
kWh/day	3	3	3
Amount	\$37.52	\$32.05	\$31.88

KEEP IN MIND

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Electric Bill Statement

For: Nov 13, 2025 to Dec 12, 2025 (29 days)

Statement Date: Dec 12, 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

\$32.05

TOTAL AMOUNT YOU OWE

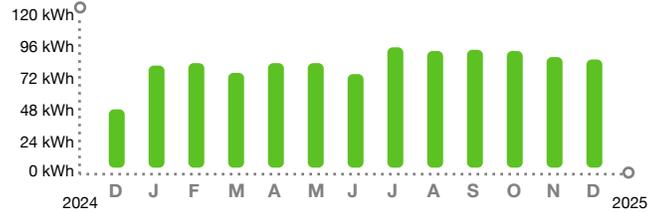
Jan 2, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	32.14
Payments received	-32.14
Balance before new charges	0.00
Total new charges	32.05
Total amount you owe	\$32.05

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 04, 2026 is considered LATE; a late payment charge of 1% will apply.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](https://www.fpl.com/rates).

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Ways to Pay



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90956-59224

ACCOUNT NUMBER

\$32.05

TOTAL AMOUNT YOU OWE

Jan 2, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
90956-59224

BILL DETAILS

Amount of your last bill	32.14
Payment received - Thank you	-32.14
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Minimum base bill charge:	\$5.65
Non-fuel: (\$0.096100 per kWh)	\$8.55
Fuel: (\$0.027180 per kWh)	\$2.42
Electric service amount	29.49
Gross receipts tax (State tax)	0.76
Franchise fee (Reqd local fee)	1.77
Taxes and charges	2.53
Regulatory fee (State fee)	0.03
Total new charges	\$32.05
Total amount you owe	\$32.05

METER SUMMARY

Meter reading - Meter ACD5574. Next meter reading Jan 13, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02087		01998		89

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 12, 2025	Nov 13, 2025	Dec 13, 2024
kWh Used	89	91	48
Service days	29	29	30
kWh/day	3	3	2
Amount	\$32.05	\$32.14	\$29.28

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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FOLEY & LARDNER LLP
POST OFFICE BOX 3391
TAMPA, FLORIDA 33601-3391
TELEPHONE (813) 229-2300
FACSIMILE (813) 221-4210
WWW.FOLEY.COM

Villages of Glen Creek CDD
Ste 1050
2502 N. Rocky Point Drive
Tampa, FL 33607

Date: May 28, 2025
Invoice No.: 51073017
Our Ref. No.: 139425-0101

Remittance Advice

Re: Villages of Glen Creek project

Current Invoice:

05/28/25 - 51073017	\$420.00
Total Amount Due:	\$420.00

Please mail check payments to:

Foley & Lardner LLP
P.O. Box 78470
Milwaukee, WI 53278-8470

Foley & Lardner LLP's preferred payment method is ACH (CTX or CCD+ transmission) with invoice number(s) included in the addenda of the ACH.

Please send electronic payment remittance advice and questions to accountsreceivable@foley.com.



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POST OFFICE BOX 3391
TAMPA, FLORIDA 33601-3391
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FACSIMILE (813) 221-4210
WWW.FOLEY.COM

Villages of Glen Creek CDD
Ste 1050
2502 N. Rocky Point Drive
Tampa, FL 33607

Date: May 28, 2025
Invoice No.: 51073017
Our Ref. No.: 139425-0101

Services through April 30, 2025

Amount due for professional services rendered regarding Villages of Glen Creek project	\$420.00
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Total Amount Due:	\$420.00
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Please note that as of February 1, 2025, there may be certain matters on which hourly legal fees have been adjusted. This may or may not affect you. Please contact your principal attorney at the Firm if you have questions.

Please reference your invoice number 51073017 with your remittance payable to Foley & Lardner LLP. Payment is due promptly upon receipt of our invoice.

Federal Employer Number:
39-0473800

Professional Services Detail

04/13/25	CDH	Confer regarding demand for attorney's fees following dismissal of Mancini complaint.	0.40	\$420.00
Services Total:			0.40	\$420.00

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
C. David Harper	CDH	Partner	0.40	\$420.00
Totals			0.40	\$420.00



FOLEY & LARDNER LLP
100 NORTH TAMPA STREET
SUITE 2700
TAMPA, FL 33602-5810
TELEPHONE (813) 229-2300
FACSIMILE (813) 221-4210
WWW.FOLEY.COM

Villages of Glen Creek CDD
Ste 1050
2502 N. Rocky Point Drive
Tampa, FL 33607

Date: October 27, 2025
Invoice No.: 51169641
Our Ref. No.: 139425-0101

Remittance Advice

Re: Villages of Glen Creek project

Current Invoice:

10/27/25 - 51169641	\$6,509.00
Total Amount Due:	\$6,509.00

Please mail check payments to:

Foley & Lardner LLP
P.O. Box 78470
Milwaukee, WI 53278-8470

Foley & Lardner LLP's preferred payment method is ACH (CTX or CCD+ transmission) with invoice number(s) included in the addenda of the ACH.

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100 NORTH TAMPA STREET
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TAMPA, FL 33602-5810
TELEPHONE (813) 229-2300
FACSIMILE (813) 221-4210
WWW.FOLEY.COM

Villages of Glen Creek CDD
Ste 1050
2502 N. Rocky Point Drive
Tampa, FL 33607

Date: October 27, 2025
Invoice No.: 51169641
Our Ref. No.: 139425-0101

Services through September 30, 2025

Amount due for professional services rendered regarding Villages of Glen Creek project	\$6,509.00
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Total Amount Due:	\$6,509.00
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Please reference your invoice number 51169641 with your remittance payable to Foley & Lardner LLP. Payment is due promptly upon receipt of our invoice.

Federal Employer Number:
39-0473800

Professional Services Detail

09/02/25	ABG	Analyze, revise, and finalize correspondence to ACPLM regarding August 15 letter.	0.10	\$62.50
09/02/25	KKL	Evaluate J. Rains correspondence regarding ACPLM (.2); prepare correspondence to J. Rains regarding response to correspondence (.2).	0.40	\$142.00
09/03/25	KKL	Confer with J. Rains regarding ACPLM's demand for payment.	0.20	\$71.00
09/03/25	SNB	Prepare for and attend conference call with D. Baldwin regarding Mancini claims and response to lack of licensure.	0.30	\$244.50
09/04/25	ABG	Correspondence with J. Rains regarding subcontractor claim.	0.10	\$62.50
09/04/25	SNB	Correspond with B. Mumford regarding status of action and ability to proceed with construction.	0.10	\$81.50
09/09/25	SNB	Correspond with B. Mumford regarding status of Mancini discussions on dismissal; Prepare strategy summary.	0.20	\$163.00
09/10/25	ABG	Conference with counsel for ACPLM (Mancini subcontractor) regarding demand letter; attention to case law from opposing counsel regarding potential board member liability.	0.40	\$250.00
09/10/25	SNB	Correspond with D. Baldwin regarding status of response to Mancini complaint.	0.10	\$81.50
09/11/25	ABG	Strategize regarding next steps and potential settlement negotiations.	0.40	\$250.00
09/11/25	KKL	Confer with J. Vericker and M. Broadus regarding ACPLM issue.	0.50	\$177.50
09/12/25	ABG	Correspondence with counsel for ACPLM regarding settlement negotiations.	0.10	\$62.50
09/14/25	ABG	Correspondence with opposing counsel.	0.10	\$62.50
09/15/25	SNB	Prepare for and attend conference call with B. Mumford, J. Vericker, and M. Broadus regarding status of Mancini suit, strategy for dismissal, and expert engagement; Correspond with B. Denham regarding status of investigative proposal.	0.80	\$652.00

09/16/25	SNB	Analyze and research chapter 489 regarding licensing requirements; Analyze and research various caselaw regarding unlicensed contractor and ability to enforce contract; Prepare motion to dismiss Mancini breach of contract claim.	2.40	\$1,956.00
09/17/25	SNB	Correspond with B. Denham and J. Vericker regarding status of expert proposal.	0.10	\$81.50
09/21/25	SNB	Attention to parallel docket and pending sanctions motion and review motion for potential effect on Mancini claims.	0.20	\$163.00
09/22/25	SNB	Confer regarding sanctions hearing related to Mancini licensure; Prepare correspondence to B. Mumford and J. Vericker regarding outcome of hearing and recommendation on expert analysis; Analyze and research caselaw supporting motion to dismiss based on lack of license, including caselaw relating to knowledge of non-offending party and whether qualifier exception and impact on argument supporting motion.	2.20	\$1,793.00
09/23/25	KKL	Confer regarding outcome of M/I Homes v. Mancini hearing on 57.105 motion regarding unlicensed contractor.	0.20	\$71.00
09/25/25	SNB	Attention to correspondence from B. Mumford regarding approval of B. Denham proposal and strategy for inspection.	0.10	\$81.50
Services Total:			9.00	\$6,509.00

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
Alexa B. Goldstein	ABG	Associate	1.20	\$750.00
Kristan K. Long	KKL	Paralegal	1.30	\$461.50
Stephanie Nicole Burt	SNB	Senior Counsel	6.50	\$5,297.50
Totals			9.00	\$6,509.00



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TAMPA, FL 33602-5810
TELEPHONE (813) 229-2300
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WWW.FOLEY.COM

Villages of Glen Creek CDD
Ste 1050
2502 N. Rocky Point Drive
Tampa, FL 33607

Date: October 27, 2025
Invoice No.: 51169642
Our Ref. No.: 139425-0102

Remittance Advice

Re: ACPLM, Inc

Current Invoice:

10/27/25 - 51169642	\$3,930.00
Total Amount Due:	\$3,930.00

Please mail check payments to:

Foley & Lardner LLP
P.O. Box 78470
Milwaukee, WI 53278-8470

Foley & Lardner LLP's preferred payment method is ACH (CTX or CCD+ transmission) with invoice number(s) included in the addenda of the ACH.

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FACSIMILE (813) 221-4210
WWW.FOLEY.COM

Villages of Glen Creek CDD
Ste 1050
2502 N. Rocky Point Drive
Tampa, FL 33607

Date: October 27, 2025
Invoice No.: 51169642
Our Ref. No.: 139425-0102

Services through September 30, 2025

Amount due for professional services rendered regarding ACPLM, Inc	\$3,930.00
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Total Amount Due:	\$3,930.00
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Please reference your invoice number 51169642 with your remittance payable to Foley & Lardner LLP. Payment is due promptly upon receipt of our invoice.

Federal Employer Number:
39-0473800

Professional Services Detail

09/18/25	ABG	Prepare for and conference with opposing counsel regarding settlement demand; attention to correspondence from opposing counsel and strategize regarding the same.	0.40	\$250.00
09/19/25	ABG	Prepare for and conference with CDD counsel regarding settlement demand from opposing counsel.	0.50	\$312.50
09/19/25	KKL	Confer with M. Broadus and V. Baber regarding ACPLM's demand (.3); confer with B. Mumford regarding claim (.4).	0.70	\$248.50
09/22/25	ABG	Prepare for and meeting with B. Mumford; strategize regarding the same and determine next steps.	0.70	\$437.50
09/22/25	KKL	Attend conference call with B. Mumford regarding claim and settlement negotiations (.5); confer with J. Rains regarding supporting documentation (.2).	0.70	\$248.50
09/27/25	KKL	Confer with J. Rains regarding ACPLM's supporting evidence.	0.20	\$71.00
09/30/25	ABG	Analyze and review documents and deposition videos of Mancini's deposition provided by opposing counsel in support of ACPLM's claim; correspondence with opposing counsel regarding claim; correspondence with client regarding the same.	2.70	\$1,687.50
09/30/25	KKL	Confer regarding ACPLM's request regarding service of notice of violation as to Mancini (.8); attention to ACPLM's supporting document production (.3); confer with B. Mumford regarding notice to board members (.4); confer with J. Vericker and M. Broadus regarding claim (.4).	1.90	\$674.50
Services Total:			7.80	\$3,930.00

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
Alexa B. Goldstein	ABG	Associate	4.30	\$2,687.50
Kristan K. Long	KKL	Paralegal	3.50	\$1,242.50
Totals			7.80	\$3,930.00



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Villages of Glen Creek CDD
Ste 1050
2502 N. Rocky Point Drive
Tampa, FL 33607

Date: November 30, 2025
Invoice No.: 51194984
Our Ref. No.: 139425-0101

Remittance Advice

Re: Villages of Glen Creek project

Current Invoice:

11/30/25 - 51194984	\$7,320.50
Total Amount Due:	\$7,320.50

Please mail check payments to:

Foley & Lardner LLP
P.O. Box 78470
Milwaukee, WI 53278-8470

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FACSIMILE (813) 221-4210
WWW.FOLEY.COM

Villages of Glen Creek CDD
Ste 1050
2502 N. Rocky Point Drive
Tampa, FL 33607

Date: November 30, 2025
Invoice No.: 51194984
Our Ref. No.: 139425-0101

Services through October 31, 2025

Amount due for professional services rendered regarding Villages of Glen Creek project \$3,412.50

Total Expenses: \$3,908.00

Total Amount Due: \$7,320.50

Please reference your invoice number 51194984 with your remittance payable to Foley & Lardner LLP. Payment is due promptly upon receipt of our invoice.

Federal Employer Number:
39-0473800

Professional Services Detail

10/03/25	SNB	Correspond with B. Mumford regarding status of claim and motion practice as to Mancini complaint.	0.20	\$163.00
10/13/25	SNB	Attention to correspondence from B. Mumford regarding status of dismissal hearing.	0.10	\$81.50
10/15/25	SNB	Research additional grounds for dismissing contract claims for lack of licensure; Revise and finalize motion to dismiss Mancini amended complaint; Attention to court magistrate requirements; Analyze and revise draft order of referral to magistrate in conformance with court hearing requirements; Correspond with B. Mumford regarding status of dismissal hearing.	3.30	\$2,689.50
10/16/25	SNB	Revise correspondence to J. Felix regarding order of referral to general magistrate, and confer regarding the same; Attention to executed order of conferral to magistrate.	0.10	\$81.50
10/22/25	KKL	Confer regarding Nov. 19th hearing.	0.20	\$71.00
10/22/25	SNB	Attention to correspondence from D. Baldwin regarding request to set hearing on CDD's motion to dismiss; Analyze and revise notice of hearing; Prepare correspondence to J. Vericker et al. regarding status of hearing and strategy moving forward; Confer regarding various strategy items for claim.	0.40	\$326.00
Services Total:			4.30	\$3,412.50

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
Kristan K. Long	KKL	Paralegal	0.20	\$71.00
Stephanie Nicole Burt	SNB	Senior Counsel	4.10	\$3,341.50
Totals			4.30	\$3,412.50

Expenses Incurred

Description	Amount
Electronic Legal Research Services	\$608.00
Denham Engineering, LLC - Expert Fees - 10/03/25.	\$1,485.00
Denham Engineering, LLC - Expert fees - 08/11/25.	\$1,155.00
Denham Engineering, LLC - Expert Fees - 10/03/25.	\$660.00
Expenses Incurred Total	\$3,908.00



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TAMPA, FL 33602-5810
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FACSIMILE (813) 221-4210
WWW.FOLEY.COM

Villages of Glen Creek CDD
Ste 1050
2502 N. Rocky Point Drive
Tampa, FL 33607

Date: November 30, 2025
Invoice No.: 51194986
Our Ref. No.: 139425-0102

Remittance Advice

Re: ACPLM, Inc

Current Invoice:

11/30/25 - 51194986	\$13,131.00
Total Amount Due:	\$13,131.00

Please mail check payments to:

Foley & Lardner LLP
P.O. Box 78470
Milwaukee, WI 53278-8470

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TAMPA, FL 33602-5810
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FACSIMILE (813) 221-4210
WWW.FOLEY.COM

Villages of Glen Creek CDD
Ste 1050
2502 N. Rocky Point Drive
Tampa, FL 33607

Date: November 30, 2025
Invoice No.: 51194986
Our Ref. No.: 139425-0102

Services through October 31, 2025

Amount due for professional services rendered regarding
ACPLM, Inc \$12,222.50

Total Expenses: \$908.50

Total Amount Due: \$13,131.00

Please reference your invoice number 51194986 with your remittance payable to Foley & Lardner LLP. Payment is due promptly upon receipt of our invoice.

Federal Employer Number:
39-0473800

Professional Services Detail

10/01/25	ABG	Prepare for and conference with B. Mumford, M. Broadus, A. Graff, and J. Vericker regarding claim, possible exposure, settlement negotiations/options; and next steps.	0.70	\$437.50
10/01/25	KKL	Confer with J. Vericker and B. Mumford regarding ACPLM's work on the project and issue with securing bond.	0.50	\$177.50
10/03/25	KKL	Confer with B. Mumford regarding settlement discussion.	0.30	\$106.50
10/04/25	KKL	Confer with B. Mumford regarding next steps (.2); confer with J. Vericker regarding next steps (.2).	0.40	\$142.00
10/06/25	KKL	Confer with J. Rains and C. Lee, ACPLM, regarding plans and supporting evidence.	1.00	\$355.00
10/07/25	KKL	Attend conference call with B. Mumford, J. Vericker, M. Broadus, and M. Hatchette regarding ACPLM's claim (.8); prepare Foley Collaborate site for exchange of documents (.5); confer with J. Fernandez and C. Lee, ACPLM, regarding plans (.4).	1.70	\$603.50
10/07/25	SNB	Attend conference call with A. Goldstein regarding status of response to ACPLM; Research Ch. 255 provisions related to payment bond, interpretation of public entity and public works; defenses to claim against payment bond, or lack thereof, and impact of lack of notice and claim of lien; Confer with J. Vericker regarding party conference call, GTIS perspective on claim, and related strategy for response.	3.30	\$2,689.50
10/09/25	ABG	Research and analyze case law regarding private right of action under 255.05, when applicable, and whether difference exists between CDD and a city/county contact; strategize regarding the same.	1.70	\$1,062.50
10/09/25	SNB	Attention to analysis of bond issue with respect to instant project and whether argument disputing ACPLM's ability to file lien or claim for lack of payment bond, and correspond with A. Goldstein regarding the same.	0.30	\$244.50

10/16/25	KKL	Confer regarding status of claim.	0.20	\$71.00
10/21/25	KKL	Attend conference to discuss status of claim and next steps.	1.10	\$390.50
10/21/25	SNB	Prepare for and attend conference call regarding various defenses to ACPLM bond-related claims and additional research necessary to argue lack of public project; Strategize regarding response to ACPLM and recommendation for client.	1.60	\$1,304.00
10/23/25	ABG	Correspondence with opposing counsel regarding settlement demand.	0.20	\$125.00
10/23/25	SNB	Attention to correspondence from J. Rains regarding settlement position, and confer regarding the same.	0.10	\$81.50
10/27/25	ABG	Strategize regarding research and client recommendation for next steps; begin preparing memo regarding the same.	0.90	\$562.50
10/27/25	SNB	Prepare for and attend conference call regarding research on public work and analysis on whether CDD can claim private project in response to subcontractor's payment bond demand.	0.30	\$244.50
10/28/25	ABG	Correspondence with opposing counsel regarding response to demand offer.	0.10	\$62.50
10/28/25	ABG	Begin preparing client memo of legal analysis of claims and recommendation as to next steps and settlement negotiations.	2.60	\$1,625.00
10/29/25	ABG	Continue preparing memorandum of law and recommendation to client regarding claims, possible defenses, and potential risks.	3.10	\$1,937.50
Services Total:			20.10	\$12,222.50

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
Alexa B. Goldstein	ABG	Associate	9.30	\$5,812.50
Kristan K. Long	KKL	Paralegal	5.20	\$1,846.00
Stephanie Nicole Burt	SNB	Senior Counsel	5.60	\$4,564.00
Totals			20.10	\$12,222.50

Expenses Incurred

Description	Amount
Electronic Legal Research Services	\$908.50
Expenses Incurred Total	\$908.50

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

INVOICE



Invoice #: 6083
Invoice Date: 01/01/26
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
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Villages of Glen Creek CDD - 1B_January 2026	43	\$51.50	\$2,214.50

Subtotal:	\$2,214.50
Sales Tax:	\$0.00
Total:	\$2,214.50
Payments:	\$0.00
Amount Due:	\$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 #: 6084
Invoice Date: 01/01/26
Amount Due: \$200.00

Bill To:

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

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Villages of Glen Creek CDD - 2A, 2B_January 2026	4	\$50.00	\$200.00

Subtotal:	\$200.00
Sales Tax:	\$0.00
Total:	\$200.00
Payments:	\$0.00
Amount Due:	\$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 #: 6085
Invoice Date: 01/01/26
Amount Due: \$1,236.00

Bill To:

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

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Villages of Glen Creek CDD - Ph 1A and MC-1_January 2026	24	\$51.50	\$1,236.00

Subtotal:	\$1,236.00
Sales Tax:	\$0.00
Total:	\$1,236.00
Payments:	\$0.00
Amount Due:	\$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 #: 6086
Invoice Date: 01/01/26
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
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Villages of Glen Creek CDD - Phase 3_January 2026	30	\$51.50	\$1,545.00

Subtotal:	\$1,545.00
Sales Tax:	\$0.00
Total:	\$1,545.00
Payments:	\$0.00
Amount Due:	\$1,545.00

Make Payable to Gig Fiber LLC

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

Invoice

LevelUp Consulting
505 E. Jackson Street, Suite 200
Tampa, FL 33602



Invoice Total: 600.00

Villages of Glen Creek CDD
O Box 32414
Charlotte, NC 28232

December 09, 2025
Project No: 24121-04
Invoice No: 6052
Due Date: January 08, 2026

Project 24121-04 26th Ave Improvements
Fee

Task	Contract Amount	% Complete	Previously Billed	Current Due
Construction Plans & Permitting	17,000.00	100.00	17,000.00	0.00
SWFWMD Permit Exemption	500.00	100.00	500.00	0.00
CPE Services	6,000.00	10.00	0.00	600.00
Reimbursable Expenses	2,500.00	28.8048	720.12	0.00
Total Fee	26,000.00		18,220.12	600.00
	Total Fee			600.00
			Total this Invoice	600.00

Please remit payment to:
LEVELUP CONSULTING LLC
505 E. Jackson Street, Suite 200
Tampa, FL 33602



INVOICE

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

8554656697
www.nickknowscleaning.com

BILL TO
Villages of Glenn Creek CDD
Matthew O'Nolan
2355 26th Ave E
Brandington, Florida 34208
United States

813.533.2950
MONolan@rizzetta.com

Invoice Number: GCCDD234
Invoice Date: December 22, 2025
Payment Due: January 6, 2026

Amount Due (USD): \$3,495.00

[Pay Securely Online](#)

Items	Quantity	Price	Amount
Outdoor Shutter Installation and paint 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.	1	\$3,495.00	\$3,495.00

Payment to be made in advance to cover the purchase of shutters and materials.

Total: \$3,495.00

Amount Due (USD): \$3,495.00

[Pay Securely Online](#)



link.waveapps.com/nws6xj-m4zuu9

Notes / Terms

Signature: _____

Signature Date: _____

Thank You for Your Business!

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
10/1/2025	20254

BILL TO
Villages at Glen Creek CDD c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

PLACE OF SERVICE

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
	10/1/2025			

DESCRIPTION	Quantity	RATE	AMOUNT
October Lawn Maintenance --Section 2A	1	960.00	960.00

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$960.00
		Payments/Credits	-\$120.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$840.00

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
10/1/2025	20321

BILL TO
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

PLACE OF SERVICE
Villages at Glen Creek CDD 2440 Sand Gables Trail Bradenton, Florida 34208

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #		
Due on receipt	10/1/2025			OM-VGC-129		
DESCRIPTION				Quantity	RATE	AMOUNT
October Landscape Maintenance--Common Grounds				1	4,725.00	4,725.00
Fertilization--Common Grounds				1	440.00	440.00
Irrigation Inspection--Common Grounds				1	450.00	450.00
October Landscape Maintenance--Amenity Area				1	1,575.00	1,575.00
Fertilization--Amenity Area				1	220.00	220.00
Irrigation Inspection--Amenity Area				1	180.00	180.00

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$7,590.00
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$7,590.00

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
11/1/2025	20770

BILL TO
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

PLACE OF SERVICE
Villages at Glen Creek CDD 2440 Sand Gables Trail Bradenton, Florida 34208

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #		
Due on receipt	11/1/2025			OM-VGC-129		
DESCRIPTION				Quantity	RATE	AMOUNT
November Landscape Maintenance--Common Grounds				1	4,725.00	4,725.00
Fertilization--Common Grounds				1	440.00	440.00
Irrigation Inspection--Common Grounds				1	450.00	450.00
November Landscape Maintenance--Amenity Area				1	1,575.00	1,575.00
Fertilization--Amenity Area				1	220.00	220.00
Irrigation Inspection--Amenity Area				1	180.00	180.00

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$7,590.00
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$7,590.00

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
11/13/2025	20990

BILL TO
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

PLACE OF SERVICE

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Due on receipt	11/13/2025			

DESCRIPTION	Quantity	RATE	AMOUNT
Irrigation Labor for replacing sprays, nozzles, rotors, and repairing several drip line breaks, lateral break causing significant flooding, and capping a broken pipe where a bubbler used to be.	5	65.00	325.00
Hunter 6" Sprays	12	19.75	237.00
Hunter 6" spray w/ MP nozzle	4	30.52	122.08
Hunter MP nozzles	1	14.00	14.00
Hunter nozzles	8	3.23	25.84
Drip couplers	19	1.28	24.32
Drip T	2	1.80	3.60
Hunter PLD T, 3/4 female threads	1	4.50	4.50
drip line - per ft	7	2.37	16.59
Hunter PGP Rotor	2	20.85	41.70
3/4" PVC cap	1	1.43	1.43
1 1/4" Slip fix	1	30.25	30.25
1 1/4" Coupler	1	4.54	4.54
Funny Coupler	1	1.13	1.13

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$851.98
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$851.98

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
12/1/2025	21300

BILL TO
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

PLACE OF SERVICE
Villages at Glen Creek CDD 2440 Sand Gables Trail Bradenton, Florida 34208

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #		
Due on receipt	12/1/2025			OM-VGC-129		
DESCRIPTION				Quantity	RATE	AMOUNT
December Landscape Maintenance--Common Grounds				1	4,725.00	4,725.00
Fertilization--Common Grounds				1	440.00	440.00
Irrigation Inspection--Common Grounds				1	450.00	450.00
December Landscape Maintenance--Amenity Area				1	1,575.00	1,575.00
Fertilization--Amenity Area				1	220.00	220.00
Irrigation Inspection--Amenity Area				1	180.00	180.00

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$7,590.00
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$7,590.00

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
12/31/2025	21592

BILL TO
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

PLACE OF SERVICE

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Due on receipt	12/31/2025			

DESCRIPTION	Quantity	RATE	AMOUNT
Irrigation Labor for replacing spray heads, nozzles, and repairing drip line breaks	2	65.00	130.00
Hunter MP nozzles	1	14.00	14.00
Drip couplers	11	1.28	14.08
3/4 drip PLD	1	4.50	4.50
Drip per ft	5	2.37	11.85
Hunter 6" spray w/ MP nozzles	3	30.52	91.56

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$265.99
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$265.99

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
11/1/2025	21717

BILL TO
Villages at Glen Creek CDD c/o GTIS I VGC LP 787 7th Ave 50th FL New York, NY 10019

PLACE OF SERVICE

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
	11/1/2025			

DESCRIPTION	Quantity	RATE	AMOUNT
January Lawn Maintenance --Section 2A	1	960.00	960.00

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$960.00
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$960.00

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
1/1/2026	21791

BILL TO
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

PLACE OF SERVICE
Villages at Glen Creek CDD 2440 Sand Gables Trail Bradenton, Florida 34208

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #		
Due on receipt	1/1/2026			OM-VGC-129		
DESCRIPTION				Quantity	RATE	AMOUNT
January Landscape Maintenance--Common Grounds				1	4,725.00	4,725.00
Fertilization--Common Grounds				1	440.00	440.00
Irrigation Inspection--Common Grounds				1	450.00	450.00
December Landscape Maintenance--Amenity Area				1	1,575.00	1,575.00
Fertilization--Amenity Area				1	220.00	220.00
Irrigation Inspection--Amenity Area				1	180.00	180.00

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$7,590.00
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$7,590.00

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

Invoice

Date	Invoice #
1/2/2026	INV0000106226

Bill To:

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

Services for the month of	Terms	Client Number
January	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
		Subtotal	\$6,636.66
		Total	\$6,636.66

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Villages of Glen Creek CDD
c/o HiKai
2502 N Rocky Point Dr, Ste 1000
Tampa, FL 33607-1449

October 07, 2025

Client: 001323

Matter: 000001

Invoice #: 27299

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/11/2025	JMV	REVIEW DRAFT SITE PLAN; CONFERENCE CALL; DRAFT EMAIL TO B. MUMFORD.	1.1	\$445.50
9/11/2025	MB	CONFERENCE CALL WITH DEVELOPER, DEVELOPER AND HOA'S COUNSEL REGARDING ADJACENT PARCEL TIE-IN.	0.5	\$187.50
9/12/2025	JMV	REVIEW EMAILS FROM H. DILLEY RE: CDD TRANSITION; DRAFT EMAILS TO H. DILLEY.	0.3	\$121.50
9/15/2025	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL WITH B. MUMFORD; DRAFT EMAIL TO M. MUMFORD RE: CDD FUNDING AGREEMENTS.	1.2	\$486.00
9/17/2025	JMV	REVIEW EMAIL FROM H. DILLEY; DRAFT EMAIL TO S. BRIZENDINE AND H. DILLEY; REVIEW DRAFT ENGINEERING AGREEMENT; DRAFT EMAIL TO N. BURT.	0.3	\$121.50
9/19/2025	JMV	REVIEW JLAC NOTICE.	0.3	\$121.50
9/19/2025	VKB	PREPARE FOR AND ATTEND TEAMS CONFERENCE WITH FOLEY TO DISCUSS ACPLM PAYMENT REQUEST AS SUBCONTRACTOR FOR MANCINI.	0.5	\$202.50
9/23/2025	JMV	REVIEW STATUS MEMO FROM N. BURT; REVIEW AGENDA PACKET; DRAFT EMAIL TO S. BRIZENDINE AND B. MUMFORD; REVIEW LEGAL NOTICE.	0.5	\$202.50
9/23/2025	AM	REVIEW CERTIFIED MAILED LETTER RECEIVED FROM FLORIDA COMMERCE RE NONCOMPLIANCE FOR FAILURE TO FILE FY 2023-2024 ANNUAL FINANCIAL REPORT; PREPARE CORRESPONDENCE TO H. DILLEY RE STATUS OF SAME.	0.3	\$58.50

SERVICES

Date	Person	Description of Services	Hours	Amount
9/23/2025	MS	RECEIVE, REVIEW, AND PROCESS LETTER FROM THE JOINT LEGISLATIVE AUDITING COMMITTEE.	0.3	\$58.50
9/25/2025	JMV	REVIEW EMAIL FROM B. MUMFORD; REVIEW EMAIL FROM N. BURT; DRAFT EMAIL TO B. MUMFORD; REVIEW EMAIL FROM H. DILLEY RE: CDD AUDIT.	0.4	\$162.00
Total Professional Services			5.7	\$2,167.50
Total Services				\$2,167.50
Total Disbursements				\$0.00
Total Current Charges				\$2,167.50
Previous Balance				\$4,484.20
<i>Less Payments</i>				<i>(\$4,484.20)</i>
PAY THIS AMOUNT				\$2,167.50

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Villages of Glen Creek CDD
c/o HiKai
2502 N Rocky Point Dr, Ste 1000
Tampa, FL 33607-1449

December 15, 2025
Client: 001323
Matter: 000001
Invoice #: 27592

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
11/3/2025	JMV	CONFERENCE CALL RE: M. O'NOLAN RE: CDD MANAGEMENT TRANSITION ISSUES; REVIEW COMMON AREA DEEDS AND RECORDS; DRAFT EMAIL TO T. STEWART AND M. O'NOLAN.	0.7	\$283.50
11/3/2025	CAW	REVIEW AND RESPOND TO CORRESPONDENCE REGARDING OUTSTANDING TRACTS TO BE CONVEYED TO THE DISTRICT.	0.3	\$112.50
11/3/2025	LC	REVIEW CORRESPONDENCE RE DEEDS AND PROPERTY OWNED BY THE DISTRICT; RESEARCH RE SAME; TELEPHONE CONFERENCE WITH PROPERTY APPRAISER OFFICE RE DEED RECORDED ON AUGUST 27, 2025 AND STATUS OF PROPERTY APPRAISER'S RECORDS BEING UPDATED TO MATCH RECORDED DEED; PREPARE CORRESPONDENCE TO T. STEWART AND M. O'NOLAN RE DEEDS AND PLATS FOR THE DISTRICT.	0.7	\$136.50
11/13/2025	JMV	REVIEW EMAILS FROM M'ONOLAN; REVIEW PROPERTY RECORDS; REVIEW DRAFT SUBDIVISION BONDS; CONFERENCE CALL WITH M. O'NOLAN.	0.8	\$324.00
11/14/2025	JMV	REVIEW MEMO FROM N. BURT; DRAFT EMAIL TO N. BURT.	0.5	\$202.50
11/17/2025	LC	PREPARE CORRESPONDENCE TO N. BURT RE LIMITED OFFERING MEMORANDUMS FROM BOND ISSUANCES.	0.3	\$58.50
11/18/2025	JMV	CONFERENCE CALL WITH N. BURT.	0.7	\$283.50
11/18/2025	VKB	PREPARE FOR AND ATTEND TEAMS CONFERENCE WITH K. LONG RE: ACPLM SUBCONTRACTOR OF MANCINI PAYMENT LITIGATION AND CONSTRUCTION CONTRACT.	0.3	\$121.50

SERVICES

Date	Person	Description of Services	Hours	Amount
11/18/2025	MB	REVIEW EMAIL CORRESPONDENCE FROM OUTSIDE COUNSEL REGARDING MANCINI LITIGATION; CONFERENCE CALL WITH OUTSIDE COUNSEL REGARDING MANCINI LITIGATION.	0.7	\$262.50
11/19/2025	JMV	REVIEW AND RESPOND TO PUBLIC RECORDS REQUEST.	1.0	\$405.00
11/19/2025	CAW	REVIEW DEEDS AND PLATS TO VERIFY WHAT TRACTS HAVE BEEN DEEDED AND WHAT TRACTS REMAIN; REVIEW TITLE REPORTS.	0.8	\$300.00
11/19/2025	LC	REVIEW PUBLIC RECORDS REQUEST; RESEARCH FOR DOCUMENTS FOR SAME; PREPARE DRAFT RESPONSE AND PREPARE BACKUP DOCUMENTATION TO RESPONSE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SEATS AND TERMS FOR THE BOARD OF SUPERVISORS FROM THE INCEPTION OF THE DISTRICT TO CURRENT; CORRESPONDENCE TO AND FROM N. BURT AND PROVIDE DOCUMENTS FOR SAME; PREPARE DRAFT TIMELINE AND BACKUP DOCUMENTATION FOR SAME.	3.8	\$741.00
11/20/2025	JMV	REVIEW EMAILS FROM N. BURT AND B. MUMFORD; DRAFT EMAILS TO N. BURT AND B. MUMFORD.	0.6	\$243.00
11/20/2025	MB	REVIEW PUBLIC RECORDS REQUEST, TIMELINE, PLATS AND DEED DOCUMENTS.	0.9	\$337.50
11/24/2025	CAW	REVIEW EMAIL CORRESPONDENCE FROM DISTRICT MANAGER AND DISTRICT ENGINEER REGARDING LIFT STATION OWNERSHIP; REVIEW PLAT AND PROPERTY RECORDS.	0.9	\$337.50
11/24/2025	LC	OBTAIN OPINION LETTERS FROM BOND TRANSCRIPTS; PREPARE CORRESPONDENCE TO N. BURT RE SAME FOR RECORDS REQUEST RESPONSES; REVIEW RESOLUTIONS CANVASSING AND CERTIFYING LANDOWNERS ELECTION; RESEARCH RE BOARD OF SUPERVISORS SEATS, TERMS AND DATES OF SAME; PREPARE DRAFT MEMO RE SAME.	3.8	\$741.00
Total Professional Services			16.8	\$4,890.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
11/30/2025	Photocopies	\$45.75
Total Disbursements		\$45.75

December 15, 2025

Client: 001323

Matter: 000001

Invoice #: 27592

Page: 3

Total Services	\$4,890.00	
Total Disbursements	\$45.75	
Total Current Charges		\$4,935.75
Previous Balance		\$3,483.00
PAY THIS AMOUNT		\$8,418.75

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Villages of Glen Creek CDD

P.O. Box 32414

Charlotte, NC 28232

January 14, 2026

Client: 001323

Matter: 000001

Invoice #: 27818

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
12/23/2025	JMV	REVIEW PROPERTY RECORDS FOR RECLAIMED WATER PUMP STATION; CONFERENCE CALL WITH DISTRICT MANAGER AND DISTRICT ENGINEER.	1.0	\$405.00
12/23/2025	CAW	PREPARE FOR AND ATTEND PHONE CONFERENCE WITH DISTRICT MANAGER AND DISTRICT ENGINEER REGARDING UTILITY FACILITIES; REVIEW ASSOCIATION DOCUMENTS RELATING TO UTILITY FACILITIES.	1.0	\$375.00
Total Professional Services			2.0	\$780.00

January 14, 2026
Client: 001323
Matter: 000001
Invoice #: 27818

Page: 2

Total Services	\$780.00	
Total Disbursements	\$0.00	
Total Current Charges		\$780.00
Previous Balance		\$8,418.75
PAY THIS AMOUNT		\$9,198.75

Please Include Invoice Number on all Correspondence

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00060M

Date 01/09/2026

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 # 26-00060M Request for Proposals RE: Landscape & Irrigation Maintenance Services Published: 1/9/2026	\$188.13
--	----------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$188.13

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Serial Number
26-00060M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

RECEIVED
JAN 13 2026

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 Request for Proposals

in the matter of Landscape & Irrigation Maintenance Services

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

issues of 1/9/2026

See Attached

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

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

Holly Botkin

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

9th day of January, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

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

FILE COPY

**VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

Landscape & Irrigation Maintenance Services
Manatee County, Florida

Village of Glen Creek Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Villages of Glen Creek Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning January 12, 2026, at 12:00 p.m. (EST) for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Field Services Manager shall be the contact person regarding the Project Manual. Mr. John Fowler can be reached by email at jfowler@rizzetta.com or via phone at (941)981-2131.

There will be a mandatory Pre-Proposal Meeting on January 16, 2026, at 10:00 a.m. (EST) at the community pool deck of Glen Creek CDD, located at 2437 Sand Gables Trail, Bradenton, Florida 34208. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until January 23, 2026 at 12:00 p.m. (EST)

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Villages of Glen Creek CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price for the initial year along with an option for three (3) one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on March 10, 2026, at 6:30 p.m. (EST) at the SpringHill Suites by Marriott hotel located at 102 12th Street West, Bradenton, Florida 34205 to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Fowler at jfowler@rizzetta.com, no later than January 29, 2026, by 4:00 p.m. (EST). Answers will be provided to all digible proposers by 4:00 p.m. (EST), January 30, 2026.

Firms desiring to provide services for this project must submit one (1) original, five (5) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 10:00 a.m. (EST) on February 13, 2026, at the office of Rizzetta and Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, Attention: John Fowler. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (941)981-2131 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Villages of Glen Creek Community Development District
Matt O'Nolan, District Manager monolan@rizzetta.com
January 9, 2026

26-00060M

FILE COPY

Serial Number
26-00060M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who 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 Request for Proposals

in the matter of Landscape & Irrigation Maintenance Services

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

issues of 1/9/2026

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

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



Holly Botkin

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

9th day of January, 2026 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



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

RECEIVED
JAN 13 2026

and will meet on March 10, 2026, at 6:30 p.m. (EST) at the SpringHill Suites by Marriott hotel located at 102 12th Street West, Bradenton, Florida 34205 to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Fowler at jfowler@rizzetta.com, no later than January 29, 2026, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 4:00 p.m. (EST), January 30, 2026.

Firms desiring to provide services for this project must submit one (1) original, five (5) copies and one (1) digital copy in the form of a flash drive, of the required proposal no later than 10:00 a.m. (EST) on February 13, 2026, at the office of Rizzetta and Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, Attention: John Fowler. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual will be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (941)981-2131 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Villages of Glen Creek Community Development District
Matt O'Nolan, District Manager mmonlan@rizzetta.com
January 9, 2026
26-00060M

Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Villages of Glen Creek CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price for the initial year along with an option for three (3) one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays), after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Landscape & Irrigation Maintenance Services
Manatee County, Florida

Village of Glen Creek Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Villages of Glen Creek Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning January 12, 2026, at 12:00 p.m. (EST) for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Field Services Manager shall be the contact person regarding the Project Manual. Mr. John Fowler can be reached by email at jfowler@rizzetta.com or via phone at (941)981-2131.

There will be a mandatory Pre-Proposal Meeting on January 16, 2026, at 10:00 a.m. (EST) at the community pool deck of Glen Creek CDD, located at 2497 Sand Gables Trail, Bradenton, Florida 34208. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until January 23, 2026 at 12:00 p.m. (EST).

The District is a special-purpose taxing District created by Chapter 190 Florida

Villages of Glen Creek Community Development District

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

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$43,969.70**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Charles Peterson	100068	CPeterson121725-387	Board of Supervisors Meeting 12/7/25	\$ 200.00
Doodycalls of Parrish FL	100074	INV-11034445202601	Dog Waste Station Supplies & Maintenance 01/26	\$ 384.00
ECS Integrations, LLC	100065	103576	Gate Maintenance & Repair 01/26	\$ 835.00
ECS Integrations, LLC	100065	103577	Gate Maintenance & Repair 01/26	\$ 680.00
ECS Integrations, LLC	100065	103594	Gate Maintenance & Repair 01/26	\$ 497.00
Gig Fiber, LLC	100069	6305	Solar Equipment Lease 02/26	\$ 2,214.50
Gig Fiber, LLC	100069	6306	Solar Equipment Lease 02/26	\$ 200.00
Gig Fiber, LLC	100069	6307	Solar Equipment Lease 02/26	\$ 1,236.00
Gig Fiber, LLC	100069	6308	Solar Equipment Lease 02/26	\$ 1,545.00
H2 Lagoon Solutions	100060	2907	Pond Maintenance 01/26	\$ 1,950.00
H2 Lagoon Solutions	100070	2924	Pond Maintenance 02/26	\$ 1,950.00

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
LevelUp Consulting, LLC	100066	6149	Engineering Services 01/26	\$ 300.00
LevelUp Consulting, LLC	100066	6174	Engineering Services 01/26	\$ 4,805.40
NaturZone Pest Control	100071	825167	Pest Control 12/25	\$ 124.00
NaturZone Pest Control	100061	834515	Pest Control 01/26	\$ 124.00
NaturZone Pest Control	100072	843141	Pest Control 02/26	\$ 124.00
Patrick Bette	100076	PB121725-387	Board of Supervisors Meeting 12/17/25	\$ 200.00
Prince & Sons, Inc.	100062	22056	Landscape Maintenance 12/25	\$ 960.00
Prince & Sons, Inc.	100062	22057	Landscape Maintenance 01/26	\$ 960.00
Prince & Sons, Inc.	100067	22187	Landscape Maintenance 02/26	\$ 8,550.00
Rizzetta & Company, Inc.	100064	INV0000106648	Accounting Services 02/26	\$ 6,636.66
Steadfast Contractors Alliance, LLC	100063	SA-19035	Aquatic Maintenance 01/26	\$ 1,695.00

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steadfast Contractors Alliance, LLC	100073	SA-19652	Aquatic Maintenance 02/26	\$ 1,695.00
Straley Robin Vericker	100075	27419	Legal Services 10/25	\$ 1,315.50
Straley Robin Vericker	100075	27901	Legal Services 01/26	<u>\$ 4,788.64</u>
Report Total				<u>\$ 43,969.70</u>

Villages of Glen Creek CDD
 Meeting Date: December 17, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Charles Peterson	<input checked="" type="checkbox"/>	*****
Trent Stephenson	<input checked="" type="checkbox"/>	
Patrick Bette	<input checked="" type="checkbox"/>	*****
John Jones	<input checked="" type="checkbox"/>	

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:20:00
Meeting End Time:	11:20
Total Meeting Time:	

Time Over _____ (3) Hours:

Total at \$175 per Hour: \$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____



DoodyCalls on the Suncoast
 4326 Kingsfield Drive
 Parrish, FL 34219
 www.doodycalls.com/suncoast



Bill To:
 Villages Of Glen Creek CDD (Matt O'Nolan) -
 Rizzetta
 3434 Colwell Ave Suite 200
 Tampa, FL 33614

CONSOLIDATED INVOICE

Reference #	INV-11034445202601
Date	January 31, 2026
Amount Due	\$384.00

Activity from January 01, 2026 to January 31, 2026

Ref	Date	Item	Description	Qty	Unit Price	Amount
I47707758	1/6/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I47707758	1/6/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I47708160	1/13/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I47708160	1/13/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I47708608	1/20/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I47708608	1/20/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I47709055	1/27/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I47709055	1/27/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00

Subtotal	\$384.00
Tax	\$0.00
Total	\$384.00
Total Amount Due	\$384.00

Thank you for your business!

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO
Villages of Glen Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614 USA

SHIP TO
Villages of Glen Creek CDD
2440 Sand Gables Trail
Bradenton, FL 34208 USA

INVOICE 103576
DATE 01/20/2026
TERMS Net 15
DUE DATE 02/04/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	REPAIR / WELD WIND DAMAGED GATE - WEST GATE . FIELD WELD ALL BROKEN PICKETS IN GATE PANEL . ADJUST LIMITS , PUT BACK IN OPERATION . TH26145	1	835.00	835.00

SUBTOTAL	835.00
TAX	0.00
TOTAL	835.00

BALANCE DUE \$835.00

[Pay invoice](#)

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO
Villages of Glen Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614 USA

SHIP TO
Villages of Glen Creek CDD
2440 Sand Gables Trail
Bradenton, FL 34208 USA

INVOICE 103577
DATE 01/20/2026
TERMS Net 15
DUE DATE 02/04/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	1- CLUTCH / HANDLE ASSEMBLY , INCLUDES CLUTCH KEY .TH26152	1	680.00	680.00T

SUBTOTAL	680.00
TAX	0.00
TOTAL	680.00
BALANCE DUE	\$680.00

Pay invoice

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO
Villages of Glen Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614 USA

SHIP TO
Villages of Glen Creek CDD
2440 Sand Gables Trail
Bradenton, FL 34208 USA

INVOICE 103594
DATE 01/26/2026
TERMS Net 15
DUE DATE 02/10/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
01/13/2026	The tech replaced the back gate loop detector and tested the code 2930 at all gates. The code and loop detector work fine.	1	177.00	177.00
	Loop Detector for gate	1	320.00	320.00T

SUBTOTAL 497.00

TAX 0.00

TOTAL 497.00

BALANCE DUE **\$497.00**

Ways to pay



[View and pay](#)

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

INVOICE



Invoice #: 6305
Invoice Date: 02/01/26
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
02/28/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Villages of Glen Creek CDD - 1B_Feb 2026	43	\$51.50	\$2,214.50

Subtotal:	\$2,214.50
Sales Tax:	\$0.00
Total:	\$2,214.50
Payments:	\$0.00
Amount Due:	\$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 #: 6306
Invoice Date: 02/01/26
Amount Due: \$200.00

Bill To:

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

Due Date
02/28/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Villages of Glen Creek CDD - 2A, 2B_Feb 2026	4	\$50.00	\$200.00

Subtotal:	\$200.00
Sales Tax:	\$0.00
Total:	\$200.00
Payments:	\$0.00
Amount Due:	\$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 #: 6307
Invoice Date: 02/01/26
Amount Due: \$1,236.00

Bill To:

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

Due Date
02/28/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Villages of Glen Creek CDD - Ph 1A and MC-1_Feb 2026	24	\$51.50	\$1,236.00

Subtotal:	\$1,236.00
Sales Tax:	\$0.00
Total:	\$1,236.00
Payments:	\$0.00
Amount Due:	\$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 #: 6308
Invoice Date: 02/01/26
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
02/28/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Villages of Glen Creek CDD - Phase 3_Feb 2026	30	\$51.50	\$1,545.00

Subtotal:	\$1,545.00
Sales Tax:	\$0.00
Total:	\$1,545.00
Payments:	\$0.00
Amount Due:	\$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

Villages of Glen Creek CDD
PO Box 32414
Charlotte, NC 28232

Ship to

Villages of Glen Creek CDD
PO Box 32414
Charlotte, NC 28232

Invoice details

Invoice no.: 2907
Terms: Net 20
Invoice date: 01/01/2026
Due date: 01/31/2026

#	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

Bill to

Villages of Glen Creek CDD
PO Box 32414
Charlotte, NC 28232

Ship to

Villages of Glen Creek CDD
PO Box 32414
Charlotte, NC 28232

Invoice details

Invoice no.: 2924
Terms: Net 20
Invoice date: 02/01/2026
Due date: 02/28/2026

#	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

LevelUp Consulting
505 E. Jackson Street, Suite 200
Tampa, FL 33602



Invoice Total: 300.00

Villages of Glen Creek CDD
O Box 32414
Charlotte, NC 28232

January 10, 2026
Project No: 24121-04
Invoice No: 6149
Due Date: February 09, 2026

Project 24121-04 26th Ave Improvements

Fee

Task	Contract Amount	% Complete	Previously Billed	Current Due
Construction Plans & Permitting	17,000.00	100.00	17,000.00	0.00
SWFWMD Permit Exemption	500.00	100.00	500.00	0.00
CPE Services	6,000.00	15.00	600.00	300.00
Reimbursable Expenses	2,500.00	28.8048	720.12	0.00
Total Fee	26,000.00		18,820.12	300.00
	Total Fee			300.00
			Total this Invoice	300.00

Please remit payment to:
LEVELUP CONSULTING LLC
505 E. Jackson Street, Suite 200
Tampa, FL 33602

Invoice

LevelUp Consulting
505 E. Jackson Street, Suite 200
Tampa, FL 33602



Invoice Total: 4,805.40

Villages of Glen Creek CDD
O Box 32414
Charlotte, NC 28232

January 10, 2026
Project No: 24121-05
Invoice No: 6174
Due Date: February 09, 2026

Project 24121-05 Glen Creek Phase 4A

Fee

Task	Contract Amount	% Complete	Previously Billed	Current Due
Project Management	10,000.00	36.00	0.00	3,600.00
City Permitting Renewal	7,500.00	65.00	4,500.00	375.00
County Permitting Renewal	7,500.00	65.00	4,500.00	375.00
Total Fee	25,000.00		9,000.00	4,350.00
	Total Fee			4,350.00

Reimbursable Expenses

Misc. Fees				
10/9/2025	Jackson, Amber	Courier hard copy package to bradenton	90.20	
10/9/2025	Jackson, Amber	Courier boundary survey to Bradenton	90.20	
12/30/2025	Sunrise Utility Construction, Inc	Hydrant Flow Test	275.00	
	Total Reimbursables		455.40	455.40
		Total this Invoice		4,805.40

Please remit payment to:
LEVELUP CONSULTING LLC
505 E. Jackson Street, Suite 200
Tampa, FL 33602

Invoice

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

INVOICE: 825167
DATE: 12/01/25
ORDER:

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

Work Location: [106524] 813-564-6103
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!		
		SUBTOTAL \$124.00
		TAX \$0.00
		TOTAL \$124.00

Charges outstanding over 30 days from the date of service are subject to a 1½% FINANCE CHARGE PER MONTH

PLEASE PAY FROM THIS INVOICE



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

Service Slip/Invoice

INVOICE: 834515
DATE: 01/01/2026
ORDER:

Bill To: [106524]
Villages of Glen Creek CDD
C/o Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

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

Work Date	Time	Target Pest	Technician	Time In
01/01/2026		ANTS, ROACHES, SILV		
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/08/2025		

Service	Description	Price
---------	-------------	-------

CONTRACT COMM	Monthly Pest & Rodent Control Service	\$124.00
---------------	---------------------------------------	----------

Please include your Invoice Number on your Payment. Thank you!

SUBTOTAL	\$124.00
TAX	\$0.00
TOTAL	\$124.00

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



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

Service Slip/Invoice

INVOICE: 843141
DATE: 02/01/2026
ORDER:

Bill To: [106524]
Villages of Glen Creek CDD
C/o Rizzetta & Company
PO Box 32414
Charlotte, NC 28232

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

Work Date	Time	Target Pest	Technician	Time In
02/01/2026		ANTS, ROACHES, SILV		
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/27/2026		

Service	Description	Price
---------	-------------	-------

CONTRACT COMM	Monthly Pest & Rodent Control Service	\$124.00
---------------	---------------------------------------	----------

Please include your Invoice Number on your Payment. Thank you!

SUBTOTAL	\$124.00
TAX	\$0.00
TOTAL	\$124.00

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
12/1/2025	22056

BILL TO
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

PLACE OF SERVICE

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Due on receipt	12/1/2025			

DESCRIPTION	Quantity	RATE	AMOUNT
December Monthly lawn Maintenance Section 2A	1	960.00	960.00

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$960.00
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$960.00

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
1/1/2026	22057

BILL TO
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

PLACE OF SERVICE

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Due on receipt	1/1/2026			

DESCRIPTION	Quantity	RATE	AMOUNT
January Monthly lawn Maintenance Section 2A	1	960.00	960.00

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$960.00
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$960.00

PRINCE & SONS, INC.
 200 South F Street
 Haines City, Florida
 33844



Invoice

DATE	INVOICE NO.
2/1/2026	22187

BILL TO
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

PLACE OF SERVICE
Villages at Glen Creek CDD 2440 Sand Gables Trail Bradenton, Florida 34208

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #		
Due on receipt	2/1/2026			OM-VGC-129		
DESCRIPTION				Quantity	RATE	AMOUNT
February Landscape Maintenance--Common Grounds				1	4,725.00	4,725.00
Fertilization--Common Grounds				1	440.00	440.00
Irrigation Inspection--Common Grounds				1	450.00	450.00
February Landscape Maintenance--Amenity Area				1	1,575.00	1,575.00
Fertilization--Amenity Area				1	220.00	220.00
Irrigation Inspection--Amenity Area				1	180.00	180.00
Monthly Lawn Maintenance - Section 2A				1	960.00	960.00

Phone #	E-mail Billing@princeandsonsinc.com	Total	\$8,550.00
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$8,550.00

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

Invoice

Date	Invoice #
2/2/2026	INV0000106648

Bill To:

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

Services for the month of	Terms	Client Number
February	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
		Subtotal	\$6,636.66
		Total	\$6,636.66



Steadfast Alliance

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

Invoice

Date	Invoice #
1/1/2026	SA-19035

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

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.

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



Steadfast Alliance

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

Invoice

Date	Invoice #
2/2/2026	SA-19652

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

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.

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Villages of Glen Creek CDD
c/o HiKai
2502 N Rocky Point Dr, Ste 1000
Tampa, FL 33607-1449

November 14, 2025
Client: 001323
Matter: 000001
Invoice #: 27419

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/1/2025	MB	CONFERENCE CALL WITH OUTSIDE COUNSEL REGARDING ACPLM CLAIM.	0.4	\$150.00
10/2/2025	MS	FOLLOW UP ON THE STATUS OF FILING FINANCIAL REPORT AND AUDIT; SEND JLAC LETTER RE SAME.	0.2	\$39.00
10/7/2025	JMV	REVIEW AND FILE FLORIDA DEPARTMENT OF COMMERCE REGISTERED AGENT FORM; PREPARE FOR AND ATTEND CONFERENCE CALL.	1.0	\$405.00
10/7/2025	LC	RECEIPT AND UPDATE FLORIDA COMMERCE FY 2025-2026 SPECIAL DISTRICT STATE FEE INVOICE AND PROFILE UPDATE; RESEARCH RE PLATS AND DEEDS; PREPARE FILES AND UPLOAD TO FILESHARE PROGRAM; PREPARE CORRESPONDENCE TO K. LONG RE SAME.	0.6	\$117.00
10/7/2025	MB	REVIEW FILE CORRESPONDENCE REGARDING ACPLM; CONFERENCE CALL REGARDING ACPLM.	0.9	\$337.50
10/8/2025	LC	CORRESPONDENCE TO S. BRIZENDINE RE FLORIDA COMMERCE FY 2025-2026 SPECIAL FEE INVOICE.	0.2	\$39.00
10/10/2025	MS	FOLLOW UP ON THE STATUS OF FILING FINANCIAL REPORT AND AUDIT; SEND JLAC LETTER RE SAME.	0.2	\$39.00
10/13/2025	MS	RECEIVE UPDATE FROM S. VALENTIN RE STATUS OF RESPONSE TO JLAC; UPDATE CLIENT FILE WITH THE SAME.	0.2	\$39.00
10/20/2025	MB	REVIEW LITIGATION STATUS OF FOR MANCNI EARTH & PIPE AND ACPLM.	0.4	\$150.00
Total Professional Services			4.1	\$1,315.50

November 14, 2025

Client: 001323

Matter: 000001

Invoice #: 27419

Page: 2

Total Services	\$1,315.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,315.50
Previous Balance		\$2,167.50
PAY THIS AMOUNT		\$3,483.00

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Villages of Glen Creek CDD
P.O. Box 32414
Charlotte, NC 28232

February 12, 2026
Client: 001323
Matter: 000001
Invoice #: 27901

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
1/5/2026	CAW	REVIEW PUBLIC RECORDS REQUEST; REVIEW FILE, PROPERTY INFORMATION, AND PROPERTY RECORDS; EMAIL CORRESPONDENCE REGARDING SAME.	1.3	\$487.50
1/5/2026	LC	REVIEW PUBLIC RECORDS REQUEST DATED DECEMBER 30, 2025 FROM JOHN H. RAINS III; WORK ON DOCUMENTS TO RESPOND TO PUBLIC RECORDS REQUEST.	2.2	\$429.00
1/6/2026	JMV	REVIEW UPDATE FROM N. BURT; REVIEW AND PREPARE PUBLIC RECORDS REQUEST RESPONSE.	0.8	\$324.00
1/6/2026	CAW	COMPILE EMAILS FOR PUBLIC RECORDS REQUEST.	0.7	\$262.50
1/6/2026	LC	CONTINUE WORKING ON DOCUMENTS FOR PUBLIC RECORDS REQUEST.	0.9	\$175.50
1/6/2026	MB	REVIEW EMAIL CORRESPONDENCE FROM OUTSIDE COUNSEL REGARDING UPDATES ON LITIGATION WITH MANCINI AND ACPLM; REVIEW CIRCUIT COURT RECORDS.	0.5	\$187.50
1/7/2026	JMV	REVIEW EMAIL FROM M. O'NOLAN; REVIEW AND REVISE LEGAL NOTICES; REVIEW AND REVISE MANUAL; DRAFT EMAIL TO M. O'NOLAN.	1.6	\$648.00
1/8/2026	MB	REVIEW EMAIL CORRESPONDENCE DOCUMENT TRANSFER TO RIZZETA AND RULES OF PROCEDURE.	0.6	\$225.00
1/12/2026	CAW	EMAIL CORRESPONDENCE REGARDING PUBLIC RECORDS REQUEST.	0.2	\$75.00

SERVICES

Date	Person	Description of Services	Hours	Amount
1/13/2026	CAW	PREPARE FOR AND ATTEND CALL WITH N. BURT REGARDING PUBLIC RECORDS REQUEST; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING SAME; REVIEW RECORDS TO BE RELEASED AS PART OF PUBLIC RECORDS REQUEST.	0.6	\$225.00
1/13/2026	LC	CONFERENCE WITH N. BURT RE DOCUMENT REQUEST FROM J. RAINS, III; CONTINUE WORKING ON DOCUMENTS TO PRODUCE RE SAME.	0.6	\$117.00
1/15/2026	LC	CONTINUE WORKING ON BOARD MEMBERS HISTORY AND RELATED DOCUMENTS FOR PUBLIC RECORDS REQUEST RE MANCINI MATTER.	0.7	\$136.50
1/15/2026	MB	REVIEW RESOLUTIONS DESIGNATING OFFICERS AND LANDOWNER ELECTION RESULTS FOR RESPONSE TO REQUEST FOR RECORDS.	0.8	\$300.00
1/19/2026	JMV	REVIEW EMAIL FROM N. BREGG; REVIEW CDD PROCEDURES.	0.3	\$121.50
1/20/2026	LC	PREPARE DRAFT RESOLUTION SETTING PUBLIC HEARING ON RULES OF PROCEDURE, FORM OF RULES OF PROCEDURE, AND PUBLICATION ADS FOR SAME.	1.3	\$253.50
1/20/2026	MB	REVIEW RESOLUTION SETTING PUBLIC HEARING, NOTICES OF PUBLICATION AND RULES OF PROCEDURE FOR THE DISTRICT.	0.6	\$225.00
1/21/2026	JMV	REVIEW EMAIL FROM K. CONNELL RE: CDD CONSTRUCTION ACCOUNTS; DRAFT EMAIL TO K. CONNELL.	0.3	\$121.50
1/29/2026	MB	PREPARE WETLAND BUFFER MAINTENANCE SERVICE AGREEMENT WITH WETLAND MANAGEMENT SERVICES.	1.2	\$450.00
Total Professional Services			15.2	\$4,764.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/26/2026	XPRESS DELIVERIES, LLC- Courier Service- Courier Services	\$24.64
Total Disbursements		\$24.64

February 12, 2026
Client: 001323
Matter: 000001
Invoice #: 27901

Page: 3

Total Services	\$4,764.00	
Total Disbursements	\$24.64	
Total Current Charges		\$4,788.64
Previous Balance		\$9,198.75
<i>Less Payments</i>		<i>(\$7,883.25)</i>
PAY THIS AMOUNT		\$6,104.14

Please Include Invoice Number on all Correspondence

Tab 7

MINUTES OF MEETING

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

**VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The workshop meeting of the Board of Supervisors of Villages of Glen Creek Community Development District was held on **Tuesday, November 11, 2025, at 6:30 p.m.** held at the Spring Hill Suites by Marriott Bradenton Downtown/Riverfront, located at 102 12th Street West, Bradenton, FL 34205

Present and constituting a quorum:

Charles Peterson	Board Supervisor, Chairman
Trent Stephenson	Board Supervisor, Vice Chairman
John Jones	Board Supervisor, Assistant Secretary
Patrick Bette	Board Supervisor, Assistant Secretary

Also, present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
John Fowler	Landscape Inspection, Rizzetta & Company, Inc.
Nancy Bregg	District Coordinator, Rizzetta & Company, Inc.
Matt Goldrick	Representative, Steadfast Aquatics
Lucas Martin	Representative, Prince and Sons Landscaping
Bill Mumford	Representative, GTIS Partners
Andrew Graff	Representative, GTIS Partners
Tonja Stewart	Representative, Stantec (via phone)

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. O’Nolan called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Public Comments

The Board heard comments on Analise, landscaping, gates, signage, Miranda, sidewalks, irrigation, pool gates, lighting on palm trees, value of neighborhood, pool heater/chiller, enforcement, events and sprinklers.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. O’Nolan stated that if there was no further business to come before the Board then a motion to adjourn would be in order and the workshop ended at 7:22pm.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

MINUTES OF MEETING

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

VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of Villages of Glen Creek Community Development District was held on **Wednesday, December 17, 2025, at 11:00 a.m.** to be held at the Spring Hill Suites by Marriott Bradenton Downtown/Riverfront, **located at 102 12th Street West, Bradenton, FL 34205**

Present and constituting a quorum:

Charles Peterson	Board Supervisor, Chairman
Trent Stephenson	Board Supervisor, Vice Chairman
John Jones	Board Supervisor, Assistant Secretary
Patick Bette	Board Supervisor, Assistant Secretary
Vacant	Board Supervisor, Assistant Secretary

Also, present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
John Fowler	Landscape Inspection, Rizzetta & Company, Inc.
Nancy Bregg	District Coordinator, Rizzetta & Company, Inc.
Lucas Martin	Representative, Prince and Sons Landscaping
Bill Mumford	Developer, GTIS Partners
Kevin Riemensperger	Representative, Steadfast Aquatics
Tonja Stewart	Representative, District Engineer

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. O’Nolan called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Public Comments

The Board heard comments on gates at Grand Flora concerns.

THIRD ORDER OF BUSINESS

Staff Reports

48 **A. Pond and Mitigation Maintenance Discussion**

49
50 Mr. Riemensperger presented his report to the Board.

51
52 **B. Landscape Inspection Report and Discussion of Landscape RFP**

53
54 Mr. Fowler discussed the RFP process and informed the Board that we will be voting
55 on the Landscaping RFP at the March 10th meeting.

56
On a Motion by Mr. Peterson, seconded by Mr. Jones, with all in favor, the Board approved, Prince and Sons proposals as presented, for the Villages of Glen Creek Community Development District.

57
58 **C. District Counsel**

59 District Counsel was not present.

60
61 **D. District Engineer**

62 Ms. Stewart presented her report to the Board and spoke to the Board about the
63 reclaimed water issues.

64 The Board requested District Engineer reach out to Developer Engineer regarding
65 lift/pump station issues/ownership.

66
67 **E. District Manager Report**

68 Mr. O’Nolan reminded the Board of Supervisors that the next regular meeting is
69 scheduled for Tuesday, January 13, 2025, at 6:30 p.m.

70
71 **FOURTH ORDER OF BUSINESS**

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

72 The Board reviewed the Financial Statement for October 2025.

73
74 **FIFTH ORDER OF BUSINESS**

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

75 The Board reviewed the Operation and Maintenance Expenditures for October 2025

76
77 **SIXTH ORDER OF BUSINESS**

**Consideration of the Board of Supervisors
Meeting Minutes for September 23, 2025**

78 The Board of Supervisors reviewed the Board of Supervisors meeting minutes for
79 September 23, 2025.

On a Motion by Mr. Peterson, seconded by Mr. Jones, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2025 (\$97,317.36) and the minutes from the meeting held on September 23, 2025, as presented, for the Villages of Glen Creek Community Development District.

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SEVENTH ORDER OF BUSINESS Ratification of Fence Repair

On a Motion by Mr. Peterson, seconded by Mr. Bette, with all in favor, the Board ratified the fence repair, for the Villages of Glen Creek Community Development District.

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**EIGHTH ORDER OF BUSINESS Ratification of Special Warranty Deed from
GTIS for Common Area Tracts**

On a Motion by Mr. Bette, seconded by Mr. Jones, with all in favor, the Board ratified the special Warranty Deed from DTIS for common area tracts, for the Villages of Glen Creek Community Development District.

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101

NINTH ORDER OF BUSINESS Consideration of Wetland Proposal

On a Motion by Mr. Peterson, seconded by Mr. Stephenson, with all in favor, the Board approved, approved the Wetland Management Services proposal in the amount of \$4200.00 annually pending addendum draft from Counsel, for the Villages of Glen Creek Community Development District.

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TENTH ORDER OF BUSINESS Ratification of Florida Fountains Proposal

On a Motion by Mr. Jones, seconded by Mr. Peterson, with all in favor, the Board ratified the Florida Fountains Proposal for the Villages of Glen Creek Community Development District.

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107

ELEVENTH ORDER OF BUSINESS Consideration of Shutter Proposal

On a Motion by Mr. Peterson, seconded by Mr. Stephenson, with all in favor, the Board approved the Nick Knows shutter proposal in the amount of \$3,495.00, for the Villages of Glen Creek Community Development District.

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TWELFTH ORDER OF BUSINESS Discussion of District Credit Card

On a Motion by Mr. Stephenson, seconded by Mr. Bette, with all in favor, the Board authorized the opening of a District credit card with a limit of \$2500.00 stipulating Chair must approve any purchase or use, for the Villages of Glen Creek Community Development District.

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112

113 **THIRTEENTH ORDER OF BUSINESS** **Discussion of Amenity Rules and**
114 **Procedures**
115

116 The Board authorized staff to being the rule making process regarding rules and rates.
117

On a Motion by Mr. Peterson, seconded by Mr. Stephenson, with all in favor, the Board approved to begin the rulemaking process, for the Villages of Glen Creek Community Development District.

118
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120 **FOURTEETH ORDER OF BUSINESS** **Discussion of FY 24-25 Goals and**
121 **Objectives**
122

On a Motion by Mr. Jones, seconded by Mr. Peterson, with all in favor, the Board agreed that they met the Fiscal Year 24-25 Goals and Objectives, for the Villages of Glen Creek Community Development District.

123
124 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Rekey Proposal**
125

On a Motion by Mr. Stephenson, seconded by Mr. Jones, with all in favor, the Board approved the ECS integrations proposal for rekeying in the amount of \$765.00, for the Villages of Glen Creek Community Development District.

126
127 **SIXTEENTH ORDER OF BUSINESS** **Discussion of Security Proposal**
128

On a Motion by Mr. Jones , seconded by Mr. Peterson, with all in favor, the Board approved, approved the JCS proposal with a not to exceed of \$39,000 authorizing the Chair to work with staff to finalize scope and contract, for the Villages of Glen Creek Community Development District.

129
130 **SEVENTEETH ORDER OF BUSINESS** **Supervisor Requests and Comments**
131

132 No requests or comments were presented.
133

134
135 **TWELFTH ORDER OF BUSINESS** **Adjournment**
136

137 Mr. O’Nolan stated that if there was no further business to come before the Board
138 then a motion to adjourn would be in order.
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On a Motion by Mr. Stephenson, seconded by Mr. Peterson, with all in favor, the Board adjourned the meeting at 11:20 a.m., for the Villages of Glen Creek Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 8



February 9, 2026

Villages of Glen Creek Community Development District
c/o Charlie Peterson – Chairman
3434 Colwell Ave., STE 200
Tampa, Florida 33614

EMAIL DELIVERY (PDF)

agraff@gtispartners.com (Andrew Graff), MONolan@rizzetta.com (Matt O’Nolan), & nbregg@rizzetta.com (Nancy Bregg)
Invoices and Accounting Inquiries to: MONolan@rizzetta.com (Matt O’Nolan) & nbregg@rizzetta.com (Nancy Bregg)

RE: **Proposal of Services and Fees**
Professional Environmental Consulting Services – Water Use Permit (COMPLIANCE)
Project Name: Villages of Glen Creek
Project Client(s): Villages of Glen Creek Community Development District -and- GTIS I VGC, LP
Manatee County – 31 / Township 34S / Range 18E -and- 6 / Township 35S / Range 18E
Water Use Permit (WUP) No. 20 013281.005 -and- Modification Application No. 20 013281.006

Mr. O’Nolan / Graff,

Ardurra is pleased to present the following proposal for professional environmental consulting services associated with the above referenced project for the Southwest Florida Water Management District (District) Water Use Permit (WUP) Compliance matters associated with ‘**Villages of Glen Creek**’, **WUP No. 20 013281.005** (attached) including future **WUP Modification Application No. 20 013281.006**. Associated with this WUP are Statewide Environmental Resource Permit (SWERP) No’s. 43 030480.001 (Conceptual); .003, .008, .010, .012, .016, .034, .038, .039, .040, .041, .043, .049, .051, .055, .058, and .065 (for Phases 1, 1A, 1B, 1C, and 1D); .006, .015, .031, .042, .044, .050, .054, .059, .062, .063, and .066 (for Phases 2, 2A, and 2B); .005, .014, and .057 (for Phase 3); .013, .037, .053, and .056 (for Phase 4); .032 and .048, (for Phase MC-1); .064 (for Phase MC-2); .052, .067 and .069 (for Stora); and .068 (Phase 1D). Only those phases currently permitted under **WUP No. 20 013281.005** and what are being planned for inclusion in **WUP Modification Application No. 20 013281.006** are associated with this WUP compliance scope of work proposal. If you agree with the scope of work below and associated costs, please indicate by signing below on the third page and returning an electronic copy for our files.

Scope of Work:

Ardurra proposes to provide Ecological Consulting Services associated with the above referenced property for the following compliance related activities associated with District WUP No. 20 013281.005 and future WUP Modification Application No. 20 013281.006 covering compliance items with the District beginning from January 1, 2026 through December 31, 2026. Tasks are anticipated to include the following:

- a) Monthly (*once every month*) flow meter readings from groundwater DID No. 3 (*until the .006 WUP Modification approval*) and DID No. 12 (*the latter if drilled/constructed*) required pursuant



to Special Conditions 1, 18, 20, and Exhibit B of the above referenced WUP will be conducted on-site by Ardurra staff for Ardurra's tabulation and submittal to the District covering the periods from January 1, 2026 through December 31, 2026 (*for 12 total months*).

- b) Monthly (*once every month*) flow meter readings from reclaimed water DID No. 11 required pursuant to Special Conditions 1, 18, 20, and Exhibit B of the above referenced WUP will be provided in the form of City of Bradenton Water and Sewer Department Utility Bill invoices sufficient to determine a gallons per month usage on reclaimed water as provided from Villages of Glen Creek Community Development District (CDD) and/or by GTIS I VGC, LP representatives on behalf of Villages of Glen Creek CDD who will provide electronic copies to Ardurra for Ardurra's tabulation and submittal to the District covering the periods from January 2026 through December 31, 2026 (*for 12 total months*).
- c) Monthly data summary update on water use provided to Villages of Glen Creek CDD and/or GTIS I VGC, LP representatives by Ardurra covering the periods from field data collection post execution of the signing of this proposal, established for January 1, 2026 through December 31, 2026.
- d) A maximum of three (3) 'Irrigation Water Use Form's' with one (1) covering groundwater DID No. 3 and one (1) covering reclaimed water DID No. 11 as required pursuant to Special Condition 1 and 12 of the above-mentioned WUP will be prepared and submitted to the District by Ardurra covering the 2026 calendar year. *If groundwater DID No. 12 is drilled/constructed and operational, then one additional 'Irrigation Water Use Form' covering groundwater DID No. 12 will be prepared and submitted.*
- e) Coordination with District agency staff, as necessary.
- f) General coordination with client, CDD Board representatives, CDD management staff, irrigation management staff, and/or other designated individuals, as necessary.

Cost:

The referenced tasks will be billed monthly based on the above Scope of Work as relative to WUP No. 20 013281.005 and future WUP Modification Application No. 20 013281.006 covering the 2026 calendar cycle, which include the compliance data collection tasks listed above on groundwater DID No. 3, reclaimed water DID No. 11, and if drilled/constructed on DID No. 12, from January 1, 2026 through December 31, 2026 calendar year, can all be accomplished for a **not-to-exceed cost of \$6,845**. Per Ardurra policy new clients (Villages of Glen Creek Community Development District) are required to pay a retainer in the amount of fifty percent (50%) of the contracted amount for projects with greater than a \$5,000.00 contract amount. Once this contract is signed an invoice for the required 50% **retainer of \$3,422.50** will be provided. The 50% retainer must be paid, received and processed prior to Ardurra beginning the scope of work listed above.

This scope of work is compliance specific to '**Villages of Glen Creek**' as contained within WUP 20 013281.005 and future WUP Modification Application No. 20 013281.006 and specific only to groundwater DID No. 3, reclaimed water DID No. 11, and on DID No. 12 (the latter if drilled/constructed, as listed above under the Scope of Work. This scope of work does **not** include addressing non-compliant exceedances in water use with the District, preparing a non-compliance '**Remedial Action Plan**' or similar action plan brought on by non-compliance overpumpage withdrawals or other water resource related adverse impacts; District legal action(s); investigating the feasibility of tailwater recovery or reclaimed water, conducting flowmeter accuracy tests on groundwater and/or reclaimed water DID's; attendance at CDD / Neighborhood Association / 'Town Hall' meeting(s) / presentation(s) / video association meeting(s); and/or if other non-specific compliance related tasks



which are not listed above are required and/or requested beyond the Scope of Work listed above, then additional fees and services will be coordinated ahead of time with ‘**Villages of Glen Creek**’ and/or its representatives with agreement to be billed at the current time and materials rate in addition to the assessed costs above on which the services are performed. If any additional compliance related tasks outside this scope is requested to be brought into compliance with or by the District, and/or if other non-specific compliance related tasks which are not listed above are required and/or requested beyond the Scope of Work listed above, additional fees and services will be billed at the current time and materials rate in addition to the assessed costs above on which the services are performed. If mutually agreed, an amended or separate proposal for additional services can be provided to the client prior to initiating these services.

This work will begin upon receipt of an executed proposal.

Duration of Contract:

The cost estimates provided in this proposal may be relied upon for up to thirty (30) days beyond the date of this proposal. Once accepted, the terms of this agreement shall remain in effect for a twelve (12) month period.

Termination:

Termination of this agreement shall be effective with 30 days’ prior written notice by either party or immediately by mutual agreement by both parties. However, termination shall not be effective until all fees due are paid.

Compensation:

Invoices will be submitted to the client as tasks are completed. Submitted invoices are payable upon receipt. Unpaid balances over thirty (30) days will be assessed a 1.5% nominal monthly finance charge, compounded monthly until payment is made in full. Ardurra reserves the right to stop work on any project that remains unpaid over 30 days. If collection efforts are required, client agrees to pay reasonable attorney’s fees and court costs.

Authorization:

If the submitted scope of work and fees are acceptable, please sign below and return one fully executed copy to our office.

Signature: _____ Date: _____

Name: _____ Title: _____

Company: _____ Phone: _____

Email Address: _____ Invoicing Email Address: _____

Invoicing Address: _____, _____, _____
(street) (city) (state) (zip)



We appreciate the opportunity to offer our professional services on this project. If you have any questions concerning this proposal, please do not hesitate to contact me by email at ecraig@ardurra.com or by phone at **941-320-8914**.

Sincerely,

Edward M. Craig^{IV}, CPSS

Senior Project Manager / Senior Scientist / Certified Professional Soil Scientist



Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

April 20, 2020

GTIS I VGC, LP / Attn: John Ryan
2502 North Rocky Point Drive, Suite 1050
Tampa, FL 33607

Subject: **Notice of Intended Agency Action Letter -- Approval**
Water Use Permit No.: 20 013281.005
Project Name: Villages of Glen Creek
County: Manatee

Dear Sir/Madam:

The Southwest Florida Water Management District (District) has completed its review of the application for Water Use Permit No. 20 013281.005. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at <http://www18.swfwmd.state.fl.us/Search/Search/SearchWupSimple.aspx> and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Water Use Permit Bureau in the Tampa Service Office.

Sincerely,

Darrin W. Herbst, P.G.
Bureau Chief
Water Use Permit Bureau

cc: Ardurra Group, Inc. / Attn: Edward M. Craig Iv



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1-800-836-0797 (FL only)

April 20, 2020

GTIS I VGC, LP / Attn: John Ryan
2502 North Rocky Point Drive, Suite 1050
Tampa, FL 33607

Subject: **Notice of Agency Action -- Approval**
Water Use Permit No.: 20 013281.005
Project Name: Villages of Glen Creek
County: Manatee

Dear Sir/Madam:

The Southwest Florida Water Management District (District) is in receipt of your application for Water Use Permit No. 20 013281.005. Based upon a review of the information you submitted, the application is approved. A copy of the permit is enclosed for your records. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

Please be advised that the Governing Board has formulated a water shortage plan referenced in a Standard Water Use Permit Condition (Exhibit A) of your permit, and will implement such a plan during periods of water shortage. You will be notified during a declared water shortage of any change in the conditions of your Permit or any suspension of your Permit, or of any restriction on your use of water for the duration of any declared water shortage. Please further note that water conservation is a condition of your Permit and should be practiced at all times.

If you have any questions or concerns regarding your permit or any other information, please contact the Water Use Permit Bureau in the Tampa Service Office.

Sincerely,

Darrin W. Herbst, P.G.
Bureau Chief
Water Use Permit Bureau
Regulation Division

Encl: Permit
Notice of Rights

cc: Ardurra Group, Inc. / Attn: Edward M. Craig Iv

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
WATER USE PERMIT
Individual
PERMIT NO. 20 013281.005**

PERMIT ISSUE DATE: April 20, 2020

EXPIRATION DATE: April 20, 2040

The Permittee is responsible for submitting an application to renew this permit no sooner than one year prior to the expiration date, and no later than the end of the last business day before the expiration date, whether or not the Permittee receives prior notification by mail. Failure to submit a renewal application prior to the expiration date and continuing to withdraw water after the expiration date is a violation of Chapter 373, Florida Statutes, and Chapter 40D-2, Florida Administrative Code, and may result in a monetary penalty and/or loss of the right to use the water. Issuance of a renewal of this permit is contingent upon District approval.

TYPE OF APPLICATION: Renewal

GRANTED TO: GTIS I VGC, LP / Attn: John Ryan
2502 North Rocky Point Drive, Suite 1050
Tampa, FL 33607

PROJECT NAME: Villages of Glen Creek

WATER USE CAUTION AREA(S): SOUTHERN WATER USE CAUTION AREA, Most Impacted Area

COUNTY: Manatee

TOTAL QUANTITIES AUTHORIZED UNDER THIS PERMIT (in gallons per day)

ANNUAL AVERAGE	70,600 gpd
PEAK MONTH ¹	467,600 gpd
DROUGHT ANNUAL AVERAGE ²	130,000 gpd

1. Peak Month: Average daily use during the highest water use month.
2. Drought Annual Average: Annual average limit when less than historical average rainfall if sufficient Water Conservation credits exist in the Permittee's account.

ABSTRACT:

This is a renewal with modification of an existing permit for agricultural use. The modification adds a new landscape/recreation use to the permit and decreases the agricultural use. Total permitted water use quantities decrease from 85,100 gallons per day (gpd) to 70,600 gpd on an Annual Average basis, increase from 108,900 gpd to 130,000 gpd on a Drought Annual Average basis, and decrease from 705,800 gpd to 467,600 gpd on a Peak Month basis. Crop Protection is removed from the permit. The changes in quantities are due to the elimination of 40 acres of citrus, the reduction of irrigated hay from 80 acres to 38.6 acres, the addition of 38 acres of irrigated landscape associated with a new residential development and the addition of 42 head of cattle. Supplemental irrigation quantities are based on the District's supplemental irrigation model AGMOD. As the permit site is in the Most Impacted Area (MIA) of the Southern Water Use Caution Area (SWUCA), the Permittee has reduced the existing permitted quantities from the Upper Floridan aquifer by 41% (decrease of 34,600 gpd Annual Average) to provide a Net Benefit required by the change in use type. The Permittee is using reclaimed water to meet their residential landscape irrigation needs. A proposed well to be constructed into the intermediate aquifer will be used as a standby source should the reclaimed water supply be interrupted.

Special conditions require the Permittee to report monthly meter readings and pumpage, conduct meter accuracy testing every 5 years, report irrigated crops annually, construct the proposed well to specifications, notify the District regarding interruption of reclaimed water supply, implement water conservation and best management practices, and be subject to the SWUCA Recovery Strategy.

WATER USE TABLE (in gpd)

<u>USE</u>	<u>ANNUAL AVERAGE</u>	<u>PEAK MONTH</u>	<u>DROUGHT ANNUAL AVERAGE</u>
Agricultural	50,500	223,400	64,300
Landscape/Recreation	53,400	244,200	65,700

USES AND IRRIGATION ALLOCATION RATE TABLE

<u>CROP/USE TYPE</u>	<u>IRRIGATED ACRES</u>	<u>IRRIGATION METHOD</u>	<u>STANDARD IRRIGATION RATE</u>	<u>DROUGHT IRRIGATION RATE</u>
Hay, Commercial	38.60	Seepage Citrus Hay Pasture	17.40"/yr.	22.22"/yr.
Lawn & Landscape	3.21	Drip Without Plastic	19.70"/yr.	24.29"/yr.
Lawn & Landscape	34.88	Sprinkler Over Plant	18.80"/yr.	23.09"/yr.
Animals				

WITHDRAWAL POINT QUANTITY TABLE

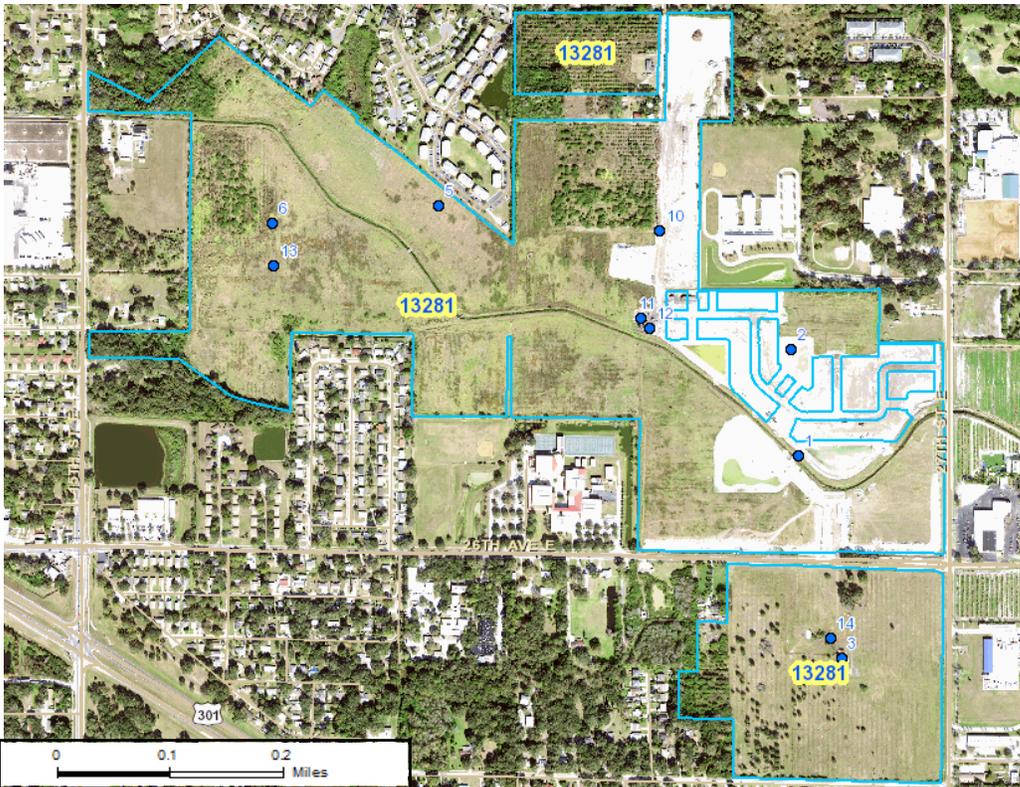
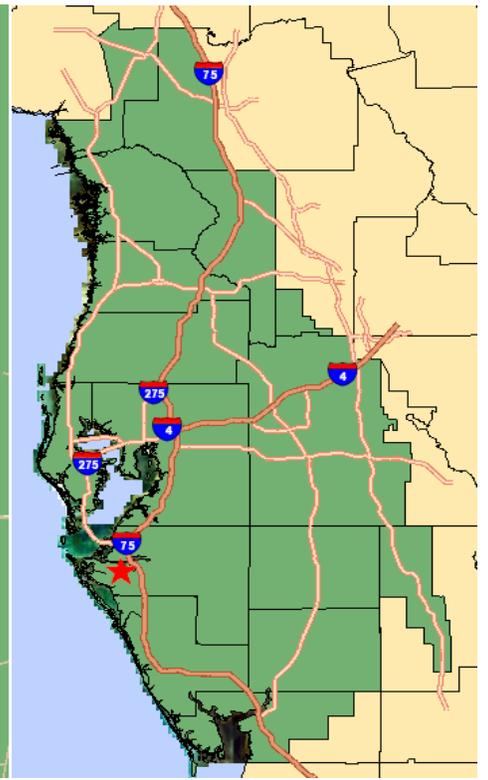
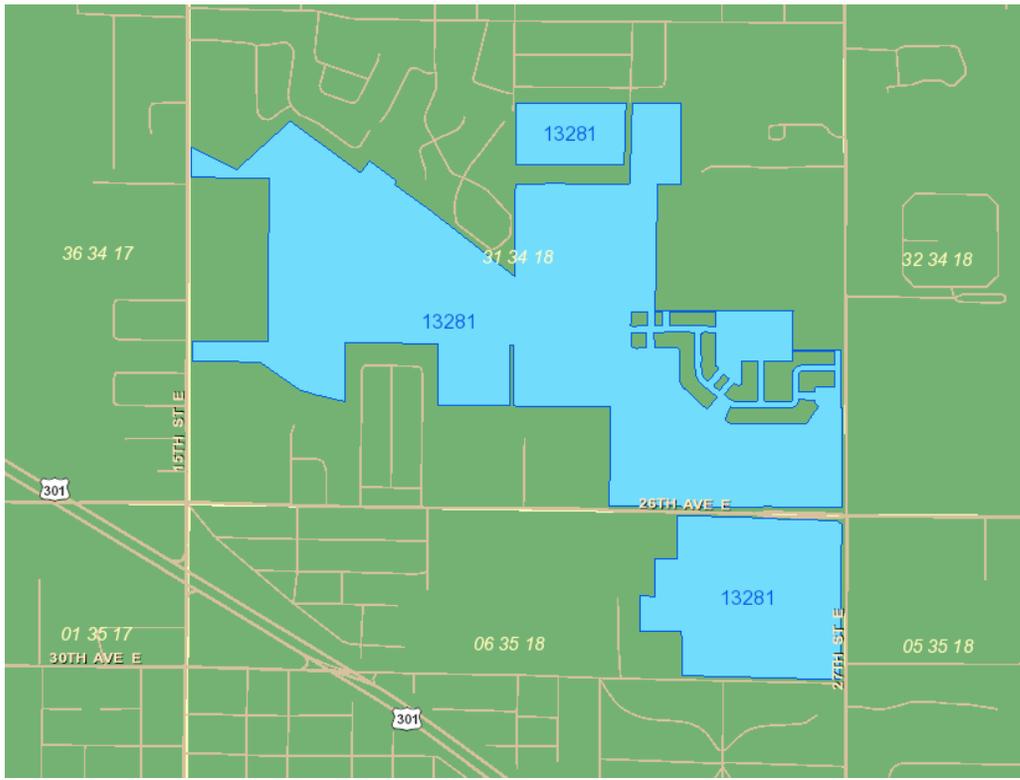
Water use from these withdrawal points are restricted to the quantities given below :

<u>I.D. NO. PERMITTEE/ DISTRICT</u>	<u>DIAM (in.)</u>	<u>DEPTH TTL./CSD.FT. (feet bls)</u>	<u>USE DESCRIPTION</u>	<u>AVERAGE (gpd)</u>	<u>PEAK MONTH (gpd)</u>
3 / 3	8	618 / UNK	Irrigation	50,500	223,400
11 / 11	8	N/A / N/A	Irrigation	53,400	244,200
12 / 12	8	305 / 200	Irrigation	20,100	244,200

WITHDRAWAL POINT LOCATION TABLE

<u>DISTRICT I.D. NO.</u>	<u>LATITUDE/LONGITUDE</u>
3	27° 28' 30.61"/82° 31' 56.01"
11	27° 28' 51.01"/82° 32' 09.79"
12	27° 28' 50.45"/82° 32' 09.15"

Location Map
GTIS | VGC, LP / Attn: John Ryan
WUP No. 20 013281.005



Legend

- DIDs
- WUP Boundary
- 2017 Natural Color Imagery

MANATEE COUNTY

Southwest Florida
Water Management District

STANDARD CONDITIONS:

The Permittee shall comply with the Standard Conditions attached hereto, incorporated herein by reference as Exhibit A and made a part hereof.

SPECIAL CONDITIONS:

1. All reports and data required by condition(s) of the permit shall be submitted to the District according to the due date(s) contained in the specific condition. If the condition specifies that a District-supplied form is to be used, the Permittee should use that form in order for their submission to be acknowledged in a timely manner. The only alternative to this requirement is to use the District Permit Information Center (www.swfwmd.state.fl.us/permits/epermitting/) to submit data, plans or reports online. There are instructions at the District website on how to register to set up an account to do so. If the report or data is received on or before the tenth day of the month following data collection, it shall be deemed as a timely submittal.

All mailed reports and data are to be sent to:

Southwest Florida Water Management District
Tampa Service Office, Water Use Permit Bureau
7601 U.S. Hwy. 301 North
Tampa, Florida 33637-6759

Submission of plans and reports: Unless submitted online or otherwise indicated in the special condition, the original and two copies of each plan and report, such as conservation plans, environmental analyses, aquifer test results, per capita annual reports, etc. are required.

Submission of data: Unless otherwise indicated in the special condition, an original (no copies) is required for data submittals such as crop report forms, meter readings and/or pumpage, rainfall, water level, evapotranspiration, or water quality data.
(499)

2. The Permittee shall construct the proposed wells according to the surface diameter, casing depth, and total depth specifications below. The casing shall be continuous from land surface to the minimum depth stated, and both the casing depth and total depth are specified to prevent the unauthorized interchange of water between different water bearing zones. The maximum total depth listed below is an estimate, based on best available information, of the depth to the bottom of the Intermediate aquifer. However, it is the Permittee's responsibility to have the water in the well sampled during well construction, before reaching the estimated total depth. Such sampling is necessary to ensure that the well does not encounter water quality that cannot be utilized by the Permittee, and to ensure that withdrawals from the well will not cause salt-water intrusion. All depths given are in feet below land surface. For Well Construction requirements see Exhibit B, Well Construction Instructions, attached to and made part to this permit.

District ID No. 12, Permittee ID No. 12 having a surface diameter of 8-inches, with a minimum casing depth of 200 feet, drilled to a maximum total depth of 305 feet.
(223)

3. The Permittee shall evaluate the feasibility of improving the efficiency of the current irrigation system or converting to a more efficient system. This condition includes implementation of the improvement(s) or conversion when determined to be operationally and economically feasible.(296)
4. The Permittee shall implement a leak detection and repair program as an element of an ongoing system maintenance program. This program shall include a system-wide inspection at least once per year.(309)
5. The Permittee shall incorporate best water management practices, specifically including but not limited to irrigation practices, as recommended for the permitted activities in reports and publications by the IFAS.(312)
6. Upon construction of the withdrawal District ID No. 12, Permittee ID No. 12, the Permittee shall install a backflow prevention system to prevent backflow from irrigation system entering into the well.

(315)

7. The Permittee shall limit daytime irrigation to the greatest extent practicable to reduce losses from evaporation. Daytime irrigation for purposes of system maintenance, control of heat stress, crop protection, plant establishment, or for other reasons which require daytime irrigation are permissible; but should be limited to the minimum amount necessary as indicated by best management practices.
(331)
8. Within 90 days of the replacement of any or all withdrawal quantities from ground water or surface water bodies with an Alternative Water Supply, the Permittee shall apply to modify this permit to place equal quantities of permitted withdrawals from the ground and/or surface water resource on standby. The standby quantities can be used in the event that some or all of the alternative source is not available.(363)
9. The Permittee shall geophysically (caliper) or video log District ID No. 3, Permittee ID No. 3, if the pump assembly is removed for maintenance or replacement within the term of this permit. If the Permittee does not have to remove the pump assembly during the term of this permit, he or she shall notify the District in writing upon submittal of their application to renew their water use permit (WUP). Such notification will not prejudice the Permittee's application. The District does not require the Permittee to remove the well assembly for the single purpose of logging the well.

The geophysical or video log must clearly show the diameter and total depth of each well, and the casing depth and casing continuity in each well. If a video log is made of the well, it shall clearly show the WUP number, Permittee name, and well identification number on the tape itself. One copy of the log shall be submitted to the District within 30 days of the logging event. Upon sufficient notice (approximately two to three weeks), the District can caliper log the well(s) at no cost to the Permittee; however, the Permittee shall remove the pump assembly at their own cost and prior to the arrival of the District logging vehicle on location.

Until such time as the logging is performed, the District shall continue to assess withdrawal impacts, and credit existing use per aquifer based on the assumption that multiple aquifers are open in the well bore. If an analysis of the log with respect to geology or hydrogeology is made, the report must be signed and sealed by a Professional Geologist who is registered and in good standing with the Florida Department of Business and Professional Regulation.

(408)

10. Permittee shall not exceed the quantity determined by multiplying the total irrigated acres by the total allocated acre-inches per irrigated acre per season for each crop type. For all crops except Citrus, an irrigated acre, hereafter referred to as "acre," is defined as the gross acreage under cultivation, including areas used for water conveyance such as ditches, but excluding uncultivated areas such as wetlands, retention ponds, and perimeter drainage ditches. For Citrus, an irrigated acre is based on 74% shaded area, equivalent to 89.4% of the gross acreage minus uncultivated areas such as wetlands, retention ponds, and perimeter drainage ditches.

An applicant or permittee within the Southern Water Use Caution Area may obtain the total allocated acre-inches per acre per season for their crops, plants, soil types, planting dates, and length of growing season by completing the "Irrigation Water Allotment Form" and submitting it to the District. The District will complete and return the form with the calculated total allocated acre-inches and water conserving credit per acre per season per crop, if applicable, based on the information provided. The "Irrigation Water Allotment Form" is available upon request.

(427)

11. The Permittee shall immediately implement the District-approved water conservation plan submitted in support of the application for this permit. Conservation measures that the Permittee has already implemented shall continue, and proposed conservation measures shall be implemented as proposed in the plan. Progress reports on the implementation of water conservation practices indicated as proposed in the plan as well as achievements in water savings that have been realized from each water conservation practice shall be submitted May 1, 2030.(449)
12. The Permittee shall record the following information on the Irrigation Water Use Form that is supplied by the District for annual crops for each permitted irrigation withdrawal point, District ID. Nos. 3, 11 and 12, Permittee ID Nos. 3, 11 and 12:
 1. Crop type,

2. Irrigated acres,
3. Irrigation method (NTBWUCA only),
4. Dominant soil type per crop or the number of acres per crop on that dominant soil type, and
5. If used, quantities used for crop protection.

This information shall be submitted by March 1 of each year documenting irrigation for the previous calendar year.

(474)

13. The Permittee shall submit a copy of all well completion reports as filed with the Environmental Action Commission of Manatee County to the Water Use Permit Bureau within 30 days of each well completion.(508)
14. By April 1, 2021, District ID Nos. 5, 6, 13 and 14, Permittee ID Nos. 5, 6, Unknown N and Unknown S, shall be properly abandoned (plugged bottom to top) by a licensed water well contractor in accordance with Chapter 62-532.500(4), F.A.C., under a Well Abandonment Permit issued by the Environmental Action Commission of Manatee County unless an extension of time is granted by the Water Use Permit Bureau Chief.(580)
15. This permit authorizes standby quantities totaling 33,300 gpd Annual Average, which are allocated to District ID No. 12, Permittee ID No. 12.

In the event that an alternative water supply (AWS) for which there are standby quantities permitted on this permit become wholly or partially unavailable, insufficient or unsuitable, the permittee shall access permitted standby quantities as follows depending upon the length of time the AWS is not available, sufficient or suitable. At no time will the Permittee utilize standby quantities to exceed authorized use or an authorized irrigation allocation rate on this permit.

Less than 30 days: No District notification is required if the AWS is unavailable, insufficient, or unsuitable for the 30-day period or less. The Permittee may access permitted standby quantities to meet authorized use or an authorized irrigation allocation rate from the date of the first loss up to 30 days.

Greater than 30 days but less than one year: The Permittee shall notify the District in writing within 45 days of the first day the AWS became unavailable, insufficient or unsuitable. The notification shall identify the standby withdrawal sources that were or will be activated, and the Permittee shall continue to submit written notification monthly for each subsequent 30-day period where the standby delivery of AWS is unavailable, insufficient or unsuitable, for up to one year from the date of first loss, insufficiency, or unsuitability. The Permittee may access permitted standby quantities to meet authorized use or an authorized irrigation allocation rate from the date of the first loss up to one year. If the loss of the AWS exceeds one year, the Permittee shall apply for a Letter of Modification to reinstate the standby quantities as active quantities, subject to all requirements of Rule 40D-2.331(2), F.A.C.

Permanent Loss: Upon verbal or written notice from an alternative water supply provider that delivery of all or part of the alternative water supply is to permanently cease, the Permittee shall submit information to the District explaining the reason(s) for the cessation. If the cessation was not caused by actions of the Permittee and is beyond the control of the Permittee, the Permittee shall apply for a letter modification to reinstate the standby quantities as active quantities.
(598)

16. The Permittee shall comply with allocated irrigation quantities, which are determined by multiplying the total irrigated acres by the total allocated inches per acre per season per actual crop grown. If the allocated quantities are exceeded, upon request by the District, the Permittee shall submit a report that includes reasons why the allocated quantities were exceeded, measures taken to attempt to meet the allocated quantities, and a plan to bring the permit into compliance. The District will evaluate information submitted by Permittees who exceed their allocated quantities to determine whether the lack of achievement is justifiable and a variance is warranted. The report is subject to approval by the District; however, justification for exceeding the allowed withdrawal quantity does not constitute a waiver of the District's authority to enforce the terms and conditions of the permit.(651)
17. This Permit is located within the Southern Water Use Caution Area (SWUCA). Pursuant to Section 373.0421, Florida Statutes, the SWUCA is subject to a minimum flows and levels recovery strategy,

which became effective on January 1, 2007. The Governing Board may amend the recovery strategy, including amending applicable water use permitting rules based on an annual assessment of water resource criteria, cumulative water withdrawal impacts, and on a recurring five-year evaluation of the status of the recovery strategy up to the year 2025 as described in Chapter 40D-80, Florida Administrative Code. This Permit is subject to modification to comply with new rules.(652)

18. The following existing, but previously un-metered reclaimed water inflow lines shall be metered upon permit issuance: District ID No. 11, Permittee ID No. 11. Monthly meter reading and reporting, as well as meter accuracy checks every five years shall be in accordance with instructions in Exhibit B, Metering Instructions, attached to and made part of this permit.(702)
19. The following proposed withdrawal facilities shall be metered within 90 days of completion of construction of the facilities: District ID No. 12, Permittee ID No. 12. Monthly meter reading and reporting, as well as meter accuracy checks every five years shall be in accordance with instructions in Exhibit B, Metering Instructions, attached to and made part of this permit.(718)
20. The following withdrawal facilities shall continue to be maintained and operated with existing, non-resettable, totalizing flow meter(s) or other measuring device(s) as approved by the Water Use Permit Bureau Chief: District ID No. 3, Permittee ID No. 3. Monthly meter reading and reporting, as well as meter accuracy checks every five years shall be in accordance with instructions in Exhibit B, Metering Instructions, attached to and made part of this permit.(719)
21. The permittee is eligible for water conserving credits on April 1, 2030, through the submittal of a Letter Modification Application.” The Permittee must be in compliance with all permit conditions and have submitted all appropriate seasonal and annual crop reporting forms to be eligible for the additional water conserving credits. The available water conserving credit quantity will be equal to twice the difference between the 5-in-10 and 2-in-10 irrigation requirements as determined by AGMOD.(1027)

40D-2
Exhibit A

WATER USE PERMIT STANDARD CONDITIONS

1. With advance notice to the Permittee, District staff with proper identification shall have permission to enter, inspect, collect samples, take measurements, observe permitted and related facilities and collect and document any information deemed necessary to determine compliance with the approved plans, specifications and conditions of this permit. The Permittee shall either accompany District staff onto the property or make provision for access onto the property.
2. When necessary to analyze impacts to the water resource or existing users, the District shall require the Permittee to install flow metering or other measuring devices to record withdrawal quantities and submit the data to the District.
3. A District identification tag shall be prominently displayed at each withdrawal point that is required by the District to be metered or for which withdrawal quantities are required to be reported to the District, by permanently affixing the tag to the withdrawal facility.
4. The Permittee shall mitigate any adverse impact to environmental features or offsite land uses as a result of withdrawals. When adverse impacts occur or are imminent, the District shall require the Permittee to mitigate the impacts. Examples of adverse impacts include the following:
 - A. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses; or
 - B. Damage to crops and other vegetation causing financial harm to the owner;
and
 - C. Damage to the habitat of endangered or threatened species.
5. The Permittee shall mitigate any adverse impact to existing legal uses caused by withdrawals. When adverse impacts occur or are imminent, the District may require the Permittee to mitigate the impacts. Adverse impacts include:
 - A. A reduction in water levels which impairs the ability of a well to produce water;
 - B. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses; or
 - C. Significant inducement of natural or manmade contaminants into a water supply or into a usable portion of an aquifer or water body.
6. Permittee shall notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership or any other loss of permitted legal control of the Project and / or related facilities from which the permitted consumptive use is made. Where Permittee's control of the land subject to the permit was demonstrated through a lease, the Permittee must either submit documentation showing that it continues to have legal control or transfer control of the permitted system / project to the new landowner or new lessee. All transfers of ownership are subject to the requirements of Rule 40D-1.6105, F.A.C. Alternatively, the Permittee may surrender the consumptive use permit to the District, thereby relinquishing the right to conduct any activities under the permit.
7. All withdrawals authorized by this WUP shall be implemented as conditioned by this permit, including any documents submitted as part of the permit application incorporated by reference in a permit condition. This permit is subject to review and modification, enforcement action, or revocation, in whole or in part, pursuant to Section 373.136 or 373.243, F.S.
8. This permit does not convey to the Permittee any property rights or privileges other than those specified herein, nor relieve the Permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.
9. The Permittee shall cease or reduce surface water withdrawal as directed by the District if water levels in lakes fall below the applicable minimum water level established in Chapter 40D-8, F.A.C., or rates of flow in streams fall below the minimum levels established in Chapter 40D-8, F.A.C.
10. The Permittee shall cease or reduce withdrawal as directed by the District if water levels in aquifers fall below the minimum levels established by the Governing Board.

11. A Permittee may seek modification of any term of an unexpired permit. The Permittee is advised that section 373.239, F.S., and Rule 40D-2.331, F.A.C., are applicable to permit modifications.
12. The Permittee shall practice water conservation to increase the efficiency of transport, application, and use, as well as to decrease waste and to minimize runoff from the property. At such time as the Governing Board adopts specific conservation requirements for the Permittee's water use classification, this permit shall be subject to those requirements upon notice and after a reasonable period for compliance.
13. The District may establish special regulations for Water-Use Caution Areas. At such time as the Governing Board adopts such provisions, this permit shall be subject to them upon notice and after a reasonable period for compliance.
14. Nothing in this permit should be construed to limit the authority of the District to declare a water shortage and issue orders pursuant to chapter 373, F.S. In the event of a declared water shortage, the Permittee must adhere to the water shortage restrictions, as specified by the District. The Permittee is advised that during a water shortage, reports shall be submitted as required by District rule or order.
15. This permit is issued based on information provided by the Permittee demonstrating that the use of water is reasonable and beneficial, consistent with the public interest, and will not interfere with any existing legal use of water. If, during the term of the permit, it is determined by the District that a statement in the application and in the supporting data are found to be untrue and inaccurate, the use is not reasonable and beneficial, in the public interest, or does impact an existing legal use of water, the Governing Board shall modify this permit or shall revoke this permit following notice and hearing, pursuant to sections 373.136 or 373.243, F.S. The Permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
16. Within the Southern Water Use Caution Area, if the District determines that significant water quantity or quality changes, impacts to existing legal uses, or adverse environmental impacts are occurring, the District, upon reasonable notice to the Permittee, including a statement of facts upon which the District based its determination, may reconsider the quantities permitted or other conditions of the permit as appropriate to address the change or impact, but only after an opportunity for the Permittee to resolve or mitigate the change or impact or to request a hearing.
17. All permits are contingent upon continued ownership or legal control of all property on which pumps, wells, diversions or other water withdrawal facilities are located.

Exhibit B
Instructions

METERING INSTRUCTIONS

The Permittee shall meter withdrawals from surface waters and/or the ground water resources, and meter readings from each withdrawal facility shall be recorded on a monthly basis within the last week of the month. The meter reading(s) shall be reported to the Water Use Permit Bureau on or before the tenth day of the following month for monthly reporting frequencies. For bi-annual reporting, the data shall be recorded on a monthly basis and reported on or before the tenth day of the month following the sixth month of recorded data. The Permittee shall submit meter readings online using the Permit Information Center at www.swfwmd.state.fl.us/permits/epermitting/ or on District supplied scanning forms unless another arrangement for submission of this data has been approved by the District. Submission of such data by any other unauthorized form or mechanism may result in loss of data and subsequent delinquency notifications. Call the Water Use Permit Bureau in Tampa at (813) 985-7481 if difficulty is encountered.

The meters shall adhere to the following descriptions and shall be installed or maintained as follows:

1. The meter(s) shall be non-resettable, totalizing flow meter(s) that have a totalizer of sufficient magnitude to retain total gallon data for a minimum of the three highest consecutive months permitted quantities. If other measuring device(s) are proposed, prior to installation, approval shall be obtained in writing from the Water Use Permit Bureau Chief.
2. The Permittee shall report non-use on all metered standby withdrawal facilities on the scanning form or approved alternative reporting method.
3. If a metered withdrawal facility is not used during any given month, the meter report shall be submitted to the District indicating the same meter reading as was submitted the previous month.
4. The flow meter(s) or other approved device(s) shall have and maintain an accuracy within five percent of the actual flow as installed.
5. Meter accuracy testing requirements:
 - A. For newly metered withdrawal points, the flow meter installation shall be designed for inline field access for meter accuracy testing.
 - B. The meter shall be tested for accuracy on-site, as installed according to the Flow Meter Accuracy Test Instructions in this Exhibit B, every five years in the assigned month for the county, beginning from the date of its installation for new meters or from the date of initial issuance of this permit containing the metering condition with an accuracy test requirement for existing meters.
 - C. The testing frequency will be decreased if the Permittee demonstrates to the satisfaction of the District that a longer period of time for testing is warranted.
 - D. The test will be accepted by the District only if performed by a person knowledgeable in the testing equipment used.
 - E. If the actual flow is found to be greater than 5% different from the measured flow, within 30 days, the Permittee shall have the meter re-calibrated, repaired, or replaced, whichever is necessary. Documentation of the test and a certificate of re-calibration, if applicable, shall be submitted within 30 days of each test or re-calibration.
6. The meter shall be installed according to the manufacturer's instructions for achieving accurate flow to the specifications above, or it shall be installed in a straight length of pipe where there is at least an upstream length equal to ten (10) times the outside pipe diameter and a downstream length equal to two (2) times the outside pipe diameter. Where there is not at least a length of ten diameters upstream available, flow straightening vanes shall be used in the upstream line.
7. Broken or malfunctioning meter:
 - A. If the meter or other flow measuring device malfunctions or breaks, the Permittee shall notify the District within 15 days of discovering the malfunction or breakage.
 - B. The meter must be replaced with a repaired or new meter, subject to the same specifications given above, within 30 days of the discovery.
 - C. If the meter is removed from the withdrawal point for any other reason, it shall be replaced with another meter having the same specifications given above, or the meter shall be reinstalled within 30 days of its removal from the withdrawal. In either event, a fully functioning meter shall not be off the withdrawal point for more than 60 consecutive days.
8. While the meter is not functioning correctly, the Permittee shall keep track of the total amount of time the withdrawal point was used for each month and multiply those minutes times the pump capacity (in gallons per minute) for total gallons. The estimate of the number of gallons used each month during that period shall be submitted on District scanning forms and noted as estimated per instructions on the form. If the data is submitted

by another approved method, the fact that it is estimated must be indicated. The reason for the necessity to estimate pumpage shall be reported with the estimate.

9. In the event a new meter is installed to replace a broken meter, it and its installation shall meet the specifications of this condition. The permittee shall notify the District of the replacement with the first submittal of meter readings from the new meter.

FLOW METER ACCURACY TEST INSTRUCTIONS

1. **Accuracy Test Due Date** - The Permittee is to schedule their accuracy test according to the following schedule:
- A. For existing metered withdrawal points, add five years to the previous test year, and make the test in the month assigned to your county.
 - B. For withdrawal points for which metering is added for the first time, the test is to be scheduled five years from the issue year in the month assigned to your county.
 - C. For proposed withdrawal points, the test date is five years from the completion date of the withdrawal point in the month assigned to your county.
 - D. For the Permittee's convenience, if there are multiple due-years for meter accuracy testing because of the timing of the installation and/or previous accuracy tests of meters, the Permittee can submit a request in writing to the Water Use Permit Bureau Chief for one specific year to be assigned as the due date year for meter testing. Permittees with many meters to test may also request the tests to be grouped into one year or spread out evenly over two to three years.
 - E. The months for accuracy testing of meters are assigned by county. The Permittee is requested but not required to have their testing done in the month assigned to their county. This is to have sufficient District staff available for assistance.

January	Hillsborough
February	Manatee, Pasco
March	Polk (for odd numbered permits)*
April	Polk (for even numbered permits)*
May	Highlands
June	Hardee, Charlotte
July	None or Special Request
August	None or Special Request
September	Desoto, Sarasota
October	Citrus, Levy, Lake
November	Hernando, Sumter, Marion
December	Pinellas

* The permittee may request their multiple permits be tested in the same month.

2. **Accuracy Test Requirements:** The Permittee shall test the accuracy of flow meters on permitted withdrawal points as follows:
- A. The equipment water temperature shall be set to 72 degrees Fahrenheit for ground water, and to the measured water temperature for other water sources.
 - B. A minimum of two separate timed tests shall be performed for each meter. Each timed test shall consist of measuring flow using the test meter and the installed meter for a minimum of four minutes duration. If the two tests do not yield consistent results, additional tests shall be performed for a minimum of eight minutes or longer per test until consistent results are obtained.
 - C. If the installed meter has a rate of flow, or large multiplier that does not allow for consistent results to be obtained with four- or eight-minute tests, the duration of the test shall be increased as necessary to obtain accurate and consistent results with respect to the type of flow meter installed.
 - D. The results of two consistent tests shall be averaged, and the result will be considered the test result for the meter being tested. This result shall be expressed as a plus or minus percent (rounded to the nearest one-tenth percent) accuracy of the installed meter relative to the test meter. The percent accuracy indicates the deviation (if any), of the meter being tested from the test meter.
3. **Accuracy Test Report:** The Permittees shall demonstrate that the results of the meter test(s) are accurate by submitting the following information within 30 days of the test:
- A. A completed Flow Meter Accuracy Verification Form, Form LEG-R.101.00 (5/14) for each flow meter tested. This form can be obtained from the District's website (www.watermatters.org) under "ePermitting and Rules" for Water Use Permits.

- B. A printout of data that was input into the test equipment, if the test equipment is capable of creating such a printout;
- C. A statement attesting that the manufacturer of the test equipment, or an entity approved or authorized by the manufacturer, has trained the operator to use the specific model test equipment used for testing;
- D. The date of the test equipment's most recent calibration that demonstrates that it was calibrated within the previous twelve months, and the test lab's National Institute of Standards and Testing (N.I.S.T.) traceability reference number.
- E. A diagram showing the precise location on the pipe where the testing equipment was mounted shall be supplied with the form. This diagram shall also show the pump, installed meter, the configuration (with all valves, tees, elbows, and any other possible flow disturbing devices) that exists between the pump and the test location clearly noted with measurements. If flow straightening vanes are utilized, their location(s) shall also be included in the diagram.
- F. A picture of the test location, including the pump, installed flow meter, and the measuring device, or for sites where the picture does not include all of the items listed above, a picture of the test site with a notation of distances to these items.

WELL CONSTRUCTION INSTRUCTIONS

All wells proposed to be constructed shall be drilled and constructed as specified below:

1. All well casing (including liners and/or pipe) must be sealed to the depth specified in the permit condition.
2. The proposed well(s) shall be constructed of materials that are resistant to degradation of the casing/grout due to interaction with the water of lesser quality. A minimum grout thickness of two (2) inches is required on wells four (4) inches or more in diameter.
3. A minimum of twenty (20) feet overlap and two (2) centralizers is required for Public Supply wells and all wells six (6) inches or more in diameter.
4. Any variation from estimated, maximum or minimum total depths; maximum or minimum casing depths; well location or casing diameter specified in the condition requires advanced approval by the Water Use Permit Bureau Chief, or the Well Construction Section Manager.
5. The Permittee is notified that a proposal to significantly change any of these well construction specifications may require permit modification if the District determines that such a change would result in significantly greater withdrawal impacts than those considered for this Permit.
6. The finished well casing depth shall not vary from these specifications by greater than ten (10) percent unless advance approval is granted by the Water Use Permit Bureau Chief, or the Well Construction Section Manager.

Darrin W. Herbst, P.G.

Authorized Signature
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

This permit, issued under the provision of Chapter 373, Florida Statutes and Florida Administrative Code 40D-2, authorizes the Permittee to withdraw the quantities outlined above, and may require various activities to be performed by the Permittee as described in the permit, including the Special Conditions. The permit does not convey to the Permittee any property rights or privileges other than those specified herein, nor relieve the Permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.

Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of sovereignty submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28.106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.