Rizzetta & Company

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	Chairman
	Trent Stephenson	Vice Chairman
	John Jones	Assistant Secretary
	Patrick Bette	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 Dail in number: 321-754-9488	Phone conference ID: 203 430 297#

Board of Supervisors
Villages of Glen Creek Community
Development District

3/24/2026

REVISED 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 Inspection .....Tab 2
     1. Consideration of Landscaping RFP Proposals ..... Tab 3
   - **C.** District Counsel
   - **D.** District Engineer
   - **E.** District Manager Report
     1. Discussion of Vacant Seat
4. **BUSINESS ADMINISTRATION**
   - **A.** Review of the Financial Statements for November December 2025,..... Tab 4
   - **B.** Consideration of the Operations and Maintenance Expenditures for November, December 2025, February and January 2026 ..... Tab 5
   - **C.** Consideration of the Board of Supervisors' Meeting Minutes for November 11 and December 17, 2025,..... Tab 6
5. **BUSINESS ITEMS**
   - **A.** Discussion of Amenity Rules and Rates
   - **B.** Consideration of Water Use Permit Proposal..... Tab 7
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

Summary, 26th Ave. E.

General Updates, Recent & Upcoming Maintance 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)

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.

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

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)

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.

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)

Rizzetta & Company
Professionals in Community Management

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)

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>)

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 covered by heavy brush. (Pic 12)

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)

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.

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)

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)

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. 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)

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

Summary/26th Ave. E.

General Updates, Recent & Upcoming Maintance 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>)

26th Ave E./Glen Creek Way

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. <u>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.</u>

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)

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>)

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)

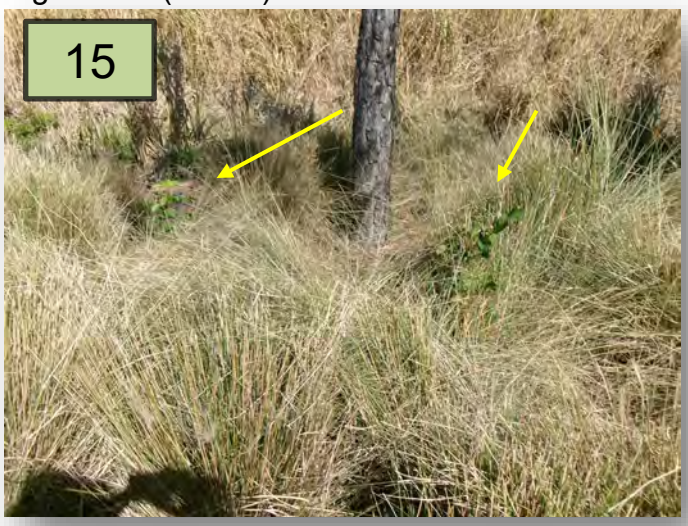
Orchid Glades Way/Kelsey Key

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)

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>)

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)



Orchid Glades Way/Tally Breeze Way/Mizner Bay Ave./27th St. E

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)

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)

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)

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.

Tab 3

Villages of Glen Creek CDD
Landscape & Irrigation Maintenance Services
Request For Proposals
February 2026

Bidders	Bloomings Landscape	RedTree Landscape Services	Russell Landscape
5-year Average (Lowest (1) to highest (6))	3	2	1
(Part 1) General Landscape Maintenance	$185,640.00	$134,904.00	$110,850.00
(Part 2) Fertilization	$10,380.00	$21,024.00	$22,710.00
(Part 3) Pest Control	$4,000.00	$5,256.00	$1,400.00
(Part 4) Irrigation	$12,000.00	$14,016.00	$4,000.00
Total ($/year) (Initial Contract Amount)	**$212,020.00**	**$175,200.00**	**$138,960.00**
First Annual Renewal	$212,020.00	$175,200.00	$138,960.00
Second Annual Renewal	$219,140.00	$183,340.00	$143,070.00
Third Annual Renewal	$219,140.00	$183,340.00	$143,070.00
Four-Year Average	$215,580.00	$179,270.00	$141,015.00
(Part 5) Installation of Pine Bark Mulch			
Cubic Yards/Installation (October)	250	300	134
Price per Cubic Yard (Installed)	$75.00	$60.00	$65.00
Cubic Yards/Installation (April)	125	250	87
Price per Cubic Yard (Installed)	$75.00	$60.00	$65.00
Total - Pine Bark Mulch/yr (Installed)	$28,125.00	$33,000.00	$14,365.00
Annual Total including ALL Mulch (Pts. 1-5) Yr. 1	**$240,145.00**	**$208,200.00**	**$153,325.00**
Additional Costs CDD May incur at its discretion			
OTC Injections (To Treat Lethal Bronzing in Palms)	$55,800.00	$300/palm/year	$25,740.00
TopChoice Application For Fire Ants	$4,000.00	$7,500.00	$12,000.00
Total Additional Costs CDD May incur at its discretion	**$59,800.00**	**$7,500.00**	**$37,740.00**
Additional Charges			
Storm Cleanup ($/hour)	$55.00	$85.00	$67.00
Freeze Protection Landscape $/application	$1,500.00	$4,500.00	$65/hr
Hand Watering Employee ($/hour)	$45.00	$75.00	$75.00
Hand Watering Water Truck ($/hour)	$255.00	$250.00	$150.00
Freeze Protection Irrigation $/application	N/A	$1,500.00	$350.00
After Hours Emergency Rate ($/hour)	$165.00	$125.00	$150.00

Bloomings
Landscape & Turf Management Inc.

Landscape Management Proposal

Village of Glen Creek CDD

PREPARED BY:

Bloomings Landscape and Turf Management, Inc.

Jay Perez

Jay@bloomingslandscape.com

Bloomings Landscape & Turf Management Inc.

Core Values

- We are Loyal.
- We always do the right thing.
- We take pride in all that we do.
- We put customer service above all else.
- We take interest in our people.

Core Focus

- Outstanding customer service creates a strong reputation.

Our 3 Unique's

- Passionate Professional People
- Creative solutions through Industry Knowledge
- Strong Reputation/Word of Mouth Market Presence

Guarantee

- We do it right or make it right. Always.

Bloomings
Landscape & Turf Management Inc.

Dear Village of Glen Creek CDD

On behalf of Bloomings Landscape and Turf Management Inc., we are honored and privileged for the opportunity to provide a landscape management proposal for your community.

The Bloomings Management Team has meticulously custom designed the following Landscape Management Plan to precisely fit your community needs. With a significant focus on the plant species, turf species, soil physiology, and irrigation possibilities your property currently allows.

Blooming's number one priority is to provide your community with the best customer service, horticultural expertise, and cutting-edge turf science the industry offers. We have over 20 plus years of professional Landscape and Turf Management experience. Combining that industry experience with the latest landscaping management tools, equipment, and technology allows Bloomings to create innovative plans that keep clients' budgets in line. At the same time, providing all-inclusive result-oriented Landscape Management Program.

Program Highlights:

- **Communication** - *Our customer service's TRUE strength and integration into our company ethos.*
  - *Company policy to return all verbal/written communications within 24 hours.*
  - *Online Work Orders submitted will be updated within 24 - 48 hours.*
    - *https://www.bloomingslandscape.com/service-request-1*
- **Local Account Manager** - *(not on the crew) will be specifically assigned to your community to answer questions related to our service and this contract.*
  - *The Local Account Manager does weekly drive-throughs of the property and proactively identifies potential issues and opportunities.*
    - *The Account Manager will meet with the Landscape Committee and Property Manager weekly to discuss landscaping needs and pruning guidelines.*
- **An English-speaking Crew Supervisor** *will be on site with the crew the entire time we are servicing the property.*
- *Our staff is uniformed with distinguishable colored shirts and pants.*
- **A quarterly schedule of services will be provided.** *This keeps you* up to date on when we will be in your community and what services we will be providing *you with each week.*
- **Exchange of Services Program (EOS)** *can be utilized when the scheduled mowing service day is not needed. Labor Hours can be used on another project on the property. This would be agreed upon between Account Manager and (Landscape Committee or Property Management member) before enacting.*
- *Again, Bloomings truly wants to thank you for the opportunity to become your Landscape Maintenance partner and we look forward to forging a long term successful business relationship.*

Regards,

Jay Perez-Bloomings Landscape and Turf Management, Inc.

Bloomings
Landscape & Turf Management Inc.

About Us:

Bloomings Landscape and Turf Management, Inc., founded in June 1999 by Robert Yarish, is a Sarasota-based company built on a passion for turfgrass management and a commitment to excellence. With a degree in Turfgrass Management from NC State and hands-on experience with the PGA Tour, Rob brought his expertise to Florida to create a business focused on quality, innovation, and teamwork. Bloomings employs a highly trained staff, including degreed professionals and a Certified Arborist, and emphasizes cross-training to ensure growth, low turnover, and exceptional service. For over 25 years, we've partnered with HOAs, COAs, CDDs, retail centers, and mixed-use complexes, providing comprehensive landscape design, maintenance, irrigation, fertilization, tree care, and pest control. We aim to deliver customized, high-quality landscape solutions with a "whatever it takes" mindset for every client we serve.

***References can be provided upon request.**

Robert F. Yarish, President - NC State Turfgrass Management

Founder & President

Rob founded Bloomings landscape in January of 2000 as a two-man operation. Utilizing his degree in Turf Grass Management from North Carolina State University, his passion for the landscaping industry, and ultimately, the addition of a great Team. Bloomings has grown into what it is today. With 150 plus employees and 3 facilities servicing the greater Sarasota and Manatee county area, Bloomings landscape has enjoyed many successes. Bloomings landscape has continually prided itself on providing our client portfolio with the latest technology, chemistry, and horticultural practices the industry offers. Today, you will find Rob in the office, at one of our client's properties, or in the latest bid closing meeting to ensure everyone gets the actual Bloomings experience. Rob's landscaping motto is "I never said it would be easy, only that it would be worth it when done right the first time."

Hobbies: fitness, fishing, travel, cooking, any outdoor adventures

Rob Yarish
941-927-9765

Steve Sutton, VP of Ops Manatee County & Account Manager

Vice President Operations - Manatee County

Steve is a lifetime resident of Manatee County, with the majority of his life spent living in Palmetto. He has always had a passion for horticulture and has spent the past 20 plus years in the horticulture landscaping industry. Steve joined Bloomings in 2012 and throughout his successful career path worked his way to shop manager of our Bradenton office. Steve has a major role in Bloomings strategic business plan to continue to grow our service footprint in the greater Lakewood Ranch and Parrish area.

Hobbies: fishing, grilling, and golfing

Steve Sutton
941-927-9765

Bloomings
Landscape & Turf Management Inc.

Additional Information:

- **Crew Size On Site.**
  - The Account Manager will perform weekly drive-throughs and prioritize any work orders from the previous service week.
    - The Account Manager will also visit the site during each service period.
  - 1 Crew Leader - They speak English and are on the property the entire time the crew is onsite.
  - The size range of 6 - 8 Crew Members per crew, depending on the service tasks for that day.
  - 2 Irrigation Techs and Irrigation Crew support as needed.
- **Account Manager, Production Manager, and Crew Leader's experience.**
  - Over 30 years of landscape maintenance experience between them.
- **Communication.**
  - Account Manager, Production Manager, Irrigation Manager and Crew Leader's email and cell phone numbers, along with our website service request portal.
- **Notifications.**
  - Monthly/Quarterly work schedules will be submitted to the property manager, and a Monthly meeting with the association's Landscape Committee.
- **Contacts.**
  - VP of Manatee County/Account Manager - Steve Sutton - 19 years of experience, Steve@Bloomingslandscape.com, 941-306-6330.
  - Account Manager Support - Joseph LoPinto - 18 years of experience, Joseph@Bloomingslandscape.com, 941-367-1841.
  - Production Manager - Joe Lytle - 27 years of experience, Joe@Bloomingslandscape.com, 941-875-1379.
  - Irrigation Manager - Mike Czibik, Mike@Bloomignslandscape.com - 12 years of experience , 941-894-4453.
  - VP of Sarasota County/Arborist - Shane Battle - 29 years of experience, Shane @Bloomingslandscape.com, 941-809-3429.
  - VP of Business Development - Jay Perez, Jay@Bloomingslandscape.com, 6 years of experience, 954-610-0010.

Bloomings
Landscape & Turf Management Inc.

30-60-90 Day Landscape Maintenance Transition Plan

First 30 Days – Stabilization & Assessment

Goal: Establish presence, stabilize urgent issues, and build trust.

- **Onboarding & Communication** – Introduce the Bloomings team (account manager, irrigation manager, crew leads), provide a contact sheet, set up the service portal & emergency line, and hold a kickoff meeting with the board/manager.
- **Site Assessment** – Full property inspection (turf, irrigation, palms/trees, shrubs, hardscape edges, drainage). Document with photos, maps, and a written condition report. Flag hazards (trip risks, dead trees, irrigation leaks, pests).
- **Initial Services** – Transition mowing schedule, standardize edging/blowing, perform irrigation audit, apply stabilizer fertilization, spot-treat pests/weeds.
- **Alignment** – Present baseline report, confirm 90-day service calendar, start log of visits & work orders.

Days 31-60 – Optimization & Enhancements

Goal: Move from stabilization to consistent performance & visible improvements.

- **Turf & Beds** – Standard mow/trim/edge cadence; second fertilizer/pre-emergent application; start pruning cycles (shrubs, hedges, grasses).
- **Weed & Pest Control** – Broad applications for turf/beds; preventive fire ant & grub treatments.
- **Enhancement Planning** – Propose "quick wins" (mulch refresh, seasonal color, sod patches); begin 3–5 year enhancement vision.
- **Engagement** – Deliver 60-day report with before/after photos, irrigation audit results, and proposals.

Days 61-90 – Standardization & Long-Term Planning

Goal: Establish predictable service delivery and align on strategic direction.

- **Routine Services** – Mowing, trimming, edging, fertilization, pest control operating seamlessly.
- **Irrigation** – Conduct a comprehensive full system audit (valves, rotors, drip lines), Adjust programming for optimal efficiency (seasonal run times), Provide the board with recommendations for repairs/upgrades, Execute approved repairs/upgrades, and document water efficiency improvements.
- **Aesthetic Enhancements** – Apply mulch/pine straw, refresh seasonal color beds.
- **Reporting & Partnership** – Provide 90-day performance review with metrics, next 6-month calendar, and EOS (Exchange of Services) options. Conduct board walkthrough to align goals & budgets.

Bloomings
Landscape & Turf Management, Inc.

Hurricane Protocol

This is Bloomings Landscape and Turf Management, Inc.'s post-storm protocol in preparation for the potential impact of a tropical storm and/or hurricane this season.

All enhancement work shall be rescheduled once the storm has passed. Also, turf mowing may be suspended depending on the rainfall received and storm clean-up needed. Thank you for your understanding in helping us protect our families and provide the safest environment to weather the potential storm.

Once the storm has subsided, winds are below tropical storm velocities, and we have a safe work environment for our employees, our Management Team shall survey your community for existing damages and any clean-up efforts required. After conducting our survey, Bloomings shall communicate with community liaisons to report our findings and action plan.

Our clients are very important to us. We shall apply our efforts to clear roads and travel ways as a primary approach to safety. Any fallen trees or debris on structures shall be assessed with our community liaisons to ensure that proper documentation has been made before any work commences.

Secondly, Bloomings shall schedule and staff clean-up crews to stake downed applicable trees, remove downed trees, clean up storm debris, and blow off community roadways and walkways. We are committed to providing safe, productive, and efficient services to restore your community to beautiful as quickly and safely as possible.

Thank you for your understanding as we all work through the potential hazards storms may present to our friends and families this hurricane season. Please be safe, and hopefully, the impact will be minimal.

2026 Hurricane Clean Up Fees:

- $55 per man hour Monday - Thursday.
- $65 per man hour Friday & Saturday.
- $250 per equipment rental hour.
- $400 per load dump fee.

Regards,

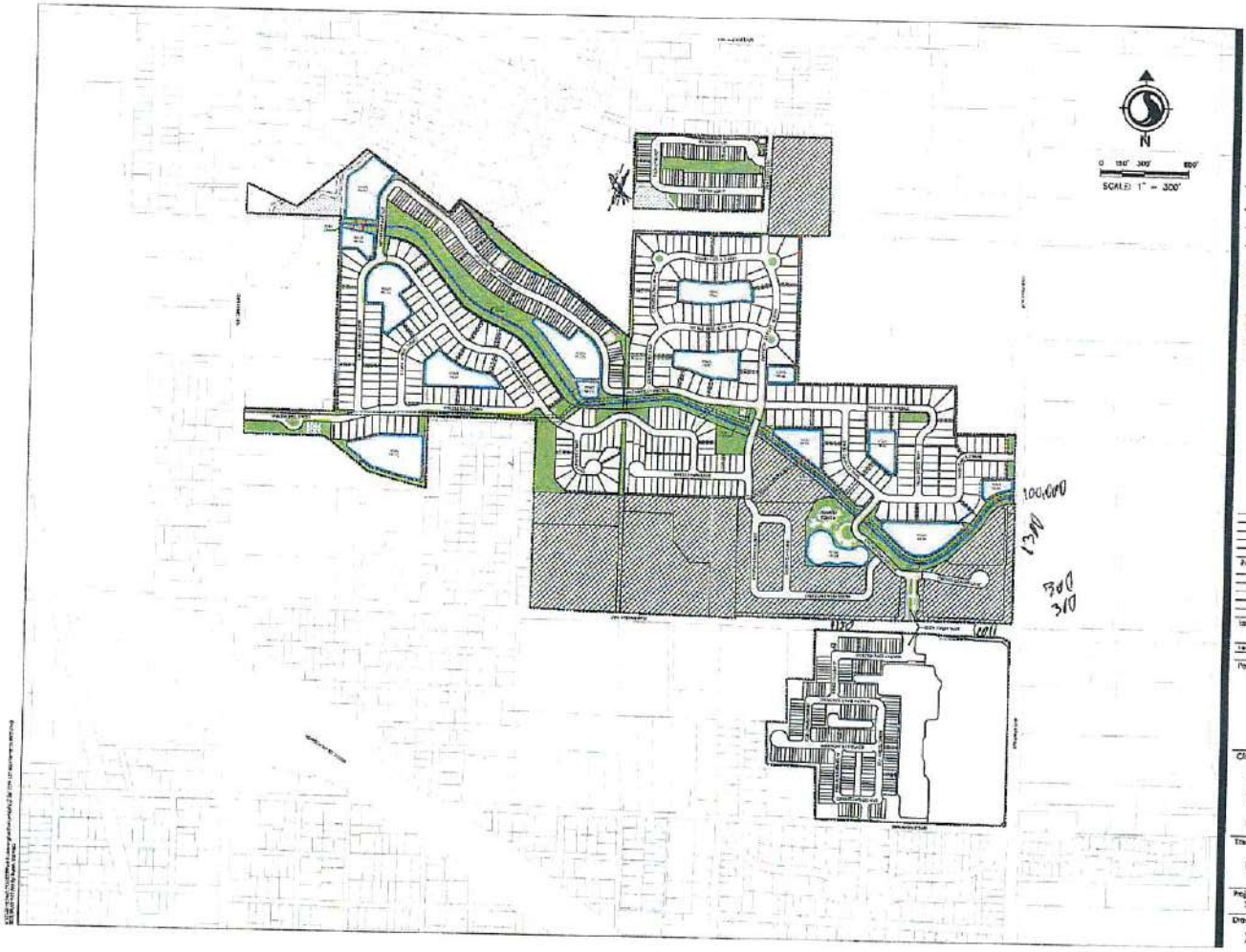
Jay Perez

Bloomings Landscape and Turf Management, Inc.

Bloomings
Landscape & Turf Management Inc.

Scope of Yearly Services

Description	Per Contract Year
Mowing, Weed Eater, Blowing	42
Edging Hardscapes	42
Edging Softscapes	21
Lake Bank Trimming	As Needed
Fertilize Turf - Granular	4
Fertilize Trees, Shrubs & Ground Cover - Granular	3
Fertilize Palms - Granular	4
Chinch Bug Application	1
Pre-emergent Turf	2
Post-emergent Turf	4
Turf Insect Control	1
Plant Bed Insect Control	2
Fire Ant Control – **Top Choice can be quoted per request**	As Needed
Lawn Herbicide Control	up to 4
Pre-emergent Landscape Beds - Weed Control	2
Post-emergent Landscape Beds - Weed Control	21
Hard Surfaces - Weed Control	As Needed
Shrub & Bed Maintenance: Pruning, Trimming	9
Palm Tree Pruning – Up to 15 Ft	As Needed
Irrigation Visual Inspection	42
Irrigation Operational Inspection.	12
Mulch Installation	Upon Request
OTC Injections	Upon Request
Creek Bank Maintenance	Up to 4 Times Per Year



Stantec

Stantec Consulting Services Inc.
777 S. Harbour Island Blvd., Suite 270
Tampa, Florida 33602
Tel. 813 223 9500
www.stantec.com
Fax 813 223 9505

CERTIFICATE OF AUTHORIZATION #3410
FS LC #LC0000130

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Legend

- CDD BOUNDARY
- EASEMENT LINE
- DRAINAGE STRUCTURES
- LANDSCAPE MAINTENANCE
- POND BANK MAINTENANCE
- WETLAND WITH 25' SETBACK
- UNPLATTED

Qtr

Pitch / 52

1129 - Email

1/23 Due

3/10 Board

Revision	By	Date	Permit Set
Issued	By	Date	Permit Set

Client/Project

VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT

Manatee County, Florida

Title

EASEMENT MAP

Project No.	Scale	
31561799	1" = 300'	
Drawing No.	Sheet	Revision
X02	1 of 1	0

PROJECT MANUAL

FOR

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

RIZZETTA & COMPANY

JANUARY 2026

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

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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 at Villages 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 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 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
Run Date: January 9, 2026

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
INSTRUCTIONS TO PROPOSERS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

1. **DUE DATE.** Sealed proposals ("**Proposals**") must be received by interested parties ("**Proposer**") no later than February 13, 2026, at 10:00 a.m. (EST) at the offices of Rizzetta & Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, Attention: John Fowler. Proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. **SUMMARY OF SCHEDULE.** The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
January 9, 2026	Notice of RFP Published & Posted
January 12, 2026	RFP Available for Purchase at Rizzetta & Co., Inc. (CP)
January 16, 2026	Pre-Proposal Meeting
January 29, 2026	Deadline for Questions
February 13, 2026	Proposals Due / Public Opening
March 10, 2026	Board Meeting to Evaluate Proposals & Award Contract
TBD	Contract Start Date

3. **MANDATORY PRE-PROPOSAL MEETING.** There will be a mandatory pre-proposal meeting beginning at 10:00 a.m. (EST) on January 16, 2026, at the community pool deck at Villages of Glen Creek CDD, located at 2437 Sand Gables Trail, Bradenton, Florida 34208. Proposers who do not attend the pre-proposal meeting will not be eligible to submit a proposal. Additional information regarding this meeting may be obtained by contacting the District Manager, Matt O'Nolan, at monolan@rizzetta.com or calling (813) 993-5571.

4. **SIGNATURE ON PROPOSAL.** Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

5. **FAMILIARITY WITH THE PROJECT.** The Proposer, by and through the submission of the Proposal, agrees that it shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from its own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The Proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall

take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors.

6. **FAMILIARITY WITH THE LAW.** By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.

7. **PROJECT MANUAL.** The Project Manual will be available beginning January 12, 2026, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578. Cost of the Project Manual is $100.00. Checks must be made out to Rizzetta & Co., Inc. NO CASH OR CC ACCEPTED. 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 and proposal and contract documents. Purchase of the manual is mandatory.

8. **QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

9. **SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

10. **INTERPRETATIONS AND ADDENDA.** All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to John Fowler at jfowler@rizzetta.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after January 29, at 4:00 p.m. (EST) will not be answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

11. **SUBMISSION OF PROPOSAL.** Submit one (1) original, five (5) hard copies, and one (1) electronic copy (flash driver preferred), along with other requested attachments, at the time and place indicated herein, enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Villages of Glen Creek Community Development District – Landscape & Irrigation Maintenance RFP) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

12. **MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any

time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

13. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

14. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

A. A completed and executed Proposal Form, with all its parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.

B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.

C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

E. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of a contact person.

F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.

G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.

15. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional

insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

16. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

17. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

18. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

19. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; and (4) attend the mandatory pre-proposal meeting. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

20. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

21. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

22. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112 of the *Florida Statutes* will govern

any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

23. COLLUSION. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

24. BLACK OUT PERIOD/CONE OF SILENCE. The blackout period is defined as between the time the Request For Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

25. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities, or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

26. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships, and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

27. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

28. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope

of work, the maintenance map, the specifications, the Evaluation Criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the day of the mandatory pre-proposal meeting, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Villages of Glen Creek Community Development District, c/o: Rizzetta & Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614, ATTN: District Manager**. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. 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 or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to 1% of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of Ten Thousand Dollars ($10,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel & Distance to Shop **(20 Points Possible) (_____ Points Awarded)**

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Steve Sutton	19 Years	VP of Operations Bradenton/Account Mgr	Manages Crew
2. Joseph LoPinto	18 Years	Account Manager	Support Steve as needed
3. Joe Lytle	27 Years	Production Manager	Schedule/Train Crew
4. Mike Czibik	11 Years	Irrigation Manager	Schedule Wet Checks & Repairs
5. Shane Battle	29 Years	VP Ops Sarasota/Arborist	Supports Sarasota County & Tree Care

Proposed Staffing Levels

Landscape Maintenance staff will include **6 - 8** laborers, **2** supervisors, and **2** technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1.			
2.			
3.			
4.			
5.			

Personnel continued

Locale of Vendor Shop Servicing Project

Address of Vendor shop providing services to Villages of Glen Creek CDD: **2405 Lena Road, Bradenton, FL 34205**

Driving miles between Vendor shop & Villages of Glen Creek CDD **6.87 Miles**

"Windshield Time" on an average business day between Vendor shop & Villages of Glen Creek CDD

15 Minutes drive time.

2. **Experience** **(20 Points Possible) (_____ Points Awarded)**

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: **Palmer Ranch**

   Contact: **Sue Ambrecht** Contact Phone: **941-350-1505**

   Project Type/Description: **All Common Area Maintenance**

   Dollar Amount of Contract: **2026 = $1,046,392**

   Your Company's Detailed Scope of Services for Project: **Complete Turf, Fertilization, Pesticide and Irrigation responsibilities for the entire maintenance free Master Association. The total maintenance area is 150 acres of Turf and Landscape beds.**

   Duration of Contract: START DATE: **1/1/26** END DATE **12/31/26**

2. Project Name/Location: **The Esplanade by Siesta Key**

   Contact: **Elanie Frederick** Contact Phone: **941-757-8498**

   Project Type/Description: **Full-Service Maintenance Free Community**

   Dollar Amount of Contract: **2026 = $323,280**

   Your Company's Detailed Scope of Services for Project: **Complete Turf, Fertilization, Pesticide and Irrigation responsibilities for the entire maintenance free**

Master Association. Including 90 Houses, 94 Villas, Dog Park, Perimeter Wall, Lakes/Ponds, Monuments and Amenity Center.

Duration of Contract: START DATE: **1/1/26** END DATE **12/31/26**

3. Project Name/Location: **Twin Rivers – Common Area**

Contact: **Jana Williams** Contact Phone: **813-625-8283**

Project Type/Description: **All Common Area Maintenance**

Dollar Amount of Contract: **2026 = $260,280**

Your Company's Detailed Scope of Services for Project: **Complete Turf, Fertilization, Pesticide and Irrigation responsibilities for all Common Area within the Master Association. Including the Dog Park, Lakes/Ponds, and Monuments.**

Duration of Contract: START DATE: **1/1/26** END DATE **12/31/26**

4. Project Name/Location: **Park East at Azario – Common Area**

Contact: **Courtney Rampolla** Contact Phone: **516-316-2030**

Project Type/Description: **All Common Area Maintenance**

Dollar Amount of Contract: **$386,640**

Your Company's Detailed Scope of Services for Project: **Complete Turf, Fertilization, Pesticide and Irrigation responsibilities for the entire maintenance free Master Association. Including Dog Park, Perimeter Wall, Lakes/Ponds, Monuments and Amenity Center.**

Duration of Contract: START DATE: **10/1/25** END DATE **9/30/26**

5. Project Name/Location: **River Wilderness – The Islands 100 & 606 Common Area**

Contact: **John Luchkowec** Contact Phone: **941-981-5520**

Project Type/Description: **All Common Area Maintenance**

Dollar Amount of Contract: **$352,800**

Your Company's Detailed Scope of Services for Project: **Complete Turf, Fertilization, Pesticide and Irrigation responsibilities for all Common Area within the Master Association. Including the Dog Park, Lakes/Ponds, and Monuments.**

Duration of Contract: START DATE: **11/1/25** END DATE **10/31/28**

3. **Understanding Scope of RFP** **(15 Points Possible) (____ Points Awarded)**

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Has the proposer demonstrated good communication skills with timely responses and follow-up on all requested information, accurately, completely and as requested? Does the proposal demonstrate clearly the ability to perform these services?

4. **Financial Capacity** **(5 Points Possible) (____ Points Awarded)**

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. **Price** **(25 Points Possible) (____ Points Awarded)**

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FOUR YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND & THIRD ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of $210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of $265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). (210,000/265,000) x 25 = 19.81, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of $425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). (210,000/425,000) x 25 = 12.35, therefore, Contractor "C" will receive 12.35 of 25 points.

6. **Reasonableness of ALL Numbers** **(15 Points Possible) (____ Points Awarded)**

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.

Proposer's Total Score **(100 Points Possible) (____ Points Awarded)**

AFFIDAVIT FOR INDIVIDUAL

State of **Florida** ss:

County of **Sarasota**

Jay Perez, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

(Proposer must also sign here)

Sworn to before me this 9th day of February, 2026.

Amy C. Schreiber
Notary Public/Expiration Date:

(SEAL)

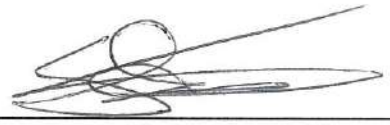
AMY C SCHRIBER
Notary Public - State of Florida
Commission # HH 306644
My Comm. Expires Nov 27, 2026
Bonded through National Notary Assn.

AFFIDAVIT FOR PARTNERSHIP

State of **Florida** ss:

County of **Sarasota**

Shane Battle, is a member of the firm of **Bloomings Landscape & Turf Management, Inc**, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.



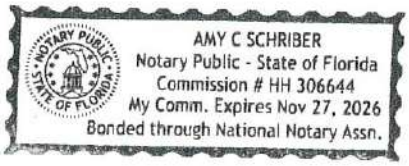
(Signature of a General Partner is Required)

Sworn to before me this 9th day of February, 2026.

Amy C. Schreiber

Notary Public/Expiration Date:

(SEAL)



AFFIDAVIT FOR CORPORATION

State of **Florida** ss:

County of **Sarasota**

(a **Robert Yarish** (title) **OWNER** of the **Bloomings Landscape & Turf Management, Inc** corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

Robert J. Yarish

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this 9th day of February, 2026.

Amy C. Schreiber

Notary Public/Expiration Date:

(SEAL)

AMY C SCHRIBER
Notary Public - State of Florida
Commission # HH 306644
My Comm. Expires Nov 27, 2026
Bonded through National Notary Assn.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT

1. Proposer: **Blommings Landscape** [Company Name]
   [ ] A Partnership
   [X] A Corporation
   [ ] A Subsidiary Corporation

2. Parent Company Name: **Same as Above**

3. Parent Company Address:

   Street Address **5824 Bee Ridge Road, Suite #165**

   P.O. Box (if any) _____

   City **Sarasota** State **Florda** Zip Code **34233**

   Telephone **941-927-9765** Fax no. _____

   1st Contact Name **Jay Perez** Title **VP of Bussiness Development**

   2nd Contact Name **Steve Sutton** Title **VP of Ops Manatee County**

4. Proposer Company Address (if different):
   Street Address _____

   P. O. Box (if any) _____

   City _____ State _____ Zip Code _____

   Telephone _____ Fax no. _____

   1st Contact Name _____ Title _____

   2nd Contact Name _____ Title _____

5. List the location of the office from which the proposer would provide services to Villages of Glen Creek.

   Street Address **2405 Lena Road**

   City **Bradenton** State **Florida** Zip Code **34205**

   Telephone **941-306-6330** Fax No._____

   1st Contract Name **Steve Sutton** Title **VP of Ops Manatee County**

6. Is the Proposer incorporated in the State of Florida? Yes [X] No [ ]

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes [X] No [ ]

  If no, please explain _____

- Date incorporated **1/18/2000** Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated? _____
- Is the company in good standing with the State? Yes [ ] No [ ]

  If no, please explain _____

- Date incorporated _____ Charter No. _____
- Is the Proposer's company authorized to do business in the State of Florida? Yes [X] No [ ]

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes [X] No [ ]

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(23) **$1,581,031**, (24) **$1,670,165**, (25) **$2,298,834**.

9. What are the Proposer's current insurance limits?

General Liability	**$2,000,000**
Automobile Liability	**$1,000,000**
Umbrella Coverage	**$3,000,000**
Workers Compensation	**$500,000**
Expiration Date	

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes ☐ No ☒ If so, state the name(s) of the company (ies)_____

_____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

_____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes ☐ No ☒ If so, where and why? _____

_____

_____

_____

_____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes ☐ No ☒ If so, state name of individual, other organization and reason therefore.

_____

_____

_____

13. List any and all litigation to which the Proposer, any personnel to work at Villages of Glen Creek, any officer and/or employee of the Proposer has been a party in the last five (5) years. _____

_____

_____

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes ☐ No ☒ If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

Palmer Ranch – Sue Ambrecht, 941-350-1505, $1,046,392, 21 plus years.
The Esplande by Siesta Key – Elanie Frederick, 941-757-8498, $323,280, 2 plus years
Twin Rivers – Jana Willaims, 813-625-8284, $269,280, 2 plus years.
Park East at Azario – Courtney Rampolla, 516-316-2030, $386,640, 5 plus months.
River Wilderness – John Luchkowec, 941-981-5520, $352,800, 3 plus months.
South Bay – Brenda Clarkson, 732-779-4214, $147,696, 5 plus years
Stoney Brook Golf & Country Club, Forest Crooke, 941-302-8274, $160,728, 4 plus years.
Cobblestone – Michael Scott, 941-302-3099, $437,836, 5 plus months.

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why: **We have not lost anything in the past 12 months.**

17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.

19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Steve Sutton		**VP of Operations Manatee County**
Name		Position
Crew Support and Direction	**18**	**13+**
Type of Work	Yrs. Exp.	Yrs. With Firm
Joseph LoPinto		**Manatee County Account Manager**
Name		Position
Account Manager & Steve/Crew Support	**18**	**2+**
Type of Work	Yrs. Exp.	Yrs. With Firm
Mike Czibik		**Irrigation Manager**
Name		Position
All Irrigation Responsibilities	**13**	**11 plus**
Type of Work	Yrs. Exp.	Yrs. With Firm

Shane Battle	VP of Operations Sarasota & Arborist
Name	Position

Sarasota Ops & Arborist Focus	30	21 plus
Type of Work	Yrs. Exp.	Yrs. With Firm

Joe Lytle	Production Manager
Name	Position

Schedule/Train Labor Crews	27	22 plus
Type of Work	Yrs. Exp.	Yrs. With Firm

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Villages of Glen Creek CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Villages of Glen Creek CDD should consider the Proposer for bidding on the landscape services request for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

Jay Perez

Name of Proposer

By: **Jay Perez**

VP of Business Development

[Type Name and Title of Person Signing]

This 9th day of February, 2026.

(Corporate Seal)

Sworn to before me this 9th day of February, 2026

AMY C SCHRIBER
Notary Public - State of Florida
Commission # HH 306644
My Comm. Expires Nov 27, 2026
Bonded through National Notary Assn.

(Seal)

Amy C. Schriber

Notary Public/Expiration Date

OFFICERS

PROPOSER: **Jay Perez** DATE: **2/5/26**

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Rob Yarish	Owner/President	Oversees All Operations	Bradenton, FL
Shane Battle	VP of Ops Sarasota	Oversees all of Sarasota County	Bradenton, FL
Steve Sutton	VP of Ops Manatee	Oversees all Manatee County	Snead Island, FL
Jay Perez	VP of Business Development	Oversees & Maintain New Business Opportunities	Parrish, FL
FOR PARENT COMPANY (if applicable)			

PROPOSAL FORM
PRICING

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms. Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance $ **185,640/Year**

This General Landscape amount includes FOUR (4) Quarterly Creek Maintenance at $10,500 per occurrence, $42,000 TOTAL. NO INITIAL CLEAN UP FEE.

PART 2

Storm Cleanup $**55**/hr.

Freeze Protection (description of ability) Available
$**1,500**/application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

Hand Watering

$ **45**/hr. for employee with hand-held hose

$**255**/hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

Fertilization (All labor and materials) **$ 10,380/Year** (Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	Soil Test + Pre M	1lb per 1000 SQ FT	750 lbs	$900
MAY	SRN Nitrogen + Pre M	1lb per 1000 SQ FT	750 lbs	$900
JULY	SUMMER BLEND	1lb per 1000 SQ FT	N/A	N/A

ST. AUGUSTINE cont. (per specifications in Part 2) cont.				
AUG	SUMMER BLEND	1lb per 1000 SQ FT	N/A	N/A
OCT	SRN Nitrogen	1lb per 1000 SQ FT	750 lbs	$900
DEC	Soil Test Pre M	1lb per 1000 SQ FT	750 lbs	$900

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	Soil Test + Pre M	1lb per 1000 SQ FT	1,000 lbs	$1,200
MAY	SRN Nitrogen + Pre M	1lb per 1000 SQ FT	1,000 lbs	$1,200
JULY	SUMMER BLEND	1lb per 1000 SQ FT	N/A	N/A
OCT	SRN Nitrogen	1lb per 1000 SQ FT	1,000 lbs	$1,200
DEC	Soil Test Pre M	1lb per 1000 SQ FT	1,000 lbs	$1,200

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MAR	50% SRN & SOIL TEST	4-6 lb per 1000 SQ FT	300 lbs	$360
OCT	50% SRN & SOIL TEST	4-6 lb per 1000 SQ FT	300 lbs	$360
DEC	50% SRN & SOIL TEST	4-6 lb per 1000 SQ FT	300 lbs	$360
PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MAR	8-2-12+4MG	1.5 lb per 100 S FT	150 lbs	$225
MAY	8-2-12+4MG	1.5 lb per 100 S FT	150 lbs	$225
OCT	8-2-12+4MG	1.5 lb per 100 S FT	150 lbs	$225
DEC	8-2-12+4MG	1.5 lb per 100 S FT	150 lbs	$225

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A				

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$ 4,000 /Year** (If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS ***(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)***

Complete OTC Injections (All labor and materials) $ **55,800** /YR.
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
Washingtonian/Cabbage Palms	**90**		**Suggested Insecticide Only $75**	**$27,000**
Washingtonian/Cabbage Palms	**90**		**FULL OTC - $155**	**$55,800**

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ **3,500**/ Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$ 12,000/Year**

Freeze Protection (description of ability) **N/A**_____

_____

_____

_____

_____

_____

$ N/A___/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ **165** /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

$ 30 on average, depending on overall size and number of heads / zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Installation of Pine Nuggets (All labor and materials) $ **28,125**/Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

250 CY Pine Nuggets per specs for the first top-dressing at:
$ **18,750**/CY (app. October)

And

125 CY Pine Nuggets per specs for the second top-dressing at:
$ **9,375**/CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 212,020 /Yr

FIRST ANNUAL RENEWAL	$ **212,020 /Yr**/YR*
SECOND ANNUAL RENEWAL	$ **219,140 /Yr**/YR*
THIRD ANNUAL RENEWAL	$ **212,140 /Yr**/YR*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name **Bloomings Landscape & Turf Management, Inc**_____

Firm Address **5824 Bee Ridge Road, #165**_____

City/State/Zip **Sarasota, FL 34233**_____

Phone Number **941-927-9765**_____ Fax Number **N/A**_____

Name and Title of Representative **Jay Perez, VP of Business Development**___
(Please Print)

Representative's Signature_____

Date **2/9/26**_____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this **9th**_____ day of **February**_____, 2026

PROPOSAL FORM
PRICING

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ 191,960/Year**

This General Landscape amount includes FOUR (4) Quarterly Creek Maintenance at $11,000 per occurrence, $44,000 TOTAL.

Storm Cleanup $55/hr.

Freeze Protection (description of ability) Available
$1,500/application **(Contractor to identify those plants susceptible to freeze and estimate cost to over per application)**

Hand Watering

$ 45/hr. for employee with hand-held hose

$255/hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$ 10,820/Year** (Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	Soil Test + Pre M	1lb per 1000 SQ FT	750 lbs	$930
MAY	SRN Nitrogen + Pre M	1lb per 1000 SQ FT	750 lbs	$930
JULY	SUMMER BLEND	1lb per 1000 SQ FT	N/A	N/A

ST. AUGUSTINE cont. (per specifications in Part 2) cont.				
AUG	SUMMER BLEND	1lb per 1000 SQ FT	N/A	N/A
OCT	SRN Nitrogen	1lb per 1000 SQ FT	750 lbs	$930
DEC	Soil Test Pre M	1lb per 1000 SQ FT	750 lbs	$930

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEB	Soil Test + Pre M	1lb per 1000 SQ FT	1,000 lbs	$1,250
MAY	SRN Nitrogen + Pre M	1lb per 1000 SQ FT	1,000 lbs	$1,250
JULY	SUMMER BLEND	1lb per 1000 SQ FT	N/A	N/A
OCT	SRN Nitrogen	1lb per 1000 SQ FT	1,000 lbs	$1,250
DEC	Soil Test Pre M	1lb per 1000 SQ FT	1,000 lbs	$1,250

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MAR	50% SRN & SOIL TEST	4-6 lb per 1000 SQ FT	300 lbs	$380
OCT	50% SRN & SOIL TEST	4-6 lb per 1000 SQ FT	300 lbs	$380
DEC	50% SRN & SOIL TEST	4-6 lb per 1000 SQ FT	300 lbs	$380
PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MAR	8-2-12+4MG	1.5 lb per 100 S FT	150 lbs	$240
MAY	8-2-12+4MG	1.5 lb per 100 S FT	150 lbs	$240
OCT	8-2-12+4MG	1.5 lb per 100 S FT	150 lbs	$240
DEC	8-2-12+4MG	1.5 lb per 100 S FT	150 lbs	$240

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A				

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$ 4,000 /Year** (If entire pesticide allowance is required)

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS ***(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)***

Complete OTC Injections (All labor and materials) **$ 55,800 /YR.**
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
Washingtonian/Cabbage Palms	90		Suggested Insecticide Only $75	$27,000
Washingtonian/Cabbage Palms	90		FULL OTC - $155	$55,800

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ **3,500**/ Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$ 12,360/Year**

Freeze Protection (description of ability) **N/A**

$N/A/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ **165** /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

$ 30 on average, depending on overall size and number of heads / zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Installation of Pine Nuggets (All labor and materials) $**28,125**/Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

250 CY Pine Nuggets per specs for the first top-dressing at:
$ **18,750**/CY (app. October)

And
125 Pine Nuggets per specs for the second top-dressing at:
$**9,375**/CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 219,140 /Yr / second annual renewal

THIRD ANNUAL RENEWAL **$219,140 /Yr**/YR*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name **Bloomings Landscape & Turf Management, Inc**

Firm Address **5824 Bee Ridge Road, #165**

City/State/Zip **Sarasota, FL 34233**

Phone Number **941-927-9765** Fax Number **N/A**

Name and Title of Representative **Jay Perez, VP of Business Development**
(Please Print)

Representative's Signature

Date **2/9/26**

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this **9th** day of **February**, 2026

LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	$45	Hour
B.	Bush-Hog w/operator	$375	Hour
C.	Tractor w/operator	$450	Hour
D.	Supervisor with Transportation	$55	Hour
E.	Laborer with hand equipment	$45	Hour
F.	Truck w/driver	$45	Hour
G.	Irrigation Tech	$65	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	$55	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	$55	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	$55	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	$55	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	$55	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	$55	Hour
N.	Laborer for Additional Trash Pick-Up	$45	Hour
O.	Lump Sum Mowing ([1]), entire community	$2,700	Per Mow

[1] Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

_____	$**55, Manual Labor** per Hour
_____	$_____ per Hour
_____	$_____ per Hour

B. Debris removal equipment unit costs:

_____	$**250, Heavy Equipment** per Hour
_____	$_____ per Hour
_____	$_____ per Hour

C. Other emergency/disaster related unit costs:

_____	**$400, Dump Fee** per Hour
_____	$_____ per Hour
_____	$_____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of:
Bloomings Landscape & Turf Management, Inc ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this **9th** day of **February** 2026.

Proposer: **Bloomings Landscape & Turf Mgmt, Inc**
By: **Jay Perez**
Title: **VP of Business Development**

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence or _online notarization, this 9th day of February, 2026, by **Jay Perez**, as **VP of Business Development** of **Bloomings Landscape & Turf Management, Inc**, on its behalf. He/She [**H E**] is personally known to me or [_] produced _____ as identification.

AMY C SCHRIBER
Notary Public - State of Florida
Commission # HH 306644
My Comm. Expires Nov 27, 2026
Bonded through National Notary Assn.

Amy C. Schriber
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Villages of Glen Creek Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of **VP of Business Development** for **Bloomings Landscape & Turf Management, Inc** ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is **5824 Bee Ridge Road, #165, Sarasota, FL 34233**

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4. Proposer's Federal Employer Identification Number (FEIN) is **59-362-1570**

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate.

The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

(X) Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

(X) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

(X) There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

(X) The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

(X) The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this **9th** day of **February** 2026.

Proposer: Bloomings Landscape & Turf Mgmt, Inc
By: Jay Perez
Title: VP of Business Development

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence or_online notarization, this 9th day of February, 2026, by **Jay Perez**, as **VP of Business Development** of, **Bloomings Landscape & Turf Management, Inc** on its behalf. He/She [**HE**] is personally known to me or [_] produced _____ as identification.

Amy C. Schreiber
Notary Public, State of Florida

AMY C SCHRIBER
Notary Public - State of Florida
Commission # HH 306644
My Comm. Expires Nov 27, 2026
Bonded through National Notary Assn.

Personally Known
OR Produced Identification
Type of Identification _____

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Villages of Glen Creek Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of **VP of Business Development** for **Bloomings Landscape & Turf Management, Inc** ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is **5824 Bee Ridge Road, #165, Sarasota, FL 34233**

4. Proposer's Federal Employer Identification Number (FEIN) is **59-362-1570**

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this **9th** day of **February** 2026.

Proposer: **Bloomings Landscape & Turf Management, Inc**

By: Jay Perez

Title: **VP of Business Development**

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence or_ online notarization, this 9th day of February, 2026, by **Jay Perez**, as **VP of Business Development** of **Bloomings Landscape & Turf Management, Inc**, on its behalf. He/She [**H E**X] is personally known to me or [_] produced _____ _____ as identification.

AMY C SCHRIBER
Notary Public - State of Florida
Commission # HH 306644
My Comm. Expires Nov 27, 2026
Bonded through National Notary Assn.

Amy C. Schreiber
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES BETWEEN VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT AND Bloomings Landscape & Turf Management, Inc

THIS AGREEMENT (the "Agreement") is made and entered into this ___ day of _____, 2026, by and between:

Villages of Glen Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Manatee County, Florida, whose mailing address is 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614 (the "District"); and

Bloomings Landscape & Turf Management, Inc, a **Coporation**, whose address is:
5824 Bee Ride Road, #165
Sarasota, FL 34233

(the "Contractor").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District; and

WHEREAS, Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The duties, obligations, and responsibilities of the Contractor are to provide the services, labor and materials necessary for the provision of landscape and irrigation maintenance services as described herein and in **Exhibit A** (the "Services"), attached hereto and incorporated by reference herein, within the District. Such lands on which

Services shall be provided are as more particularly described and shown on **Exhibit B**, attached hereto and incorporated herein by reference.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

D. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.

E. The Contractor shall report directly to the District's Designee who shall be Matt O'Nolan, District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth in **Exhibit A** on the property as provided in **Exhibit B**. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. This includes, but is not limited to, damage caused by Contractor to irrigation heads and lines, landscape, grasses or any other District or landowner properties or improvements.

SECTION 3. COMPENSATION; TERM.

The District agrees to pay Contractor for the Contract Work, a not to exceed sum of XXXXXXXXXXXXX per year as detailed in Exhibit "B", payable in monthly installments as detailed below, for a term of ____ (_) year with the option to renew for _____ (_) additional one (1) year periods unless terminated earlier as provided in this Contract.

1. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Contract. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

2. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in

the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

3. The District agrees to pay Contractor for the Contract Work, a not to exceed sum of XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX) for the initial term, XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX) for the first annual renewal, XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX) for the second annual renewal and XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX) for the third annual renewal to include Parts 1 through 4 of the Scope of Services as detailed in Exhibit "B", payable in monthly installments as detailed below unless terminated earlier as provided in this Contract. Contractor shall invoice the District monthly for services provided during the previous month pursuant to the terms of this Agreement. The District shall provide payment within thirty (30) days of receipt of invoices. As compensation for the work, the District agrees to pay Contractor $XXX,XXX.XX per month during the Initial Term, $XXX,XXX.XX per month during the First Annual Renewal, $XXX,XXX.XX per month during the Second Annual Renewal and $XXX,XXX.XX per month during the Third Annual Renewal. Such compensation covers only the items specified in Parts 1 & 4 of the Contractor's Bid Form. Additionally, for the services specified in Parts 2, 3, 5 & 6 of the Contractor's Bid Form attached as Exhibit "C", the District agrees to pay Contractor using the pricing specified in the Contractor's Bid Form in the month after the services were performed and after required documentations (if any) have been provided. Up to a maximum of XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX), XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX), XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX) and XXXXXXXXXX Dollars and XX/100 Cents ($XXX,XXX.XX) for the Initial contract term, first annual renewal, second annual renewal and third annual renewal, respectively, shall be paid if all mulch top-dressings (Part 5) are performed and awarded to Contractor as well as four 3-month annual flower rotations (Part 6) are performed and awarded to Contractor. Contractor shall not perform mulching or annual installation services without the prior written approval of the District.

SECTION 4. CHANGE ORDERS. Contractor understands that the Services may be reduced, expanded, or otherwise modified in scope. If any additional Services are proposed beyond those identified in this Agreement, Contractor shall perform them but only after receiving a written change order from the District. Contractor shall cooperate with and assist the District in preparing and determining the scope of any change order. In the event the service represents a unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order in accordance with the unit prices established in the Agreement. In the event the service is not represented by a lump sum or unit price set forth

in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order as reasonably determined by the District in conference with the Contractor. All change orders shall be in the form attached hereto as **Exhibit C.**

SECTION 5. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to Section 2, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting there from to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of Services.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 6 INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
Bodily Injury (including contractual)	$1,000,000/$2,000,000
Property Damage (including contractual)	$1,000,000/$2,000,000

Automobile Liability (if applicable)
Bodily Injury and Property Damage $1,000,000

Contractor shall provide the District with a certificate naming the District, its officers, agents and employees as an additional insured (for all coverages except workers' compensation coverage). At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 7. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 8. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its

employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A.	**If to Contractor:**	**Bloomings Landscape & Turf Management, Inc** **5824 Bee Ridge Road, #165** **Sarasota, FL 34233** Attn: **Jay Perez**
B.	**If to District:**	Villages of Glen Creek Community Development 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614 Attn: District Manager
	With a copy to:	Current Council

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and

legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 15. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 17. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Manatee County, Florida.

SECTION 18. INDEMNIFICATION.

A. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder up to the amount of One Million Dollars ($1,000,000.00). By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the Agreement.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees

(incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 19. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 20. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 21. INSPECTIONS. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, Field Services Manager or a representative of the District Manager, to act as its representative.

(2) The Contractor agrees to meet with a District representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items (Field Inspection Report) that should be performed before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Field Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District's discretion. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Field Inspection Report, (but in no circumstance no longer than a 1-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding,

Contractor is responsible for a weekly inspection of the entire property subject to the Contract Work. Contractor shall provide to management a written summary of work performed for each week with notification of any problem areas.

SECTION 22. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Matt O'Nolan ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, DISTRICT MANAGER, RIZZETTA & COMPANY, INC., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614, (813) 993-5571, INFO@RIZZETTA.COM

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 26. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

1. E-Verify Requirements. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

   If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Attest:

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Signature of Secretary

_____
Signature of Chairman, Board of Supervisors

Witness:

_____

_____
Signature of Witness

By:_____

_____

Print Name:_____

Title: _____

Exhibit A: Scope of Services
Exhibit B: Landscape Maintenance Map
Exhibit C: Form of Change Order

EXHIBIT A

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches, Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 ¼) inches and Zoysia at a height of two (2) to two and one half (2 ½) inches. Rotary Mowers are preferred for heights above one (1) inch. Reel type mowers are required to be used on all Celebration Bermuda turf. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn if no readily visible clumps remain on the grass after mowing. Otherwise large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. And the mulching kit must be left in the "closed" position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counter clock direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Contractor will be responsible for line-trimming these areas during each and every mow event. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No "extras" will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval.

1A) **POND MOWING** - All ponds identified as such on the overall Villages of Glen Creek Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at water's edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half

(4½) inches. This is slightly higher than the mow height in common area Bahia plantings in flatter areas to minimize pond bank erosion. Pond banks will be mowed and trimmed to water's edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEANED UP IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails,

parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

Pruning will be performed a minimum of nine (9) times a year. Pruning service will be performed each month from March to November. However, it is the contractor's responsibility that all shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. This includes the months of December to February as needed. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Villages of Glen Creek. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of ALL landscape lights at ALL times, not just after a mulching event.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS, MAINTAINED TRACTS BEHIND RESIDENTS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural

structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) **WEEDS AND GRASSES** – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre-& post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**
NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) **MAINTENANCE OF PAVED AREAS** – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) **CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other

unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

PART 2
FERTILIZATION

Any fertilizer ordinance in place for Manatee County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF MANATEE COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line running east-west from coast to coast through between Tampa & Vero Beach.) Only use turf types present on maintenance map.

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + Pre-M
March	A second application of a Pre-M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
Oct	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + Pre-M

All Bahia Areas:

February	A complete fertilizer based on soil tests + Pre-M
March	A second application of a Pre-M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + Pre-M

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf

areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.
Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, May, October)
A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-0P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & December). 100% of the N, K & Mg MUST be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must

notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf: Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections, the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants: The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing fka Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control: Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas at the Community Center grounds. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all existing irrigation components to date.

These inspections shall include:

A. Irrigation Controllers
   1. Semi-automatic start of the automatic irrigation controller
   2. Check for proper operation
   3. Program necessary timing changes based on site conditions & time DST
   4. Lubricate and adjust mechanical components
   5. Test back up programming support devices
   6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources
   1. Visual inspection of water source
   2. Clean all ground strainers and filters
   3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
   4. Test automatic protection devices

C. Irrigation Systems
   1. Manual test and inspection of each irrigation zone in its entirety.
   2. Clean and raise heads as necessary
   3. Adjust arc pattern and distance for required coverage areas
   4. Clean out irrigation valve boxes

D. Report
   1. Irrigation operation time
   2. Irrigation start time
   3. Maintenance items performed
   4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired, as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Manatee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors or Management, Contractor shall top dress all currently landscaped ornamental beds and tree rings with Pine Nuggets Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all pine bark bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Pine Bark Mulch beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. If there are current piles of mulch surrounding plants, even those plants in large beds, Contractor must rake back this existing mulch. Do not add to it unless there is not a sufficient depth of 3".

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after entire top-dressing is completed. Partial payments will not be made. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

[END OF SECTION]

EXHIBIT B
Landscape Maintenance Map

(under separate cover)

EXHIBIT C

WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the "Work Authorization"), dated _____, 2026 authorizes certain work in accordance with that certain *Agreement for Landscape and Irrigation Maintenance Services* (the "Agreement"), dated _____, 2026, by and between:

> **Villages of Glen Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Manatee County, Florida, whose mailing address is 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614 (the "District"); and
>
> **Bloomings Landscape & Turf Management,Inc, a Corporation**, whose address is **5824 Bee Ridge Road, #165, Sarasota, FL 34233** (the "Contractor").

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape, irrigation and pond maintenance services and/or wetland monitoring and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services").

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement. [SPECIFY WHETHER ONE TIME CHARGE OR INCREASES COMPENSATION LINE ITEM IN ORIGINAL AGREEMENT AND, IF SO, REFLECT AMENDMENT TO THAT PROVISION].

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Signature of Secretary

_____
Signature of Chairman, Board of Supervisors

_____
Signature of Witness

_____

By:_____

Its: _____

Exhibit A: Proposal/Scope of Additional Services

VILLAGES OF GLEN CREEK CDD

IRRIGATION REPAIR REQUEST FORM

DATE:_____

DAMAGE:_____

_____

_____

LOCATION:_____

_____

_____

PROBABLE CAUSE OF DAMAGE:_____

_____

_____

_____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR:_____

_____

_____

_____

IRRIGATION TECHNICIAN'S NAME:_____

VILLAGES OF GLEN CREEK REPRESENTATIVE NAME:_____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

END

VILLAGES OF GLEN CREEK CDD

PEST MANAGEMENT REPORT

DATE:_____

SYMPTOMS:_____

_____

_____

LOCATION: _____

_____

_____

PROBABLE CAUSE OF DAMAGE: _____

_____

_____

_____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

_____

_____

_____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

VILLAGES OF GLEN CREEK REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

END

Bloomings Land and Turf Management, Inc.
Balance Sheet
As of December 31, 2025

	Dec 31, 25	
ASSETS		
Current Assets		
Checking/Savings		
11101 · Banks		
11106 · Fifth Third Checking #9050	33,189.84	
11109 · SouthState/CenterState - #2356	360,226.84	
Total 11101 · Banks		393,416.68
Total Checking/Savings		393,416.68
Accounts Receivable		
11301 · Accounts Receivable		-5,363.46
Total Accounts Receivable		-5,363.46
Other Current Assets		
11401 · Notes Receivable		
11409 · Note Rec. Yarish	60,000.00	
11411 · Payroll Advances	1,118.36	
11401 · Notes Receivable - Other	2,000.00	
Total 11401 · Notes Receivable		63,118.36
11501 · Undeposited Funds		-159.50
Total Other Current Assets		62,958.86
Total Current Assets		451,012.08
Fixed Assets		
13101 · Fixed Assets		
13103 · Machinery & Equipment		
13103.2 - SouthState Bank - 17001011350	95,176.14	
13103.3 · 2022 Equipment Western #1028	93,869.91	
13103.4 · 2022 Equipment Western #3395	77,276.16	
13103.5 · 2024 Equipment Western #4464	409,155.08	
13103.6 · 2024 SouthState Mowers -31827	145,949.12	
13105 · Equipment Upgrades	132,350.60	
13107 · Golf Carts	38,254.08	
13108 · Hurricane Blowers	39,336.34	
13109 · Mowers	422,213.81	
13110 · 2021 Hustler 104" mower	24,999.99	
13111 · Saws/Trimmers/Handheld	7,943.58	
13114 · Landmaster UTV	13,819.39	
13115 · Trailers	255,021.61	
13116 · 2021 Wright Standers	412,380.78	
13301 · Office Equipment/Furniture	30,397.14	
13103 · Machinery & Equipment - Other	296,579.13	
Total 13103 · Machinery & Equipment		2,494,722.86
13117 · Trucks		
13117.1 · 2021 Ford F-150 VIN93744	47,622.88	
13117.2 · 2021 Ford F-150 VIN79968	57,295.51	
13117.3 · 2021 Ford F-150 VIN20282	57,295.51	
13117.4 · 2022 Ford F-150 VIN29450	44,124.15	
13117.5 · 2022 Chev 2500HD VIN98183	49,335.54	
13117.6 · 2022 Ford F-150 VIN24150	51,157.89	
13117.7 · 2022 Chev 4500 VIN00007	87,046.51	
13117.8 · 2022 Chev 4500 VIN00065	90,556.51	
13117.9 · 2022 Ram ProMaster VIN62737	40,279.89	
1311710 · 2022 Ram ProMaster VIN48696	40,224.14	
1311711 · 2022 Chev 2500HD VIN96753	49,711.54	
1311712 · 2023 Chev 4500 VIN03896	62,391.05	
1311713 · 2023 Chev 4500 VIN03888	62,290.54	
1311714 · 2023 Chev 4500 VIN03890	62,290.54	
1311715 · 2023 Chev 4500 VIN03898	62,290.95	
1311716 · 2023 Chev 4500 VIN04012	62,320.51	

Bloomings Land and Turf Management, Inc.
Balance Sheet
As of December 31, 2025

		Dec 31, 25
1311717 · 2023 Chev 4500 VIN03892		62,290.95
1311718 · 2023 Ford F-150 VIN56990		44,281.78
1311719 · 2023 Chev 4500 VIN03897		62,393.17
1311720 · 2023 GMC 2500HD VIN55090		88,249.25
1311721 · 2023 Chev 1500 VIN121556		40,418.93
1311722 · 2022 Ram ProMaster VIN75141		37,565.00
1311723 · 2022 Ram ProMaster VIN74904		37,565.00
1311724 · 2025 Ford F-150 VIN08284		31,918.43
1311725 · 2025 Ford F150 VIN08517		31,949.40
1311726 · 2025 Ford F150 VIN08670		31,980.37
1311727 · 2025 Ford F150 VIN08975		32,260.40
1311728 · 2025 Ford F-150 VIN48328		40,186.11
13119 · Vehicles		978,984.24
13117 · Trucks - Other		409,638.37
Total 13117 · Trucks		2,855,915.06
13501 · Property Held for Investment		
13503 · Land		185,000.00
13507 · Lena Road Property		
13709 · Lena Road Property-LHI	9,606.00	
13710 · Accumulated Depreciation Lena	-51,199.00	
13507 · Lena Road Property - Other	94,304.99	
Total 13507 · Lena Road Property		52,911.99
13509 · Venice Property		
13510 · Accumulated depreciation Havana	-7,612.00	
13509 · Venice Property - Other	46,099.27	
Total 13509 · Venice Property		38,487.27
Total 13501 · Property Held for Investment		276,399.26
13800 · Loan Costs (Asset)		
13998 · Accumulated Amoritization	-33,083.00	
13800 · Loan Costs (Asset) - Other	50,007.03	
Total 13800 · Loan Costs (Asset)		16,924.03
13990 · Accumulated Depreciation		-4,642,947.00
Total 13101 · Fixed Assets		1,001,014.21
Total Fixed Assets		1,001,014.21
Other Assets		
Fuel Tax Receivable		18,084.00
Refinanced off Bisht N/P for pu		600,000.00
12101 · Other Assets		
12103 · Deposits		11,773.19
Total 12101 · Other Assets		11,773.19
Total Other Assets		629,857.19
TOTAL ASSETS		**2,081,883.48**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
21301 · Accounts Payable		6,400.63
Total Accounts Payable		6,400.63
Credit Cards		
21304 · BOA Visa - Rob Yarish		44,710.16
21305 · BOA Visa - Shane Battle		9,378.68
21306 · BOA Visa - Steve Sutton		7.64

Bloomings Land and Turf Management, Inc.
Balance Sheet
As of December 31, 2025

	Dec 31, 25	
21317 · BOA MC - Rob Yarish	3,794.91	
21321 · BOA Visa - Jay Perez	2,248.14	
21323 · BOA Visa - Michael Czibik	1,118.89	
21325 · BOA Visa - Nicholas Moore	2,626.41	
21335 · BOA Visa - Chris Ridley	1,246.23	
21336 · BOA Visa - Amy Schriber	1,001.20	
21337 · BOA Visa - Joseph Lopinto	1,593.34	
21338 · BOA Visa - Joe Lytle	3,268.02	
21339 · BOA Visa - Robert Albritton	837.20	
Total Credit Cards		71,830.62
Total Current Liabilities		78,231.25
Long Term Liabilities		
24101 · Notes Payable		
Note Payable - Yarish	60,000.00	
24167 · Ally Auto - $413.49	1,119.39	
24169 · Ally Auto - $401.51	1,699.11	
24173 · Ally Auto - $640.41	3,990.67	
24175 · Ally Auto - $591.94	471.28	
24177 · Ally Auto - $941.48 VIN 8490	5,866.49	
24179 · Ally Auto - $941.48 VIN 6169	5,866.49	
24183 · TEREX - $940.41	-940.41	
24187 · Western Equip Fin - $11,320.98	11,320.98	
24190 · Enterprise 5728017 V93744	14,325.76	
24191 · Enterprise 6085077 V79968	11,829.67	
24192 · Enterprise 6087223 V20282	13,687.08	
24195 · Western Equip Fin - $2,594.34	2,744.35	
24196 · Western Equip Fin - $2,167.43	58.43	
24199 · Enterprise 5952824 V29460	16,275.08	
24200 · Enterprise 5830322 V98183	9,496.25	
24201 · Enterprise 6465021 V24150	15,712.41	
24202 · Enterprise 6477640 V00007	24,166.35	
24203 · Enterprise 6467635 V00055	24,862.68	
24204 · Enterprise 6452790 V62737	11,919.39	
24205 · Enterprise 6450677 V48696	11,910.59	
24206 · Enterprise 5952621 V96753	17,490.07	
24207 · Enterprise 6017358 V03896	22,674.76	
24208 · Enterprise 6017359 V03888	22,635.72	
24209 · Enterprise 6017356 V03890	22,635.72	
24210 · Enterprise 6017354 V03898	22,835.58	
24211 · Enterprise 6017357 V04012	22,900.63	
24212 · Enterprise 6017360 V03892	22,806.20	
24213 · Enterprise 5953452 V56990	21,922.98	
24214 · Enterprise 6017355 V03897	25,582.01	
24215 · SouthState Bank - $1,581.33	52,490.09	
24216 · South State Bank - $2,389.93	118,076.27	
24217 · South State Bank - $978.85	34,981.84	
24225 · Enterprise 6489931 V55090	38,419.93	
24226 · Enterprise 6437705 V21556	20,382.00	
24227 · Enterprise 7133547 V75141	20,274.75	
24228 · Enterprise 7077128 V74904	20,175.00	
24229 · Enterprise 8707926 V48328	20,891.17	
24230 · Enterprise 8867479 V08284	29,674.67	
24231 · Enterprise 8867481 V08517	29,703.50	
24232 · Enterprise 8867478 V08670	29,732.37	
24233 · Enterprise 8867480 V08975	30,312.75	
24235 · Western Equip Fin - $9,855.86	251,491.77	
Total 24101 · Notes Payable		1,144,470.82
Total Long Term Liabilities		1,144,470.82
Total Liabilities		1,222,702.07
Equity		
35101 · Owners Equity		

Bloomings Land and Turf Management, Inc.
Balance Sheet
As of December 31, 2025

	Dec 31, 25	
35109 · Owners Draws		
35111 · Distributions - Yarish		
35114 · Owner taxes	-249,785.69	
35116 · Owner Health Expenses	-8,060.93	
35111 · Distributions - Yarish - Other	-522,404.00	
Total 35111 · Distributions - Yarish	-780,250.62	
Total 35109 · Owners Draws		-780,250.62
Total 35101 · Owners Equity		-780,250.62
35103 · Capital Stock		100.00
35105 · Retained Earnings		515,910.54
35199 · Treasury Stock		-129,346.70
Net Income		1,252,768.19
Total Equity		859,181.41
TOTAL LIABILITIES & EQUITY		2,081,883.48

Bloomings Land and Turf Management, Inc.
Profit & Loss
January through December 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
40000 · Sales	
40001 · Contract Services	7,394,629.07
40003 · Non-Contract Services	1,999,515.36
Total 40000 · Sales	9,394,344.43
40019 · Returned Check Charges	12.00
Total Income	9,394,356.43
Cost of Goods Sold	
50000 · Cost of Goods Sold	
50001 · Contract Services	1,372,448.39
50003 · Fertilizer	112,159.21
50005 · Irrigation	204,779.81
50007 · Mulch	210,879.85
50009 · Non-Contract Services	76,373.62
50011 · Plants	236,828.98
50013 · Sod	62,428.43
50015 · Top Soil	1,957.48
50020 · Stone	123.00
50023 · Landscaping	31,673.74
50025 · Landscape Lighting	985.80
50027 · Insecticide	502.46
50029 · Herbicide	80,951.17
50031 · Fungicide	4,518.70
50037 · Plant Growth Regulator	99,958.00
50041 · Moisture Manager	136.53
50051 · Edging	994.94
50053 · Weed Mat	910.82
Total 50000 · Cost of Goods Sold	2,498,610.93
Total COGS	2,498,610.93
Gross Profit	6,895,745.50
Expense	
60000 · Advertising	
60002 · FNGLA	7,115.22
60007 · Indeed	5,879.94
60008 · Website	1,145.28
60009 · MailChimp	200.00
60000 · Advertising - Other	12,204.14
Total 60000 · Advertising	26,544.58
60010 · Automobile Expense	
60011 · Tires	5,552.55
60013 · Enterprise Maintenance Mgmt	5,090.55
60015 · Geotab Telematics	9,216.00
60010 · Automobile Expense - Other	76,288.16
Total 60010 · Automobile Expense	96,147.26
60020 · Bad Debt	6,099.00
60030 · Bank Service Charges	4,253.11
60031 · Loan Costs	140.00
60060 · Boat Expense	4,274.77
60080 · Building Supplies	324.35
60090 · Cleaning	1,763.61
60100 · Contributions	8,220.00
60110 · ACH CC - Fees (Internal)	4,458.62
60120 · Credit Card Expense (External)	501.04
60140 · Dues and Subscriptions	11,657.66

Bloomings Land and Turf Management, Inc.
Profit & Loss
January through December 2025

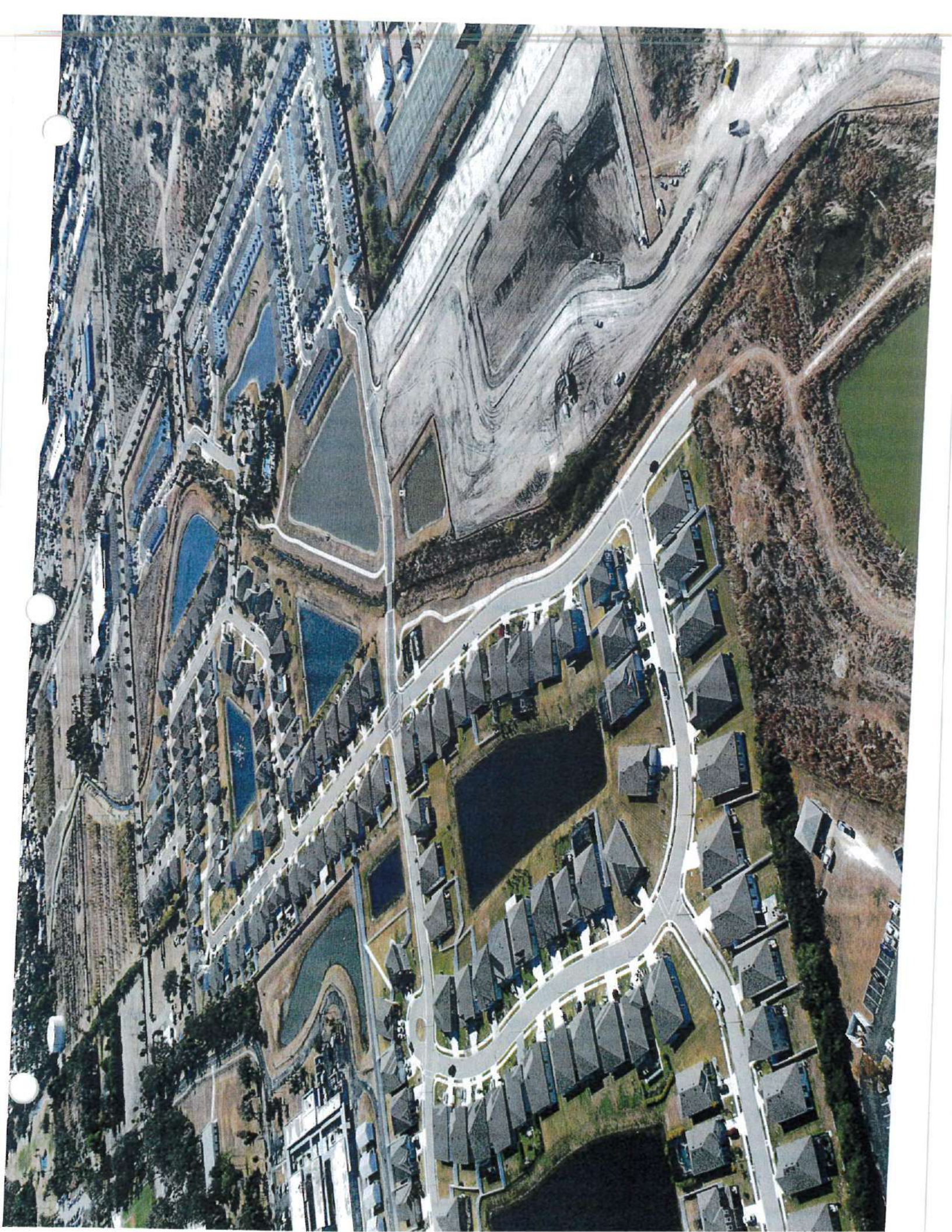
	Jan - Dec 25	
60150 · Education & Training		945.70
60160 · Employee Medical Exp.		
60161 · Health Premium	17,490.08	
60160 · Employee Medical Exp. - Other	2,946.58	
Total 60160 · Employee Medical Exp.		20,436.66
60172 · Employee 401K		6,271.78
60180 · Equipment Maintenance		
60181 · Blades	2,021.51	
60183 · Oil	8,517.21	
60184 · Parts	39,048.29	
60185 · Chains	621.80	
60186 · Tires	4,269.37	
60191 · Cleaning Supplies	50.27	
60180 · Equipment Maintenance - Other	2,075.48	
Total 60180 · Equipment Maintenance		56,603.93
60190 · Equipment Rental		3,767.82
60201 · Fines and tickets		358.00
60210 · Freight & Delivery		498.78
60220 · Fuel		
60221 · Diesel	7,201.27	
60222 · Regular	100,928.23	
60223 · Regular - Off Road	180,693.85	
60224 · Diesel - Off Road	264.22	
60220 · Fuel - Other	1,823.94	
Total 60220 · Fuel		290,911.51
60230 · Gifts		
60231 · Promotions	25,150.48	
60233 · Sales Promotions	2,797.76	
60230 · Gifts - Other	105.22	
Total 60230 · Gifts		28,053.46
60235 · H2B		5,382.78
60240 · Insurance		
60241 · Automobile Insurance	229,623.29	
60244.1 · Health -RY	18,360.76	
60245 · Liability Insurance	55,659.42	
60247 · Property Insurance		
60247.2 · Commercial Property	10,775.67	
60247.3 · Inland Marine	6,637.77	
Total 60247 · Property Insurance	17,413.44	
60248 · Umbrella	85,807.79	
60249 · Work Comp	80,163.00	
60240 · Insurance - Other	28.00	
Total 60240 · Insurance		487,055.70
60250 · Interest Expense		
60253 · Finance Charge	2,928.30	
60254 · Havana Road	-793.27	
60256 · Loan Interest	52,984.15	
60250 · Interest Expense - Other	58.43	
Total 60250 · Interest Expense		55,177.61
60260 · Late Fee		474.00
60270 · Leased Equipment		
60271 · Leased Equipment - Trucks	106,465.71	
60274 · Leased Equipment - Van Pooling		
60274.5 · 35VP-035716 FTD	20,458.59	
60274.9 · 35VP-039102 FTD 2024	18,650.97	

Bloomings Land and Turf Management, Inc.
Profit & Loss
January through December 2025

	Jan - Dec 25	
6027412 · 35VP-039446 HLP	14,631.98	
Total 60274 · Leased Equipment - Van Pooli...		53,741.54
60270 · Leased Equipment - Other		4,271.22
Total 60270 · Leased Equipment		164,478.47
60280 · Licenses and Permits		2,428.49
60281 · Maintenance		37.83
60290 · Miscellaneous		-250.96
60300 · Office Expense		9,726.15
60305 · Management Software		19,542.03
60310 · Office Supplies		3,589.44
60330 · Payroll Expenses		
60333 · Wages	245.75	
60335 · Payroll Fees	17,866.08	
60502 · FUTA	3,754.16	
60505 · MEDI	46,920.73	
60507 · FICA	199,499.93	
60509 · SUTA	625.20	
60330 · Payroll Expenses - Other	3,317,267.96	
Total 60330 · Payroll Expenses		3,586,179.81
60345 · Perishable Equipment < 1Year		5,043.65
60370 · Plant/Soil Inspection Report		2,081.73
60380 · Postage and Delivery		938.69
60390 · Printing and Reproduction		4,259.76
60400 · Professional Fees		
60401 · Accounting	6,300.00	
60402 · Design Fees	1,600.00	
60403 · Legal Fees	11,932.66	
60404 · IT	9,364.34	
60407 · Risk Management	14,135.00	
60413 · Automated Measurement	299.00	
60414 · Hiring Expense	1,119.20	
60400 · Professional Fees - Other	10,425.00	
Total 60400 · Professional Fees		55,175.20
60440 · Rent		
60440.1 · 5539 Marquesas Circle	11,491.80	
60440.2 · Canal Road	36,000.00	
60440 · Rent - Other	99,581.30	
Total 60440 · Rent		147,073.10
60450 · Repairs		
60452 · Building Repair	59,409.65	
60454 · Cost of Property Repairs	38,589.33	
60455 · Equipment Repair	98,401.07	
60460 · Trailer Repair	25,766.90	
60461 · Vehicle Repair - External	25,570.86	
60461.1 · Vehicle Repair - Internal	3,566.24	
Total 60450 · Repairs		251,306.07
60465 · Safety		6,004.14
60470 · Security		215.03
60480 · Shop Supplies		
60481 · Ice	13,579.07	
60483 · OSHA Crew Drinks	845.59	
60480 · Shop Supplies - Other	21,195.18	
Total 60480 · Shop Supplies		35,619.84

Bloomings Land and Turf Management, Inc.
Profit & Loss
January through December 2025

		Jan - Dec 25
60488 · Small Equipment Expense		40,618.50
60500 · Taxes		
60501 · Federal	13.88	
60504 · Lena Road	617.20	
Total 60500 · Taxes		631.08
60510 · Telephone		
60511 · Cell Phone	19,562.51	
60512 · Internet Fees	2,697.56	
60513 · office	2,559.81	
60515 · Virtual Receptionist	18,155.46	
Total 60510 · Telephone		43,175.34
60520 · Tools and Machinery		1,623.68
60530 · Travel & Ent		
60531 · Entertainment	715.02	
60532 · Lodging	474.05	
60533 · Meals - 50%	12,585.45	
60533.1 · Meals - 100%	10,963.07	
60533.2 · Meals - 0%	1,075.26	
60535 · Travel		
60536 · Parking Charges	20.00	
60535 · Travel - Other	1,095.06	
Total 60535 · Travel	1,115.06	
Total 60530 · Travel & Ent		26,907.91
60540 · Uniforms		32,576.79
60550 · Utilities		
60552 · McIntosh Electric	810.28	
60555 · Lena Road Electric	393.50	
605581 · Water - McIntosh	1,257.49	
605582 · Water - Havana	378.02	
60563 · Marquesas Electric	1,014.06	
60550 · Utilities - Other	4,597.12	
Total 60550 · Utilities		8,450.47
60560 · Waste Disposal		
60561 · Port-a-potty	12,806.83	
60560 · Waste Disposal - Other	64,416.51	
Total 60560 · Waste Disposal		77,223.34
Total Expense		5,644,977.31
Net Ordinary Income		1,250,768.19
Other Income/Expense		
Other Income		
71161 · Fuel Tax Credit		4,449.00
Total Other Income		4,449.00
Other Expense		
Removal of old vendor balances		2,449.00
Total Other Expense		2,449.00
Net Other Income		2,000.00
Net Income		**1,252,768.19**



Expert Care.
Proven Results.

Villages of Glen Creek
Community Development District

Landscape & Irrigation Maintenance Services

Manatee County, Florida

February 13, 2026

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To the Villages of Glen Creek CDD Team,

On behalf of Russell Landscape, we are pleased to submit our proposal in response to the Villages of Glen Creek Community Development District's Request for Proposals for Landscape and Irrigation Maintenance Services. After a thorough review of the Project Manual, including the Scope of Services, technical specifications, and evaluation criteria, we understand the District's expectations for maintaining all common areas, amenities, landscaped corridors, ponds, and rights-of-way at a consistently high standard.

Russell Landscape brings extensive experience serving Community Development Districts, master-planned communities, and municipal clients throughout Florida and the Southeast. Our maintenance programs are built on disciplined field execution, horticultural best practices, and proactive oversight, supported by documented inspections, service reporting, and responsive communication with District management.

We fully understand the requirements outlined in the RFP, including mowing and edging schedules, turf and ornamental fertilization programs, integrated pest management, pond bank maintenance, irrigation system monitoring and repair, and detailed horticultural standards. Our team is equipped, certified, and staffed to meet the District's performance expectations, including all safety, insurance, reporting, and compliance requirements described in the Project Manual.

Russell Landscape is prepared to provide the personnel, equipment, and management structure necessary to deliver reliable, high-quality landscape and irrigation maintenance for the Villages of Glen Creek Community Development District. We appreciate the opportunity to be considered and welcome any requests for additional information, clarification, or site-specific planning in support of the District's evaluation process.

Best regards,

Teddy Russell

Teddy Russell,
Owner & CEO

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RUSSELL LANDSCAPE

Villages of GLEN CREEK CDD

RUSSELL LANDSCAPE

Expert Care.
Proven Results.

Introduction

February 13, 2026

Why Russell

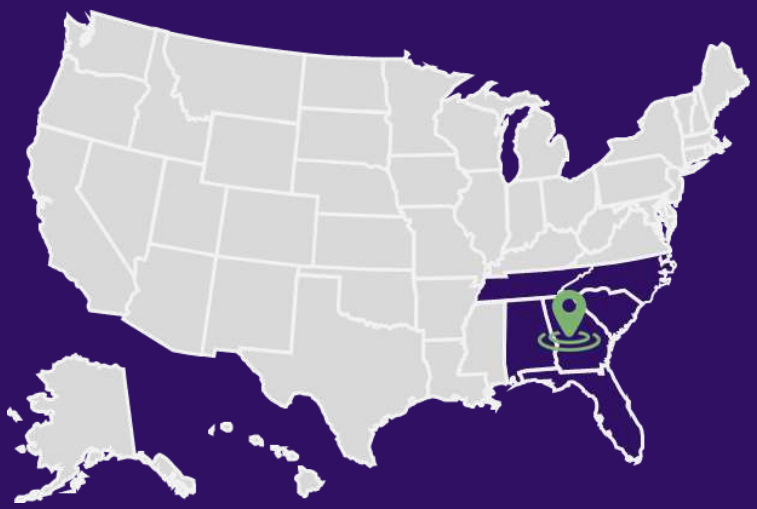
Rooted in Excellence. Growing with Purpose

How we deliver:

- **One Point of Contact:** A dedicated account manager ensures clear, consistent communication.
- **Proven Experience:** Successfully maintain large-scale residential and HOA communities with similar scope, standards, and service demands as Villages at Glen Creek.
- **In-House Expertise:** From landscape architects to trained crews, your property is in expert hands.
- **Proactive Communication:** Routine walks, reports, and updates keep you informed.
- **Unwavering Standards:** Every section, every visit—held to one consistent level of excellence.

About Russell

Rooted in Excellence. Growing with Purpose.



16 Branches

- ❑ Tampa
- ❑ St. Petersburg
- ❑ Pensacola
- ❑ Fort Walton
- ❑ Destin
- ❑ Acworth
- ❑ Canton
- ❑ Cobb
- ❑ Doraville
- ❑ Grayson
- ❑ Sugar Hill
- ❑ Savannah
- ❑ Charleston
- ❑ Raleigh
- ❑ Nashville
- ❑ Austin, TX

At Russell, our team is built on **decades of hands-on experience** in commercial landscaping.

From turf health to large-scale irrigation systems, plant selection, and seasonal color programs—we bring a deep understanding of what it takes to maintain and enhance complex landscapes.

Our experts don't just know the industry; they've helped shape it.

1,000+ Employees

About Russell

We know what it takes to maintain a property of this scale – and elevate it.

Family-owned and operated, based in Sugar Hill, GA

One of the **largest landscape firms in the Southeast**

Award-winning in both installation and maintenance

Among the Top 40 Landscape Contractors in the U.S.

Core Values

- **Faith & Family**
- **Integrity**
- **Heart of Service**
- **Pursuit of Knowledge & Excellence**

Full-Service Capabilities

Russell Landscape Group offers a complete suite of commercial landscaping services, including:

- Design / Build
- Landscape Installation
- Irrigation Install & Repair
- Grading & Drainage Solutions
- Seasonal Color Programs
- Turf Establishment & Sod Installation
- Outdoor Lighting
- Site Amenities & Furnishings
- Hardscapes
- Horticulture
- Landscape Maintenance

Single point of contact

Clear, Consistent Communication

To ensure successful service delivery, Russell Landscape will assign a dedicated Account Manager (bio on following slides) to manage Villages at Glen Creek. Responsibilities will include:

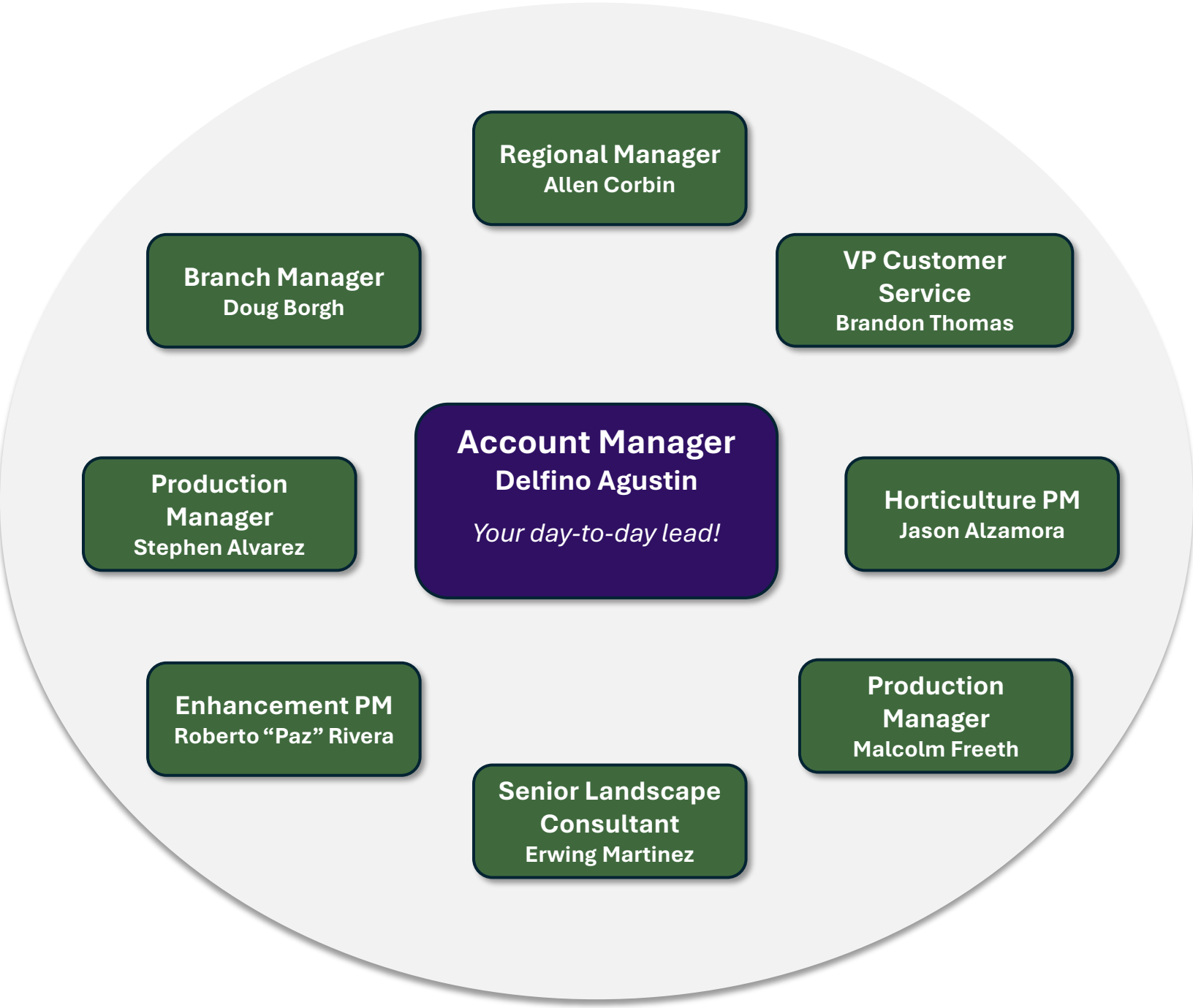
- **Serving as the single point of contact**
- **Conducting regular site walks and coordination meetings**
- **Evaluating current landscape conditions and identifying enhancement opportunities**
- **Verifying completion of previous requests**
- **Aiming to minimize surprises through proactive communication**

Following each walk, a written report will be shared with the property management team. This report will serve as:

- **A 30-day action plan for Russell**
- **A communication tool for property managers to update internal stakeholders**

Full team support

Deploying our full team to support your needs



RUSSELL LANDSCAPE

Your Dedicated Russell Team

Experts in their craft

Delfino Agustin

Account Manager

Delfino has over 20+ years of experience with commercial landscape management, a vast plant identification knowledge, and holds multiple licenses. Delfino brings a wealth of knowledge and a results-driven mindset to his role as Russell Landscape Account Manager. With a sharp eye for detail and a deep understanding of both horticulture and client service, Delfino is known for transforming challenges into opportunities and consistently exceeding expectations. Whether it's navigating the complexities of high-profile communities or enhancing curb appeal, Delfino leads with professionalism.

(C) 941.414.1986

delfinoa@russelllandscape.com

Doug Borgh

Branch Manager

Doug brings nine years of progressive landscape management experience, advancing from crew member to leadership roles in maintenance, enhancements, irrigation, and operations. Joining Russell Landscape through the Southern Hospitality acquisition, he played a key role in expanding and improving maintenance operations. Holding NALP and FNGLA certifications, Doug pairs strong technical expertise with proven leadership to deliver consistent, high-quality results. A former coach with the Blue Jays and Yankees, he applies the same focus on teamwork, discipline, and performance to every project.

(C) 727.385.8265

dougb@russelllandscape.com

Allen Corbin

Regional Manager

With six years of total experience at Russell Landscape, Allen has steadily advanced through the ranks, demonstrating a strong work ethic, technical knowledge, and leadership skills. His career reflects a deep commitment to both personal and professional growth, with a proven track record of delivering results across multiple roles. As a Certified Crop Advisor, Allen brings a science-based, solutions-oriented approach to landscape management—supporting healthy, sustainable landscapes and excellent client outcomes.

(C) 470.760.2528

allenc@russelllandscape.com

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Your Support Services Team

Experts in their craft

Stephen Alvarez
Production Manager

Stephen brings over 10 years of horticultural experience to the team, including six years at Russell Landscape. His deep expertise and hands-on leadership consistently drive the success of our projects. He reports directly to the Account Manager and plays a key role in managing daily operations and maintaining the highest quality standards.

(C) 813.610.5389 stephena@russelllandscape.com

Roberto “Paz” Rivera
Enhancement Crew Leader

As our Enhancement Crew Leader, Paz holds a key leadership role within the division. He oversees a variety of high-impact projects—including seasonal color installations, sod replacement, tree work, and site clean-ups—while consistently ensuring quality and efficiency. Paz reports directly to the Account Manager.

(C) 470.573.7332

Jason Alzamora
Horticulture Production Manager

As Horticulture Production Manager, Jason plays a vital role in supporting service operations, including oversight of our irrigation management program. With over 15 years of landscaping experience and certification as an arborist, he brings specialized expertise in tree care. Jason also manages the enhancement division and holds OSHA certification. He reports directly to the Account Manager.

(C) 941.713.7041 jasona@russelllandscape.com

Malcolm Freeth
Production Manager

With over 25 years of experience in the landscape industry, Malcolm Freeth brings extensive leadership and operational expertise to the role of Landscape Production Manager. Throughout his career, he has successfully managed large-scale commercial landscape operations, including serving as Branch Manager for a highly competitive, nationally recognized commercial landscape firm.

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Your Corporate Leadership Team

Experts in their craft

Brandon Thomas

Vice President – Customer Service

A member of the Russell Landscape team since 2000, Brandon brings over 20 years of experience in the landscape industry. He holds a Bachelor of Science in Landscape Horticulture from Auburn University (Class of 1999) and is a Certified Landscape Professional. His involvement in organizations such as the Turfgrass Association, Urban Agriculture Council, and Community Association Institute reflects his deep commitment to industry excellence and client service.

(C) 770.391.9068

brandont@russelllandscape.com

Josh Camp

Vice President - Maintenance

A graduate of Abraham Baldwin Agricultural College with a degree in Turfgrass and Golf Course Management, Josh brings over 20 years of experience in the commercial landscape industry. Since joining Russell Landscape in 2015 as an Account Manager, he has quickly advanced into a key leadership role. His broad expertise spans horticulture, landscape installation, floriculture, irrigation, commercial maintenance, and enhancement services—exemplifying our commitment to industry-leading talent and service excellence.

(C) 404.557.5450

joshc@russelllandscape.com

Villages of GLEN CREEK CDD

RUSSELL LANDSCAPE

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Scope and Strategy

February 13, 2026

Understanding the scope

We understand that the Villages of Glen Creek Community Development District is seeking a landscape and irrigation maintenance contractor capable of executing a detailed, standards-driven Scope of Services as defined in the Project Manual and Exhibit A. This contract requires consistent weekly site presence, strict adherence to defined mowing heights and schedules, precise pruning and palm maintenance practices, compliant fertilization and pest management programs, and proactive irrigation system monitoring across all maintained areas.

We recognize the District's emphasis on IFAS-based horticultural standards, properly trained and licensed personnel, protection of wetlands and District assets, and full compliance with applicable local ordinances and Florida statutes. This includes maintaining turf, beds, trees, palms, pond banks, and amenity areas to the specified performance standards, utilizing appropriate equipment and methods, and restoring any damage caused by maintenance activities within required timeframes.

We also understand the District's focus on communication, documentation, and accountability. This includes weekly site inspections, written service reports, timely responses to Field Inspection Reports, detailed irrigation repair documentation, completion of the required 30-day irrigation audit, and ongoing coordination with the District Manager and Field Services Manager.

Our approach is structured to deliver consistent quality, maintain compliance with all District standards, and support a clean, safe, and attractive community environment throughout the contract term.

Our Approach to Operational Management

Executing—and Exceeding—Contract Expectations

At Russell, our operational management approach is intentional, disciplined, and results-driven. We believe in scripting our operations to deliver maximum quality and consistency for your community.

We utilize detailed **Operational Path of Motion Maps** and **Sequencing Plans** to ensure every man-hour delivers optimal value. This structured methodology is designed to enhance efficiency, quality, and transparency.

What does this mean for your community?

Confidence and peace of mind, knowing that we not only have a plan, but that we're executing it with precision. Our approach ensures complete predictability of where our teams will be and when, fostering accountability and delivering a seamless experience to residents and board members alike.

This proactive planning also improves communication and creates a shared framework that allows Russell and the Villages at Glen Creek to resolve issues quickly and effectively.

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SAMPLE MOWING MAP

mapa de corte

KEY:

Parking
Aparcamiento

Start Mowing Here
- Follow arrows in direction
Comience a cortar aqui
- Sigue las flechas en direccion

Stop Mowing Here
Deja de cortar aqui

Follow Arrow Direction
Seguir la direccion de la flecha

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Staffing Plan & Maintenance Execution

Dedicated Crews, Calculated Hours and Full Accountability

Russell Landscape has carefully calculated the specific number of man-hours required to maintain each area of the property, both individually and collectively, ensuring efficient and effective service delivery.

To meet the demands of the growing season, we deploy a dedicated team structure designed for performance and accountability:

Full-Time Account Manager – primary point of contact
Full-Time Production Manager – oversees all field operations and crews
(1) Two-Person Irrigation Team – performs monthly wet checks and completes in-contract irrigation repairs to maintain proper system function and water efficiency
(1) Two-Person Horticulture Team – specialized care for plant material, including fertilization, pest/disease management
(1) Three-Person Maintenance Team – mowing, edging, and trimming (2 10-hour days)

To ensure no service item is left incomplete, additional crews are available on Fridays and weekends to address special requests or any outstanding maintenance needs from the regular weekly visits.

All crews are fully equipped with the necessary tools and machinery, including large and push mowers, metal-blade edgers, string trimmers, blowers, backpack sprayers, and essential hand tools such as pruning shears, shovels, tarps, rakes, and brooms.

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Project Leadership

Delfino Agustin – Account Manager – Oversee day to day operations – 20+ years experience

Steven Alvarez – Production Manager – Oversee day to day operations – 10+ years experience

Jason Alzamora – Enhancement Manager – Oversee enhancement ops. – 15+ years experience

Montel Williams – Hort. Tech – Oversee hort. Program – 5+ years experience

Malcom Freeth – Production Manager – Oversee day to day ops – 20+ years experience

Erwing Martinez – Senior Landscape Specialist – Overall landscape experience – 35+ years exp.

Doug Borgh – Branch Manager – Oversee all ops. – 15+ years experience

Darin Rath – Senior Account – Assist account manager – 20+ years experience

Carlos Adams – Production Manager – Quality control – 12+ years experience

Nestor Gomez – Lead tech – irrigation management – 13+ years experience

Shawn Rosell – Irrigation manager – Irrigation Management – 25+ years experience

Equipment Availability & Commitment

Prepared, Equipped, and Ready to Perform

Equipment	
36" Mower - Wright	72" Mower - John Deere
Trailer - Down 2 Earth	48" Mower - John Deere
RTV - John Deere	72" Mower - John Deere
36" Mower - Exmark	72" Mower - John Deere
36" Mower - Wright	72" Mower - John Deere
36" Mower - Exmark	48" Mower - John Deere
72" Mower - Exmark	36" Mower - John Deere
RTV - American Landmaster	54" Mower - John Deere
36" Mower - Wright	36" Mower - John Deere
52" Mower - Exmark	48" Mower - Exmark
48" Mower - Exmark	48" Mower - Exmark
72" Mower - Exmark	36'' Mower - John Deere
96" Mower - Exmark	36" Mower - John Deere
48" Mower - Exmark	48" Mower - John Deere
48" Mower - Exmark	48" Mower - John Deere
72" Mower - Exmark	58" Mower - John Deere
96" Mower - Exmark	58" Mower - John Deere
Trailer - Hardeebilt Trailers	72" Mower - John Deere
52" Mower - Exmark	72" Mower - John Deere
72" Mower - Exmark	60" Toro Reelmaster
52" Mower - Exmark	Stihl Backpack Blowers
48" Mower - Exmark	Stihl Hedge Trimmers
48" Mower - Exmark	Stihl Stick Edgers
48" Mower - Exmark	Stihl Gas Shears
86" Reel Mower - John Deere	Stihl Pole Chainsaws
Isuzu 1-Ton Trucks w/ 600 Gl Spray Rigs	Honda Pressure Washer
Isuzu 1-Ton Equipment Trucks	Little Wonder Street Blower
Bed-Trenching Machine	

This Equipment List outlines the equipment currently available and designated for regular use on your property.

If additional tools or machinery are needed to meet site-specific requirements, Russell Landscape is fully prepared to allocate or procure the necessary resources to ensure all performance standards are met without compromise.

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Villages of GLEN CREEK CDD

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Program Details

February 13, 2026

Proactive Oversight and Reporting

Inspections, Photos, and Team Checks for Consistent Quality

At Russell Landscape, we strive to provide the highest level of quality and customer service. To maintain this standard, we have several internal protocols in place to keep communication open and ensure service excellence.

Each month, we conduct a walk or ride of the grounds with the community representative to assess current conditions, review potential enhancement projects, verify completion of prior requests, and minimize unexpected issues. We generate a written report with photographs from each visit. This report serves as our action plan for the next 30 days and can also be used by management to update property owners, citizens, tenants, and supervisors on current conditions and upcoming plans. A sample report is provided below.

Internally, we perform periodic scoring of each property to evaluate the performance of our teams, managers, and crew leaders. These scores serve as teaching and motivational tools, fostering friendly competition and celebrating successes.

By combining these two reporting methods, we ensure multiple sets of eyes review each property monthly, emerging issues are addressed proactively, and consistent communication is maintained.

Site Audit Example

CURRENT CONDITION

Grassy weed presence noted in entrance turf / bed area.

OUR APPROACH

Our team will address this through enhanced turf-bed care protocols and proper weed management to restore healthy lawn appearance.

BED EDGING OBSERVATIONS

Some bed edges currently appear uneven or lack definition in key areas

OUR APPROACH

Defined, clean bed lines will be maintained consistently to elevate the property's appearance and reinforce landscape structure.

Site Audit Example, cont.

Trimming Observation

Overgrowth and vine runnersonoted in various shrubs and ground cover areas.

OUR APPROACH

Defined, clean bed lines will be maintained consistently to elevate the property's appearance and reinforce landscape structure.

PALM HEALTH OBSERVATION

A few palms on site appear to be declining or are dead.

OUR APPROACH

We recommend the removal of any non-viable palms, followed by appropriate replacement to maintain visual balance and canopy coverage. Perform regul palm pruning to promote healthy growth.

Site Audit Example, cont.

TURF CONDITION OBSERVATION

Areas of thinning, bare spots or damaged turf are noted.

OUR APPROACH

Replacement will be done using matching turf varieties to ensure seamless integration. Once installed, we will implement proper irrigation adjustments to promote establishment of install, and long-term turf health.

Design-Driven Enhancements

Powered by Russell's In-House Design & Enhancements Team

At Russell Landscape, we value long-term partnerships and take pride in delivering impactful, high-quality landscapes that enhance community appeal and functionality.

As part of our commitment to Villages at Glen Creek, we bring the strength of our **in-house landscape architecture and enhancements team,** a dedicated group focused on reimagining and revitalizing existing community spaces.

Our team works directly with property managers, boards, and stakeholders to:

- Identify high-impact enhancement opportunities
- Provide design guidance tailored to each community's character and needs
- Ensure seamless, efficient implementation using Russell's own crews

We've helped master-planned communities across the region evolve and thrive through smart, sustainable upgrades, and we'd welcome the opportunity to bring that expertise to Villages at Glen Creek.

RUSSELL LANDSCAPE

Lifetime Warranty

Designed to Thrive, Supported for Life

To reinforce our commitment to a long-term, mutually beneficial partnership, Russell Landscape offers:

- ***Lifetime warranty*** **on all plant material we install—applicable to both renovations and new construction**
- **Warranty is valid with *active irrigation* and *ongoing maintenance by Russell Landscape***

This offering underscores our confidence in the quality of our work and dedication to lasting results.

Villages of GLEN CREEK CDD

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Standards and Assurance

February 13, 2026

Safety Commitment

Russell Landscape has a moral and business obligation to provide a safe work environment for its employees, subcontractors, and the public. It is, therefore, the company's policy to abide by the Occupational Safety and Health Standards and to initiate and maintain appropriate practices that promote safety in the work environment.

All our employees and subcontractors are required to attend a weekly safety program. All employees and Subcontractors are also given a company Safety Manual as well as Company Safety Rules upon hire, for their review and signature. These items include, but are not limited to:

- Safety Acknowledgement Form - Highway Right of Way Safety Training - Construction Jobsite Safety Rules - Substance Abuse Policy – Hazard Communication/MSDS - Regular Safety Training - Fire Extinguisher Safety - Fall Protection Safety - Lawn Maintenance Safety - Emergency Planning - Ladder Safety - Housekeeping/Clean-up - Electrical Safety - Excavation and Trenching Safety - Crane and Rigging Safety - Vehicle Safety - Accident Reporting

In addition, all employees are required to wear official Russell Landscape work shirts, khaki work pants, hard toe boots, yellow reflective logoed safety vests, and all appropriate PPE (Personal Protective Equipment) as determined by job specifics.

Safety Commitment, cont.

Safety Vision Statement

At Russell, safety is not just a policy—it's a mindset, a behavior, and a core value embedded in our culture. It starts at the top, with leaders setting the standard through their actions. To cultivate true buy-in, we must embody safety ourselves before we can expect others to follow. Our ultimate objective is simple yet uncompromising: **every team member returns home in the same condition they arrived—without exception, without excuse.**

Safety Expectations – What We Stand For

At every level of Russell Landscape, we commit to doing the right thing—even when it's inconvenient. Safety isn't negotiable. It's how we operate.

We will:

Lead by Example – Every leader sets the tone. Every team member follows through. Safety is modeled, not just mentioned.

Prioritize the Process, Not the Pace – If a task can't be done safely, it won't be done at all. Slowing down to do it right is not a weakness—it's discipline.

Hold Each Other Accountable – From the field to the front office, we call it like we see it. If something is unsafe, we say so. Silence is complicity.

Speak Up, Step In – See something? Say something. We have zero tolerance for looking the other way.

Own the Outcome – Each of us is responsible for our safety and for protecting the people around us. That's real accountability.

Build a Culture Where Safety Thrives – Safety isn't a program. It's a culture we're building daily—through action, communication, and consistency.

This is our standard. This is how we protect our people, our business, and our future.

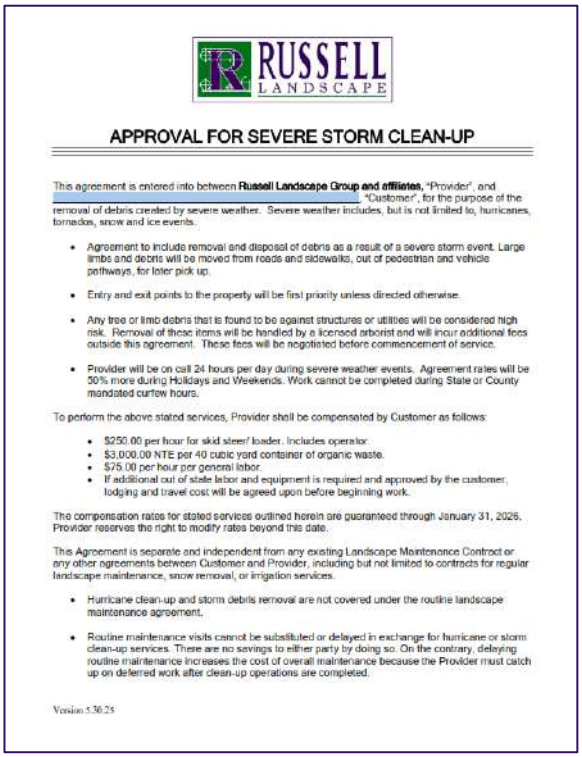
Disaster Recovery

Disaster Response and Emergency Preparedness

At Russell Landscape, we take pride in being readily available to our customers during times of need. While most of the disaster and emergency work we manage is related to storms or severe weather, we approach each situation with foresight and preparedness.

In many cases, we receive advance warning of potential weather events and proactively reach out to our clients to establish the best course of action. Because the exact nature of these events is unpredictable, we plan for worst-case scenarios—stocking materials, staging equipment, and preparing crews in advance.

With a fleet of over 300 service vehicles and nearly 1,000 employees across the Southeast, we are well-equipped to mobilize quickly and provide immediate support when and where it's needed most.



RUSSELL LANDSCAPE

APPROVAL FOR SEVERE STORM CLEAN-UP

This agreement is entered into between **Russell Landscape Group and affiliates**, "Provider", and _____, "Customer", for the purpose of the removal of debris created by severe weather. Severe weather includes, but is not limited to, hurricanes, tornados, snow and ice events.

- Agreement to include removal and disposal of debris as a result of a severe storm event. Large limbs and debris will be moved from roads and sidewalks, out of pedestrian and vehicle pathways, for later pick up.
- Entry and exit points to the property will be first priority unless directed otherwise.
- Any tree or limb debris that is found to be against structures or utilities will be considered high risk. Removal of these items will be handled by a licensed arborist and will incur additional fees outside this agreement. These fees will be negotiated before commencement of service.
- Provider will be on call 24 hours per day during severe weather events. Agreement rates will be 50% more during Holidays and Weekends. Work cannot be completed during State or County mandated curfew hours.

To perform the above stated services, Provider shall be compensated by Customer as follows:

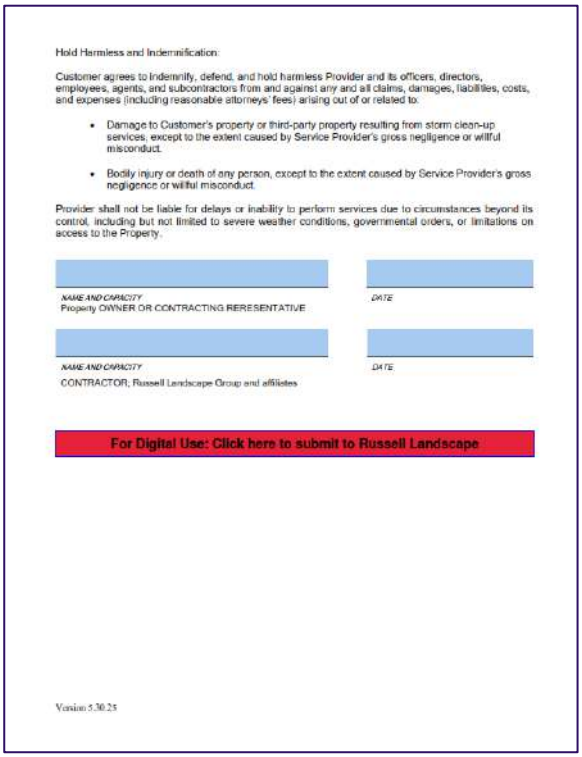
- $250.00 per hour for skid steer/ loader. Includes operator.
- $3,000.00 NTE per 40 cubic yard container of organic waste.
- $75.00 per hour per general labor.
- If additional out of state labor and equipment is required and approved by the customer, lodging and travel cost will be agreed upon before beginning work.

The compensation rates for stated services outlined herein are guaranteed through January 31, 2026. Provider reserves the right to modify rates beyond this date.

This Agreement is separate and independent from any existing Landscape Maintenance Contract or any other agreements between Customer and Provider, including but not limited to contracts for regular landscape maintenance, snow removal, or irrigation services.

- Hurricane clean-up and storm debris removal are not covered under the routine landscape maintenance agreement.
- Routine maintenance visits cannot be substituted or delayed in exchange for hurricane or storm clean-up services. There are no savings to either party by doing so. On the contrary, delaying routine maintenance increases the cost of overall maintenance because the Provider must catch up on deferred work after clean-up operations are completed.

Version 5.30.25



Hold Harmless and Indemnification:

Customer agrees to indemnify, defend, and hold harmless Provider and its officers, directors, employees, agents, and subcontractors from and against any and all claims, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to:

- Damage to Customer's property or third-party property resulting from storm clean-up services, except to the extent caused by Service Provider's gross negligence or willful misconduct.
- Bodily injury or death of any person, except to the extent caused by Service Provider's gross negligence or willful misconduct.

Provider shall not be liable for delays or inability to perform services due to circumstances beyond its control, including but not limited to severe weather conditions, governmental orders, or limitations on access to the Property.

_____ _____

NAME AND CAPACITY — DATE

Property OWNER OR CONTRACTING REPRESENTATIVE

_____ _____

NAME AND CAPACITY — DATE

CONTRACTOR; Russell Landscape Group and affiliates

For Digital Use: Click here to submit to Russell Landscape

Version 5.30.25

RUSSELL LANDSCAPE

References

Our team has extensive experience providing landscape and irrigation maintenance for large-scale residential communities, HOA-managed properties, and commercial sites with comparable service requirements. These projects have equipped us with the expertise to meet the standards at Villages at Glen Creek.

Kings Point – Sun City West Master Association

Service Time: 2022-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:
Shawna Deiulio

(P) 813.955.6886

shawna@kpmaster.com

The references above and on the next pages, reflect our proven track record of reliability, professionalism, and high-quality service delivery in similarly demanding environments.

References

Bay Breeze

Service Time: 2023-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:
Kevin Hitson
(P) 919.664.4343
Baybreezehoa.president@gmail.com

Fairway Village

Service Time: 2023-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:
Raymond Leclair
(P) 727.807.8001
rleclair47@gmail.com

Anchor Cove

Service Time: 2023-Present

Ongoing full-service landscape maintenance and enhancements.

Contact:
Wayne Copeland
(P) 813.601.6523
Coronawizard@gmail.com

References

Our success in delivering full-service landscape maintenance and enhancements at this scale, across multiple markets, demonstrates our ability to maintain consistent standards, regardless of geography. The systems, staffing models, and service protocols proven in these communities will directly inform our approach at Villages at Glen Creek.

Sandestin Golf and Beach Resort

Service Period: 2011-Present

Ongoing full-service landscape maintenance and enhancements for a 2,400 acre resort community in Sandestin, Florida.

Contact: Kyle Ray (P) 850.424.5955 kray@soaowners.com

Idylwilde

Service Period: 2022-Present

Ongoing full-service landscape maintenance and enhancements of 200 home resort style community in Canton, Georgia.

Contact: Molly McGrory (P) 770.596.6599 mollymcgrory@gmail.com

Certificate of Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/31/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: WTW Certificate Center PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@wtwco.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Ascot Specialty Insurance Company	45055
INSURER B: Safety National Casualty Corporation	15105
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Russell Landscape Florida, LLC
4300 Woodward Way
Sugar Hill, GA 30518

COVERAGES **CERTIFICATE NUMBER:** W41563215 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY X PRO-JECT LOC OTHER:			ESGL2510005535-01	11/01/2025	11/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			CA6676830	11/01/2025	11/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: No If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		LD84069023	11/01/2025	11/01/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Complete Named Insured Schedule: Russell Landscape Group, Inc; Russell Landscape, LLC; Russell Landscape Florida, LLC; Russell Landscape of Tennessee, LLC; Russell Landscape Partners, LLC; Verna Hills, LLC; RUHO, LLC; WER Holdings, LLC; Russell Landscape LLC dba ColorBurst; WLM Holdings, LLC; Georgia Green Grounds Care, LLC; Executive Landscaping, LLC; Southern Hospitality Lawn & Landscaping LLC

CERTIFICATE HOLDER

For Information Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

SR ID: 28779954 BATCH: 4186612

RUSSELL LANDSCAPE

Certificate of Insurance

AGENCY CUSTOMER ID: _____

LOC #: _____

ACORD

ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY Willis Towers Watson Insurance Services West, Inc.	NAMED INSURED Russell Landscape Florida, LLC 4300 Woodward Way Sugar Hill, GA 30518
POLICY NUMBER See Page 1	
CARRIER See Page 1 / NAIC CODE See Page 1	EFFECTIVE DATE: See Page 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Excess Liability & Excess Business Auto Policies:
Excess Liability: $2M XS GL & EL:
Carrier: Ascot Specialty Insurance Company
Policy Number: ESXS2510005534-01
Effective: 11/1/2025-11/1/2026
Each Occurrence Limit: $2,000,000
Aggregate Limit: $2,000,000
Policy provides excess coverage to primary General Liability policy #ESGL2510005535-01 and Employers Liability policy #LDS4069023

Excess Liability: $1M XS Auto:
Carrier: Gotham insurance Company
Policy Number: EX202500005564
Effective: 11/1/2025-11/1/2026
Each Occurrence Limit: $1,000,000
Aggregate Limit:$1,000,000
Policy provides excess coverage to primary Automobile Liability policy #CA6676830

Excess Liability: $3M XS $2M
Carrier: Homesite Insurance Company of Florida
Policy Number: CXP-060748-00
Effective: 11/1/2025-11/1/2026
Each Occurrence Limit: $3,000,000
Aggregate Limit: $3,000,000
Policy provides excess coverage to primary General Liability(ESGL2510005535-01), Automobile Liability (CA6676830), Employers Liability (LDS4069023) Excess Liability (ESXS2510005534-01) and Excess Automobile Liability (EX202500005564)

ACORD 101 (2008/01)

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SR ID: 28779954 BATCH: 4186612 CERT: W41563215

W-9

Form **W-9** (Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Russell Landscape Florida, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . P

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

4300 Woodward Way

Requester's name and address (optional)

6 City, state, and ZIP code

Sugar Hill, GA 30518

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

4	5	–	3	6	9	3	5	2	7

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** Todd P Beasley | **Date** 1/8/26

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X — Form **W-9** (Rev. 3-2024)

RUSSELL LANDSCAPE

Licenses and Certifications

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF120626

DABBS-STUTZ, ADRIENNE
151 N 7TH ST
SANTA ROSA BEACH, FL
32459

Categories
LAWN

Issued: 06/05/2025 **Expires: 06/01/2026**

Adrienne Stutz
Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services

Category Key

FUM	Fumigation
WDO	Termites and Other Wood-Destroying Organisms
GHP	General Household Pest
LAWN	Lawn and Ornamental

Licenses and Certifications, cont.

State of Florida
Department of State

I certify from the records of this office that RUSSELL LANDSCAPE FLORIDA, LLC is a limited liability company organized under the laws of the State of Florida, filed on October 27, 2011, effective October 27, 2011.

The document number of this limited liability company is L11000122917.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 10, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Tenth day of February, 2025

Secretary of State

Tracking Number: 7993312135CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

The International Society of Arboriculture

Hereby Announces That

Jason L. Alzamora

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Kathryn Pollihan
CEO & Executive Director

10 February 2001	30 June 2028	FL-6757A
Issue Date	Expiration Date	Certification Number

ANAB ACCREDITED

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Board of Landscape Architects
LICENSE NO. LA001087
Edward Scott Tanner

106 Mistwoode Lane-
Savannah GA 31406

Landscape Architect

EXP DATE - 12/31/2026 Status: Active
Issue Date: 03/21/1997

RUSSELL LANDSCAPE

Villages of GLEN CREEK CDD

RUSSELL LANDSCAPE

Expert Care.
Proven Results.

Pricing Pages RFP Documents Submittal Requirements

February 13, 2026

Proposal Information

A) A completed and executed Proposal Form, with all its parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal (page), the Sworn Statement Regarding Publix Entity Crimes (page), and the Sworn Statement Regarding Scrutinized Companies (page).

B) A list of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.

A) Please reference pages 9-12

C) Describe proposed staffing levels, including information on current operations, administrative, maintenance, and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

A) Please reference page 17 (staffing plan) and pages 9-12 for staffing experience

D) Information related to other projects of similar size and scope for which proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

E) At least three (3) references from projects of similar size and scope. The proposer should include information relating to the work it conducted for each reference as well as a name, address, and phone number of contact person.

A) Please reference pages 33-35

F) A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.

A) Please reference this following page (43)

G) Completed proposal pricing.

A) Please reference pages

Narrative Description of Our Approach

Our approach to providing landscape and irrigation maintenance services for the Villages of Glen Creek Community Development District is structured, proactive, and fully aligned with the Scope of Services outlined in the Project Manual and Exhibit A. We recognize that the District's expectations require disciplined weekly site presence, consistent execution of defined maintenance standards, and strong communication and documentation to support accountability.

Landscape maintenance services are performed through scheduled weekly visits year-round to ensure mowing, edging, trimming, weed control, debris removal, pond bank maintenance, and amenity care are completed in accordance with specified frequencies, turf heights, and performance standards. Turf, ornamental beds, trees, palms, and pond banks are maintained using proper equipment and horticultural best practices to protect District assets, minimize erosion, and maintain a clean, uniform appearance throughout the community.

Tree, shrub, and palm care is managed under trained supervision to ensure pruning is performed at the proper times, with attention to plant health, aesthetics, and visibility requirements. Our approach emphasizes compliance with the District's pruning standards, protection of sight lines at roadways and intersections, and adherence to approved palm maintenance practices.

Fertilization and pest management are executed in accordance with University of Florida IFAS guidelines, applicable BMP requirements, and all local and state regulations. Licensed applicators are responsible for monitoring turf and plant health during routine inspections, identifying issues early, and applying treatments only when necessary. All applications are properly documented, and advance notification is provided to the District as required.

Irrigation system monitoring and maintenance is approached as a critical component of overall landscape performance. Routine inspections are conducted monthly, pumps are monitored weekly, and deficiencies are documented and reported promptly. Upon contract commencement, a comprehensive 30-day irrigation audit is completed to identify existing issues and establish a baseline for system performance. All irrigation repairs and adjustments are documented using the District's required forms and coordinated with District management.

Communication and accountability are central to our approach. Weekly site inspections are conducted, written service reports are provided, and Field Inspection Reports are addressed within required timelines. Ongoing coordination with the District Manager and Field Services Manager ensures transparency, responsiveness, and alignment with District expectations.

This structured approach is designed to deliver consistent quality, maintain compliance with all District standards, and support a safe, attractive, and well-maintained community throughout the contract term.

Villages of GLEN CREEK CDD

RUSSELL LANDSCAPE

Expert Care.
Proven Results.

At Russell Landscape, we believe that excellence starts with consistency. Our "**Expert Care. Prove Results.**" approach is designed to meet the unique needs of Villages at Glen Creek, where resident expectations are high, and every detail matters. From common areas and amenity spaces to roadways and entry features, we ensure every corner of the Community Development District receives the same level of dedicated care and attention.

Our goal is to enhance the long-term value and appeal of Villages at Glen Creek by delivering dependable, high-quality maintenance that reinforces its reputation as a desirable and well-managed community.

Let's grow something exceptional together!

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PROPOSAL FORM
PRICING

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms. Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ 110,850.00 /Year**

Storm Cleanup $ 67.00 /hr.

Freeze Protection (description of ability) Installation of trunk wrapping and frost cloth as requested. All work will be billed on a time and material basis at $65/hr.

$ 65/hr /~~application~~ **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

Hand Watering

$ 75 /hr. for employee with hand-held hose

$ 150 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$ 22,710.00 /Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February h	18-0-6/ prodiamine/Ave. South/I&D	.5 lb / 1000		$2,165.00
April	PRodiamine/Ave South/I&D	.5 lb / 1000		$1,385.00
April	46-0-0 & I&D	1 lb / 1000		$985.00
ST. AUGUSTINE cont. (per specifications in Part 2) cont.				

May	24-2-11	1 lb/1,000		$1,750.00
October	18-0-6/Ave S.	1 lb / 1000		$1,960.00
November	18-0-6 Specticle/I&D	.5 lb / 1000		$2,265.00

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	18-0-6/Prodiamine/Speedzone	.5 lb / 1000		$2,485.00
March	Prodiamine / Speedzone			$1,175.00
April	46-0-0	.5 lb / 1000		$1,280.00
May	24-2-11	1 lb / 1000		$2,170.00
October	Specticle/18-0-6/ Speedzone	.5 lb / 1000		$3,450.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	12-4-8 / I&D	5 lb/1,000		$200.00
May	12/4-8 / I&D	5 lb/1,000		$200.00
October	12-4-8 / I&D	5 lb/1,000		$200.00
PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P205-12K20+4MG	1.5 / 100	183	$260.00
May	8N-0P205-12K20+4MG	1.5 / 100	183	$260.00
October	8N-0P205-12K20+4MG	1.5 / 100	183	$260.00
December	8N-0P205-12K20+4MG	1.5 / 100	183	$260.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Included				

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$** 1,400.00 **/Year**
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS ***(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)***

OTC Injections (All labor and materials) **$** 25,740.00 **/YR.**
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
Sabal	99	1	$65.00	$25,740.00

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ 12,000e text here / Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$** 4,000.00 **/Year**

Freeze Protection (description of ability) Gravity drain all pipes by closing meter and activating individual zone, higher zones first, then proceed successively toward lower elevations. Open any hose bibbs and open all test cocks on backflows.

$350.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 150.00 /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

$ 110.00 / zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Installation of Pine Nuggets (All labor and materials) $ 14,369.00 /Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

134 CY Pine Nuggets per specs for the first top-dressing at:
$ 65.00 /CY (app. October)

And
87 Pine Nuggets per specs for the second top-dressing at: $ 65.00 /CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 138,960.00 **/Yr**

FIRST ANNUAL RENEWAL	$ 138,960.00 /YR*
SECOND ANNUAL RENEWAL	$ 143,070.00 /YR*
THIRD ANNUAL RENEWAL	$ 143,070.00 /YR*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name Russell Landscape

Firm Address 1002 E. Shell Point Rd.

City/State/Zip Ruskin, FL 33570

Phone Number 813-470-8808 Fax Number _____

Name and Title of Representative Eileeen Grum - Business Development
(Please Print)

Representative's Signature Eileen Grum

Date 02/10/2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2026

PROPOSAL FORM
PRICING

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms. Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ 110,850.00 /Year**

Storm Cleanup $ 67.00 /hr.

Freeze Protection (description of ability) Installation of trunk wrapping and frost cloth as requested. All work will be billed on a time and material basis at $65/hr.

$ 65/hr /~~application~~ **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

Hand Watering

$ 75 /hr. for employee with hand-held hose

$ 150 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$ 22,710.00 /Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February h	18-0-6/ prodiamine/Ave. South/I&D	.5 lb / 1000		$2,165.00
April	PRodiamine/Ave South/I&D	.5 lb / 1000		$1,385.00
April	46-0-0 & I&D	1 lb / 1000		$985.00
ST. AUGUSTINE cont. (per specifications in Part 2) cont.				

May	24-2-11	1 lb/1,000		$1,750.00
October	18-0-6/Ave S.	1 lb / 1000		$1,960.00
November	18-0-6 Specticle/I&D	.5 lb / 1000		$2,265.00

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	18-0-6/Prodiamine/Speedzone	.5 lb / 1000		$2,485.00
March	Prodiamine / Speedzone			$1,175.00
April	46-0-0	.5 lb / 1000		$1,280.00
May	24-2-11	1 lb / 1000		$2,170.00
October	Specticle/18-0-6/ Speedzone	.5 lb / 1000		$3,450.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	12-4-8 / I&D	5 lb/1,000		$200.00
May	12/4-8 / I&D	5 lb/1,000		$200.00
October	12-4-8 / I&D	5 lb/1,000		$200.00
PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P205-12K20+4MG	1.5 / 100	183	$260.00
May	8N-0P205-12K20+4MG	1.5 / 100	183	$260.00
October	8N-0P205-12K20+4MG	1.5 / 100	183	$260.00
December	8N-0P205-12K20+4MG	1.5 / 100	183	$260.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Included				

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$** 1,400.00 **/Year**
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS ***(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)***

OTC Injections (All labor and materials) **$** 25,740.00 **/YR.**
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
Sabal	99	1	$65.00	$25,740.00

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ 12,000e text here / Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$** 4,000.00 **/Year**

Freeze Protection (description of ability) Gravity drain all pipes by closing meter and activating individual zone, higher zones first, then proceed successively toward lower elevations. Open any hose bibbs and open all test cocks on backflows.

$350.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 150.00 /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

$ 110.00 / zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Installation of Pine Nuggets (All labor and materials) $ 14,369.00 /Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

134 CY Pine Nuggets per specs for the first top-dressing at:
$ 65.00 /CY (app. October)

And
87 Pine Nuggets per specs for the second top-dressing at: $ 65.00 /CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 138,960.00 / first annual renewal

SECOND ANNUAL RENEWAL $ 143,070.00 /YR*
THIRD ANNUAL RENEWAL $ 143,070.00 /YR*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name Russell Landscape

Firm Address 1002 E. Shell Point Rd

City/State/Zip Ruskin, FL 33570

Phone Number 813-470-8808 Fax Number _____

Name and Title of Representative Eileen Grum - Business Development
(Please Print)

Representative's Signature Eileen Grum

Date 2/10/2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

2. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2026

PROPOSAL FORM
PRICING

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms. Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ 114,175.00 /Year**

Storm Cleanup $ 67.00 /hr.

Freeze Protection (description of ability) Installation of trunk wrapping and frost cloth as requested. All work will be billed on a time and material basis at $65/hr.

$ 65/hr /~~application~~ **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

Hand Watering

$ 75 /hr. for employee with hand-held hose

$ 150 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$ 23,325.00 /Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February h	18-0-6/ prodiamine/Ave. South/I&D	.5 lb / 1000		$2,230.00
April	PRodiamine/Ave South/I&D	.5 lb / 1000		$1,455.00
April	46-0-0 & I&D	1 lb / 1000		$1,015.00
ST. AUGUSTINE cont. (per specifications in Part 2) cont.				

May	24-2-11	1 lb/1,000		$1,805.00
October	18-0-6/Ave S.	1 lb / 1000		$2,020.00
November	18-0-6 Specticle/I&D	.5 lb / 1000		$2,335.00

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	18-0-6/Prodiamine/Speedzone	.5 lb / 1000		$2,450.00
March	Prodiamine / Speedzone			$1,210.00
April	46-0-0	.5 lb / 1000		$1,320.00
May	24-2-11	1 lb / 1000		$2,235.00
October	Specticle/18-0-6/ Speedzone	.5 lb / 1000		$3,555.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	12-4-8 / I&D	5 lb/1,000		$205.00
May	12/4-8 / I&D	5 lb/1,000		$205.00
October	12-4-8 / I&D	5 lb/1,000		$205.00
PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P205-12K20+4MG	1.5 / 100	183	$270.00
May	8N-0P205-12K20+4MG	1.5 / 100	183	$270.00
October	8N-0P205-12K20+4MG	1.5 / 100	183	$270.00
December	8N-0P205-12K20+4MG	1.5 / 100	183	$270.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Included				

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$** 1,450.00 **/Year**
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS ***(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)***

OTC Injections (All labor and materials) **$** 25,740.00 **/YR.**
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
Sabal	99	1	$65.00	$25,740.00

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ 12,000e text here / Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$** 4,120.00 **/Year**

Freeze Protection (description of ability) Gravity drain all pipes by closing meter and activating individual zone, higher zones first, then proceed successively toward lower elevations. Open any hose bibbs and open all test cocks on backflows.

$350.00 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 150.00 /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

$ 110.00 / zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Installation of Pine Nuggets (All labor and materials) $ 14,369.00 /Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

134 CY Pine Nuggets per specs for the first top-dressing at:
$ 65.00 /CY (app. October)

And
87 Pine Nuggets per specs for the second top-dressing at: $ 65.00 /CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 143,070.00 **/ second annual renewal**

THIRD ANNUAL RENEWAL $ 143,070.00 /YR*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name Russell Landscape

Firm Address 1002 E. Shell Point Rd.

City/State/Zip Ruskin, FL 33570

Phone Number 813-470-8808 Fax Number _____

Name and Title of Representative Eileen Grum - Business Development
(Please Print)

Representative's Signature Eileen Grum

Date 02/10/2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

3. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2026

LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	$ 65.00	Hour
B.	Bush-Hog w/operator	$ 90.00	Hour
C.	Tractor w/operator	$ 90.00	Hour
D.	Supervisor with Transportation	$ 90.00	Hour
E.	Laborer with hand equipment	$ 65.00	Hour
F.	Truck w/driver	$ 75.00	Hour
G.	Irrigation Tech	$ 90.00	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	$ 90.00	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	$ 90.00	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	$ 90.00	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	$ 90.00	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	$ 90.00	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	$ 90.00	Hour
N.	Laborer for Additional Trash Pick-Up	$ 65.00	Hour
O.	Lump Sum Mowing ([1]), entire community	$ 2,000.00	Per Mow

[1] Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

Type text here

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Crew Leader	$ 75.00	per Hour
Crew Member	$ 65.00	per Hour
Holiday/Weekend Labor	$ 97.50	per Hour

B. Debris removal equipment unit costs:

Skid Steer/Loader	$ 150.00	per Hour
Holiday/Weekend Labor	$ 222.50	per Hour
	$	per Hour

C. Other emergency/disaster related unit costs:

40-yard dumpster	$ 1,000/load	per Hour
	$	per Hour
	$	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

RUSSELL LANDSCAPE GROUP - IRRIGATION PRICING - 2026

HEADS REPLACEMENT ONLY	material and labor
RAINBIRD 5004 ROTOR PLUS PRS	$90.00
RAINBIRD 5004 SHURB ROTOR PLUS PRS	$81.00
RAINBIRD 5012 ROTOR PLUS PRS	$120.00
HUNTER I-20 4" ROTOR (STAINLESS STEEL)	$99.00
HUNTER I-20 6" ROTOR (STAINLESS STEEL)	$111.00
RAINBIRD 1804 PRS SPRAY HEAD	$63.00
RAINBIRD 1806 PRS SPRAY HEAD	$81.00
RAINBIRD 1812 PRS SPRAY HEAD	$90.00
DIG UP AND CAP OFF HEAD	$53.00
DIG UP AND RAISE / LOWER / SET HEAD TO GRADE	$53.00
ADD SPRAY HEAD 1-10' AWAY	$190.00
ADD SPRAY HEAD 10-20' AWAY	$275.00
ADD ROTOR HEAD 1-20' AWAY	$275.00
ADD ROTOR HEAD 20-30' AWAY	$325.00

NOZZLES REPLACEMENT	
REPLACE RAINBIRD NOZZLE	$17.50
REPLACE HUNTER MP ROTATOR NOZZLE	$31.50

PIPING

REPAIR 3/4" PVC LATERAL LINE BREAK	$390.00
REPAIR 1" PVC LATERAL LINE BREAK	$450.00
REPAIR 1 1/2" - 2" LATERAL LINE BREAK	$450.00
REPAIR 1" MAIN LINE BREAK	$590.00
REPAIR 1 1/2" - 2" MAIN LINE BREAK	$650.00
REPAIR 2" MAIN LINE BREAK	$650.00
REPAIR 3" MAIN LINE BREAK	$885.00
REPAIR 17MM DRIP LINE BREAK	$28.50
REPAIR MICRO TUBING	$28.50

VALVES

REPLACE 1" VALVE	$650.00
REPLACE 1" SCRUBBER VALVE	$835.00
REPLACE 1-1/2 VALVE	$795.00
REPLACE 1-1/2 SCRUBBER VALVE	$945.00
REPLACE 2" VALVE	$837.00
REPLACE 2" SCRUBBER VALVE	$1,056.00

CONTROLLERS

INSTALL RAINBIRD 4ME OUTDOOR CONTROLLER- 4 ZONE BASE (22 ZONE MAXIMUM)	$918.00
INSTALL RAINBIRD 6-ZONE EXPANSION MODULE	$195.00
INSTALL RAINBIRD 12LXMEF OUTDOOR CONTROLLER- 12 ZONE BASE	$2,118.00
INSTALL RAINBIRD 12-ZONE EXPANSION MODULE	$535.00

RAIN SENSORS

INSTALL RAINBIRD WR2 WIRELESS RAIN/FREEZE SENSOR	$495.00
INSTALL RAINBIRD RSD WIRED RAIN SENSOR	$350.00

DOWN ZONES

REGULAR DOWN ZONE	$540.00
TWO WIRE DOWN ZONE	$820.00

LANDSCAPE

MAINTENANCE AND IRRIGATION PROPOSAL

for:

VILLAGES OF GLEN CREEK CDD

(888) 733-8733
www.redtreelandscapesystems.com
5532 Auld Dr. Holiday, Florida 34652

redtree
Landscape Systems

PROPOSAL DIRECTORY

Villages of Glen Creek CDD - Official Proposal Form/Additional Services
Signed & Notarized Affidavits
Hurricane and Large Storm Emergency Response Plan
Qualification Statement / List of CDDs Currently Under Contract
Statement of Financial Capabilities & Resources
Company History / Organizational Chart / Corporate Officers
Personnel / Experience / Landscape Maintenance Program Staffing Plan
Villages of Glen CreekCDD - Narrative Description & Operational Plan
Scope of Services
Equipment - Lists and Photos
Occupational License – Current W-9 and Certificate of Insurance
Florida State Irrigation Contractor's License
Irrigation Contractor's License – County of Origin
Pest Control / Fertilization Licenses
Certified Arborist Designations
Best Management Practices Certifications
FNGLA Certifications/ License as Dealer in Agricultural Products
E-Verify Enrollment Verification Statement
Sunbiz.org - Proof of Corporate Status
Dun & Bradstreet Registration

PROPOSAL FORM
PRICING

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms. Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance $ 134,904.00 **/Year**

Storm Cleanup $ 85.00 /hr.

Freeze Protection (description of ability) Covering of all seasonal color beds with frost protection cloth.

$ 4,500 /application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

Hand Watering

$ 75.00 /hr. for employee with hand-held hose

$ 250.00 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) $ 21,024.00 **/Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	1150	$1,610.00
March	PreM	0.5	700	$980.00
April	Soluuble Nitrogen	0.5	700	$980.00
ST. AUGUSTINE cont. (per specifications in Part 2) cont.				

May	Slow Release Nitrogen	1	1150	$1,518.00
October	Slow Relese Nitrogen	1	1150	$1,495.00
Novemeber	Complete fert + PreM	1	1150	$1,610.00

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	1500	$2,100.00
March	PreM	0.5	700	$896.00
April	Soluuble Nitrogen	0.5	700	$895.00
May	Slow Release Nitrogen	1	1500	$2,100.00
October	Complete fert + PreM	1	1500	$2,100.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete Fert	5	950	$1,140.00
May	Complete Fert	5	950	$1,140.00
October	Complete Fert	5	950	$1,140.00
PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4MG	1.5	250	$330.00
May	8N-0P2O5-12K2O+4MG	1.5	250	$330.00
October	8N-0P2O5-12K2O+4MG	1.5	250	$330.00
December	8N-0P2O5-12K2O+4MG	1.5	250	$330.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) $ 5,256.00 **/Year**
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS ***(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)***

OTC Injections (All labor and materials) $ 300 P/Tree **/YR.**
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
TBD	1	1	$75.00	$300.00 p/ palm

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ 7,500.00 / Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) $ 14,016.00 **/Year**

Freeze Protection (description of ability) Assuring all irrigation components are bled of water, shut down and protected from possible damage.

$ 1,500 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 125.00 /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

$15.00 monthly/ zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

Additional Irrigation Pricing attached

PART 3

Pest Control (All labor and materials) $ 5,256.00 **/Year**
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS ***(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)***

OTC Injections (All labor and materials) $ 300.00 /Tree **/YR.**
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
TBD	1	1	$75.00	$300.00 /TREE/YR

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ 7,500.00 / Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 5

Installation of Pine Nuggets (All labor and materials) $ 33,000.00 /Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

300 CY Pine Nuggets per specs for the first top-dressing at:
$ 60.00 /CY (app. October)

And
250 Pine Nuggets per specs for the second top-dressing at: $ 60.00 /CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 175,200.00 /Yr

FIRST ANNUAL RENEWAL	$ 175,200.00 /YR*
SECOND ANNUAL RENEWAL	$ 183,340.00 /YR*
THIRD ANNUAL RENEWAL	$ 183,340.00 /YR*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name RedTree Landscape Systems

Firm Address 5532 Auld Lane

City/State/Zip Holiday, Florida 34690

Phone Number (727) 919- 3915 Fax Number (727)919-3913

Name and Title of Representative David Lucadano, President / Owner
(Please Print)

Representative's Signature

Date February 10,2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. N/A 2. _____ 3. _____ 4. _____ 5. _____

Dated this 12th day of February, 2026

PROPOSAL FORM
PRICING

NOTE: This pricing form is intended to cover pricing for the first annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$** 134,904.00 **/Year**

Storm Cleanup $ 85.00 /hr.

Freeze Protection (description of ability) Covering all seasonal color beds with frost protection cloth.

$ 75.00 /application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

Hand Watering

$ 75.00 /hr. for employee with hand-held hose

$ 250.00 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$** 21,024.00 **/Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	1150	$1,610.00
March	PreM	0.5	700	$980.00
April	Soluuble Nitrogen	0.5	700	$980.00

ST. AUGUSTINE cont. (per specifications in Part 2) cont.				
May	Slow Release Nitrogen	1	1150	$1,518.00
October	Slow Release Nitrogen	1	1150	$1,495.00
November	Complete fert + PreM	1	1150	$1,610.00

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	1500	$2,100.00
March	PreM	0.5	700	$896.00
April	Soluuble Nitrogen	0.5	700	$895.00
May	Slow Release Nitrogen	1	1500	$2,100.00
October	Complete fert + PreM	2	1500	$2,100.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert	5	950	$1,140.00
May	Complete fert	5	950	$1,140.00
October	Complete fert	5	950	$1,140.00
PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5	250	$330.00
May	8N-0P2O5-12K2O+4Mg	1.5	250	$330.00
October	8N-0P2O5-12K2O+4Mg	1.5	250	$330.00
December	8N-0P2O5-12K2O+4Mg	1.5	250	$330.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) $ 5,256.00 **/Year**
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS ***(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)***

OTC Injections (All labor and materials) $ 300.00/Tree **/YR.**
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
TBD	1	1	$75.00	$300.00/TREE/YR

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ 7,500.00 / Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$** 14,016.00 **/Year**

Freeze Protection (description of ability) Assuring all irrigation components are bled of water, shut down and protected from possible damage.

$_____/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 125.00 /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

$ 15.00 monthly/ zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Installation of Pine Nuggets (All labor and materials) $ 33,000.00 /Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

300 CY Pine Nuggets per specs for the first top-dressing at:
$ 60.00 /CY (app. October)

And
250 Pine Nuggets per specs for the second top-dressing at: $ 60.00 /CY
(app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 175,200.00 **/ first annual renewal**

SECOND ANNUAL RENEWAL $ 183,340.00 /YR*

THIRD ANNUAL RENEWAL $ 183,340.00 /YR*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name RedTree Landscape Systems

Firm Address 5532 Auld Lane

City/State/Zip Holiday, Florida 34690

Phone Number (727) 919- 3913 Fax Number (727) 922-2298

Name and Title of Representative David Lucadano, CEO / Owner
(Please Print)

Representative's Signature

Date February 10, 2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

2. N/A 2. _____ 3. _____ 4. _____ 5. _____

Dated this 12h day of February, 2026

PROPOSAL FORM
PRICING

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ 142,000.00 /Year**

Storm Cleanup $ 85 /hr.

Freeze Protection (description of ability) Covering of all seasonal color beds with frost protection cloth.

$ 4,500 /application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

Hand Watering

$ 75.00 /hr. for employee with hand-held hose

$ 250.00 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$ 21,024.00 /Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	1150	$1,610.00
March	PreM	0.5	700	$980.00
April	Soluuble Nitrogen	0.5	700	$980.00

ST. AUGUSTINE cont. (per specifications in Part 2) cont.				
May	Slow Release Nitrogen	1	1150	$1,518.00
October	Slow Release Nitrogen	1	1150	$1,495.00
November	Complete fert + PreM	1	1150	$1,610.00

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	1500	$2,100.00
March	PreM	0.5	700	$896.00
April	Soluuble Nitrogen	0.5	700	$895.00
May	Slow Release Nitrogen	1	1500	$2,100.00
October	Complete fert + PreM	1	1500	$2,100.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert	5	950	$1,140.00
May	Complete fert	5	950	$1,140.00
October	Complete fert	5	950	$1,140.00
PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5	250	$330.00
May	8N-0P2O5-12K2O+4Mg	1.5	250	$330.00
October	8N-0P2O5-12K2O+4Mg	1.5	250	$330.00
December	8N-0P2O5-12K2O+4Mg	1.5	250	$330.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) $ 5,600 /Year
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS ***(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)***

OTC Injections (All labor and materials) $ 300.00 / tree /YR.
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
TBD	1	1	$75.00	$300.00/TREE/YR

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.
$ 7,500.00 / Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) $ 14,716.00 **/Year**

Freeze Protection (description of ability) Assuring all irrigation components are bled of water, shut down and protected from possible damage.

$ 1,500 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 125.00 /HR. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

$ 5.00 monthly / zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Installation of Pine Nuggets (All labor and materials) $ 33,000.00 /Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

300 CY Pine Nuggets per specs for the first top-dressing at:
$ 60.00 /CY (app. October)

And
250 Pine Nuggets per specs for the second top-dressing at: $ 60.00 /CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 183,340.00 **/ second annual renewal**

THIRD ANNUAL RENEWAL $ 183,340.00 /YR*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name RedTree Landscape Systems

Firm Address 5532 Auld Lane

City/State/Zip Holiday, Florida 34690

Phone Number (727) 919- 3913 Fax Number (727) 922- 2298

Name and Title of Representative Peter Lucadano, CEO / Owner

(Please Print)

Representative's Signature

Date February 10, 2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

3. N/A 2. _____ 3. _____ 4. _____ 5. _____

Dated this 12th day of February, 2026

PROPOSAL FORM
PRICING

NOTE: This pricing form is intended to cover pricing for the third annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance $ 142,000.00 **/Year**

Storm Cleanup $ 85.00 /hr.

Freeze Protection (description of ability) Covering all seasonal color beds with frost protection cloth.

$ 4,500 /application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

Hand Watering

$ 75.00 /hr. for employee with hand-held hose

$ 250.00 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) $ 21,024.00 **/Year**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	1150	$1,610.00
March	PreM	0.5	700	$980.00
April	Soluuble Nitrogen	0.5	700	$980.00

ST. AUGUSTINE cont. (per specifications in Part 2) cont.				
May	Slow Release Nitrogen	1	1150	$1,518.00
October	Slow Release Nitrogen	1	1150	$1,495.00
November	Complete fert + PreM	1	1150	$1,610.00

BAHIA (per specifications in Part 2) (if any)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	Complete fert + PreM	1	1500	$2,100.00
March	PreM	0.5	700	$896.00
April	Soluuble Nitrogen	0.5	700	$895.00
May	Slow Release Nitrogen	1	1500	$2,100.00
October	Complete fert + PreM	1	1500	$2,100.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Complete fert	5	950	$1,140.00
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October	Complete fert	5	950	$1,140.00
PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8N-0P2O5-12K2O+4Mg	1.5	250	$330.00
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December	8N-0P2O5-12K2O+4Mg	1.5	250	$330.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) $ 5,600.00 /Year
(If entire pesticide allowance is required) *

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OTC Injections will be performed at the discretion of the District's BOS ***(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)***

OTC Injections (All labor and materials) $ 300.00 / tree /YR.
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
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$ 7,500.00 / Year

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) $ 14,716.00 **/Year**

Freeze Protection (description of ability) Assuring all irrigation components are bled of water, shut down and protected from possible damage.

$ 1,500 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 125.00 /HR. (i.e. broken mainlines, pump & wells, etc.)

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$15.00 monthly/ zone should actual field quantity differ from the quantity of zones stated in the RFP Manual.

PART 5

Installation of Pine Nuggets (All labor and materials) $ 33,000.00 /Yr.
(if both topdressings are performed - do not include in Grand Total)

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

300 CY Pine Nuggets per specs for the first top-dressing at:
$ 60.00 /CY (app. October)

And
250 Pine Nuggets per specs for the second top-dressing at: $ 60.00 /CY (app. April)

Each top-dressing shall leave all beds with a depth of 3" after compaction.
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor.

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 183,340.00 **/ third annual renewal**

Contractor/Firm Name RedTree Landscape Systems

Firm Address 5532 Auld Lane

City/State/Zip Holiday, Florida 34690

Phone Number (727) 919- 3915 Fax Number (727) 922- 2298

Name and Title of Representative David Lucadano, President / Owner

(Please Print)

Representative's Signature

Date February 10, 2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

4. N/A 2. _____ 3. _____ 4. _____ 5. _____

Dated this 12th day of February, 2026

IRRIGATION PARTS PRICING LIST

Item Name	Category Name	Item Type	Unit Type	Price
1/8" Coupling*	Irrigation	Material	EA	$ 0.75
1/8" Tee*	Irrigation	Material	EA	$ 2.63
1/2" Cap*	Irrigation	Material	EA	$ 1.00
1/2" Coupling*	Irrigation	Material	EA	$ 0.75
1/2" Crimp Clamps*	Irrigation	Material	EA	$ 0.75
1/2" Female 90*	Irrigation	Material	EA	$ 0.75
1/2" Female Adaptor*	Irrigation	Material	EA	$ 0.75
1/2" Figure 8 Line End*	Irrigation	Material	EA	$ 0.20
1/2" Flex*	Irrigation	Material	EA	$ 1.50
1/2" Funny 90 Barb Fitting*	Irrigation	Material	EA	$ 2.00
1/2" Insert Barb Coupling*	Irrigation	Material	EA	$ 2.50
1/2" Liquid Tight MA*	Irrigation	Material	EA	$ 5.46
1/2" Male Adaptor*	Irrigation	Material	EA	$ 0.75
1/2" PVC Pipe (Purple)*	Irrigation	Material	FT	$ 0.65
1/2" PVC Pipe (White)*	Irrigation	Material	FT	$ 0.35
1/2" Slip 90*	Irrigation	Material	EA	$ 0.75
1/2" Slip Fix*	Irrigation	Material	EA	$ 10.31
1/2" Street 90*	Irrigation	Material	EA	$ 1.52
1/2" SXT Cap*	Irrigation	Material	EA	$ 1.30
1/2" Tee SXSXS*	Irrigation	Material	EA	$ 1.00
1/2" Tee SXTXS**	Irrigation	Material	EA	$ 1.50
3/4" Cap SXS*	Irrigation	Material	EA	$ 1.30
3/4" Coupling*	Irrigation	Material	EA	$ 1.00
3/4" Drip Feed Straight Connector*	Irrigation	Material	EA	$ 2.50
3/4" Female 90*	Irrigation	Material	EA	$ 1.50
3/4" Female Adaptor*	Irrigation	Material	EA	$ 1.25
3/4" Flex*	Irrigation	Material	EA	$ 1.75
3/4" Male Adaptor*	Irrigation	Material	EA	$ 1.00
3/4" Pressure Relief Valve*	Irrigation	Material	EA	$ 278.25
3/4" PVC Pipe (Purple)*	Irrigation	Material	FT	$ 0.50
3/4" PVC Pipe (White)*	Irrigation	Material	FT	$ 0.51
3/4" Slip 90*	Irrigation	Material	EA	$ 1.00
3/4" Slip Fix*	Irrigation	Material	EA	$ 14.50
3/4" Street 90 XST*	Irrigation	Material	EA	$ 2.10
3/4" Tee SXSXS*	Irrigation	Material	EA	$ 1.50
3/4" x 1/2" RB SXS*	Irrigation	Material	EA	$ 1.25
3/4" x 1/2" RB SXT*	Irrigation	Material	EA	$ 1.50
3/4" x 1/2" ST 90*	Irrigation	Material	EA	$ 2.50
3/4" x 1/2" Tee*	Irrigation	Material	EA	$ 1.51
1" Back Flow - Apollo 4A Pressure Vacuum Breaker 1 in. Bronze with Ball Valves*	Irrigation	Material	EA	$ 266.00
1" Cap SXS*	Irrigation	Material	EA	$ 1.25
1" Coupling*	Irrigation	Material	EA	$ 1.75
1" Female Coupling	Irrigation	Material	EA	$ 1.12
1" Flex*	Irrigation	Material	EA	$ 2.75
1" Hunter PGV SXS*	Irrigation	Material	EA	$ 25.00
1" Hunter Valve with Flow Control	Irrigation	Material	EA	$ 130.00
1" Irritol Valves SXS**	Irrigation	Material	EA	$ 28.00
1" Male Adaptor*	Irrigation	Material	EA	$ 2.00
1" Pressure Relief Valve*	Irrigation	Material	EA	$ 205.00
1" PVC Pipe (Purple)*	Irrigation	Material	FT	$ 1.00
1" PVC Pipe (White)*	Irrigation	Material	FT	$ 0.50
1" RainBird DV 100 SXS*	Irrigation	Material	EA	$ 25.00
1" Slip 90*	Irrigation	Material	EA	$ 1.50
1" Slip Fix*	Irrigation	Material	EA	$ 16.50

1" Street 90 SXT*	Irrigation	Material	EA	$	2.94
1" SXS Ball Valve*	Irrigation	Material	EA	$	5.50
1" SXT Cap	Irrigation	Material	EA	$	2.26
1" Tee SXSXS*	Irrigation	Material	EA	$	2.00
1" x 1/2" x 1" SXT*	Irrigation	Material	EA	$	4.50
1" x 3/4" RB SXT*	Irrigation	Material	EA	$	1.00
1" x 3/4" SXS*	Irrigation	Material	EA	$	1.75
1" x 3/4" x 1" SXT*	Irrigation	Material	EA	$	4.75
1-1/4" Cap SxS*	Irrigation	Material	EA	$	1.50
1-1/4" Cap SxT*	Irrigation	Material	EA	$	2.45
1-1/4" Coupling*	Irrigation	Material	EA	$	2.25
1-1/4" Male Adaptor *	Irrigation	Material	EA	$	4.90
1-1/4" PVC Pipe*	Irrigation	Material	FT	$	1.00
1-1/4" Slip 90*	Irrigation	Material	EA	$	2.50
1-1/4" Slip Fix*	Irrigation	Material	EA	$	18.75
1-1/4" Slip Tee*	Irrigation	Material	EA	$	2.50
1-1/2" Coupling*	Irrigation	Material	EA	$	2.00
1-1/2" Female Adaptor*	Irrigation	Material	EA	$	3.50
1-1/2" Flex*	Irrigation	Material	EA	$	7.50
1-1/2" Hunter Scrubber Valve	Irrigation	Material	EA	$	295.31
1-1/2" Irritrol Valve 200B*	Irrigation	Material	EA	$	125.00
1-1/2" Male Adaptor*	Irrigation	Material	EA	$	3.25
1-1/2" PGA*	Irrigation	Material	EA	$	150.00
1-1/2" PVC*	Irrigation	Material	FT	$	1.50
1-1/2" RainBird Scrubber Valve*	Irrigation	Material	EA	$	420.00
1-1/2" Slip 45*	Irrigation	Material	EA	$	5.50
1-1/2" Slip 90*	Irrigation	Material	EA	$	2.50
1-1/2" Slip Cap*	Irrigation	Material	EA	$	1.50
1-1/2" Slip Fix*	Irrigation	Material	EA	$	25.00
1-1/2" Tee*	Irrigation	Material	EA	$	5.00
1-1/2" x 1" RB SxT*	Irrigation	Material	EA	$	2.25
1-1/2" x 1/2" RB*	Irrigation	Material	EA	$	1.76
1-1/2" x 1/2" Tee*	Irrigation	Material	EA	$	3.75
1-1/2" x 1-1/4" RB*	Irrigation	Material	EA	$	3.00
2" 2lb PVC CK Valve*	Irrigation	Material	EA	$	110.25
2" Brass Gate Valve Wheel*	Irrigation	Material	EA	$	65.75
2" Brass Gate Valve*	Irrigation	Material	EA	$	96.25
2" Coupling*	Irrigation	Material	EA	$	2.52
2" Elbow*	Irrigation	Material	EA	$	5.18
2" Female Adaptor*	Irrigation	Material	EA	$	3.00
2" Funny Fitting*	Irrigation	Material	EA	$	2.00
2" Gate Valve*	Irrigation	Material	EA	$	60.00
2" Hunter Scrubber Valve*	Irrigation	Material	EA	$	375.00
2" Irritrol Valve w/ Flow Control*	Irrigation	Material	EA	$	230.00
2" Irritrol Valve*	Irrigation	Material	EA	$	230.00
2" Male Adaptor*	Irrigation	Material	EA	$	5.85
2" PGA Valve*	Irrigation	Material	EA	$	230.00
2" PVC Pipe (Purple)*	Irrigation	Material	FT	$	2.50
2" PVC Pipe (White)*	Irrigation	Material	FT	$	2.54
2" RainBird Scrubber Valve*	Irrigation	Material	EA	$	325.50
2" SCH 40 (White)*	Irrigation	Material	FT	$	1.80
2" Slip 45*	Irrigation	Material	EA	$	4.20
2" Slip 90*	Irrigation	Material	EA	$	3.59
2" Slip Cap*	Irrigation	Material	EA	$	1.84
2" Slip Fix*	Irrigation	Material	EA	$	35.00
2" SXS Ball Valve*	Irrigation	Material	EA	$	21.00
2" Tee*	Irrigation	Material	EA	$	6.25

2" VU-Flow Guard*	Irrigation	Material	EA	$	12.76
2" x 1" RB*	Irrigation	Material	EA	$	7.53
2" x 1-1/2" MA*	Irrigation	Material	EA	$	5.50
2" x 1-1/2" Reducer*	Irrigation	Material	EA	$	4.90
2-1/2" 90*	Irrigation	Material	EA	$	10.85
2-1/2" Brass Gate Valve*	Irrigation	Material	EA	$	98.50
2-1/2" Cap*	Irrigation	Material	EA	$	6.13
2-1/2" Coupling*	Irrigation	Material	EA	$	6.75
2-1/2" MA*	Irrigation	Material	EA	$	7.00
2-1/2" PVC Pipe*	Irrigation	Material	FT	$	3.75
2-1/2" RB 2" SXS*	Irrigation	Material	EA	$	4.29
2-1/2" Slip Fix*	Irrigation	Material	EA	$	65.00
2-1/2" Tee*	Irrigation	Material	EA	$	15.75
2-1/2" x 1" RB*	Irrigation	Material	EA	$	4.50
2-1/2" x 1/2" RB*	Irrigation	Material	EA	$	5.95
2-1/2" x 1-1/2" Tee*	Irrigation	Material	EA	$	11.85
2-1/2" x 2" MA*	Irrigation	Material	EA	$	8.75
2-1/2" x 2" RB*	Irrigation	Material	EA	$	6.50
3" 90*	Irrigation	Material	EA	$	13.13
3" Brass Gate Valve*	Irrigation	Material	EA	$	375.00
3" Coupling*	Irrigation	Material	EA	$	8.31
3" Female Adaptor*	Irrigation	Material	EA	$	9.50
3" Male Adaptor*	Irrigation	Material	EA	$	10.50
3" Mega Lug*	Irrigation	Material	EA	$	105.49
3" PVC Pipe (Reclaimed/Purple)*	Irrigation	Material	FT	$	5.50
3" PVC Pipe*	Irrigation	Material	FT	$	5.50
3" Slip Cap*	Irrigation	Material	EA	$	6.50
3" Slip Fix*	Irrigation	Material	EA	$	75.00
3" Tee*	Irrigation	Material	EA	$	19.25
3" Transitional Gasket Kits*	Irrigation	Material	EA	$	78.75
3" x 2" Reducer*	Irrigation	Material	EA	$	9.18
4" 90*	Irrigation	Material	EA	$	24.50
4" Coupling*	Irrigation	Material	EA	$	18.00
4" PVC Pipe*	Irrigation	Material	FT	$	8.80
4" Rotor*	Irrigation	Material	EA	$	25.00
4" Slip Cap*	Irrigation	Material	EA	$	17.50
4" Slip Fix*	Irrigation	Material	EA	$	113.75
4" Tee*	Irrigation	Material	EA	$	35.00
6" RainBird Spray Head*	Irrigation	Material	EA	$	21.56
6" Rotor*	Irrigation	Material	EA	$	45.00
6" Soil Staples*	Irrigation	Material	EA	$	0.35
4" RainBird Spray Head*	Irrigation	Material	EA	$	14.38
6" RainBird Spray Head*	Irrigation	Material	EA	$	21.56
12" RainBird Spray Head*	Irrigation	Material	EA	$	23.00
7" Round Purple Valve Box*	Irrigation	Material	EA	$	25.00
9-Volt Battery*	Irrigation	Material	EA	$	12.95
10" Round Valve Box*	Irrigation	Material	EA	$	40.00
10" Valve Box Red Reclaim*	Irrigation	Material	EA	$	35.00
14" x 19" x 12" Reclaim*	Irrigation	Material	EA	$	40.00
19" x 6" Green Valve Box*	Irrigation	Material	EA	$	25.00
Jumbo 13"x 20" x 12" Reclaim*	Irrigation	Material	EA	$	75.00
Jumbo Valve Box Green Lid*	Irrigation	Material	EA	$	113.75
Reclaim Caps*	Irrigation	Material	EA	$	7.25
Rectangle Green Lid 1/2" Figure 8 Line End*	Irrigation	Material	EA	$	0.80
14/1 Gauge RED*	Irrigation	Material	FT	$	0.50
14/1 Gauge Wire White*	Irrigation	Material	FT	$	0.50

18/10 Gauge Wire*	Irrigation	Material	FT	$	1.30
18/12 Gauge Wire*	Irrigation	Material	FT	$	1.35
18/13 Gauge Wire*	Irrigation	Material	FT	$	1.75
18/2 Gauge Wire*	Irrigation	Material	FT	$	0.65
18/25 Gauge Wire*	Irrigation	Material	FT	$	2.50
18/4 Gauge Wire*	Irrigation	Material	FT	$	0.60
18/5 Gauge Wire*	Irrigation	Material	FT	$	0.65
18/6 Gauge Wire*	Irrigation	Material	FT	$	1.25
18/7 Gauge Wire*	Irrigation	Material	FT	$	1.20
Bare Copper Ground Wire 6 Gauge 500ft (20ft)	Irrigation	Material	EA	$	36.02
2 Station Doubler*	Irrigation	Material	EA	$	280.00
4 Station Doubler*	Irrigation	Material	EA	$	255.00
40/60*	Irrigation	Material	EA	$	35.00
5-Horse Single Face Control Box*	Irrigation	Material	EA	$	822.50
12-ST Conventional Plastic Wall Mount Controller*	Irrigation	Material	EA	$	1,531.25
Add Zone*	Irrigation	Material	EA	$	350.00
Adjustable Bubbler*	Irrigation	Material	EA	$	4.50
All Other Nozzle*	Irrigation	Material	EA	$	2.88
Bag of Asphalt*	Irrigation	Material	EA	$	23.50
Black King Wire Nuts*	Irrigation	Material	EA	$	2.63
Blue King Wire Nuts*	Irrigation	Material	EA	$	2.63
Concrete Donuts*	Irrigation	Material	EA	$	2.25
Copper Grounding Plate 4"x 96"	Irrigation	Material	EA	$	541.61
Drip Coupling*	Irrigation	Material	EA	$	0.50
Drip Figure 8*	Irrigation	Material	EA	$	2.35
Drip Line*	Irrigation	Material	FT	$	1.75
EZ - Single Decoder Station*	Irrigation	Material	EA	$	175.00
Fixed Bubbler*	Irrigation	Material	EA	$	5.00
Funny Pipe Fitting (EA)*	Irrigation	Material	EA	$	2.00
Grounding Rod with 15 ft of 6 AWG Bare Wire 5/8" x 8'	Irrigation	Material	EA	$	140.40
High Jumbo 14x20*	Irrigation	Material	EA	$	114.65
Hunter 2-Wire*	Irrigation	Material	FT	$	257.88
Hunter ACC2 2-Wire Controller 75 Station Steel Wall Mount*	Irrigation	Material	EA	$	2,581.48
Hunter ACC2 Decoder Controller Module 75 Station Plastic*	Irrigation	Material	EA	$	2,449.99
Hunter ACC2 Decoder Expansion Module 75 Station*	Irrigation	Material	EA	$	945.00
Hunter ACC2 Expansion Module 6 Station*	Irrigation	Material	EA	$	551.25
Hunter Cell Fee	Irrigation	Material	Dollars	$	200.01
Hunter Cellular Communication ACC2 Module*	Irrigation	Material	EA	$	1,242.50
Hunter Cellular Communication ICC2 Module*	Irrigation	Material	EA	$	1,143.38
Hunter DC Solenoid*	Irrigation	Material	EA	$	96.00
Hunter Dual Decoder 100*	Irrigation	Material	EA	$	262.50
Hunter ICC - 4 Station Module*	Irrigation	Material	EA	$	148.75

Hunter ICC/ICC2 Expansion Module 8 Station*	Irrigation	Material	EA	$	262.50
Hunter ICC2 - 22 Station Module*	Irrigation	Material	EA	$	525.00
Hunter ICC2 Module 8 Controller*	Irrigation	Material	EA	$	472.50
Hunter ICD 100*	Irrigation	Material	EA	$	250.00
Hunter Node 100*	Irrigation	Material	EA	$	240.00
Hunter Node 200*	Irrigation	Material	EA	$	350.00
Hunter Node 400*	Irrigation	Material	EA	$	437.50
Hunter Relay Booster*	Irrigation	Material	EA	$	435.23
Hunter Shrub Adaptor*	Irrigation	Material	EA	$	1.50
Hunter Solenoid*	Irrigation	Material	EA	$	61.00
Hunter Wireless Rain Sensor*	Irrigation	Material	EA	$	140.00
Hunter X2 Wifi 4 Station Controller	Irrigation	Material	EA	$	157.50
Hunter X2 Wifi 6 Station Controller	Irrigation	Material	EA	$	224.00
Hunter X2 Wifi 8 Station Controller	Irrigation	Material	EA	$	269.50
ICM 600*	Irrigation	Material	EA	$	235.00
ICM 800*	Irrigation	Material	EA	$	250.00
IRR - Misc. Hardware	Irrigation Materials	Material	EA	$	262.50
Irrigation Misc Fittings	Irrigation Materials	Material	Dollars	$	1.75
Irritol DC Latching Solenoid Assembly*	Irrigation	Material	EA	$	53.94
Maxi Jet Nozzle*	Irrigation	Material	EA	$	5.50
Micro Spray Head*	Irrigation	Material	EA	$	5.50
Mini Click Rain Sensor*	Irrigation	Material	EA	$	40.00
Mini Click Rain Sensor*	Irrigation	Material	EA	$	43.75
Miscellaneous Parts	Irrigation	Material	EA	$	350.00
Poly Riser Extension 1/2 in. x 1 in. MIPT*	Irrigation	Material	EA	$	1.25
Poly Riser Extension 1/2 in. x 4 in. MIPT*	Irrigation	Material	EA	$	1.25
Poly Riser Extension 3/4 in. x 1 in. MIPT*	Irrigation	Material	EA	$	1.25
Poly Riser Extension 3/4 in. x 4 in. MIPT*	Irrigation	Material	EA	$	1.25
Pot Stakes*	Irrigation	Material	EA	$	1.75
Rain Bird Controller TM2 Outdoor 6 Station	Irrigation	Material	EA	$	259.00
RainBird - 1 Station Decoder*	Irrigation	Material	EA	$	300.00
RainBird ESP-ME Controller*	Irrigation	Material	EA	$	306.25
RainBird Solenoid*	Irrigation	Material	EA	$	84.25
40lbs Concrete Bag*	Irrigation	Material	EA	$	10.50
Rusco Poly Nipple 1/2" x Closes MIPT *	Irrigation	Material	EA	$	0.65
Soil/Dirt Bag*	Irrigation	Material	EA	$	6.00
Toro Figure 8 - 16MM*	Irrigation	Material	EA	$	0.42
XCH Hybrid 600*	Irrigation	Material	EA	$	600.00

LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	$45.00 Hour
B.	Bush-Hog w/operator	$125.00 Hour
C.	Tractor w/operator	$125.00 Hour
D.	Supervisor with Transportation	$75.00 Hour
E.	Laborer with hand equipment	$45.00 Hour
F.	Truck w/driver	$75.00 Hour
G.	Irrigation Tech	$75.00 Hour
H.	Granular Pesticide Applicator	
	Person with Drop Spreader	$75.00 Hour
I.	Liquid Pesticide Applicator	
	Person with Spray Truck	$125.00 Hour
J.	Granular Fertilizer Applicator	
	Person with Drop Applicator	$75.00 Hour
K.	Liquid Fertilizer Applicator	
	Person with Spray Truck	$125.00 Hour
L.	Granular Weed Control Applicator	
	Person with Drop Applicator	$75.00 Hour
M.	Liquid Weed Control Applicator	
	Person with Spray Truck	$125.00 Hour
N.	Laborer for Additional Trash Pick-Up	$40.00 Hour
O.	Lump Sum Mowing ([1]), entire community	$3,212.00 Per Mow

[1] Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Chainsaw Operator	$ 55.00	per Hour
Heavy Equipment Operator	$ 95.00	per Hour
Dump Truck Operator	$ 120.00	per Hour

B. Debris removal equipment unit costs:

Chainsaw Operator	$ 65.00	per Hour
Heavy Equipment Operator	$ 125.00	per Hour
Dump Truck Operator	$ 125.00	per Hour

C. Other emergency/disaster related unit costs:

Chainsaw Operator	$ 75.00	per Hour
Heavy Equipment Operator	$ 125.00	per Hour
Dump Truck Operator	$ 125.00	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of: RedTree Landscape Systems ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 10 day of February, 2026.

Proposer: RedTree Landscape Systems
By: David Lucadano
Title: President/ Owner

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 10th day of February, 2026, by David Lucadano as Sarah Potts of Notary Public, on its behalf. (He/She) [___] is personally known to me or [✓] produced Florida Drivers License as identification.

SARAH POTTS
Commission # HH 311649
Expires September 25, 2026

Sarah Potts
Notary Public, State of Florida

Personally Known
OR Produced Identification
✓ Type of Identification Florida Drivers License
#L235-170-68-270-0

AFFIDAVIT FOR CORPORATION

State of Florida ss:

County of Pasco

David Lucadano

(title) President / Owner

of the RedTree Landscape Systems, LLC

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

(Officer must also sign here)

CORPORATE

Sworn to before me this 9th day of February, 2020

Sarah Potts, 9/20/20

Notary Public/Expiration Date:

(SEAL)

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Villages of Glen Creek Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President/ Owner for RedTree Landscape ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 5532 Auld Lane, Holiday, Florida 34690

4. Proposer's Federal Employer Identification Number (FEIN) is 82-3591450

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 10th day of February, 2026.

Proposer: RedTree Landscape Systems
By: David Lucadano
Title: President / Owner

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _ online notarization, this 9th day of February, 2026, by Sarah Potts, as Notary Public of, David Lucadano on its behalf. He/She [ ] is personally known to me or [X] produced Florida Drivers License as identification.

Sarah Potts
Notary Public, State of Florida

SARAH POTTS
Commission # HH 311649
Expires September 25, 2026

Personally Known
OR Produced Identification
✓ Type of Identification Florida Drivers License
#L235-170-68-270-0

SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Villages of Glen Creek Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President / Owner for RedTree Landscape ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 5532 Auld Lane, Holiday, Florida 34690

4. Proposer's Federal Employer Identification Number (FEIN) is 82-3591450

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 10th day of February, 2026.

Proposer: RedTree Landscape Systems

By: David Lucadano

Title: President / Owner

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _ online notarization, this 9th day of February, 2026, by Sarah Potts, as Notary Public of David Lucadano, on its behalf. He/She [___] is personally known to me or [X] produced Florida Driver License as identification.

Sarah Potts
Notary Public, State of Florida

SARAH POTTS
Commission # HH 311649
Expires September 25, 2026

Personally Known
OR Produced Identification
Type of Identification Florida Drivers License
#U235-170-68-270-0

redtree
Landscape Systems

HURRICANE OR LARGE SCALE STORM EMERGENCY RESPONSE PLAN

Before The Storm

- **If your irrigation system is fed off of a well, we will shut your pumps down to prevent any mainline leaks that could develop from storm damage through the storm.**

- **We are assuring internally that we are well-equipped and stocked to handle post-storm response in an effective and orderly manner.**

Storm Emergencies

- **We will attempt to inspect your property as soon as we are physically able to do so. We also will be accessible to receive emergency phone calls from you or your authorized representatives to address the following emergency scenarios:**

    - **Fallen trees blocking roadways.**
    - **Fallen trees blocking walkway access to homes.**
    - **Fallen trees on homes / structures.**
    - **Fallen trees on vehicles.**
    - **Irrigation break involving running water / flooding.**

- **In order to report any one of the above-stated emergency scenarios, please assure that an authorized person representing your property contact:**
    - **Pete Lucadano: (727) 919-3915**
    - **David Lucadano: (727) 919-3913**
    - **Ben Garland: (727) 810-4253**
    - **John Burkett: (727) 267-2059**
    - **FOR IRRIGATION EMERGENCIES: Matt Olson (727) 200-1714**

After The Storm

After the storm has left our area and conditions are safe for our staff to access allowable areas, we will immediately begin the process of inspecting properties and addressing service in a three-phase manner as follows:

PHASE 1 - EMERGENCIES (as listed above): Fallen trees will be cut and safely stacked close to the area of origin. Crews will then move on to address the next emergency until we are assured that all emergency scenarios on each of our client properties are addressed.

PHASE 2 - LARGE AESTHETICS: Fallen trees throughout the property that are not considered emergencies will either be re-planted / staked or removed, cut up and stored in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 3 - AESTHETICS: Small debris, branches and necessary blowing will be performed throughout the property. Debris will be stacked in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 4 - DEBRIS PICK-UP: As a last step in the storm clean-up process, debris piles will be removed from the property.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
PROPOSER QUALIFICATION STATEMENT

1. Proposer: RedTree Landscape Systems, LLC. [Company Name]
☐ A Partnership
☑ A Corporation
☐ A Subsidiary Corporation

2. Parent Company Name: RedTree Landscape Systems, LLC.

3. Parent Company Address:

Street Address 5532 Auld Ln.

P.O. Box (if any) _____

City Holiday State Florida Zip Code 34690

Telephone 888-733-8733 Fax no. 727-919-3915

1st Contact Name Peter Lucadano Title CEO / Owner

2nd Contact Name David Lucadano Title CEO / Owner

4. Proposer Company Address (if different):

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

5. List the location of the office from which the proposer would provide services to Villages of Glen Creek.

Street Address 14395 Boyette Road

City Riverview State Florida Zip Code 33569

Telephone 888-733-8733 Fax No. 727-919-3915

1st Contract Name Peter Lucadano Title 727-919-3915

6. Is the Proposer incorporated in the State of Florida? Yes ☑ No ☐

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes ☑ No ☐

  If no, please explain _____

- Date incorporated 12/05/2017 Charter No. 82-3591450

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated? _____
- Is the company in good standing with the State? Yes ☐ No ☐

  If no, please explain _____

- Date incorporated _____ Charter No. _____
- Is the Proposer's company authorized to do business in the State of Florida? Yes ☐ No ☐

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes ☑ No ☐

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

(23) 10.22MM, (24) 12.6MM, (25) 14.4MM.

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COMMMUNITY DEVELOPMENT DISTRICTS CURRENTLY UNDER CONTRACT

- **Asturia Community Development District**
- **Bexley Community Development District**
- **Copperspring Community Development District**
- **Deerbrook Community Development District**
- **Fishhawk Ranch IV Community Development District**
- **Lakeshore Ranch Community Development District**
- **Long Lake Ranch Community Development District**
- **Preserve at Wilderness Lake Community Development District**
- **Summer Woods Community Development District**
- **The Verandahs Community Development District**
- **Waterset Central Community Development District**
- **Waterset North Community Development District**
- **Westchase Community Development District**

9. What are the Proposer's current insurance limits?

General Liability	$ 2MM
Automobile Liability	$ 1MM
Umbrella Coverage	$ 1MM
Workers Compensation	$ 1MM
Expiration Date	4/1/2026

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes ☐ No ☑ If so, state the name(s) of the company (ies)_____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes ☐ No ☑ If so, where and why? _____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes ☐ No ☑ If so, state name of individual, other organization and reason therefore.

13. List any and all litigation to which the Proposer, any personnel to work at Villages of Glen Creek, any officer and/or employee of the Proposer has been a party in the last five (5) years. See additional page attached.

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes ☐ No ☑ If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.____

RESPONSE FOR ITEM 13 - LITIGATION

LAKE CHASE CDD: RedTree Landscape Systems filed suit against Lake Chase CDD for failing to pay for services received. Lake Chase CDD had previously been a good client who paid their invoices regularly, but two new Board members found their way on to the Board and began to instruct the District Manager to perform nefarious business practices with vendors, including withholding payments for completed work. Once RedTree Landscape Systems filed suit and court ordered mediation began, Lake Chase CDD's legal counsel easily saw that RedTree Landscape Systems was owed their money. Lake Chase CDD then paid RedTree Landscape Systems for all invoices previously withheld including court costs and attorney's fees. Upon receipt of full payment and additional fees, RedTree Landscape Systems withdrew the lawsuit. The matter was officially resolved and closed.

HARBOR BAY CDD: RedTree Landscape Systems filed suit against Harbor Bay CDD for failing to pay for services received. Harbor Bay CDD unfortunately has a history of attempting to short-pay vendors, and they attempted this unsavory tactic with RedTree Landscape Systems while being in the midst of litigation with their past management company, an engineering firm, and other vendors. Once RedTree Landscape Systems filed suit and RedTree's legal counsel began deposing, Harbor Bay CDD's legal counsel easily saw that RedTree Landscape Systems was owed their money. Harbor Bay CDD's legal counsel advised their client to pay RedTree Landscape Systems for the services that were factually delivered, but Harbor Bay CDD fought back against their own legal counsel to the point where their legal counsel resigned from Harbor Bay CDD. New legal counsel strongly advised Harbor Bay CDD that they needed to pay RedTree Landscape Systems for services that were factually delivered, and ultimately Harbor Bay CDD then paid RedTree Landscape Systems for all invoices previously withheld including court costs and attorney's fees. Upon receipt of full payment and additional fees, RedTree Landscape Systems withdrew the lawsuit. The matter was officially resolved and closed.

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service:

Waterset Central CDD - John Toborg - Manager - (813) 933- 5571 - $470K - 2025 - Current

Summerwoods CDD - Hailey Pryor - Landscape Inspector -

Waterset North CDD - Rachel Welborn - District Manager - (813) 533- 2950 -

Westchase CDD - Dave Sylvanowicz - Field Manager - (813) 920- 4268 - $850K - 2024 - Current

FishHawk IV CDD - Matthew Mironchik - Landscape Inspector - (407) 472.2471

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why:

Tarpon Cove - Joe Boldiga - (727) 366- 2049 - Financial Distress of Client

Woodview Villas-Frank Saconne-(727) 869-9700 -Unwillingness to address irrigation defects.

Coventry at Crescent Oaks - Bob Thatcher - (727) 421-4187 - Price Constraints

17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year. This is propreitary information - see attached Financial Capabilities and Resources Statement

18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel. Copies of current licenses are included in this bid.

19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape & irrigation maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Rafael Rosario	Account Manager	
Name	Position	
Oversees entire scope of work	20	15
Type of Work	Yrs. Exp.	Yrs. With Firm
John Burkett	Field Supervisor	
Name	Position	
GM Operations	50	15
Type of Work	Yrs. Exp.	Yrs. With Firm
Benjamin Garland	General Manager	
Name	Position	
Oversees operations	20	22

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Villages of Glen Creek CommunityDevelopment District

FINANCIAL CAPABILITIES AND RESOURCES

RedTree Landscape Systems LLC is a well-capitalized company, privately owned by Peter and David Lucadano.

- We are not a publicly traded company, and we have no equity investors or partners.
- Our debt ratio is low which allows us to purchase materials and assets by cash, when needed.
- We maintain excellent credit and credit lines with all our suppliers and vendors.
- We have over 2 million dollars in credit lines available to us through Ford Motor Credit and John Deere Company, to allow for truck and equipment purchases when necessary.
- All our payroll and payroll taxes are paid on a weekly basis.
- Our federal and state income taxes for our business are paid on a quarterly basis.

For more information on our financial capabilities and status, please feel free to contacts us or our CPA.

Nancy Leins, CPA
(813) 760-5112
nancyleinscpa@gmail.com

Villages of Glen Creek Community Development District

COMPANY HISTORY

David and Peter Lucadano (owners of RedTree Landscape Systems) have served Florida's Green Industry for over forty years respectively. Formerly known as "The Luke Brothers," David and Peter built one of the largest landscape contracting firms in the United States (*Luke Brothers Landscape Services* was rated one of the America's Top 100 Largest Landscape Firms by *Lawn & Landscape Magazine*). After building their *Luke Brothers Landscape Services*, the brothers received a lucrative offer to sell their company to a national firm.

Due to their credentials and experience in the industry, David and Peter have operated as industry consultants for the past several years after selling their landscape company. However, their deep love of the Green Industry and their ability to lead led them to resume their partnership and create *RedTree Landscape Systems* several years ago. *RedTree Landscape Systems* continues the long legacy of serving the Tampa Bay Area Green Industry by providing the "best of the best" employees who worked for the brothers for many years. By implementing the systems that were proven to be successful and effective on large-scale community association properties, the *RedTree Landscape Systems* team has successfully built a strong clientele and a stellar local reputation for performance.

OFFICERS

PROPOSER: RedTree Landscape Systems DATE: February 9th, 2026

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Peter Lucadano	CEO/ Owner		Holiday, Florida
David Lucadano	President / Owner		Holiday, Florida
FOR PARENT COMPANY (if applicable)			

Villages of Glen Creek Community Development District

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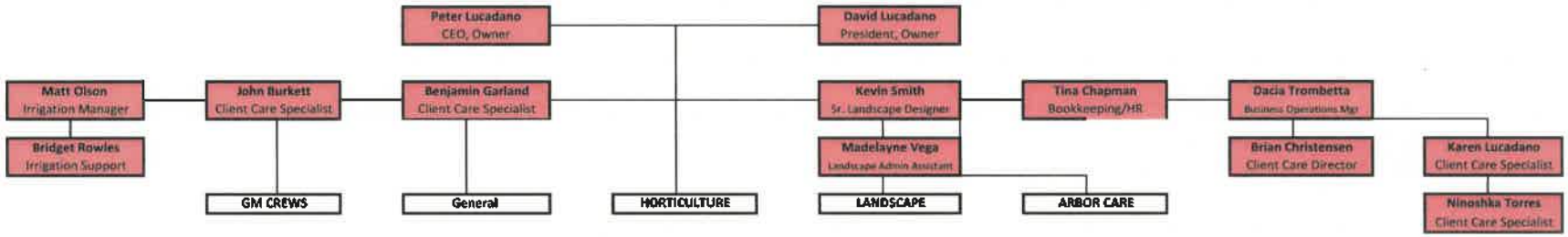
ORGANIZATIONAL CHART 2026



VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel & Distance to Shop (20 Points Possible) (_____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

	Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1.	Peter Lucadano	40+	CEO/ Owner	Operations and Finances
2.	David Lucadano	40+	President/ Owner	Operations and Management
3.	Kevin Smith	30	Landscape Manager	Landscape Operations
4.	Benjamin Garland	20	General Manager	Oversees Scope of Services
5.	John Burkett	50	Project / Account Manager	GM Operations Supervisor

Proposed Staffing Levels

Landscape Maintenance staff will include 19 laborers, 9 supervisors, and 7 technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

	Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1.	Juan Flores	20	Landscape Install Supervisor	Landscape Crew Supervisor
2.	Martin Flores	21	Lead Arborcar Supervisor	Arborcare Crew Supervisor
3.	Tommy Wilson	30	Florida Licensed Applicator	PC/Fert Supervision
4.	Matt Olson	40+	Irrigation Manager	Irrigation Supervisor
5.	Kevin Smith	30	Landscape Manager	Landscape Operations

Personnel continued

Locale of Vendor Shop Servicing Project

Address of Vendor shop providing services to Villages of Glen Creek CDD: 14395 Boyette Road Riverview, Florida 33569

Driving miles between Vendor shop & Villages of Glen Creek CDD 35

"Windshield Time" on an average business day between Vendor shop & Villages of Glen Creek CDD 30-45 minutes hours

2. Experience **(20 Points Possible) (_____ Points Awarded)**

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: Westchase CDD - Tampa
   Contact: Dave Sylvanowicz Contact Phone: (813) 920-4268
   Project Type/Description: Community Development District
   Dollar Amount of Contract: $850K
   Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization/ Pest Control, Irrigation, Seasonal Color and Arborcare.
   Duration of Contract: START DATE: 2024 END DATE Present

2. Project Name/Location: Waterset North CDD - Apollo Beach
   Contact: Rachel Welborn Contact Phone: (813) 533- 0400
   Project Type/Description: Community Development District
   Dollar Amount of Contract: $611,500.00
   Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization/Pest Control, Irrigation, Seasonal Color and Arborcare.

Experience cont.

Duration of Contract: START DATE: 2026 END DATE Current

3. Project Name/Location: Waterset Central CDD - Apollo Beach

Contact: John Toborg Contact Phone: (813) 933- 5571

Project Type/Description: Community Development District

Dollar Amount of Contract: $338,000.00

Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization/ Pest Control, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2025 END DATE Current

4. Project Name/Location: Summerwood CDD - Bradenton

Contact: Hailey Pryor Contact Phone: (813) 514-0400

Project Type/Description: Community Development District

Dollar Amount of Contract: $270,000.00

Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization/ Pest Control, Irrigation, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2024 END DATE Current

5. Project Name/Location: FishHawk IV CDD - Bradenton

Contact: Matthew Mironchik Contact Phone: (407)472-2471

Project Type/Description: Community Development District

Dollar Amount of Contract: $245,000.00

Your Company's Detailed Scope of Services for Project: Grounds Maintenance, Fertilization/ Pest Control, Irrigation, Seasonal Color and Arborcare.

Duration of Contract: START DATE: 2022 END DATE Current

3. Understanding Scope of RFP (15 Points Possible) (____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Has the proposer demonstrated good communication skills with timely responses and follow-up on all requested information, accurately, completely and as requested? Does the proposal demonstrate clearly the ability to perform these services?

4. Financial Capacity (5 Points Possible) (____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. Price (25 Points Possible) (____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL FOUR YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND & THIRD ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of $210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of $265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). (210,000/265,000) x 25 = 19.81, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of $425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). (210,000/425,000) x 25 = 12.35, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

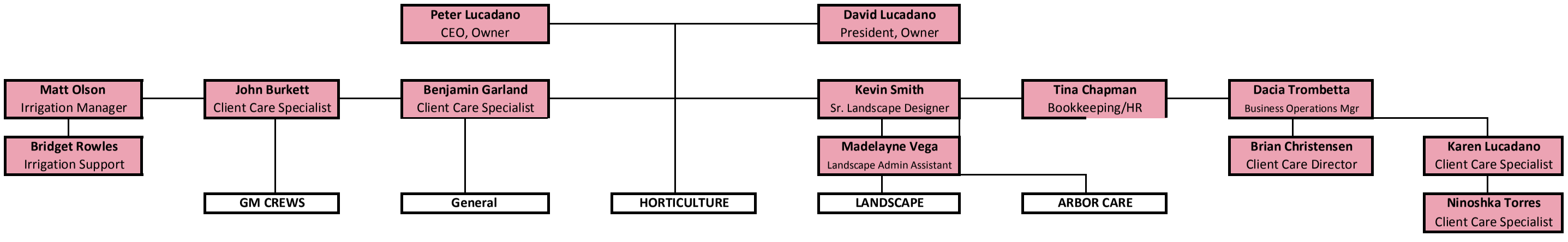
redtree
Landscape Systems
The New Standard in Landscape Maintenance
1.888.RED.TREE
www.redtreelandscapesystems.com
5532 Auld Lane, Holiday FL 34690

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE PROGRAM STAFFING PLAN

Service	Assigned Staff	Days	Per	Work Description
Mowing	**14**	**2**	**Week**	Mowing, edging and line trimming of all turf areas. Includes debris and trash pick up and blowing of all hard surfaces.
Detail	**5**	**3**	**Week**	Shrub pruning, tree canopy elevations, planter bed weeding and herbicide application in all planter beds and pavement joints. Includes debris and trash pick up, removal and dumping.
Pest Control & Fertilization	**2**	**4**	**Month**	Fertilization and pest control for all ornamentals, palm trees and turf areas. Includes all necessary service calls at no additional charge.
Irrigation	**2**	**8**	**Month**	Comprehensive irrigation management checks on all common area and individual home irrigation systems. Includes service calls received throughout the week, and monthly reports generated post inspection.
Arbor Care	**6**	**Up to 6 times**	**Year**	Trimming and booting of all palm trees, and structural elevation of all hardwood tree canopies. Includes any special pruning and removal projects that are out of the scope of the contract.
Mulch Installation	**6**	**8**	**Year**	Installation of designated mulch material in all existing annual beds at a potential frequency of (2) mulching events per year.
Account Management	**2**	**52**	**Weeks**	Consistent oversight of quality and field production, and interaction with District Management to assure expedited proposal submittals and efficient execution of requests.
Administrative Staff	**8**	**52**	**Weeks**	Live staffed Service Desk to accommodate any work order submitted by District Management and assure quick assignment of work task, communication of task being completed and supplemental necessary details back to District Management.

ORGANIZATIONAL CHART 2026



VILLAGES OF GLEN CREEK CDD NARRATIVE DESCRIPTION & OPERATIONAL PLAN

Landscape Operations and Staging for this contract will be from our Hillsborough County/ Riverview Branch located at:

14395 Boyette Road

Riverview, FL 33569

Our corporate headquarters and administration are located at:
5532 Auld Lane
Holiday, FL 34690

and are owned by David and Peter Lucadano under the name Depco Visions LLC

- 17-acre facility with on-site green waste disposal and recycling center.
- Over 20,000 sq. ft. of office and warehouse space.
- Tour of our facility is available by appointment

Crews will leave from our Hillsborough County / Riverview Branch each morning and arrive at DG Farms at approximately 7:30AM and work on property until 4:00 PM.

Prior to leaving each morning, each crew will partake in the following:

- Weekly safety meetings
- Pre-job prep and safety inspection to check all equipment, vehicles, and supplies.
- Fueling up of all equipment and vehicles.
- Loading up vehicles with ice, water, and supplies.
- Review plans, maps, and work orders for each designated section and scope of services.
- Sharpen and sterilize all mower and hedge trimmer cutting blades, chainsaw blades, and pruner blades.
- Clean vehicles and equipment.
- Dump and dispose of green waste debris from previous day's work.

Project Manager:
Rafael Rosario
After Hours Contact (727) 477-4829
Roles: Oversee entire scope of services to ensure contract compliance, monitor quality, support crews, and communicate with clients at all levels.

Assistant Project Managers:
David Lucadano
After Hours Contact (727) 919-3913
Peter Lucadano
After Hours Contact (727) 919-3915
To serve as an assistant, mentor and back up to Project Manager.

Field Supervisor:
John Burkett
Contact (727)267-2059
Responsible for overall daily operations, scheduling, and communications with all the crews and client, and inspection of overall property at the field level.

OPERATIONS:

Property will be broken up into different sections and identified on a site-map. Each section will be represented by a different number (section number) and color code.

GENERAL SERVICES GROUNDS MAINTENANCE – MOWING (INCLUDING RETENTION PONDS) :

Each of (25) ground maintenance (mowing crews) will consist of one (1) working crew supervisor and (5) additional crew members. Crew Supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Each maintenance crew will be equipped with the following:

- Ford F-450 dump truck with large debris holding capacity
- 24' or longer enclosed trailer
- (8) Riding mulch-deck 60" or 72" John Deere ZTR mowers – Largest engines possible with high HP for high speed mowing.
- (8) Walk-behind mulch-deck mower 52" or 60" with Velke – Largest engines possible with high HP for high speed mowing.
- (6) Walk-behind 21" mulching mower
- (12) String Trimmers
- (12) Edgers
- (12) Backpack blowers
- (2) Hurricane street blower
- (2) Hand blower
- (6) Extended hedge trimmers
- (6) Chainsaw
- (3) Power pruner
- (6) Backpack sprayers 4G
- Ladders
- Assorted hand tools, rakes, pruners, shovels, etc.
- Debris barrels & trash bags
- Rolling stock of repair tools and supplies for equipment and
  Landscape operations
- Fuels/Oils
- Pesticides for weed control and Fire ants
- Large cooler of ice and water
- First Aid Kit
- Safety cones

Additional support crews (labor, equipment & vehicles) are available to come in to help keep mowing operations on schedule.

:

GENERAL SERVICES GROUNDS MAINTENANCE – DETAILING:

Each grounds maintenance (detail crew) will consist of one (1) working crew supervisor and (4) additional crew members. Crew supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color. All detail crew members will be equipped with hand-pruners and sheathes to properly hand prune plants in order to assure proper health, development, and sustainability of plants.

Each detail crew will be equipped with the following:

- Ford F-450 dump truck with large debris holding capacity
- John Deere Gator Utility vehicle with debris trailer
- 16’ or longer enclosed or dump trailer
- (6) String Trimmers
- (6) Edgers
- (6) Backpack blowers
- (2) Hand blower
- (10) Extended hedge trimmers
- (6) Chainsaw
- (6) Power pruner
- (12) Backpack sprayers 4G
- Ladders
- Assorted hand tools, rakes, pruners, shovels, etc.
- Debris barrels & trash bags
- Rolling stock of repair tools and supplies for equipment and
  Landscape operations
- Fuels/Oils
- Pesticides for weed control, IPM, and Bees/Wasps
- Large cooler of ice and water
- First Aid Kit
- Safety cones

Additional support crews (labor, equipment & vehicles) are available to come in and keep detailing operations on schedule.

Detail crews will also visit Amenity and other High-Profile areas <u>every Friday</u> to “touch-up” the detailing.

TURF/TREE/SHRUB CARE

Each of (2) Horticultural crews will consist of (1) working lead Horticulturist/Pest Control Applicator and (1) Assistant. Lead Horticulturist identified distinctly in a full company uniform labeled with company name and personal name of supervisor.

Each Horticultural crew will be equipped with the following:

- Isuzu flatbed spray truck with 400-500G spray tank
- John Deere Gator with 150G spray tank
- 16' enclosed trailer
- (2) Bumblebee spreader & sprayer applicator
- (6) Hand spreaders
- (8) Backpack sprayers 4G
- (2) Backpack blowers
- Pesticide for IPM & Applications
- Fertilizer for applications
- Spill kits
- Pesticide application stakes & signs
- Safety cones
- Respirators
- Boots & other safety attire

IRRIGATION

Each of (2) Irrigation crews will consist of one (1) working lead technician and (1) assistant technician. Lead technician will be identified directly in a full company uniform and different color labeled with company name and personal name of supervisor. Assistant will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Irrigation crew will be equipped with the following:

- Ford Transit Van (to store a decent array of fast moving parts)
- John Deere Gator Utility vehicle
- Vermeer trencher when needed
- Appropriate controller remotes
- Wire tracker
- Tools & supplies
- Rolling stock of irrigation parts, wire, fittings, etc.
- Safety cones
- Safety kit
- Cooler of ice & water
- Irrigation flags

PALM TRIMMING – ARBOR-CARE CREW

Our ISA Certified Arborists, climbers, and ground-crews will perform the annual palm pruning and structural pruning requirements of the contract.

Each crew is equipped with a chip/dump truck, chipper shredder, portable aerial lift with 60' reach, chainsaws, and multiple types of pruning tools and ladders. Company uniforms and no sub-contracting.

The Arbor-Care crews are available to handle any type of tree work such as removals, pruning, and stump-grinding.

ADMINSISTRATION, OFFICE, SUPPORT

Our fully staffed office based in Holiday Florida will assist with the ongoing management and operations of landscape service to your property.

We utilize the Maxpanda software program for client/resident work orders and requests.

MONTHLY LANDSCAPE INSPECTION

RedTree Landscape Systems will participate in the monthly landscape inspections and provide the following:

- (1-2) John Deere Gator Utility Vehicles – 4 seaters
- Account Manager participation
- Field Supervisor participation – when available
- Horticulturist
- Senior Landscape Manager/Technician
- An owner of our firm – when available

EXHIBIT A

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches, Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 ¼) inches and Zoysia at a height of two (2) to two and one half (2 ½) inches. Rotary Mowers are preferred for heights above one (1) inch. Reel type mowers are required to be used on all Celebration Bermuda turf. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn if no readily visible clumps remain on the grass after mowing. Otherwise large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. And the mulching kit must be left in the "closed" position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counter clock direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Contractor will be responsible for line-trimming these areas during each and every mow event. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No "extras" will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All ponds identified as such on the overall Villages of Glen Creek Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at water's edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half

(4½) inches. This is slightly higher than the mow height in common area Bahia plantings in flatter areas to minimize pond bank erosion. Pond banks will be mowed and trimmed to water's edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEANED UP IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails,

parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

Pruning will be performed a minimum of nine (9) times a year. Pruning service will be performed each month from March to November. However, it is the contractor's responsibility that all shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. This includes the months of December to February as needed. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Villages of Glen Creek. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of ALL landscape lights at ALL times, not just after a mulching event.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS, MAINTAINED TRACTS BEHIND RESIDENTS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural

structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) **WEEDS AND GRASSES** – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre-& post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. <u>HAND PULLING MUST BE PERFORMED</u>.**
NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) **MAINTENANCE OF PAVED AREAS** – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) **CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other

unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

PART 2

FERTILIZATION

Any fertilizer ordinance in place for Manatee County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF MANATEE COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line running east-west from coast to coast through between Tampa & Vero Beach.) Only use turf types present on maintenance map.

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + Pre-M
March	A second application of a Pre-M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
Oct	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + Pre-M

All Bahia Areas:

February	A complete fertilizer based on soil tests + Pre-M
March	A second application of a Pre-M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + Pre-M

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf

areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.
Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, May, October)
A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-0P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & December). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must

notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf: Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections, the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants: The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing fka Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control: Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas at the Community Center grounds. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all existing irrigation components to date.

These inspections shall include:

A. Irrigation Controllers
   1. Semi-automatic start of the automatic irrigation controller
   2. Check for proper operation
   3. Program necessary timing changes based on site conditions & time DST
   4. Lubricate and adjust mechanical components
   5. Test back up programming support devices
   6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources
   1. Visual inspection of water source
   2. Clean all ground strainers and filters
   3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
   4. Test automatic protection devices

C. Irrigation Systems
   1. Manual test and inspection of each irrigation zone in its entirety.
   2. Clean and raise heads as necessary
   3. Adjust arc pattern and distance for required coverage areas
   4. Clean out irrigation valve boxes

D. Report
   1. Irrigation operation time
   2. Irrigation start time
   3. Maintenance items performed
   4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired, as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Manatee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.
Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors or Management, Contractor shall top dress all currently landscaped ornamental beds and tree rings with Pine Nuggets Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all pine bark bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Pine Bark Mulch beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. If there are current piles of mulch surrounding plants, even those plants in large beds, Contractor must rake back this existing mulch. Do not add to it unless there is not a sufficient depth of 3".

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after entire top-dressing is completed. Partial payments will not be made. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

[END OF SECTION]

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EQUIPMENT LIST

TRUCKS

6	Ford F-150 Pick-Up Trucks
10	Ford F-250 Pick-Up Trucks
12	Ford F-350 Dump Trucks
18	Ford F-450 Dump Trucks
5	Ford F-550 Dump Trucks
4	Ford F-700 Dump Trucks
5	Isuzu NPR Dump Trucks
2	Isuzu NPR Pest Control Tanker Trucks
1	Mack R-Model Water Tanker Truck
1	Mack F-Model Trailer Hauling Truck
12	Ford Transit Irrigation Vans
76	**TOTAL TRUCKS**

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TRAILERS

18	20' Green Thumb Enclosed Trailers
14	24' Green Thumb Enclosed Trailers
8	16' Green Thumb Enclosed Trailers
4	12' Green Thumb Enclosed Trailers
6	20' Green Thumb Open Trailers
6	24' Big Tex Heavy-Duty Flatbed Trailers
56	**TOTAL TRAILERS**

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HEAVY EQUIPMENT

6	John Deere Skid Steers w/attachments
4	John Deere Front End Loaders
4	Vermeer 12" Diameter Wood Chippers
3	Nifty 60' Articulating Mobile Arial Lifts
3	Vermeer Stump Grinders
11	John Deere Gators
4	Mobile Fertilizer & Pesticide Applicators
31	**HEAVY EQUIPMENT**

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LAWN MOWERS

5	36"	John Deere Stander Mowers
15	52"	John Deere Stander Mowers
17	60"	John Deere Riding Mowers
5	72"	John Deere Riding Mowers
14	48"	Ex-Mark Walk-Behind Mowers
18	52"	Ex-Mark Walk-Behind Mowers
28	60"	Ex-Mark Walk-Behind Mowers
6	60"	Scag Riding Mowers
5	48"	Walker Leaf-Vac Mowers
2	72"	John Deere Bushhog Tractors
110	**TOTAL MOWERS**	

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

HAND TOOLS

125	Stihl Line Trimmers
145	Stihl Stick Edgers
154	Stihl Back-Pack Blowers
83	Stihl Hand-Held Blower
112	Stihl Chain Saws / Power Pruners
4	Mobile Power Blowers
8	Stihl Plant Augers
515	**TOTAL HAND TOOLS**

OCCUPATIONAL LICENSE

PASCO COUNTY BUSINESS TAX RECEIPT

2026

Expires September 30th

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

ACCOUNT #:: 105879

SIC CODE: 0781.01

TYPE OF BUSINESS
LANDSCAPING SERVICE

STATE LICENSE # /or COUNTY COMP CARD #

REDTREE LANDSCAPE SYSTEMS LLC

5532 AULD LANE
HOLIDAY, FL 34690

OWNER/QUALIFYING AGENT
LUCADANO PETER

LOCATION ADDRESS:
5532 AULD LANE
HOLIDAY, FL 34690

DATE	RECEIPT	AMOUNT
07/17/2025	25-150-001969	70.00

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

RedTree Landscape Systems, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . S . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

5532 Auld Lane

6 City, state, and ZIP code

Holiday, FL 34690

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

8	2	–	3	5	9	1	4	5	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** Peter Lucadano **Date** February 12, 2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CERTIFICATE OF INSURANCE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/8/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Higginbotham Insurance Agency, Inc.
91 Lake Morton Drive
Lakeland FL 33801

License#: 2081754

CONTACT NAME: Lauren Mueller
PHONE (A/C, No, Ext): 863-688-5495 **FAX (A/C, No):**
E-MAIL ADDRESS: StahlCertificatesLakeland@higginbotham.net

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Southern-Owners Insurance Company	10190
INSURER B : Auto-Owners Insurance Company	18988
INSURER C : RetailFirst Insurance Company	10700
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
RedTree Landscape Systems, LLC
5532 Auld Lane
Holiday FL 34690

REDTLAN-01

COVERAGES **CERTIFICATE NUMBER:** 655254470 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			72265505	4/1/2025	4/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	**AUTOMOBILE LIABILITY** ANY AUTO OWNED AUTOS ONLY X SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			5226550501	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000			5226550502	4/1/2025	4/1/2026	EACH OCCURRENCE AGGREGATE $	$ 2,000,000 $ 2,000,000 $
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below			52056705	10/5/2025	10/5/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

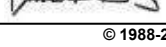
CERTIFICATE HOLDER

For Informational Purposes Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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STATE OF FLORIDA IRRIGATION CONTRACTORS LICENSE

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS *10:11:32 AM 8/12/2025*

Licensee Information

Name:	LUCADANO, PETER (Primary Name) REDTREE LANDSCAPE SYSTEMS LLC (DBA Name)
Main Address:	5532 AULD LANE HOLIDAY Florida 34690
County:	PASCO

License Information

License Type:	Certified Specialty Contractor
Rank:	Cert Specialty
License Number:	SCC131153873
Status:	Current,Active
Licensure Date:	08/07/2025
Expires:	08/31/2026

Special Qualifications	Qualification Effective
Construction Business	08/07/2025
Irrigation Specialty Contractor	08/07/2025

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida Privacy Statement

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.

IRRIGATION CONTRACTORS LICENSE - COUNTY OF ORIGIN

PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING

C.C. # LSS-08912

Name: PETER LUCADANO

Contractor Type: PC Irrigation

Business Name: **REDTREE LANDSCAPE SYSTEMS LLC**
5532 AULD LANE, HOLIDAY, FL 34690

UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY EXPIRING 09/30/2026

09/16/2024
DATE

PEST CONTROL & FERTILIZATION LICENSES

State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

PEST CONTROL BUSINESS LICENSE

License Number: JB273633

REDTREE LANDSCAPE SYSTEMS
5532 AULD LANE, HOLIDAY, FL 34690

LAWN

This is to certify that the Pest Control firm named above is licensed under the provisions of the Florida Pest Control Law, Chapter 482, Florida Statutes.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: September 18, 2025
Expiration Date: May 31, 2026

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF132079

LUCADANO, PETER
1746 nodding thistle drive
new port rickey, FL 34655

Categories
LAWN

Issued: 07/30/2025 **Expires: 06/01/2026**

Peter Lucadano
Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Limited Urban Commercial Fertilizer Applicator
Certificate # LF203707

LUCADANO, PETER
1746 nodding thistle drive
new port rickey, FL 34655

Category
LF

Issued: 05/30/2025 **Expires: 04/22/2029**

Signature of Certificateholder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF118508

LUCADANO, DAVID
5532 AULD LANE
HOLIDAY, FL 34690

Categories
LAWN

Issued: 07/30/2025 **Expires: 06/01/2026**

Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Limited Urban Commercial Fertilizer Applicator
Certificate # LF208136

LUCADANO, DAVID
5532 AULD LANE
HOLIDAY, FL 34690

Category
LF

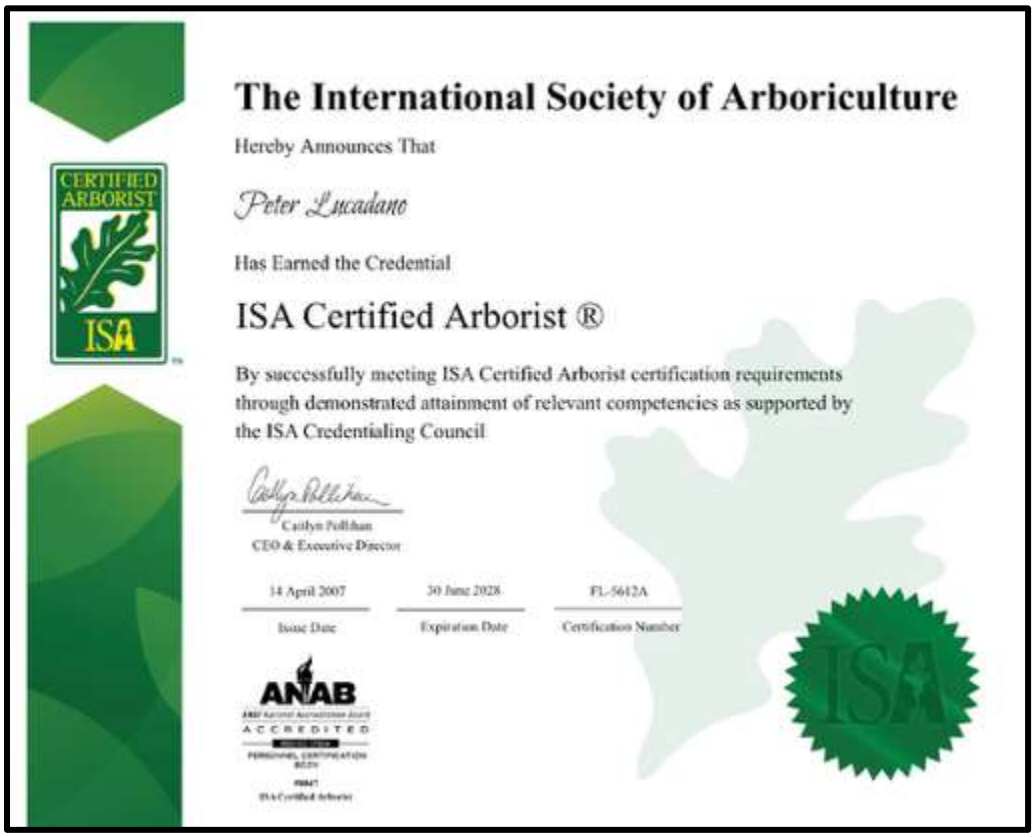
Issued: 08/22/2025 **Expires: 08/27/2029**

Signature of Certificateholder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

CERTIFIED ARBORIST DESIGNATIONS



The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

14 April 2007	30 June 2028	FL-5612A
Issue Date	Expiration Date	Certification Number

ANAB ACCREDITED

The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Tree Risk Assessment Qualification

By successfully meeting ISA Tree Risk Assessment Qualification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

21 March 2015	05 April 2020
Issue Date	Expiration Date

BEST MANANGEMENT PRACTICES

UF IFAS
UNIVERSITY of FLORIDA

GV3548-1
Certificate #
GV3548
Trainee ID #

Certificate of Training
Best Management Practices
Florida Green Industries

Peter Lucadano

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer	D. Rainey	10/21/2008	DEP Program Administrator
	Instructor	Date of Class	

Not valid without seal

UNIVERSITY OF FLORIDA
IFAS EXTENSION

GV4001-1
Certificate #
GV4001
Trainee ID #

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

David Lucadano

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Dr. L.E. Trenholm	Trenholm	1/27/2009	DEP Program Administrator
Issuer	Instructor	Date of Class	

Not valid without seal

FNGLA CERTIFICATIONS

FNGLA
CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

Peter Lucadano

H05549

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2027
Certified Since: 12/10/2003

Phillip Hisey, FNGLA President

Merry Mott, FNGLA Certification Director

FNGLA
CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano

H05548

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2027
Certified Since: 12/10/2003

Phillip Hisey, FNGLA President

Merry Mott, FNGLA Certification Director

FNGLA
CERTIFIED PROFESSIONAL
CONTRACTOR
The Florida Nursery, Growers & Landscape Association
Confers on
David Lucadano
C00200
The Title of
FNGLA Certified Landscape Contractor (FCLC)
Expiration Date: 12/31/2027
Certified Since: 11/7/2001
Phil Buck, FNGLA President
Merry Mott, FNGLA Certification Director

State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No.: **AD2671**
Issue Date: October 15, 2025
Expiration Date: October 10, 2026

POST CERTIFICATE CONSPICUOUSLY

License as Dealer in Agricultural Products

Section 604.15-604.30, Florida Statutes

REDTREE LANDSCAPE SYSTEMS LLC
5532 AULD LN
HOLIDAY, FL 34690-2203

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

landscape industry certified

E-Verify Enrollment Verification

Company Name
RedTree Landscape Systems, LLC

Doing Business As (DBA) Name

Company ID
2394954

Enrollment Date
Mar 01, 2024

Employer Identification Number (EIN)
823591450

Unique Entity Identifier (UEI)

DUNS Number
051315696

Total Number of Employees
100 – 499

NAICS Cod
811

Sector
Other Services (Except Public Administration)

Subsector
Repair and Maintenance

My Company is configured to:
Verify Its Own Employees

Physical Address
5532 Auld Lane
Holiday, FL 34690

Mailing Address
Same as Physical Address

DIVISION of CORPORATIONS
an official State of Florida website

Florida Limited Liability Company
REDTREE LANDSCAPE SYSTEMS LLC

Filing Information

Document Number	L17000248407
FEI/EIN Number	82-3591450
Date Filed	12/05/2017
State	FL
Status	ACTIVE

Principal Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Mailing Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Registered Agent Name & Address

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Address Changed: 02/07/2019

Authorized Person(s) Detail

Name & Address

Title CEO

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

DUN & BRADSTREET REGISTRATION

The following is the Dun & Bradstreet D-U-N-S® Number for

REDTREE LANDSCAPE SYSTEMS LLC
5532 Auld Ln
Holiday, Florida 34690
727 919-3915

D-U-N-S number: 051315696

Tab 4

Rizzetta & Company

Villages of Glen Creek Community Development District

Financial Statements (Unaudited)

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

villagesofglencreekcdd.org
rizzetta.com

Professionals in Community Management

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

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	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
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	1,075,060	1,075,060	738,223	(336,837)
Expenditures				
Legislative				
Supervisor Fees	6,000	1,500	200	1,300
Total Legislative	6,000	1,500	200	1,300
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	182,853	99,714	115,979	(16,265)
Legal Counsel				
District Counsel	9,000	2,250	44,414	(42,163)
Total Legal Counsel	9,000	2,250	44,414	(42,163)
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	163,002	40,751	27,551	13,199
Water-Sewer Combination Services				
Utility Services	25,000	6,250	13,273	(7,023)
Total Water-Sewer Combination Services	25,000	6,250	13,273	(7,023)

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	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	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

387 General Fund

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	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Expenditures	0	744,863	456,230	(288,632)
Fund Balance, Beginning of Period	0	0	141,393	141,392
Total Fund Balance, End of Period	0	744,863	597,623	(147,240)

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	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
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	347,294	347,294	298,635	(48,659)
Expenditures				
Debt Service				
Interest	232,294	232,294	115,310	116,985
Principal	115,000	115,000	0	115,000
Total Debt Service	347,294	347,294	115,310	231,985
Total Expenditures	347,294	347,294	115,310	231,985
Total Excess of Revenues Over(Under) Expenditures	0	0	183,326	183,326
Fund Balance, Beginning of Period	0	0	184,188	184,188
Total Fund Balance, End of Period	0	0	367,514	367,514

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	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
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	119,763	119,763	81,700	(38,063)
Expenditures				
Debt Service				
Interest	104,763	104,763	51,575	53,188
Principal	15,000	15,000	15,000	0
Total Debt Service	119,763	119,763	66,575	53,188
Total Expenditures	119,763	119,763	66,575	53,188
Total Excess of Revenues Over(Under) Expenditures	0	0	15,125	15,125
Fund Balance, Beginning of Period	0	0	118,541	118,541
Total Fund Balance, End of Period	0	0	133,666	133,666

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	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
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	772,519	772,519	380,561	(391,958)
Expenditures				
Debt Service				
Interest	547,519	547,519	272,038	275,481
Principal	225,000	225,000	0	225,000
Total Debt Service	772,519	772,519	272,038	500,481
Total Expenditures	772,519	772,519	272,038	500,481
Total Excess of Revenues Over(Under) Expenditures	0	0	108,523	108,523
Fund Balance, Beginning of Period	0	0	793,885	793,885
Total Fund Balance, End of Period	0	0	902,408	902,408

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	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4	4
Total Revenues	0	0	4	4
Total Excess of Revenues Over(Under) Expenditures	0	0	4	4
Fund Balance, Beginning of Period	0	0	427	427
Total Fund Balance, End of Period	0	0	431	431

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	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	31,278	31,278
Total Revenues	0	0	31,278	31,278
Total Excess of Revenues Over(Under) Expenditures	0	0	31,278	31,278
Fund Balance, Beginning of Period	0	0	3,240,572	3,240,572
Total Fund Balance, End of Period	0	0	3,271,850	3,271,850

Villages of Glen Creek CDD

Investment Summary

December 31, 2025

Account	Investment		Balance as of December 31, 2025
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**

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 5

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
Doodycalls of Parrish FL	100024	INV-11034445202509	Dog Waste Station Supplies & Maintenance 09/25	$	838.93
Doodycalls 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

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
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	$ 7,411.13
Report Total				**$ 64,817.38**

20 2010 DY11 SIN 0829 NNNNYNNN 002921 T:0008 144891 (1of1)

9003C_60118520069576 60118520069576

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
2438748	08/27/2025	601185	20069576	09/16/2025

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
	RECLAIM	20180150	158190	160508	2318	1,226.12
	UTILITY TAX					122.61

HURRICANE SEASON HAS ARRIVED! BE PREPARED, REGISTER FOR EMERGENCY MESSAGES WITH CODE RED BY VISITING WWW.BRADENTONFL.GOV/EMERGENCY. DOWNLOAD THE CITY OF BRADENTON APP WITH THE SUNGLASSES LOGO FOR CITYWIDE INFORMATION AND A MORE CONVENIENT WAY TO PAY YOUR BILL.[CY4]

RECEIVED
10-14-2025

Current Charges	1,348.73
Previous Balance	1,180.10
Less Payments Received	1,180.10
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	0.00
Total Amount Due	**$1,348.73**

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

Service Address	Account Number	Customer ID
2284 MIZNER BAY AVE	60118520069576	20069576

Bill Number	2438748	Due Date	09/16/2025	Amount Due	$1,348.73

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

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

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

60118502006957600000134873 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]

RECEIVED
10-01-2025

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

Service Address	Account Number	Customer ID
2406 ORCHID GLADES LN	60117820069576	20069576

Bill Number	2455862	Due Date	10/14/2025	Amount Due	$263.78

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

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

60117802006957600000026378 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	20180150	160508	162975	2467	1,288.70
	UTILITY TAX					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]

RECEIVED
10-01-2025

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

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	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

60118502006957600000141757 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

BALANCE DUE **$2,500.00**

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

RECEIVED
11-03-2025

DoodyCalls
Pet Waste Management

Schedule Account

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
I47701230	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.**

RECENT ACTIVITY

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

DoodyCalls
Pet Waste Management

Schedule Account

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
I47702178	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**.

RECENT ACTIVITY

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

RECEIVED
11-03-2025

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.

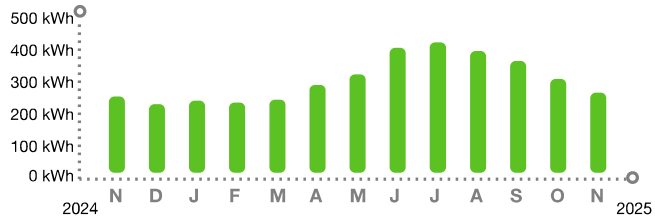
CURRENT BILL

$50.42
TOTAL AMOUNT YOU OWE

Dec 4, 2025
NEW CHARGES DUE BY

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

/ 27 52100571297217524050000000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

05712-97217	$50.42	Dec 4, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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: *($0.096100 per kWh)*	$26.15	
Fuel: *($0.027180 per kWh)*	$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

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: 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.

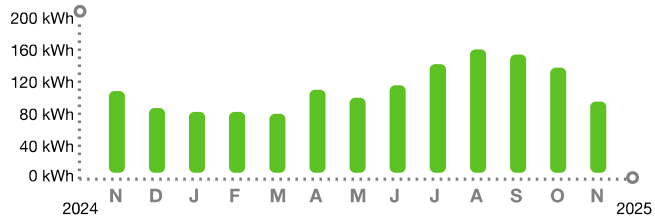
CURRENT BILL

$32.48
TOTAL AMOUNT YOU OWE

Dec 4, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	71.00
Payments received	-71.00
Balance before new charges	0.00
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: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

/ 27 52104089108213484230000000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

40891-08213	$32.48	Dec 4, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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.

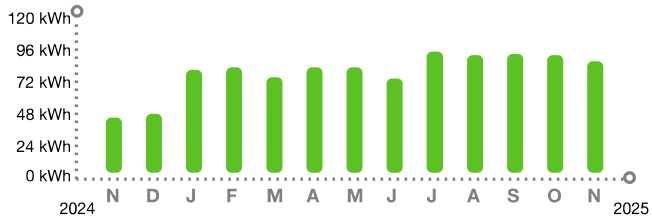
CURRENT BILL

$32.14
TOTAL AMOUNT YOU OWE

Dec 4, 2025
NEW CHARGES DUE BY

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

/ 27 52109095659224 4123000000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

90956-59224	$32.14	Dec 4, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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: *($0.096100 per kWh)*	$8.74	
Fuel: *($0.027180 per kWh)*	$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

- 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: 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.

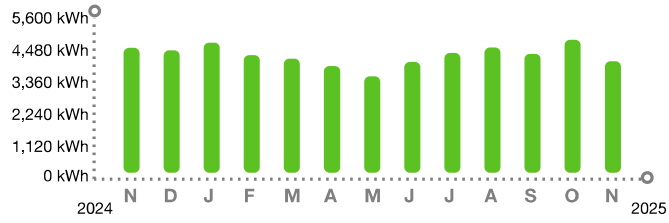
CURRENT BILL

$582.88
TOTAL AMOUNT YOU OWE

Dec 15, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

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

/ 27 52181608502405588285000000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

16085-02405	$582.88	Dec 15, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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: *($0.096100 per kWh)*		$408.13
Fuel: *($0.027180 per kWh)*		$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.

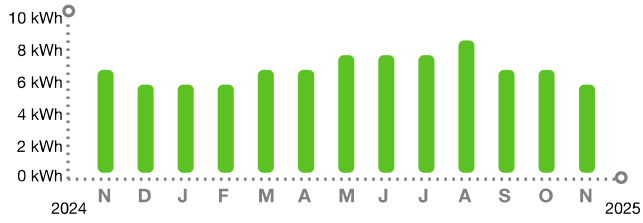
CURRENT BILL

$27.50
TOTAL AMOUNT YOU OWE

Dec 15, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/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: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

/ 27 52182797566557505720000000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

27975-66557	$27.50	Dec 15, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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

- 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: 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.

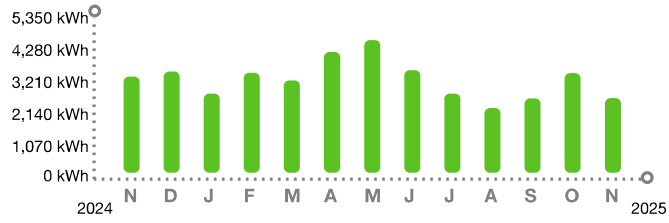
CURRENT BILL

$460.85
TOTAL AMOUNT YOU OWE

Dec 15, 2025
NEW CHARGES DUE BY

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

/ 27 52183122431327558064000000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

31224-31327	$460.85	Dec 15, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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: *($0.033890 per kWh)*	$91.98	
Fuel: *($0.027180 per kWh)*	$73.77	
Demand: *($13.41 per KW)*	$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.

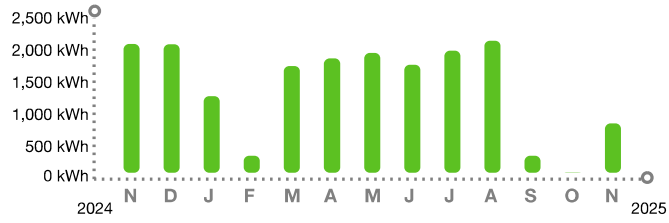
CURRENT BILL

$126.10
TOTAL AMOUNT YOU OWE

Dec 15, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

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

/ 27 52184323218034701621000000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

43232-18034	$126.10	Dec 15, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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: *($0.096100 per kWh)*	$80.43	
Fuel: *($0.027180 per kWh)*	$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.

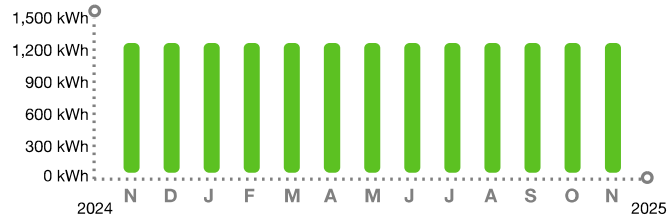
CURRENT BILL

$1,587.02
TOTAL AMOUNT YOU OWE

Dec 15, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

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

/ 27 52188247136081720785100000

The amount enclosed includes the following donation:
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Make check payable to FPL in U.S. funds and mail along with this coupon to:

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** for ways to pay.

82471-36081	$1,587.02	Dec 15, 2025	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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

- 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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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

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

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 #:	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

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 #:	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

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 #:	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

Villages of Glen Creek CDD

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

INVOICE SUMMARY

		Remaining Budget		Prior Billings		This Invoice	
Description	**Total Budget**	**%**	**$**	**% Billed**	**$ 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	--	--

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

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

Villages of Glen Creek CDD

		Remaining Budget		Prior Billings		This Invoice	
Description	**Total Budget**	**%**	**$**	**% Billed**	**$ 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

		Remaining Budget		Prior Billings		This Invoice	
Description	**Total Budget**	**%**	**$**	**% Billed**	**$ 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	--	--

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

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

Villages of Glen Creek CDD

		Remaining Budget		Prior Billings		This Invoice	
Description	**Total Budget**	**%**	**$**	**% Billed**	**$ 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

Villages of Glen Creek CDD

Invoice Total: 681.38

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

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: 2,625.00

March 10, 2025
Project No: 24121-04
Invoice No: 5397
Due Date: April 09, 2025

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

Villages of Glen Creek CDD

Invoice Total: 1,030.40

August 11, 2025
Project No: 24121-03
Invoice No: 5748
Due Date: September 10, 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	3,000.00	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

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

Invoice

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

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

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

SUBTOTAL	$124.00
TAX	$0.00
TOTAL	$124.00

Please include your Invoice Number on your Payment. Thank you!

RECEIVED
10-29-2025

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

PLEASE PAY FROM THIS INVOICE

Invoice

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

DATE	INVOICE NO.
10/30/2025	20904

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

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 #
8634225207

E-mail
Billing@princeandsonsinc.com

Web Site
www.Princeandsonsinc.com

Total	$2,240.92
Payments/Credits	$0.00
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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
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	$ 600.00
Report Total				**$ 35,708.80**

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]

****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.

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**

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

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

Amount Enclosed $ _____

CITY OF BRADENTON
PO BOX 1339
BRADENTON FL 34206-1339

60117802006957600000959677 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	**20180150**	**166036**	**169362**	**3326**	**1,693.22**
	UTILITY TAX					**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]

****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.

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**

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	2490257	Due Date 12/16/2025	**Amount Due** **$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

60118520069576000054248 3 7

Invoice

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

DECORATING ELVES
MARVELUX LIGHTING DESIGN

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
I47704316	11/4/2025	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I47704316	11/4/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	$12.00	$96.00
I47704764	11/18/2025	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I47704764	11/18/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	$12.00	$96.00
I47704988	11/11/2025	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I47704988	11/11/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	$12.00	$96.00
I47705029	11/25/2025	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I47705029	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	Location
Villages of Glen Creek c/o Rizzetta & Company	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	1		1,895.00	1,895.00T
	Serial #2175274255				
	5HP Start Box	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

Stantec

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 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**		

Stantec

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 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, TONJA L	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, TONJA L	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**		

Invoice

Steadfast Alliance

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

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

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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.

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)

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.

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Matt O'Nolan
District Manager
December 5, 2025 25-02240M

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

RECEIVED
DEC - 8 2025
BY: .....

COUNTY OF MANATEE

STATE OF FLORIDA

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*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,

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

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.**

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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
Payment is due on receipt.

Notes
Thank you for your business.

Subtotal	$600.00
Total	$600.00
Amount Paid	$0.00
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

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
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

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
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

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
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	$ 188.13
Report Total				**$ 102,886.10**

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]

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**

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	2507352	Due Date 01/12/2026	**Amount Due** **$5.72**

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

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

Amount Enclosed $ _____

CITY OF BRADENTON
PO BOX 1339
BRADENTON FL 34206-1339

60117802006957600000000572 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	20180150	169362	172109	2747	1,444.25
	UTILITY TAX					144.43

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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.

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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	2507369	Due Date	01/12/2026	Amount Due	($1,177.62)

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

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

Amount Enclosed $ _____

CITY OF BRADENTON
PO BOX 1339
BRADENTON FL 34206-1339

60118520069576000-117762 3

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
I47705716	12/2/2025	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I47705716	12/2/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	$12.00	$96.00
I47706056	12/9/2025	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I47706056	12/9/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	$12.00	$96.00
I47706449	12/16/2025	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I47706449	12/16/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	$12.00	$96.00
I47706821	12/23/2025	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I47706821	12/23/2025	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	$12.00	$96.00
I47707341	12/30/2025	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I47707341	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**

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	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**

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	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**

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	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**

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	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**

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	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**

Pay invoice

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Polk City, FL 33868 US
chris@ecsintegrations.com

INVOICE

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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	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**

Pay invoice

ECS INTEGRATIONS LLC

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

INVOICE

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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	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.

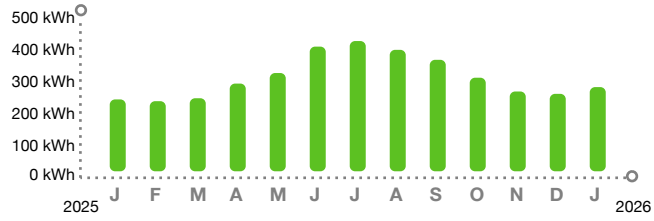
CURRENT BILL

$54.91
TOTAL AMOUNT YOU OWE

Feb 3, 2026
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

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.**

Customer Service: 1-800-375-2434
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Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

/ 27 52100571297217819450000000

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Visit **FPL.com/PayBill** for ways to pay.

05712-97217	$54.91	Feb 3, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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.
- 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: 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.

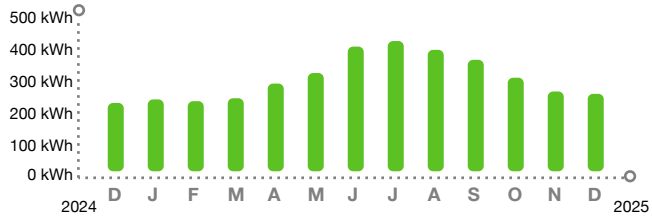
CURRENT BILL

$49.36
TOTAL AMOUNT YOU OWE

Jan 2, 2026
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

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.

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

/ 27 52100571297217863940000000

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TAMPA FL 33614-8390

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05712-97217	$49.36	Jan 2, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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: *($0.096100 per kWh)*	$25.37	
Fuel: *($0.027180 per kWh)*	$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

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 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.

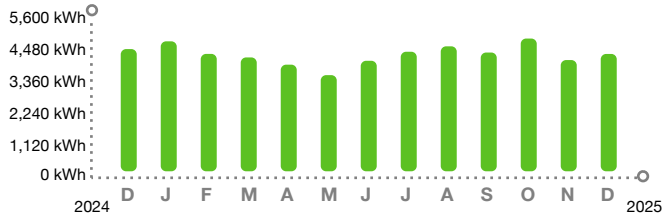
CURRENT BILL

$614.10
TOTAL AMOUNT YOU OWE

Jan 16, 2026
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

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.

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

/ 27 52181608502405901416000000

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16085-02405	$614.10	Jan 16, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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: *($0.096100 per kWh)*	$430.53	
Fuel: *($0.027180 per kWh)*	$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

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 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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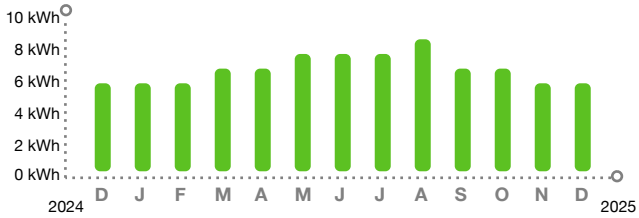
ENERGY USAGE HISTORY



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.

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

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

/ 27 52182797566557505720000000

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TAMPA FL 33614-8390

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27975-66557	$27.50	Jan 16, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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

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: 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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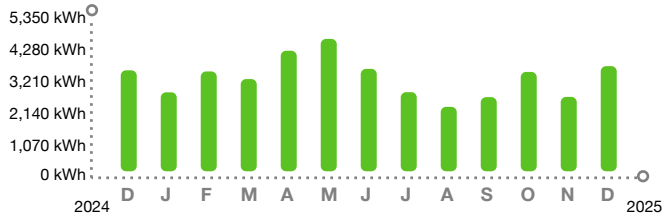
ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	460.85
Payments received	-460.85
Balance before new charges	0.00
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.
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New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

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

/ 27 52183122431327966025000000

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TAMPA FL 33614-8390

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31224-31327	$520.66	Jan 16, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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: *($0.033890 per kWh)*	$129.96	
Fuel: *($0.027180 per kWh)*	$104.24	
Demand: *($13.41 per KW)*	$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

- 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: 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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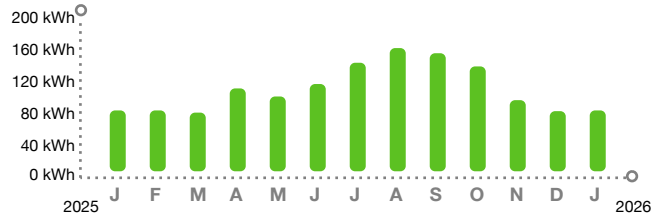
ENERGY USAGE HISTORY



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.**

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

/ 27 52104089108213067630000000

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TAMPA FL 33614-8390

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MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

40891-08213	$36.76	Feb 3, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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

- 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: 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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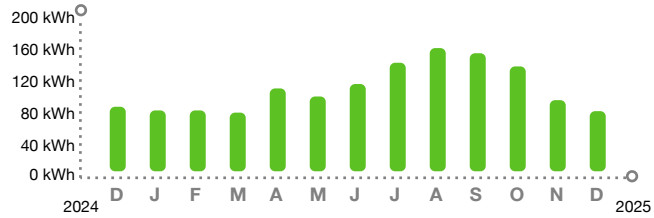
ENERGY USAGE HISTORY



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

/ 27 52104089108213986130000000

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TAMPA FL 33614-8390

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

40891-08213	$31.68	Jan 2, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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

- 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: 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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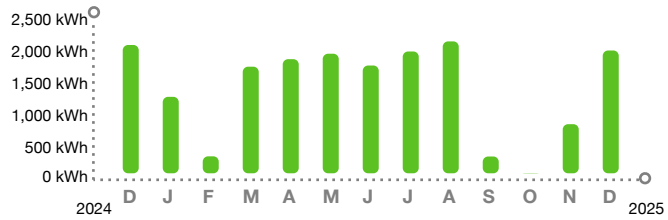
ENERGY USAGE HISTORY



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.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545
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Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

/ 27 52184323218034053492000000

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43232-18034	$294.35	Jan 16, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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: *($0.096100 per kWh)*	$201.14	
Fuel: *($0.027180 per kWh)*	$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

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: 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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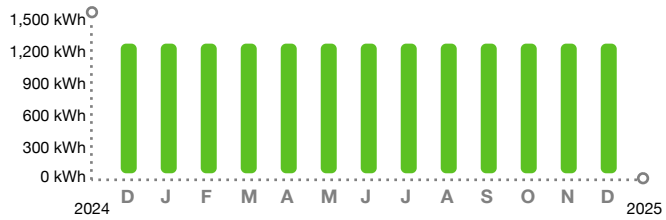
ENERGY USAGE HISTORY



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.

Customer Service: 1-800-375-2434
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Ways to Pay

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82471-36081	$1,587.02	Jan 16, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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

- 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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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

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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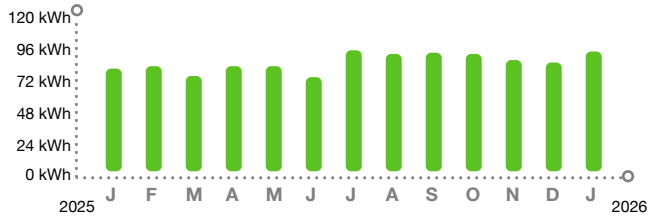
ENERGY USAGE HISTORY



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.**

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

/ 27 52109095659224725730000000

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

90956-59224	$37.52	Feb 3, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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

- 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: 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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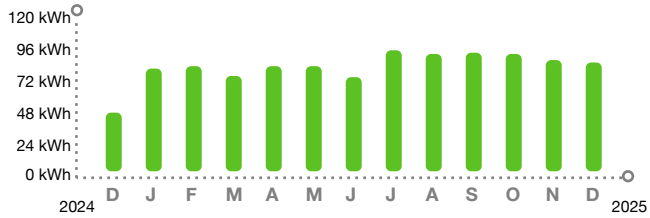
ENERGY USAGE HISTORY



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.

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

/ 27 52109095659224050230000000

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CHARLOTTE NC 28232-2414

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90956-59224	$32.05	Jan 2, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

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.
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FOLEY & LARDNER LLP

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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.

FOLEY & LARDNER LLP

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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
Total Amount Due:	**$420.00**

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

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.

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

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100 NORTH TAMPA STREET
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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: 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
Total Amount Due:	**$6,509.00**

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. Broaddus 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**

FOLEY & LARDNER LLP

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100 NORTH TAMPA STREET
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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

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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
Total Amount Due:	**$3,930.00**

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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100 NORTH TAMPA STREET
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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

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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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: 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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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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FOLEY & LARDNER LLP

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: 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. Payment to be made in advance to cover the purchase of shutters and materials.	1	$3,495.00	$3,495.00

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!

Powered by wave

Invoice

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

DATE	INVOICE NO.
10/1/2025	20254

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

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

Invoice

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

DATE	INVOICE NO.
10/1/2025	20321

BILL TO	PLACE OF SERVICE
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614	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 #		**Total** $7,590.00
	E-mail Billing@princeandsonsinc.com	**Payments/Credits** $0.00
8634225207	Web Site www.Princeandsonsinc.com	**Balance Due** $7,590.00

Invoice

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

DATE	INVOICE NO.
11/1/2025	20770

BILL TO	PLACE OF SERVICE
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614	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 #		**Total** $7,590.00
	E-mail Billing@princeandsonsinc.com	**Payments/Credits** $0.00
8634225207	Web Site www.Princeandsonsinc.com	**Balance Due** $7,590.00

Invoice

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

DATE	INVOICE NO.
11/13/2025	20990

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

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 #
8634225207

E-mail
Billing@princeandsonsinc.com

Web Site
www.Princeandsonsinc.com

Total	$851.98
Payments/Credits	$0.00
Balance Due	$851.98

Invoice

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

DATE	INVOICE NO.
12/1/2025	21300

BILL TO	PLACE OF SERVICE
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614	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 #		**Total** $7,590.00
	E-mail Billing@princeandsonsinc.com	**Payments/Credits** $0.00
8634225207	Web Site www.Princeandsonsinc.com	**Balance Due** $7,590.00

Invoice

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

DATE	INVOICE NO.
12/31/2025	21592

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

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

Invoice

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

DATE	INVOICE NO.
11/1/2025	21717

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

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

Invoice

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

DATE	INVOICE NO.
1/1/2026	21791

BILL TO	PLACE OF SERVICE
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614	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 #		**Total** $7,590.00
	E-mail Billing@princeandsonsinc.com	**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

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
Less Payments		*($4,484.20)*
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

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; CONFERECNCE 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

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

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

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

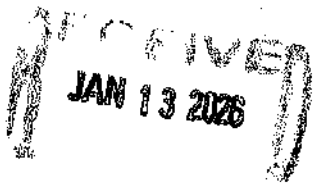
The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately 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



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 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 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

RECEIVED
JAN 13 2026

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 attache 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

VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

Landscape & Irrigation Maintenance Services
Manatee County, Florida

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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 & Company, 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 and similar level to the Villages of Glen Creek CDD project, with verifiable (iii) experience with at least three other communities of a similar nature, size 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, 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

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.

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.

Raising 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

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

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
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

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
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	$ 4,788.64
Report Total				**$ 43,969.70**

Villages of Glen Creek CDD

Meeting Date: December 17, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Charles Peterson	✓	******
Trent Stephenson	✓	
Patrick Bette	✓	******
John Jones	✓	

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00
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

Ways to pay

View and pay

SUBTOTAL	497.00
TAX	0.00
TOTAL	497.00
BALANCE DUE	**$497.00**

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**

Invoice

INVOICE:	825167
DATE:	12/01/25
ORDER:	

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

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

Service Slip/Invoice

NaturZone Pest Control

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

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

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Service Slip/Invoice

NaturZone Pest Control

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

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

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

Invoice

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

DATE	INVOICE NO.
12/1/2025	22056

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

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

Invoice

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

DATE	INVOICE NO.
1/1/2026	22057

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

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

Invoice

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

DATE	INVOICE NO.
2/1/2026	22187

BILL TO	PLACE OF SERVICE
Villages of Glen Creek, CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614	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 #
8634225207

E-mail
Billing@princeandsonsinc.com

Web Site
www.Princeandsonsinc.com

Total	$8,550.00
Payments/Credits	$0.00
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

Invoice

Steadfast Alliance

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

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

Invoice

Steadfast Alliance

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

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

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

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

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. CONNEL RE: CDD CONSTRUCTION ACCOUNTS; DRAFT EMAIL TO K. CONNEL.	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

Total Services	$4,764.00	
Total Disbursements	$24.64	
Total Current Charges		$4,788.64
Previous Balance		$9,198.75
Less Payments		*($7,883.25)*
PAY THIS AMOUNT		**$6,104.14**

Please Include Invoice Number on all Correspondence

Tab 6

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.

DRAFT

THIRD ORDER OF BUSINESS **Staff Reports**

A. Pond and Mitigation Maintenance Discussion

Mr. Goldrick presented his report to the Board and spoke about grass being high on the west side of the property.

B. Landscape Inspection Report and Discussion of Landscape RFP

Mr. Fowler presented his report with the Board and spoke to the Board about the upcoming landscaping RFP.

C. District Counsel

Not Present

D. District Engineer

Ms. Stewart spoke about the landscaping; water issues lift station concerns.

E. District Manager Report

Mr. O'Nolan reminded the Board of Supervisors that the next regular meeting is scheduled for Tuesday, January 13, 2026, at 6:30 p.m.

There was a discussion about the possibility of having a December meeting.

FOURTH ORDER OF BUSINESS **Consideration of the Board of Supervisors September 23, 2025**

The Board of Supervisors reviewed the Board of Supervisors meeting minutes for September 23, 2025.

FIFTH ORDER OF BUSINESS **Discussion of Amenity Rules and Procedures**

There was a discussion of the Amenity Rules and Procedures and beginning the rulemaking process which was previously discussed with KAI.

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

No requests or comments were presented.

DRAFT

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.

DRAFT

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**

DRAFT

A. Pond and Mitigation Maintenance Discussion

Mr. Riemensperger presented his report to the Board.

B. Landscape Inspection Report and Discussion of Landscape RFP

Mr. Fowler discussed the RFP process and informed the Board that we will be voting on the Landscaping RFP at the March 10th meeting.

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.

C. District Counsel

District Counsel was not present.

D. District Engineer

Ms. Stewart presented her report to the Board and spoke to the Board about the reclaimed water issues.

The Board requested District Engineer reach out to Developer Engineer regarding lift/pump station issues/ownership.

E. District Manager Report

Mr. O'Nolan reminded the Board of Supervisors that the next regular meeting is scheduled for Tuesday, January 13, 2025, at 6:30 p.m.

FOURTH ORDER OF BUSINESS **Review of the Financial Statement for October 2025**

The Board reviewed the Financial Statement for October 2025.

FIFTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for October 2025**

The Board reviewed the Operation and Maintenance Expenditures for October 2025

SIXTH ORDER OF BUSINESS **Consideration of the Board of Supervisors Meeting Minutes for September 23, 2025**

The Board of Supervisors reviewed the Board of Supervisors meeting minutes for September 23, 2025.

DRAFT

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.

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.

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.

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.

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.

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.

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.

DRAFT

THIRTEENTH ORDER OF BUSINESS **Discussion of Amenity Rules and Procedures**

The Board authorized staff to being the rule making process regarding rules and rates.

> 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**.**

FOURTEETH ORDER OF BUSINESS **Discussion of FY 24-25 Goals and Objectives**

> 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.

FIFTEENTH ORDER OF BUSINESS **Consideration of Rekey Proposal**

> 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.

SIXTEENTH ORDER OF BUSINESS **Discussion of Security Proposal**

> 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.

SEVENTEETH ORDER OF BUSINESS **Supervisor Requests and Comments**

No requests or comments were presented.

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.

> 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**.**

DRAFT

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 7

ARDURRA
COLLABORATE. INNOVATE. CREATE.

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 Storia); 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 Jaunary 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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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)

USE	ANNUAL AVERAGE	PEAK MONTH	DROUGHT ANNUAL AVERAGE
Agricultural	50,500	223,400	64,300
Landscape/Recreation	53,400	244,200	65,700

USES AND IRRIGATION ALLOCATION RATE TABLE

CROP/USE TYPE	IRRIGATED ACRES	IRRIGATION METHOD	STANDARD IRRIGATION RATE	DROUGHT IRRIGATION RATE
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

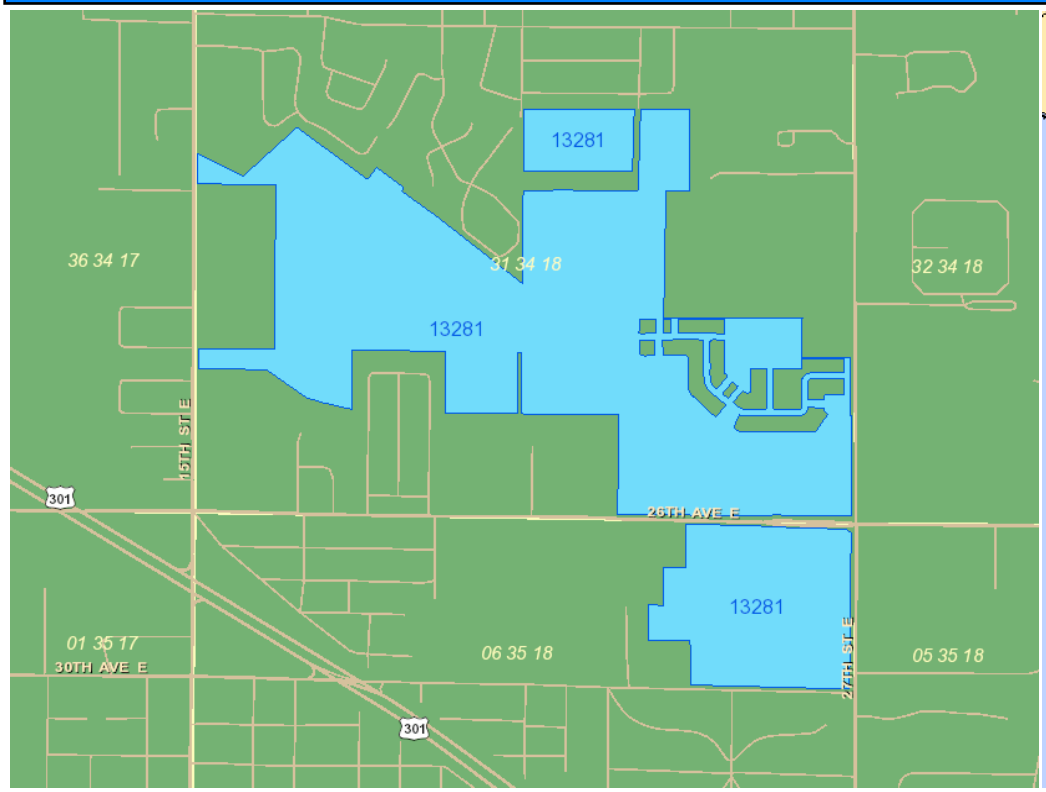
Water use from these withdrawal points are restricted to the quantities given below:

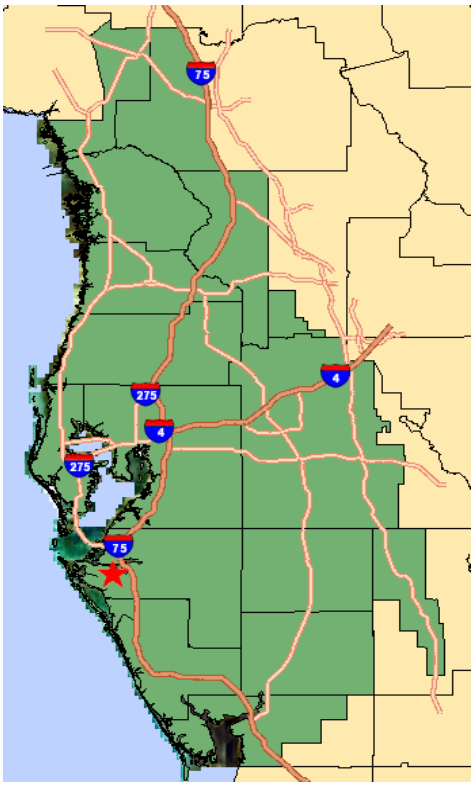
I.D. NO. PERMITTEE/ DISTRICT	DIAM (in.)	DEPTH TTL./CSD.FT. (feet bls)	USE DESCRIPTION	AVERAGE (gpd)	PEAK MONTH (gpd)
3 / 3	8	618 / UNK	Irrigation	50,500	223,400
11 / 11	8	N/A / N/A	Irrigation	53,400	244,200
12 / 12	8	305 / 200	Irrigation	20,100	244,200

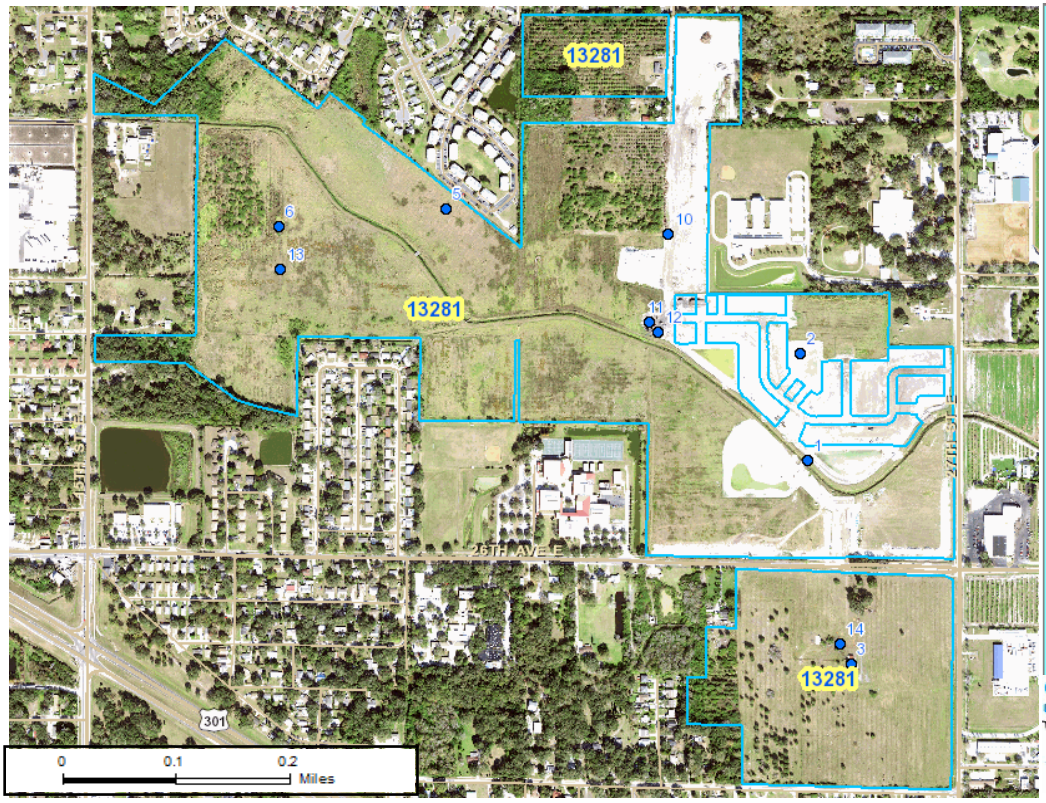
WITHDRAWAL POINT LOCATION TABLE

DISTRICT I.D. NO.	LATITUDE/LONGITUDE
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 I VGC, LP / Attn: John Ryan
WUP No. 20 013281.005







Legend

DIDs

WUP Boundary

2017 Natural Color Imagery

MANATEE COUNTY

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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 Statues 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.