



Rizzetta & Company

# Villages of Glen Creek Community Development District

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**Board of Supervisors' Meeting  
May 12, 2026**

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

[www.Villagesofglen creek.org](http://www.Villagesofglen creek.org)

**VILLAGES OF GLEN CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

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

# VILLAGES OF GLEN CREEK

## COMMUNITY DEVELOPMENT DISTRICT

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

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

Teams Dial in number: 321-754-9488	Phone conference ID: 602 653 175#
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**Board of Supervisors  
Villages of Glen Creek Community  
Development District**

5/5/2026

### FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District will be held on **Tuesday, May 12, 2026, at 6:30 p.m.** at Spring Hill Suites by Marriott Bradenton Downtown/Riverfront, **located at 102 12<sup>th</sup> Street West, Bradenton, FL 34205.** The following is the final agenda for the meeting:

#### REGULAR MEETING

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
  - A. Pond & Mitigation Maintenance Report.....Tab 1 USC
    1. Discussion of Waterway Treatment Report
    2. Consideration of Aquatic Maintenance Proposal.....Tab 1A
  - B. Community Asset Management Report.....Tab 2
    1. Discussion of Bloomings Landscaping .....Tab 2A
  - C. District Counsel
    1. Discussion of Ongoing Litigation
  - D. District Engineer
  - E. District Manager Report ..... Tab 3
4. **BUSINESS ITEMS**
  - A. Consideration of 1<sup>st</sup> Quarter Website Audit ..... Tab 4
  - B. Consideration of Resolution 2026-01, Setting Landowner Election ..... Tab 5
  - C. Consideration of FY 26-27 Proposed Budget
  - D. Consideration of Resolution 2026-02, Setting the Public Hearing for the Fiscal Year 2026-2027 Budget ..... Tab 6
  - E. Consideration of Resolution 2026-03, Setting the Public Hearing for Rules and Rates ..... Tab 7
  - F. Consideration of Resolution 2026-04, Setting Public Hearing for Rules of Procedure ..... Tab 8
  - G. Consideration of Bridge Inspection Proposal ..... Tab 9
  - H. Discussion of Pet Waste Removal Services
5. **BUSINESS ADMINISTRATION**
  - A. Review of the Financial Statements for January, February and March 2026..... Tab 10
  - B. Consideration of the Operations and Maintenance Expenditures for March 2026 ..... Tab 11

C. Consideration of the Board of Supervisors' Meeting  
Minutes for March 25, 2026,..... Tab 12

**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**

2026

# STEADFAST

ALLIANCE



**RIZZETTA**

*Proposal for Pond Maintenance:*  
Villages of Glen Creek  
Sand Gables Trl, Bradenton, FL 34208



4/27/2026

Rizzetta & Co.

3434 Colwell Ave, Suite 200, Tampa, FL 33614

Attn: Matt O'Nolan

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Villages of Glen Creek CDD.

Program to consist of areas #1-21 as indicated on attached map.

Area to be serviced measures 19,215 LF & 20.58 AC.

**Occurrence: 2 events/month**

**Annual Cost: \$20,340.00**

**(\$1695.00 per month)**

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

*Kevin Riemensperger*

Steadfast Contractors Alliance, LLC.

Kevin Riemensperger, Aquatics Division Manager

## Maintenance Contract

### Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.<sup>1</sup>
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.<sup>2</sup>
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request in ponds one acre or less. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, Steadfast will require notification of known drainage issues. Throughout the contract, outflow structures will be periodically inspected to insure proper drainage/functionality.\*<sup>3</sup>

**Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired**

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

*\*These services to be performed at Steadfast's discretion, and for the success of the aquatic maintenance program. <sup>1</sup> There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. <sup>2</sup> Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. <sup>3</sup> Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.*

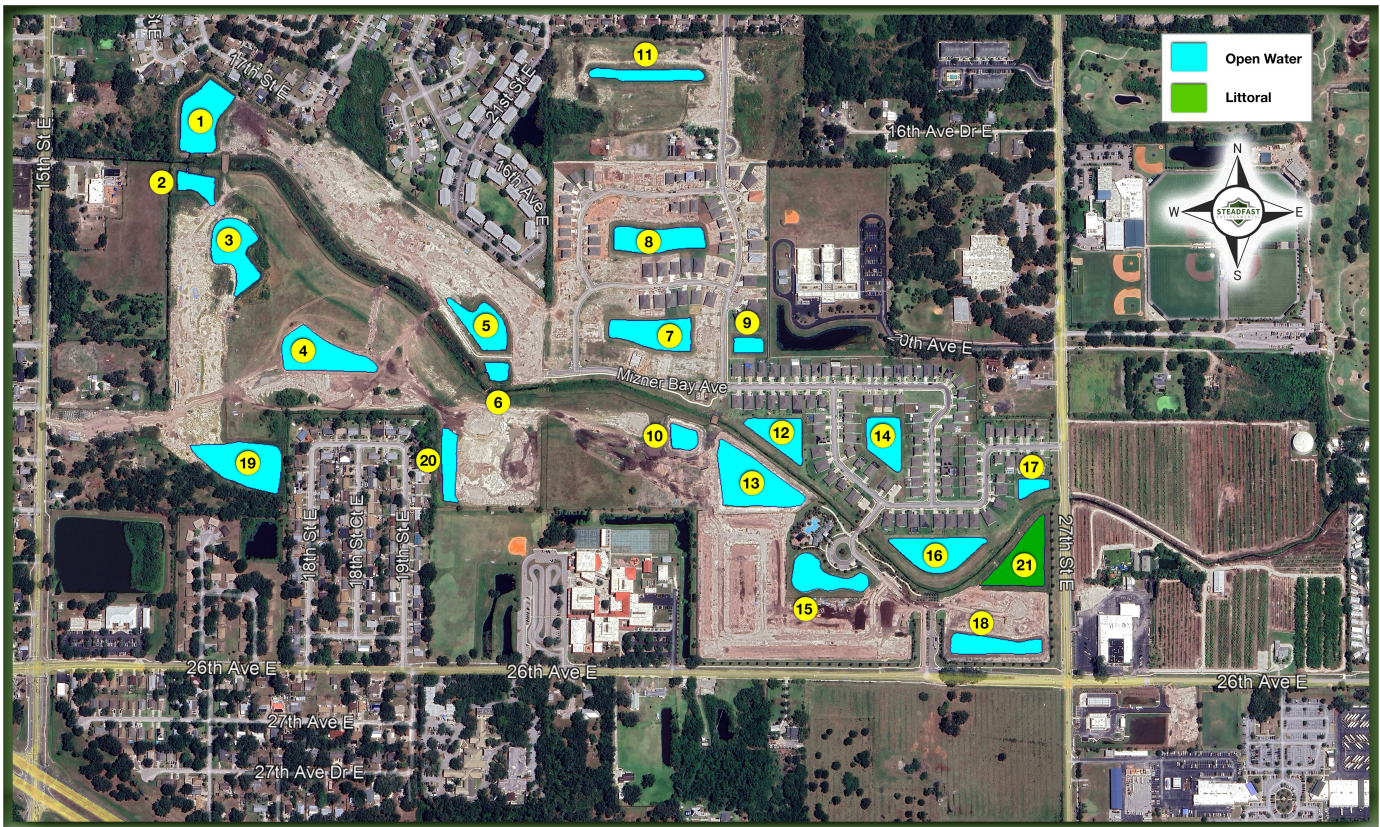
Service Area



## Villages of Glen Creek CDD

2651 Sand Gables Trail, Bradenton, FL 34208

Gate Code:



**Agreement**

The contract will run for one year starting \_\_\_\_\_. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein above. Proof of insurance and necessary licenses will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

**Compensation**

Contractor shall be paid monthly. On the first (1<sup>st</sup>) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

**Conditions:**

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / Steadfast Environmental, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

*Matt Goldrick*

\_\_\_\_\_  
Steadfast Representative

Account Manager

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature of Owner or Agent

\_\_\_\_\_  
Title



## Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.

We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Client

Steadfast \_\_\_\_\_

\_\_\_\_\_  
Signature of Representative

\_\_\_\_\_  
Signature of Owner or Agent

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

### Billing Information

<b>Client Business Name:</b>		<b>Client Contact Name:</b>	
<b>Client Contract Number:</b>		<b>Client Contact Email:</b>	
<b>Billing Business Name:</b>		<b>Billing Contact Name:</b>	
<b>Billing Contact Phone:</b>		<b>Billing Contact Address:</b>	

Any special billing requirements or notes:

## **Tab 2**

# Villages of Glen Creek

## COMMUNITY ASSET MANAGEMENT REPORT



April 17, 2026

Rizzetta & Company

Haley Pryor – Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary/Glen Creek Way

## General Updates, Recent & Upcoming Maintenance Events

- ❖ Bloomings will be the new Landscape vendor with a start date of May 1, 2026.
- ❖ Proposal requests will begin when Bloomings is established in May.
- ❖ Water restrictions are in place with once-a-week allowance until July 1<sup>st</sup>.

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 entrance landscape beds need to be treated for Lubber Grasshoppers. There were at least 100 nymph stage Lubbers targeting the Crinum Lillies and they will move on to other plants once these are gone. Please start an aggressive treatment immediately. (Pic 1)



4. Please remove seed pods from palms in the median and sides of the entrance. Fronds need removal from the beds. (Pic 4)



2. Please have crew remove the Spanish moss from the Oak Tree that was re-bolstered on 26<sup>th</sup> Ave E. before the monument. The foliage is struggling to rejuvenate and the moss is heavy like a quilt and smothering. (Pic 2>)
3. **The Oak trees that line 26<sup>th</sup> Ave towards the entrance need suckers removed. The trunks are getting more suckers and with water restrictions, the main tree needs all the resources it can get.**



## Glen Creek Way/Orchid Glades Way

5. Non-landscape items were dropped off on the median bed at the entrance. Please remove what looks like a towel or blanket and dispose. (Pic 5)



8. The Ixora in the plant bed, across from the security gates on Orchid Glades Way, need to be pruned to remove the dead branches. This will help stimulate the new growth and look much better with the brown foliage gone. (Pic 8)



6. Please have crew pull the weeds and treat the beds for invasive weeds growing at the exit side monument. The weeds are getting high and starting to intertwine with the Bougainvillea and overcrowd the signage. (Pic 6)



9. Please have crews continue to pull out weeds from the beds. Some weeds can thrive in drought conditions and grow very fast.

10. Inspect, diagnose, and treat the inconsistent Saint Augustine turf along the Orchid Glades walkway towards the mailbox kiosk. Besides a water deficit, it is also chinch bug season so that needs to be ruled out. (Pic 10)

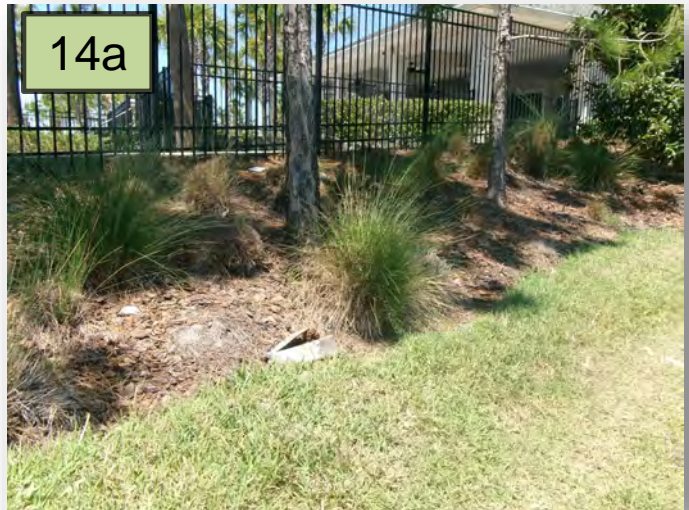


7. **Noting construction work is still taking place along 26<sup>th</sup> Ave E. The project taking place may interfere with landscape and irrigation along the sidewalk.**

11. The roundabout in front of the Amenity Center has weeds throughout. Please remove dead plant material and weeds. The Ixora is still struggling with half of the placements gone. A proposal to replace will be requested once irrigation is unrestricted. (Pic 11)



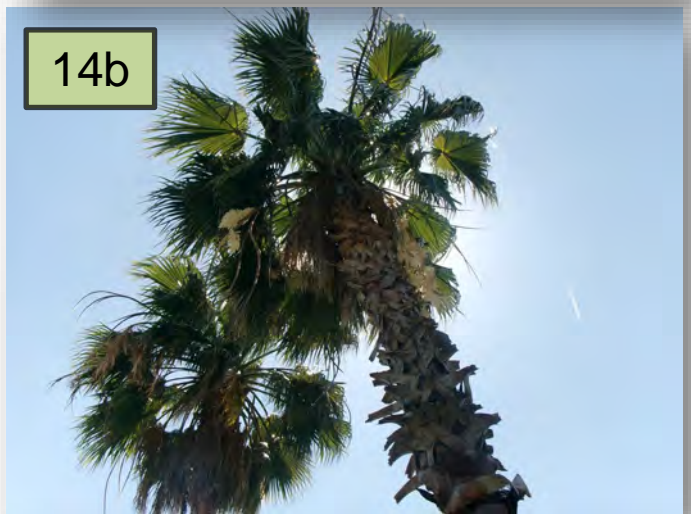
14. The beds around the playground need weeds, debris, and dead grass plugs pulled out. The palms around the Amenity Center also need dead fronds and hanging fruits removed. (Pics 14a&b)



12. Please inspect the corner at the roundabout where it exits out to Orchid Glades. It looks like some irrigation run off is collecting and creating an algae puddle by the curb. (Pic 12)



13. Please inspect the turf in the smaller sections and angles of the community. The photo is a wedge of turf between the sidewalk and curb before entering the bridge on Orchid Glades. Chinch bugs need to be ruled out and fertilization and weed treatment is needed. (Pic 13>)



# Orchid Glades Way/Sand Gables Tr./Tally Breeze Way

15. Past the bridge on Orchid Glades, the beds on both sides need maintenance. There are invasive weeds and multiple placements of dead plant material. Brazilian Pepper trees are growing into some of the ornamental grasses and need removal. Please have the detail crews spend time in this area and get it back into shape. (Pics 15a-c)

15a



15b



15c



16. The turf at the corners of Orchid Glades and Sand Gables is declining. Please inspect and treat accordingly. This was in decline before water restrictions. (Pic 16)

16



17. Inspect the turf on the Tally Breeze open space. There are troublesome patches that should be treated. (Pic 17)

17



18. The turf around the lift station on Everson St has heavy weed pressure. Please inspect and rule out Crabgrass and chinch bugs.





# *Bloomings*

*Landscape & Turf Management, Inc.*

*Bloomings Landscape and Turf Management is a full-service Landscape Management Company that was founded in 1999. Our Company services nearly 65 Communities in Sarasota and Manatee Counties and employs approximately 135 employees.*

*Our maintenance teams are led by Team Leaders, and our Team Leaders are led by our Management Team of skilled account managers with an average tenure at our company of 12 years. We have grown our company by providing sound horticultural practices, excellent service and landscaping knowledge to our client Communities.*

*Robert Yarish graduated from North Carolina State University in 1996 with a B.S. in Turfgrass Science. During his schooling he worked with the PGA tour in Raleigh North Carolina as an Assistant Superintendent where he was able to apply his education to his passion in turfgrass Management. In 1998 Rob made the decision to move his family to Sarasota and apply his passion to business by incorporating Bloomings Landscape and Turf Management. The Company is privileged to employ several additional Turf and Horticultural degreed TEAM members with expertise ranging from knowledge of the industry's latest technology, fertilization and pest control to a Certified Arborist.*

*We believe in cross training our employees to optimize each employee's ability to improve and provide growth opportunities for each employee. This business philosophy provides our team members a path to success.*

*We strive to provide a well-rounded landscape program, well trained staff, and a "whatever it takes" attitude from each of our employees to each of our client communities.*

*Thank you for the opportunity to partner with Glen Creek and we look forward to working with the community to provide the best possible service.*

*Sincerely, Steve Sutton – V.P. of Operations – Manatee County*



## **Tab 3**



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** July 14th @ 6:30pm

**District  
Manager's  
Report**

May 12th

**2026**

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<u>FINANCIAL SUMMARY</u>	<u>03/31/2026</u>
General Fund Cash & Investment Balance:	\$431,473
Reserve Fund Cash & Investment Balance:	\$0
Debt Service Fund Investment Balance:	\$1,079,393
<b>Total Cash and Investment Balances:</b>	<b>\$1,510,866</b>
<b>General Fund Expense Variance: \$116,926</b>	<b>Under Budget</b>

# Tab 4



# Quarterly Compliance Audit Report

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## Villages of Glenn Creek

**Date:** March 2026 - 1st Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

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

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

## Compliance Criteria

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



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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



## ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

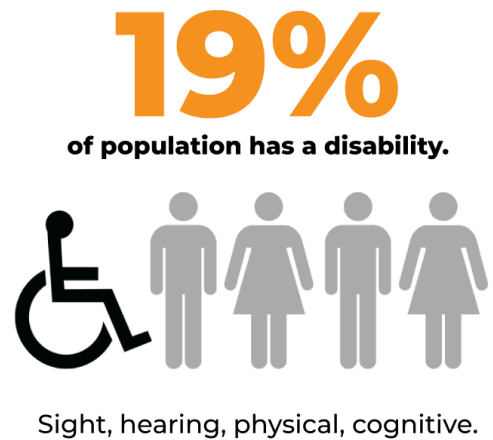
## Compliance Criteria

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

# Accessibility overview

## Everyone deserves equal access.

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



## The legal and right thing to do

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



# ADA Compliance Categories

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



### **Contrast and colors**

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

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



### **Using semantics to format your HTML pages**

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



### **Text alternatives for non-text content**

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

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



### **Ability to navigate with the keyboard**

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

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

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

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

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



## Properly formatting tables

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

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



## Making PDFs accessible

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

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

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

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

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



## **Making forms accessible**

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

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



## **Alternate versions**

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



## **Feedback for users**

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

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



## **Other related requirements**

### ***No flashing***

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

### ***Timers***

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

### ***Fly-out menus***

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

### ***No pop-ups***

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

# **Web Accessibility Glossary**

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

# **Tab 5**

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING FOR THE PURPOSE OF ELECTING ONE MEMBER OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Villages of Glen Creek Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, the District was established on December 13, 2006 by Ordinance No. 2852, as amended, of the City Council of the City of Bradenton, Florida;

**WHEREAS**, the terms for Board **seat 5** is set to expire in November 2026; and

**WHEREAS**, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing one (1) member of the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1.** In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect one member of the Board, to Board **seat 5**, will be held on Tuesday, November 10, 2026, at 6:30 p.m. at the Springhill Suites by Marriott Bradenton Downtown/Riverfront, 102 12<sup>th</sup> Street West, Bradenton, Florida 34205.

**Section 2.** The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

**Section 3.** Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**Passed and Adopted on May 12, 2026.**

**Attest:**

**Villages of Glen Creek  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

## Exhibit A

### **Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District**

Notice is hereby given to the public and all landowners within the Villages of Glen Creek Community Development District (the “**District**”), comprised of approximately 217.925 acres in the City of Bradenton, Manatee County, Florida, advising that a landowners’ meeting will be held for the purpose of electing one (1) member of the Board of Supervisors of the District. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 10, 2026

Time: 6:30 p.m.

Place: Springhill Suites by Marriott Bradenton Downtown/Riverfront  
102 12<sup>th</sup> Street West  
Bradenton, Florida 34205

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners’ meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Matt O’Nolan, District Manager

*Run Date(s): October 16 and 23, 2026*

**Exhibit A**  
**Instructions Relating to Landowners' Meeting**  
**of the Villages of Glen Creek Community Development District**  
**for the Election of Members of the Board of Supervisors**

**Date:** Tuesday, November 10, 2026  
**Time:** 6:30 p.m.  
**Location:** Springhill Suites by Marriott Bradenton Downtown/Riverfront  
102 12<sup>th</sup> Street West  
Bradenton, Florida 34205

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, one seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes will receive a 4-year term. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Exhibit A  
**Landowner Proxy**

**Villages of Glen Creek Community Development District  
 Landowners' Meeting – November 10, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Villages of Glen Creek Community Development District to be held at Springhill Suites by Marriott Bradenton Downtown/Riverfront, 102 12<sup>th</sup> Street West, Bradenton, Florida 34205, on Tuesday, November 10, 2026, at 6:30 p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
 Printed Name of Legal Owner                      Signature of Legal Owner                      Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

*[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]*

**Total Number of Authorized Votes:** \_\_\_\_\_

**NOTES:**

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

# Official Ballot for Landowners

---

## Villages of Glen Creek Community Development District Landowners' Meeting – November 10, 2026 (Election of One Supervisor)

---

The undersigned certifies that he/she/it is a fee simple owner of land located within the Villages of Glen Creek Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

*[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]*

**Total Number of Authorized Votes:** \_\_\_\_\_

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 5	_____	_____

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

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

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

# Official Ballot for Proxy Holders

---

## Villages of Glen Creek Community Development District Landowners' Meeting – November 10, 2026 (Election of 1 Supervisor)

---

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Villages of Glen Creek Community Development District and described in the attached proxies.

*Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:*

---

**Total Number of Proxies** \_\_\_\_\_  
**Total Number of Un-platted Acreage** \_\_\_\_\_  
**Total Number of Platted Lots** \_\_\_\_\_  
**Total Number of Authorized Votes** \_\_\_\_\_

---

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	<b>Name of Candidate</b>	<b>Number of Votes</b>
<b>Seat 5</b>	_____	_____

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

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

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

# Tab 6

**RESOLUTION 2026-02\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Villages of Glen Creek Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday, August 11, 2026 at 6:30 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront, 102 12<sup>th</sup> Street West, Bradenton, Florida 34205.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Bradenton, Florida at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

**Passed and Adopted on May 12, 2026.**

Attested By:

**Villages of Glen Creek  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2026/2027**

## **Tab 7**

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT’S ADOPTION OF ITS RECREATIONAL FACILITIES POLICIES AND REGULATIONS; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Villages of Glen Creek Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in the City of Bradenton, Florida; and

**WHEREAS**, pursuant to the provisions of Chapters 120 and 190, Florida Statutes, among others, the District is authorized to adopt rules and policies and adopt rate and fee schedules regarding the operation of the District’s recreational amenities; and

**WHEREAS**, the District desires to adopt the Recreational Facilities Policies and Regulations attached hereto as Exhibit A; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. A public hearing will be held to adopt the Recreational Facilities Policies and Regulations on August 11, 2026, at 6:30 p.m., at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12<sup>th</sup> Street West, Bradenton, Florida 34205, for the purpose of hearing public comment on the proposed rental rates for the District’s Recreational Facilities.

Section 2. The District Manager is directed to publish notice of the hearing in accordance with Chapters 120 and 190, Florida Statutes.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED on May 12, 2026.**

**Attest:**

**Villages of Glen Creek  
Community Development District**

\_\_\_\_\_  
Name:  
Title: Secretary/Assistant Secretary

\_\_\_\_\_  
Name:  
Title: Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Recreational Facilities Policies and Regulations**

# Tab 8

# **RULES OF PROCEDURE**

## **VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT**

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**RULES OF PROCEDURE**  
**VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT**

1.0 General.

- (1) Villages of Glen Creek Community Development District (“**District**”) was created pursuant to the provisions of Chapter 190, Florida Statutes and was established to provide for ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction.
- (2) The purpose of these Rules of Procedure (“**Rules**”) is to describe the general operations of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190, Florida Statutes.
- (3) Definitions located within any section of the Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the Board of Supervisors of the District (the “**Board**”). After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

**Specific Authority:** s.s. 190.011(5), 120.53, Fla. Stat.

**Law Implemented:** s.s. 190.011(5), 120.53, Fla. Stat.

1.1 Board of Supervisors: Officers and Voting.

- (1) Board of Supervisors. The Board shall consist of five (5) members. Members of the Board must be residents of the State of Florida and citizens of the United States of America. Board members elected or appointed by the Board to qualified elector seats must also be residents of the District, and registered to vote with the Supervisor of Elections of the county in which the District is located. The Board shall exercise the powers granted to the District.
  - (a) Board members shall hold office for the term specified by Section 190.006, Florida Statutes. If, during the term of office, any Board Member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s).

- (b) Three (3) members of the Board physically present at the meeting location shall constitute a quorum for the purposes of conducting business and exercising its powers and for all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited or abstains from participating in discussion or voting on a particular item. A Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present, so long as a physical quorum is met. If three (3) or more vacancies occur at the same time, a quorum is not necessary to fill the vacancies. Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law.
- (2) Officers. At the first Board meeting held after each election or appointment where the newly elected members take office, the Board shall select a Chair, Vice-Chair, Secretary, Assistant Secretary, and Treasurer.
- (a) The Chair must be a member of the Board. If the Chair resigns from that office or ceases to be a member of the Board, the Board shall select a Chair, after filling the vacancy. The Chair serves at the pleasure of the Board. The Chair or Vice-Chair shall be authorized to sign checks and warrants for the District, countersigned by the Treasurer. The Chair or Vice-Chair shall be authorized to execute agreements, resolutions, and other documents approved by the Board at a Board meeting. The Chair shall convene and conduct all meetings of the Board. In the event the Chair is unable to attend a meeting, the Vice-Chair shall convene and conduct the meeting. The Chair or Vice-Chair may request the District Manager or other district staff to convene and conduct any meeting of the Board.
  - (b) The Vice-Chair shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. If the Vice-Chair resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chair, after filling the Board vacancy. The Vice-Chair serves at the pleasure of the Board.
  - (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. The District Manager may serve as Secretary.
  - (d) The Treasurer need not be a member of the Board but must be a resident of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3), Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board.

- (e) In the event that both the Chair and Vice-Chair are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chair and Vice-Chair are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “Record of Proceedings of the Villages of Glen Creek Community Development District”, in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates and corporate acts. The Records of Proceedings shall be located at the District Office and shall be available for inspection by the public.
- (5) Meetings. The Board shall establish each fiscal year, an annual schedule of regular meetings, which shall be submitted to the local governing authority. All meetings of the Board and all committee meetings shall be open to the public in accordance with the provisions of Chapter 286, Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143, Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “voting conflict of interest” shall be governed by the Florida Constitution and Chapters 112 and 190, Florida Statutes, as amended from time to time.
  - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s Secretary prior to the Board’s discussion on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes. The Board’s Secretary shall prepare a memorandum of voting conflict (Form 8B) which shall then be signed by the Board member, filed with the Board’s Secretary, and attached to the minutes of the meeting within fifteen (15) days of the meeting.
  - (b) If a Board member inadvertently votes on a matter and later learns they have a conflict on the matter, the member shall immediately notify the Board’s Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate memorandum of voting conflict, which will be attached to the minutes of the Board meeting during which the vote

on the matter occurred. The memorandum shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the written memorandum.

**Specific Authority:** s.s. 190.001, 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.006, 190.007, 112.3143, Fla. Stat.

## 1.2 Public Information and Inspection of Records.

- (1) Public Records. All District public records within the meaning of Chapter 119, Florida Statutes, and not otherwise restricted by law, including the “Records of Proceedings”, may be copied or inspected at the District Office during regular business hours. All written public records requests shall be directed to the District’s records custodian. The District’s records custodian shall be responsible for retaining the District’s records in accordance with applicable Florida law. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.
- (2) Copies. Copies of public records shall be made available to the requesting person at the current rate authorized under Section 119.07(4), Florida Statutes. The requesting person may be required to pay for any charges in advance.
- (3) Coordination of Necessary Financial Disclosures. Unless specifically designated by Board resolution or otherwise, the District’s records custodian shall serve as the Financial Disclosure Coordinator (“Coordinator”) for the District as required by the Florida Commission on Ethics (the “COE”).

**Specific Authority:** s.s. 190.011(5), 120.53, Fla. Stat.

**Law Implemented:** s.s. 112.31446(3), 112.3145(8)(a)1., 190.006, 119.07, 119.0701, 120.53, Fla. Stat.

## 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise required by Statute or these Rules, at least seven (7) days public notice shall be given of any public meeting, hearing, or workshop of the Board. Public notice shall be given as required by Florida Law and will include, as applicable:

- (a) The date, time and place of the meeting, hearing, or workshop;
  - (b) A brief description of the nature, subjects and purposes of the meeting, hearing, or workshop;
  - (c) The District Office address for the submission of requests for copies of the agenda;
  - (d) Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting, hearing, or workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting, hearing, or workshop by contacting the District Manager. If you are hearing or speech impaired, please contact Florida Relay Service at 711 who can aid you in contacting the District Office.
  - (e) A person who decides to appeal any decision made at the meeting, hearing, or workshop with respect to any matter considered at the meeting, hearing, or 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.
  - (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”
- (2) Agenda. The District Manager, under the guidance of the Chair or Vice-Chair if the Chair is unavailable, shall prepare an agenda of the meeting, hearing, or workshop. The agenda shall be available to the public at least seven (7) days before the meeting, hearing, or workshop except in an emergency. The agenda shall be posted on the District’s official website and shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. The agenda may be changed before or at the meeting, hearing, or workshop by a vote of the Board.
- (a) The District may, but is not required, to use the following format in preparing its agenda for its regular meetings:
    - Call to order
    - Roll call
    - Audience Questions and Comments on Agenda Items
    - Review of minutes
    - Specific items of old business
    - Specific items of new business

Staff reports

- (a) District Counsel
- (b) District Engineer
- (c) District Manager

Supervisor's requests and comments

Audience Questions and Comments

Adjournment

- (3) Minutes. The Secretary shall be responsible for keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting.
- (4) Receipt of Notice. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (5) Emergency Meetings. The Chair, or Vice-Chair if the Chair is unavailable, may convene an emergency meeting of the Board without first having complied with subsections (1), (2), (4), and (6) to act on emergency matters that may affect the public health, safety or welfare. Whenever possible, the Chair shall make reasonable efforts to notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. After an emergency meeting, the Board shall publish the time, date, and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Whenever an emergency meeting is called, the District Manager shall be responsible for publishing a notice on the District's official website. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (6) Public Comment. The public shall be provided the opportunity to be heard on any proposition that will come before the Board at a meeting. The Board shall set aside a reasonable amount of time for public comment on agenda items, and the time for public comment shall be identified in the agenda. Persons wishing to address the Board should notify the Secretary of the Board prior to the "Audience Comment" section of the agenda. Each person wishing to address the Board will be given a reasonable amount of time for their comments, in the interest of time and fairness to other speakers.
- (7) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008, Florida Statutes. Once adopted in accord with Section 190.008, Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (8) Continuances. Any meeting of the Board or any item or matter included on the agenda for a meeting may be continued without re-notice or re-advertising provided that the continuance is to a specified date, time and location publicly announced at the meeting where the item or matter was included on the agenda.
- (9) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chair, can make or second a motion.

**Specific Authority:** s.s. 189.015, 190.005, 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.007, 190.008, 120.53, 286.0105, 286.0114, 120.54, Fla. Stat.

## 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to the applicable provisions of Chapter 120, Florida Statutes, and these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District.
- (2) Notice of Rule Development.
  - (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of proposed rules as required by Florida Law before providing notice of a proposed rule as required by paragraph (3). The notice of rule development shall indicate the subject area to be addressed by rule development, provide short, plain explanation of the purpose and effect of the proposed rule, cite specific legal authority for the proposed rule, and a statement of how a person may promptly obtain a copy of any preliminary draft, if available. The notice of rule development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed rule.
  - (b) All rules shall be drafted in accord with Chapter 120, Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
  - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, setting forth a short, plain explanation of the purpose and effect of the proposed action; a reference to the specific rulemaking authority pursuant to which the rule is adopted; and a reference to the section or subsection of the Florida Statutes or the Laws of Florida being implemented, interpreted, or

made specific. The notice shall include a summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2), Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice; and a statement as to whether, based on the statement of the estimated regulatory costs or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3). The notice must state the procedure for requesting a public hearing on the proposed rule unless one is otherwise scheduled or required under Florida Statutes. Except when the intended action is the repeal of a rule, the notice must include a reference both to the date on which and to the place where the notice of rule development that is required by subsection (2) appeared.

- (b) The notice shall be published as required by Florida Law not less than twenty-eight (28) days prior to the intended action. The proposed rule shall be available for inspection and copying by the public at the time of the publication of notice.
  - (c) The notice shall be mailed to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing. Notice will then be mailed to all persons whom, at least fourteen (14) days prior to such mailing, have made requests of the District for advance notice of its proceedings.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Board must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All petitions for the initiation of rulemaking proceedings pursuant to Section 120.54(7), Florida Statutes, must contain the name, address and telephone number of the Petitioner, specific action requested, specific reason for adoption, amendment, or repeal, the date submitted, and shall specify the text of the proposed rule and the facts showing that the Petitioner is regulated by the District, or has substantial interest in the rulemaking, shall be filed with the District. The Board shall then act on the petition in accordance with Section 120.54(7), Florida Statutes, except that copies of the petition shall not be

sent to the Administrative Procedure Committee, and notice may be given as required by Florida law.

- (6) Rulemaking Materials. After the publication of the notice to initiate rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
  - (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
  - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
  - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541, Florida Statutes; and
  - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing as required by Florida law either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety or welfare exists which requires immediate action. Prior to the adoption of an emergency rule, the District Manager shall publish a notice on the District's official website. Notice of emergency rules shall be published as soon as possible as required by Florida Law. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District and otherwise complies with these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54, Florida Statutes.
- (10) Variations and Waivers. Variations and waivers from these Rules may be granted to the provisions and limitations contained in Section 120.542, Florida Statutes.

- (11) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be adopted pursuant to Section 190.035, Florida Statutes. For the adoption of rates, fees, rentals or other charges, the Board must hold a public hearing and publish a notice of public hearing one time, at least ten (10) days prior to the public hearing date, in a newspaper of general circulation in the District.

**Specific Authority:** s.s. 190.011(5), 190.011(15), 120.54, 190.035, Fla. Stat.

**Law Implemented:** s.s. 120.54, 190.035(2), Fla. Stat.

### 3.0 Decisions Determining Substantial Interests.

- (1) Conduct of Proceedings. Proceedings may be held by the District in response to a written request submitted by a substantially affected person within fourteen (14) days after written notice or published notice of District action or notice of District intent to render a decision. Notice of both action taken by the District and the District's intent to render a decision shall state the time limit for requesting a hearing and shall reference the District's procedural rules. If a hearing is held, the Chair shall designate any member of the Board (including the Chair), District Manager, District Counsel, or other person to conduct the hearing.

The person conducting the hearing may:

1. Administer oaths and affirmations;
  2. Rule upon offers of proof and receive relevant evidence;
  3. Regulate the course of the hearing, including any prehearing matters;
  4. Enter orders;
  5. Make or receive offers of settlement, stipulation, and adjustment.
- (a) The person conducting the hearing shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action.
- (b) The District shall issue a final order within forty-five (45) days:
1. After the hearing is concluded, if conducted by the Board;

2. After a recommended order is submitted to the Board and mailed to all parties, if the hearing is conducted by persons other than the Board; or
  3. After the Board has received the written and oral material it has authorized to be submitted, if there has been no hearing.
- (2) Eminent Domain. After determining the need to exercise the power of eminent domain pursuant to Subsection 190.011(11), Florida Statutes, the District shall follow those procedures prescribed in Chapters 73 and 74, Florida statutes. Prior to exercising the power of eminent domain, the District shall:
- (a) Adopt a resolution identifying the property to be taken;
  - (b) If the property is beyond the boundaries of the District, obtain approval by resolution of the governing body of the county if the taking will occur in an unincorporated area, or of the municipality if the taking will occur within the municipality.

**Specific Authority:** s.s. 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** s.s. 190.011(11), Fla. Stat.

#### 4.0 Purchasing, Contracts, Construction and Maintenance.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017, Florida Statutes, the following procedures, definitions and rules are outlined for the purchase of professional, construction, maintenance, and contract services, and goods, supplies, materials, and insurance.
- (2) No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (3) Definitions.
  - (a) “Continuing contract” is a contract for professional services (of a type described above), entered into in accordance with this Rule, between the District and a firm whereby the firm provides professional services for the District or for work of a specified nature with no time limitation, except that the contract shall provide a termination clause.
  - (b) “Contractual services” means rendering time and effort rather than furnishing specific goods or commodities. This term applies only to those individuals and firms rendering services as independent contractors. Contractual services do not include legal (including attorneys, paralegals, court reporters and expert witnesses, including appraisers), artistic, auditing, health, or academic program services, or professional services

(as defined in Section 287.055(2)(a), Florida Statutes and these Rules) and shall generally be considered the services referenced by Section 287.012(8), Florida Statutes. Contractual services do not include the extension of an existing contract for services if such extension is provided for in the contract terms. Contractual services also do not include any contract for the furnishing of labor or materials for the construction, repair, renovation, demolition, or modification of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property, as those services shall be governed by Rule 4.2.

- (c) “Emergency purchases” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive solicitation would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.
- (d) “Goods, supplies and materials” do not include printing, insurance, advertising, or legal notices.
- (e) “Invitation to Bid” is a written solicitation for sealed bids with the title, date and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, evaluation criteria, and provides for a manual signature of an authorized representative.
- (f) “Lowest Responsible bid/proposal” means, in the sole discretion of the Board, the bid or proposal (i) is submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements and with the integrity and reliability to assure good faith performance, (ii) is responsive to the invitation to bid or request for proposal as determined by the Board, and (iii) is the lowest cost to the District. Minor variations in the bid may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids may not be modified after opening.
- (g) “Most Advantageous bid/proposal” means, in the sole discretion of the Board, the bid or proposal (i) is submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements and with the integrity and reliability to assure good faith performance, (ii) is responsive to the invitation to bid or request for proposal as determined by the Board, and (iii) is the most advantageous bid or proposal to the District. Minor variations in the bid may be waived by the Board.

Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids may not be modified after opening.

- (h) “Professional services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture or registered surveying and mapping, as defined by the laws of Florida, or those performed by an architect, professional engineer, landscape architect or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (i) “Project” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, or for a planning study activity when the fee for professional services is estimated by the District to exceed the threshold amount provided in Section 287.017, for CATEGORY TWO, as such categories may be amended from time to time by the State of Florida Department of Management Services to reflect inflation or other measures.
- (j) “Purchase” means acquisition by sale, rent, lease, purchase, or installment sale. It does not include transfer, sale or exchange of goods, supplies or materials between the District and any federal, state, regional or local government entity or political subdivision of the state.
- (k) “Request for Proposal” is a written solicitation for sealed proposals with the title, date and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, proposal instructions, work detail analysis and evaluation criteria as necessary.
- (l) “Responsive bid/proposal” means a bid or proposal which conforms in all material respects to the specifications and conditions in the invitation to bid or request for proposal and these Rules, and the cost components of which are appropriately balanced. A bid/proposal is not responsive if the person or firm submitting the bid fails to meet any requirement relating to the qualifications, financial stability, or licensing of the bidder.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, Fla. Stat.

#### 4.1 Purchase of Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, as such category may be amended from time to time, shall be purchased under the terms of these Rules. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising or legal notices.
- (2) Procedure. When a purchase of goods, supplies or materials is within the scope of this Rule, the following is appropriate:
  - (a) The Board shall cause to prepare an Invitation to Bid or Request for Proposal, as appropriate.
  - (b) The Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
  - (c) The District may maintain lists of persons interested in receiving notices of invitations to bid or requests for proposals. Persons who provide their name and address to the District Manager for inclusion on the list shall receive notices by mail.
  - (d) Bids or proposals shall be opened at the time and place noted on the Invitation to Bid or Request for Proposal. Bids and proposals shall be evaluated in accordance with the invitation or request and these Rules.
  - (e) The Most Advantageous Bid or Proposal shall be accepted; however, the Board shall have the right to reject all bids, either because they are too high, or because the Board determines that it is in the best interests of the District. In the event the bids exceed the amount of funds available to be allocated by the District for this purchase, the bids may be rejected. The Board may require bidders to furnish performance and/or other bonds with a responsible surety to be approved by the Board.
  - (f) Notice of award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, or by hand delivery, or by overnight delivery service, and by posting same in the District Office for seven (7) days.
  - (g) If only one response to an Invitation to Bid or Request for Proposal is received, the District may proceed with the procurement of goods, supplies or materials. If no response to an Invitation to Bid or Request for Proposal is received, the District may take whatever steps reasonably necessary in order to proceed with the procurement of goods, supplies, and materials.

- (h) If the District does not receive a response to its competitive solicitation, the District may proceed to purchase such goods, supplies, materials, or construction services in the manner it deems in the best interests of the District.
- (i) The District may make an emergency purchase without complying with these rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, Fla. Stat.

#### 4.2 Contracts for Construction of Authorized Project.

- (1) Scope. All contracts for the construction or improvement of any building, structure or other public construction works authorized by Chapter 190, Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20, Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and comply with the bidding procedures of Section 255.20, Florida Statutes, as the same may be amended from time to time. In the event of conflict between these Rules and Section 255.20, Florida Statutes, the latter shall control. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure.
  - (a) Notice of Invitation to Bid, Request for Proposal, or request for qualifications shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than \$500,000 must be noticed at least thirty (30) days prior to the date of submittal for bids.
  - (b) The District may maintain lists of persons interested in receiving notices of Invitation to Bid, Requests for Proposals, or request for qualifications. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
  - (c) To be eligible to submit a bid, statement of qualifications, or proposal, a firm or individual must, at the time of receipt of its bid proposal:
    - 1. Hold all required applicable state professional licenses in good standing.

2. Hold all required applicable federal licenses in good standing, if applicable.
3. If the bidder is a corporation, hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes.
4. Meet any special pre-qualification requirement set forth in the bid/proposal specifications.

Evidence of compliance with these Rules may be submitted with the bid or proposal, if required by the District.

- (d) Bids, statements of qualifications, or proposals shall be opened at the time, date and place noted on the Invitation to Bid, Request for Proposals, or request for qualifications. Bids or proposals shall be evaluated in accordance with the Invitation to Bid or Request for Proposal and these Rules.
- (e) To assist in the determination of the most advantageous bidder, the District Representative may invite public presentation by firms regarding their qualifications, approach to the project, and ability to perform the contract in all respects.
- (f) In determining the most advantageous bidder, the District Representative may consider, in addition to the factors described in the invitation or request, the following:
  1. The ability and adequacy of the professional personnel employed by each bidder or proposer.
  2. The past performance of each bidder or proposer for the District and in other professional employment settings.
  3. The willingness of each bidder or proposer to meet time and budget requirements.
  4. The geographic location of each bidder or proposer's headquarters or office in relation to the project.
  5. The recent, current, and project workloads of the bidder or proposer.
  6. The volume of work previously awarded to each bidder or proposer.
  7. Whether the cost components of each bid or proposal are appropriately balanced.

8. Whether the bidder or proposer is a certified minority business enterprise.
- (g) The Most Advantageous Bid/Proposal/statement of qualifications shall be accepted; however, the Board shall have the right to reject all submissions, either because they are too high or because the Board determines it is in the best interests of the District. The Board may require bidders or proposers to furnish performance bonds and/or other bonds with a responsive surety to be approved by the Board. If the Board receives fewer than three (3) responses to an Invitation to Proposal, the Board, may, in its discretion, re-advertise for additional bids without rejecting any submitted bid or proposal. In the event the bids exceed the amount of funds available to or allocated by the District for this purchase, the bids may be rejected. Bidders or proposers not receiving a contract award shall not be entitled to recover costs of bid or proposal preparation or submittal from the District.
- (h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders or proposers by email or United States Mail, or by hand delivery, or by overnight delivery service, and by posting the same in the District Office and on the website for seven (7) days.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, Fla. Stat.

#### 4.3 Contracts for Maintenance Service.

- (1) Scope. All contracts for maintenance of any District facility or project shall be let under the terms of these Rules if the cost exceeds the amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, as such category may be amended from time to time by the State of Florida Department of Management Services. The maintenance of these facilities or projects may involve the purchase of contract services and /or goods, supplies or materials as defined herein. Where a contract for maintenance of such facility or project includes goods, supplies or materials and/or contract services, the District may in its sole discretion, award the contract according to the Rules in this subsection in lieu of separately bidding for maintenance, goods, supplies and materials, and contract services. However, a project shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure.

- (a) Notice of Invitation to Bid or Request for Proposal shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
- (b) The District may maintain lists of persons interested in receiving notices of Invitations to Bid or Requests for Proposals. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
- (c) In order to be eligible to submit a bid or proposal, a firm or individual must, at the time of receipt of the bids or proposals:
  - 1. Hold the required applicable state and professional licenses in good standing.
  - 2. Hold all required applicable federal licenses in good standing, if any.
  - 3. Hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the bidder is a corporation.
  - 4. Meet any special pre-qualification requirements set forth in the bid proposal specifications.

Evidence of compliance with these Rules may be submitted with the bid, if required by the District.

- (d) Bids or Proposals shall be opened at the time, date and place noted on the Invitation to Bid or Request for Proposal. Bids and Proposals shall be evaluated in accordance with the Invitation or Request and these Rules.
- (e) To assist in the determination of the Most Advantageous Bid or Proposal, the District Representative may invite public presentation by firms regarding their qualifications, approach to the project, and ability to perform the contract in all respects.
- (f) In determining the Most Advantageous Bid or Proposal, the District Representative may consider, in addition to the factors described in the Invitation or request, the following:
  - 1. The ability and adequacy of the professional personnel employed by each bidder or proposer.

2. The past performance of each bidder or proposer for the District and in other professional employment settings.
  3. The willingness of each bidder or proposer to meet time and budget requirements.
  4. The geographic location of each bidder or proposer's headquarters or office in relation to the project.
  5. The recent, current, and project workloads of the bidder or proposer.
  6. The volume of work previously awarded to each bidder or proposer.
  7. Whether the cost components of each bid or proposal are appropriately balanced.
  8. Whether the bidder or proposer is a certified minority business enterprise.
- (g) The Most Advantageous Bid or Proposal may be accepted; however, the Board shall have the right to reject all bids or proposals, either because they are too high or because the Board determines it is in the best interests of the District. The Board may require bidders to furnish performance bonds and/or other bonds with a responsive surety to be approved by the Board. If the Board receives fewer than three (3) responses to an Invitation to Proposal, the Board, may, in its discretion, re-advertise for additional bids without rejecting any submitted bid or proposal. In the event the bids or proposals exceed the amount of funds available to or allocated by the District for this purchase, the bids or proposals may be rejected.
- (h) Notice of the award or intent to award, including rejection of some or all bids or proposals, shall be provided in writing to all bidders or proposers by email or United States Mail, or by hand delivery, or by overnight delivery service, and by posting the same in the District Office and on the website for seven (7) days.
- (i) Emergency Purchases. In the event that an emergency purchase is necessary, the Board shall not be obligated to use the above procedure and may make an emergency purchase of maintenance services without complying with these Rules.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, Fla. Stat.

#### 4.4 Purchase of Insurance.

- (1) Scope. The purchase of life, health, accident, hospitalization, legal expense, or annuity insurance, or all or any kind of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by these Rules. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
  - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
  - (b) Notice of Invitation to Bid may be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
  - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. Persons who provide their name and address to the District Office for inclusion on the list shall receive notices by mail.
  - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
  - (e) If only one (1) response to an Invitation to Bid is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
  - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
  - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies which have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, if any, to the District Officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall need of the District, its officers, employees and/or dependents.
  - (h) Notice of the award or intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by email or United States

Mail, or by hand delivery service, or by overnight delivery service, and by posting the same in the District Office and on the website for seven (7) days.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 112.08, Fla. Stat.

#### 4.5 Procedure for Purchasing Contractual Services.

- (1) Scope. All purchases for contractual services (except for maintenance services) may, but are not required to, be made by competitive Invitation to Bid. If state or federal law prescribes with whom the District must contract, or established the rate of payment, then these Rules shall not apply. A contract involving both goods, supplies, and materials plus contractual services may, at the discretion of the Board, be treated as a contract for goods, supplies, and materials.
- (2) Procedure. When a purchase of contractual services is within the scope of this Rule (and the District has elected to follow this procedure), the following procedure shall be followed:
  - (a) The Board shall cause to be prepared a notice of Invitation to Bid or Request for Proposal, as appropriate.
  - (b) Notice of Invitation to Bid shall be advertised at least once in a newspaper of general circulation in the District. The notice shall allow at least seven (7) days for submittal of bids, unless the Board, for good cause, determines a shorter period of time is appropriate.
  - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid or Requests for Proposals. The District shall make a good faith effort to provide written notice, by United States Mail, to persons who provide their names and addresses to the District Office for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with these Rules and shall not be the basis for a protest of any contract award.
  - (d) Bids or proposals shall be opened at the time and place noted on the Invitation to Bid and Request for Proposal. Bids and proposals shall be evaluated in accordance with Invitation to Bid or Request for Proposal and these Rules.
  - (e) If only one (1) response to an Invitation to Bid or Request for Proposal is received, the District may proceed with the procurement for contractual services from such bidder or proposer. If no response to an Invitation to Bid or Request for Proposal is received, the District may take whatever

steps are reasonably necessary in order to proceed with the procurement of the needed contractual services.

- (f) The Board has the right to reject any and all bids or proposals. The reservation regarding the right to reject shall be included in all solicitations and advertisements. If the bids or proposals exceed the amount of funds available to or allocated by the District for this purchase, the bids or proposals may be rejected. Bidders and proposers not receiving a contract award shall not be entitled to recover any costs of bid or proposal preparation or submittal from the District.
- (g) The Most Advantageous Bid or Proposal may be accepted by the District. The Board may require bidders to furnish bid, performance and/or other bonds with a reasonable surety to be approved by the Board.
- (3) Notice. Notice of contract award, including the rejection of some or all bids or proposals, shall be provided in writing to all bidders or proposers by United States Mail, or by hand delivery, or by overnight delivery, and by posting same in the District Office and on the website for seven (7) days.
- (4) Contract Renewal. Renewal of a contract for contractual services shall be in writing and shall be subject to the same terms and conditions set forth in the initial contract, unless otherwise provided in the initial contract. Renewal shall be contingent upon satisfactory performance evaluations by the District.
- (5) Contract Manager and Contract Administrator. The Board may designate a representative to function as contract manager, who shall be responsible for enforcing performance of the contract terms and conditions and serve as the liaison with the contractor. The Board may also designate a representative to function as contract administrator, who shall be responsible for maintaining all contract files and financial information. One person may serve as both contract manager and administrator.
- (6) Emergency Purchase. The District may make an emergency purchase of contractual services without complying with these Rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a continuing contract between a firm or an individual and the District.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033(3), Fla. Stat.

#### 4.6 Procedure Under Consultant's Competitive Negotiations Act.

In order to comply with the requirements of Section 287.055, Florida Statutes (regarding certain types of professional services), the following procedures are outlined for selection of firms or individuals to provide professional services exceeding the thresholds herein described and in the negotiation of such contracts.

- (1) Qualifying Procedures. In order to be eligible to submit a bid or proposal, a firm must, at the time of receipt of the bid or proposal:
  - (a) Hold all required applicable state professional licenses in good standing.
  - (b) Hold all required applicable federal licenses in good standing, if any.
  - (c) If the bidder is a corporation, hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes.
  - (d) Meet any pre-qualification requirements set forth in the project or bid specifications. Qualification standards may include, but are not limited to, capability and adequacy of personnel, past record, and experience of the bidding entity.

Evidence of compliance with this Rule may be submitted with the bid, if requested by the District.

- (2) Public Announcement. Prior to a public announcement that professional services are required for a project, the Board shall identify the project as meeting the threshold requirement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when professional services are required for a project by publishing a notice providing a general description of the project and method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The District may maintain lists of persons interested in receiving such notices. These persons are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such persons who provide their name and address to the District Manager for inclusion on the list, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all bids, and such reservation shall be included in the public announcement. Bidders not receiving a contract award shall not be entitled to recover any costs of bid preparation or submittal from the District.

(3) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described above regarding qualifications and performance ability, as well as any statements of qualification on file. The Board shall conduct discussions with, and may require public presentation by firms regarding their qualifications, and/or public presentation, select and list the firms, in order of preference, deemed to be the most highly capable and qualified to perform the required professional services, after considering these and other appropriate criteria:

1. The ability and adequacy of the professional personnel employed by each firm.
2. Each firm's past performance for the District in other professional employment settings.
3. The willingness of each firm to meet time and budget requirements.
4. The geographic location of each firm's headquarters or office in relation to the project.
5. The recent, current, and projected workloads of each firm.
6. The volume of work previously awarded to each firm.
7. Whether a firm is a certified minority business enterprise.

Nothing in these Rules shall prevent the District from evaluating and eventually selecting a firm if less than three (3) responses, including responses indicating a desire not to submit a formal bid on a given project, are received.

(b) If the selection process is administered by a person other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(4) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as the most qualified to perform the required professional services.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be

required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”

- (c) Should the District within twenty-one (21) days be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable then unless modified by the Board, negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached within twenty-one (21) days (unless modified by the Board to the contrary) those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
  - (d) Should the District be unable to negotiate a satisfactory agreement with any of the selected firms within twenty-one (21) days (unless modified by the Board to the contrary) additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
  - (e) Once an agreement with a firm or individual is reached, notice of the award or intent to award, including the rejection of some or all bids, shall be provided in writing to all bidders by email or United States Mail, or by hand delivery, or by overnight delivery service, and by posting same in the District Office and on the website for seven (7) days.
- (5) Continuing Contract. Nothing in this Rule shall prohibit a continuing contract between a firm or an individual and the District.
- (6) Emergency Purchase. The District may make an emergency purchase without complying with these Rules. The fact that an emergency purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.011(3), 287.055, 190.033, Fla. Stat.

## 5.0 Bid Protests.

Purpose and Scope. In order to comply with Sections 190.033(1) through (3), Florida Statutes, the following procedures and rules are outlined for the protest of any bids or contracts awarded.

**Specific Authority:** s.s. 120.57, 190 011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, Fla. Stat.

### 5.1 Bid Protests Under the Consultants' Competitive Negotiations Act.

Notwithstanding any other provision in these Rules, the resolution of any protests regarding the decision to solicit or award a contract for a bid or proposal shall be in accordance with this section.

- (1) Notice. The District shall give all bidders written notice of its decision to award or intent to award a contract, including rejection of some or all bids, by United States Mail (which shall be deemed delivered two (2) days after delivery to the U.S. Postal Service), or by certified/registered mail return receipt requested, or by hand delivery, or by overnight delivery service (which shall be deemed delivered by the next business day), and by posting same in the District Office and on the website for seven (7) days. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Section 5.3 of the Rules of Villages of Glen Creek Community Development District shall constitute a waiver of proceedings under those Rules."
- (2) Filing. Any person who is affected adversely by the District's decision or intended decision shall file with the District a notice of protest within seventy-two (72) hours after the posting of the final bid tabulation or after receipt of the notice of the District decision or intended decision, and shall file a formal written protest within ten (10) days after the date of filing of the notice of protest. The notice of protest shall identify the procurement by title and number or any other language that will enable the District to identify it, shall state that the person intends to protest the decision, and shall state with particularity the law and facts upon which the protest is based. With respect to a protest of the specifications contained in an Invitation to Bid or in a Request for Proposals, the notice of protest shall be filed in writing within seventy-two (72) hours after the receipt of the notice of the project plans and specifications (or intended project plans and specifications) in an Invitation to Bid or Request for Proposals, and the formal written protest shall be filed within ten (10) days after the date when notice of protest is filed. Failure to file a notice of protest, or failure to file a formal written protest, shall constitute a waiver of all further proceedings.
- (3) Award Process. Upon a receipt of a notice of protest which has been timely filed, the District shall stop the bid solicitation process (or the contract and award process) until the subject of the protest is resolved. However, if the District sets

forth in writing particular facts and circumstances which require the continuance of the process without delay in order to avoid immediate and serious danger to the public health, safety, or welfare, the award process may continue.

- (4) Mutual Agreement. The District, on its own initiative or upon the request of a protester, shall provide an opportunity to resolve the protest by mutual agreement between the parties within seven (7) days, excluding Saturdays, Sundays and legal holidays, upon receipt of a formal written request.
- (5) Proceedings. If the subject of a protest is not resolved by mutual agreement, a proceeding shall be conducted in accordance with the procedural guidelines set forth in Section 3.0.

**Specific Authority:** s.s. 120.57(3), 190.011(5) Fla. Stat.

**Law Implemented:** s.s. 120.57(3), 190.033, Fla. Stat.

## 5.2 Protests With Respect To Contracts Awarded Or Bid Documents.

The resolution of any protests regarding Bid Documents or the decision to award a contract for a bid or proposal shall be in accordance with section 5.2.

- (1) Notice. The District shall give all bidders or proposers written notice of a decision to award or to reject all bids by posting the notice in the District Office for seven (7) days, with a copy being provided to all submitting firms by United States Mail (which shall be deemed delivered two (2) days after delivery to the U.S. Postal Service), or by certified/registered mail return receipt requested, or by hand delivery, or by overnight delivery service (which shall be deemed delivered by the next business day). The notice shall include the following statement: "Failure to file a written protest with the District within seventy-two (72) hours following the receipt of notice of the District's decision to award a contract shall constitute a waiver of any objection to the award of such contract."
- (2) Filing.
  - (a) Any firm or person who is affected adversely by a District decision to award a contract shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the notice of the District's decision, and shall file a formal written protest with the District within ten (10) calendar days after timely filing the initial notice of protest. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt of the District. 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 District's decision or contract award. The formal written protest shall state with particularity the facts and law upon which the protest is based.

- (b) With respect to a protest regarding the Bid Documents, including specifications or other requirements contained in an Invitation to Bid or in a Request for Proposals, the notice of protest shall be filed in writing within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within ten (10) 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 to or protest with respect to the aforesaid plans, specifications or contract documents.
- (3) Award Process. Upon receipt of a timely filed notice of protest, the District shall abate the contract award process until the protest is resolved by final Board action. However, if the District determines particular facts and circumstances require the continuance of the contract award process without delay in order to avoid immediate and serious danger to the public health, safety, or welfare, the contract award process may continue. In such circumstances, the contract awarded shall be conditioned on the outcome of the protest.
- (4) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be posted in the office of the District not less than three (3) calendar days prior to such informal proceeding, with copies being mailed to the protestant and any substantially affected person or parties. Within fifteen (15) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (5) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided above, the District shall schedule a formal hearing to resolve the protest in accordance with the procedural guidelines set forth in Section 3.0.

**Specific Authority:** s.s. 120.57, 190 011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, Fla. Stat.

### 5.3 Bid Protests Relating to Any Other Award.

Notwithstanding any other provision in these Rules, the resolution of any protests regarding the decision to solicit or award a contract for a bid proposal under Sections 4.1, 4.2, or 4.5 shall be in accordance with Section 5.3.

- (1) Notice. The District shall give all bidders written notice of its decision to award or intent to award a contract, including rejection of some or all bids, by United States Mail (which shall be deemed delivered two (2) days after delivery to the U.S. Postal Service), or by certified/registered mail return receipt requested, or by hand delivery, or by overnight delivery service (which shall be deemed delivered on the next business day), and by posting same in the District Office and on the website for seven (7) calendar days.
- (2) Filing. Any person who is adversely affected by the District's decision or intended decision shall file with the District a notice of protest in writing within seventy-two (72) hours after the posting of the final bid tabulation or after receipt of the notice of the District decision or intended decision, and shall file a formal written protest within ten (10) days after the date of filing of the notice of protest. The formal written protest shall state with particularity facts and law upon which the protest is based. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of all further proceedings.
- (3) Award Process. Upon receipt of a notice of protest which has been timely filed, the District shall stop the bid solicitation process or the contract and award process until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances which require the continuance of the process without delay in order to avoid an immediate and serious danger to the public health, safety, or welfare, the award process may continue.
- (4) Mutual Agreement. The District, on its own initiative or upon the request of a protester, shall provide an opportunity to resolve the protest by mutual agreement between the parties within five (5) days, excluding Saturdays, Sundays and legal holidays, of receipt of a formal written protest.
- (5) Hearing. If the subject of a protest is not resolved by mutual agreement, the District shall hold a proceeding in accordance with the procedural guidelines set forth in Section 3.0.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, Fla. Stat.

## 6.0 Design-Build Contract Competitive Proposal Selection Process.

- (1) Scope. The District may utilize design-build contracts for any public construction project for which the Board determines that use of such contracts in the best interest of the District. When letting a design-build contract, the District shall use the following procedure:
  - (a) The District shall utilize a design criteria professional meeting the requirements of Section 287.055, Florida Statutes when developing a design criteria package, evaluating the responses or bids submitted by

design-build firms, and determining compliance of the project construction with the design criteria package. The design criteria professional may be an employee of the District or may be retained using Section 4.6, Procedure Under Consultant's Competitive Negotiations Act.

- (b) A design criteria package for the construction project shall be developed and sealed by the design criteria professional. The package shall include concise, performance-oriented drawings or specifications of the project, and shall include sufficient information to put interested firms on notice of substantially all of the requirements of the project. If the project utilizes existing plans, the design criteria professional shall create a design criteria package by supplementing the plans with project specific requirements, if any. All design criteria packages shall require firms to submit information regarding the qualifications, availability and past work of the firms, including the partners and members thereof.
- (c) The Board, in consultation with the design criteria professional, shall establish the standards and procedures for the evaluation of design-build proposals which may include, but not be limited to, based on price, technical, and design aspects of the project, weighted for the project.
- (d) After the design criteria package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited, pursuant to the design criteria by the following procedure:
  - 1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least seven (7) days for submittal of proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. For sealed proposals, the notice shall allow for at least twenty-one (21) days, unless the Board, for good cause, determines a shorter period of time is appropriate. Any design-build project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
  - 2. The District may maintain qualifications information, including: capabilities, adequacy of personnel, past record, experience, whether the firm is a certified minority business enterprise as defined by the Florida Small Business and Minority Assistance Act of 1985, and other factors, on design-build firms. Such firms shall receive a copy of the request for proposals by mail.
  - 3. In order to be eligible to submit a proposal a firm must, at the time of receipt of the proposals:

- (a) Hold the required applicable state professional license in good standing, as defined by Section 287.055(2)(h), Florida Statutes;
- (b) Hold all required applicable federal licenses in good standing, if any;
- (c) Hold a current and active Florida Corporate Charter or be authorized to do business in Florida in accordance with Chapter 607, Florida Statutes, if the bidder is a corporation;
- (d) Meet any special prequalification requirements set forth in the design criteria package.

Evidence of compliance with these Rules may be submitted with the bid, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

- (e) The Board shall select no fewer than three (3) design-build firms as the most qualified, based on the information submitted in the response to the request for proposals, and in consultation with the design criteria professional, shall evaluate their proposals based on the evaluation standards and procedures established prior to the solicitation of requests for proposal. If less than three (3) proposals which meet the design criteria are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no proposals meeting the design criteria are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
- (f) The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards, and shall establish a price which the Board determines to be fair, competitive, and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Failing accord with the second most qualified firm, the Board must terminate negotiations. The Board shall then undertake negotiations with the third firm. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached.

- (g) After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
  - (h) The design criteria professional shall evaluate the compliance of the project construction with the design criteria package, and shall provide the Board with a report of the same.
- (2) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified design-build firm available at the time. The fact that an emergency purchase has occurred shall be noted in the minutes of the next Board meeting.

**Specific Authority:** s.s. 190.011(5), Fla. Stat.

**Law Implemented:** s.s. 190.033, 255.20, Fla. Stat.

#### 7.0 District Auditor Selection Procedures.

- (1) Prior to selecting an auditor to conduct the annual financial audit as required in section 218.39, Florida Statutes, the District shall use the auditor selection procedures as required under Section 218.391, Florida Statutes.

**Specific Authority:** s. 190.011(5), Fla. Stat.

**Law Implemented:** s. 218.391, Fla. Stat.

#### 8.0 Effective Date.

These Rules shall be effective August 11, 2026.

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT’S ADOPTION OF ITS RULES OF PROCEDURE; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Villages of Glen Creek Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Bradenton, Florida; and

**WHEREAS**, pursuant to the provisions of Chapters 120 and 190, Florida Statutes, among others, the District is authorized to adopt rules regarding the operation of the District; and

**WHEREAS**, the District desires to adopt the Rules of Procedure attached hereto as **Exhibit A**; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT:**

Section 1. A public hearing will be held to adopt the Rules of Procedure on August 11, 2026 at 6:30 p.m., at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12<sup>th</sup> Street West, Bradenton, Florida 34205.

Section 2. The District Manager is directed to publish notice of the hearing in accordance with Chapters 120 and 190, Florida Statutes.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** on May 12, 2026.

**ATTEST:**

**VILLAGES OF GLEN CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Rules of Procedures**

## **Tab 9**



May 5, 2026

Matt O'Nolan, District Manager  
**Villages of Glen Creek Homeowners Association, Inc.**  
c/o Rizzetta & Company  
2406 Orchid Glades Ln.  
Bradenton, FL 34208

**RE: Villages of Glen Creek, Bradenton  
DEG File No. 266319  
Letter of Engagement**

Dear Matt,

According to the information provided by **Villages of Glen Creek Homeowners Association, Inc.** ("Client" or "Owner"), **De Stefano Engineering Group, PL (DEG)** understands the Project to consist of engineering services for the above-referenced project located at 2406 Orchid Glades Lane, Bradenton, FL 34208 ("Property").

Our staff is available to provide professional services for this project. The Client provided a narrative of the project to the Engineer to develop this proposal. The Engineer expects the Client to furnish us with full information as to the requirements of the Project, including relevant drawings, specifications, reports, and any extraordinary considerations.

The terms, Scope of Services, payments, and other obligations between the Client and the Engineer include those outlined in this Letter of Engagement and the General Conditions and/or other documents related to the Project and attached hereto, which collectively shall be referred to as the Agreement.

If this proposed agreement meets your approval, please sign it and return the Letter of Engagement.

DEG understands that the scope of work includes a limited visual observation of the existing bridge structure located within the Villages of Glen Creek community, in the vicinity of the clubhouse at 2406 Orchid Glades Lane, Bradenton, Florida.

The Engineer proposes the following Scope of Services.

### **SCOPE OF SERVICES**

#### **Task 1 – Limited Visual Observation and Observation Report**

The Engineer will perform one (1) site visit to conduct a limited, non-destructive visual observation of the existing bridge structure located within the Villages of Glen Creek community, in the vicinity of the clubhouse at 2406 Orchid Glades Lane, Bradenton, Florida.

The purpose of this service is to document readily observable conditions of the bridge at the time of the site visit.

The Engineer will prepare a signed and sealed observational report summarizing the observed conditions.

Services under this Task do not include structural analysis, load rating, design, code compliance evaluation, determination of structural adequacy or safety, or preparation of drawings for permitting or construction.

#### **Task 2 - Drawings**

After completing the previous task and finalizing the Scope of Work in coordination with the Client, the Engineer will prepare drawings outlining the agreed-upon repair and protection strategy for the project. These documents are necessary to obtain a Building Permit. Task 2 services shall be performed only upon written authorization from the Client.

**OUR MISSION**

We are dedicated to providing our clients with the most innovative engineered solutions with an emphasis on quality, cost, and time. Our Professionals will continue to be at the forefront of new technologies, client dedication, and upholding the highest professional standards in Structural Engineering.



**FEES**

The fees for the Scope of Services as described herein will be as follows:

- ❖ **Task 1 – Limited Visual Observation and Observation Report** – this phase will be billed based on time expended according to our current hourly rates, estimated at \$1,800.
- ❖ **Task 2 – Drawings** – this phase will be billed based on time expended according to our current hourly rates upon written authorization from the Client.
- ❖ Any additional structural investigations, drafting, repair details, project coordination, building department documentation, formal calculations, additional services, changes, modifications, and revisions beyond the scope described above shall be billed at DEG’s current hourly rates.



We trust this agreement is responsive to your needs. Your signature in the space below, along with a 50% deposit, will execute this agreement and authorize us to commence work. DEG is prepared to begin work on this project immediately.

Please do not hesitate to call if you have any questions or require additional information regarding this agreement. Thank you for the opportunity to assist you with your project.

Sincerely,

**De Stefano Engineering Group, PL**

*Mark A. de Stefano, PE*

Mark A. de Stefano, PE  
President / Principal

**IMPORTANT:**

Accepted this \_\_\_\_\_

Please Provide Billing Address if different from above:

By: \_\_\_\_\_  
Authorized Signature

\_\_\_\_\_

\_\_\_\_\_  
Printed Name, Title

\_\_\_\_\_  
Email address where bills are to be sent



**GENERAL CONDITIONS**

The Agreement is subject to the following general conditions:

1. These conditions and the accompanying Service Authorization Form, proposal, contract, purchase order, requisition, notice to proceed, or like document attached hereto and incorporated herein constitute the complete understanding between the parties and may only be changed, amended, added to, superseded, or waived if both parties expressly agree in writing to such amendment of the Agreement and execute same. In the event of any inconsistency between these general conditions and any Service Authorization Form, proposal, contract, purchase order, requisition, notice to proceed, or like document, these Contract Provisions shall govern. This Agreement will remain open for acceptance for 90 days from the date presented to the Client, unless the parties agree otherwise in writing.
2. This Agreement is governed by Florida law. Venue for any action arising out of or relating to this Agreement shall lie exclusively in the state courts located in the county where the Project is located or Sarasota County, Florida, at the Engineer's election.
3. The Engineer will bill bimonthly for services or at the completion of a task or phase. The financial arrangements contained in the fee proposal or other applicable Service Authorization Form, proposal, contract, purchase order, requisition, notice to proceed, these general conditions, or such other document about fees, costs, or expenses related to the Project which is/are incorporated into the Agreement ("Contract Price"), are based on prompt payment of our bills and the orderly progress of the Project through completion of the defined Scope of Services. All payments are due upon receipt, and invoices will be mailed electronically.
4. The Client shall not be entitled to make any unilateral, deductive charges against the Contract Price owed to the Engineer. All deductive charges or set-offs against the Contract Price shall be made only with the Engineer's written consent.
5. Additional charges will be applicable if the defined Scope of Services is changed at the Client's request. Suppose stipulated fees are not agreed upon in writing before the commencement of additional work. In that case, the additional charges will be billed at the Engineer's current hourly rates, excluding services related to legal proceedings.
6. When this Agreement was prepared, the Engineer's present hourly rates were as follows. These rates are subject to change as market conditions evolve:

Principal or Engineering Manager	\$ 275.00 per hour
Engineer or Project Manager	\$ 235.00 per hour
Draftsman	\$ 130.00 per hour
Clerical	\$ 85.00 per hour
7. Hourly billing is based on half-hour increments, except for telephone calls and emails, billed based on quarter-hour increments or at a lump sum weekly fee. When services are provided outside our offices, billing will be based on portal-to-portal time spent on the project, with a minimum charge of 2 hours. Mileage shall be billed for projects over 100 miles round-trip from the Engineer offices at the IRS-documented rates. All overnight travel-related expenses will be billed at cost plus a carrying charge. Litigation support will be billed at 2x the hourly rate. All work provided by outside services, including testing, printing, shipping, and outside consultants, shall be billed at cost plus an 18% carrying charge, or a minimum of \$25.00, whichever is greater.
8. Should the local building department or other local authority require additional services from the Engineer, they shall be billed at the Engineer's current hourly rates.
9. The Engineer shall be the only one to negotiate its fees.
10. The Engineer will charge interest at the rate of 1-1/2% per month (but not exceeding the maximum rate allowable by law) or at a minimum fee of \$45 per month, whichever is greater, on any billed amount that is delinquent for a period greater than 15 calendar days. Attorney's fees,

collection fees, or other costs incurred by the Engineer attempting to collect any delinquent amount shall be paid by the Client.

11. Notwithstanding anything contained herein to the contrary, should Client fail to pay an invoice issued by Engineer according to this Contract within fifteen (15) days from the invoice date, Engineer and its sub-consultants reserve the right to stop working under this Contract. To the extent the Engineer or its sub-consultants exercise this right, the Client agrees to pay them a reasonable mobilization fee before the re-commencement of work. Suspension is prospective only. Upon payment, the Engineer may conditionally resume, subject to a reasonable remobilization fee and a schedule extension equal to the period of suspension.
12. The Engineer will perform services consistent with the ordinary professional skill and care exercised by licensed engineers providing similar services in the same or similar locality and under similar conditions at the time services are performed. No other warranty, express or implied, is made. Code compliance opinions are made as of the date issued; subsequent changes in laws, codes (including Florida Building Code, flood maps, wind maps), or interpretations are outside the Engineer's responsibility.
13. The Engineer shall be entitled to rely on the accuracy and completeness of services and information furnished by the Client and the Client's agents, members, officers, or representatives, and the Client's contractors, subcontractors, sub-subcontractors, material suppliers, agents of any tier, or their respective employees, all of which shall be timely provided. The Client shall give prompt written notice to the Engineer if the Client becomes aware of any fault or defect in any services or documents, including errors, omissions, or inconsistencies in any plans, drawings, or other documents prepared or provided by the Engineer.
14. The scope of the Engineer's services for this Agreement does not include any responsibility for detection, remediation, accidental release, or services relating to waste, oil, asbestos, lead, or other hazardous materials, as defined by Federal, State, and local laws or regulations.
15. Coastal Conditions. Client acknowledges coastal exposure (windborne debris, salt corrosion, storm surge, FEMA map changes). Unless expressly included, services do not cover corrosion monitoring programs, post-storm rapid assessments, or permitting changes driven by subsequent code/FEMA updates.
16. The Engineer shall not be required to sign any documents, no matter by whom requested, that would require the Engineer to certify, guarantee, or warrant the existence of conditions that the Engineer cannot ascertain.
17. Drawings, specifications, and other documents prepared by the Engineer and the Engineer's consultants are Instruments of Service for use solely concerning this Project. This includes documents in electronic form. The Engineer and the Engineer's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory, and other reserved rights, including copyrights. Without the Engineer's prior written agreement, the owner shall not use the Instruments of Service for future additions or alterations to this Project or other projects. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Engineer and the Engineer's consultants. The Engineer shall retain an ownership and property interest therein (including the right to reuse at the Engineer's discretion), whether or not the Project is completed. The Client shall, to the fullest extent permitted by law, defend, indemnify, and hold harmless the Engineer from and against any costs, expenses, fees, losses, claims, demands, liabilities, suits, actions, and damages whatsoever arising out of or resulting from such unauthorized reuse or distribution.

18. As a condition precedent to litigation, the parties shall first participate in non-binding mediation. For any claim alleging a construction defect, the parties shall comply with the notice-and-opportunity-to-repair procedure in Chapter 558, Florida Statutes, and agree that any contractual deadlines are tolled to the extent required by Chapter 558.
19. To the fullest extent permitted by law, Client shall indemnify and hold harmless the Engineer and its members, officers, and employees from damages to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of Client or of Client's contractors, sub-contractors, sub-subcontractors, suppliers, or anyone for whom they are responsible. Any duty to defend shall be proportionate and arise only to the extent a claim is alleged to be caused by the Client's negligence, recklessness, or intentional wrongful misconduct; fees and costs of defense will be reimbursed to the extent of such fault determined by agreement or final judgment. This indemnification includes a monetary limitation that bears a reasonable commercial relationship to this contract; for owners in privity, the limit shall not be less than \$1,000,000 per occurrence, unless otherwise agreed in writing. This clause does not require indemnity for an indemnitee's gross negligence, willful, wanton, or intentional misconduct, or statutory punitive damages, except to the extent caused by Client or parties for whom Client is responsible. This provision is intended to comply with §725.06, Florida Statutes, and shall be interpreted accordingly.
20. In any claim made by the Client against the Engineer, law or otherwise, for any alleged error, omission, or other act arising out of the performance of our professional services, the Client does not prove that the Client shall pay all costs, including prevailing party attorney's fees, incurred by the Engineer defending itself against the claim.
21. Nothing in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against the Client or the Engineer. The Engineer's services hereunder are being performed solely for the benefit of the Client, and no other entity shall have any claim against the Engineer because of this Agreement or the Engineer's performance of services hereunder.
22. Under no circumstances shall the Engineer be liable to the Client for damages associated with any delays caused by the Engineer or its sub-consultants or subcontractors, and all such claims shall be expressly waived and released.
23. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF the Engineer (AND ITS INSURERS) TO CLIENT ARISING FROM OR RELATED TO THIS AGREEMENT SHALL NOT EXCEED THE TOTAL COMPENSATION PAID TO the Engineer OR \$100,000, WHICHEVER IS GREATER. This limitation applies to all claims—whether in contract, tort (including negligence), strict liability, or otherwise—and to all the Engineer principals, officers, and employees
24. The Client may, at any time, by written notice, suspend further work by the Engineer for cause and not for convenience. The Client shall remain liable for and promptly pay the Engineer for all services rendered to the date of suspension of services, plus suspension charges, including the cost of assembling documents, personnel, and equipment, rescheduling or reassignment, and commitments made to others on the Client's behalf. The client shall pay the Engineer in accordance with the rates and charges outlined in the Proposal. The Engineer will submit invoices to the client for services rendered and expenses incurred. Invoices are due upon receipt.
25. When required as part of its work, the Engineer will furnish opinions of probable cost, but does not guarantee the accuracy of such estimates. Opinions of probable cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and practical considerations of operations and maintenance costs prepared by the Engineer hereunder will be made based on the Engineer's experience and qualifications and will represent the Engineer's judgment as an experienced and qualified design professional. However, users of the probable cost opinions must recognize that the Engineer does not control the costs of labor, materials, equipment, or services furnished by others; market conditions; or contractors' methods for determining prices or performing the work.
26. When entry to the property is required for the Engineer to perform its services, the Client agrees to provide or obtain a legal right-of-entry.
27. Client shall provide complete information for the Project contemplated in this Contract and shall furnish the services of other professional consultants when such services are reasonably required by the scope of the Project contemplated under this Contract and such services are requested by the Engineer.
28. ACCORDING TO FLA. STAT. § 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD LIABLE FOR NEGLIGENCE. The Client agrees that, as the Client's sole and exclusive remedy, any claim, demand, or suit (other than personal injury or property that is not the subject of this Agreement) shall be directed, pursued, and asserted only against the Engineer and not against any of the Engineer's employees, officers, or directors.
29. For the avoidance of doubt, waived consequential damages include Owner's loss of use, income, profit, financing, business, or reputation, and loss of management time; and the Engineer's home-office overhead, loss of profit (except profit arising directly from the Work), or reputational damages.
30. If, due to the Engineer's error, any required item or component of the project is omitted from the Engineer's construction documents, the Engineer shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been necessary to the project or otherwise adds value or betterment to the project. The Engineer will not be responsible for any costs or expenses incurred in improving, upgrading, or enhancing the project. For the avoidance of doubt, waived consequential damages include Owner's loss of use, income, profit, financing, business, or reputation, and loss of management time; and the Engineer's home-office overhead, loss of profit (except profit arising directly from the Work), or reputational damages.
31. The Engineer shall not supervise, direct, or control the Contractor's work if the Engineer performs any services during the project's construction phase. The Engineer shall not have authority over or responsibility for the construction means, methods, techniques, sequences, procedures, or safety precautions and programs relating to the Contractor's work. The Engineer does not guarantee the Contractor's performance of the construction contract and does not assume responsibility for the Contractor's failure to furnish and perform. It will not be held liable for the Contractor's inadequate or unsatisfactory work performance.
32. "Inspection" shall be defined as "periodic construction observation of work in progress to verify general conformance with the project specifications and their intent." The term "inspection" shall not imply that the Engineer is conducting or intends to conduct exhaustive inspections of all work to uncover any code violations, defects in the construction, or undetected errors and omissions. Construction observation is not an exhaustive inspection and is limited to assessing general conformance with the design intent; Contractor remains solely responsible for means, methods, sequences, safety, and code compliance.
33. The engineer shall be responsible only for those Construction Phase services expressly required of the Engineer's Scope of Work. Except for such expressly required services, the Engineer shall have no design, Shop Drawing review, or other obligations during construction, and the Owner assumes all responsibility for the application and interpretation of the Contract Documents, review and response to Contractor claims, contract administration, processing Change Orders, revisions to the Contract Documents during construction, construction surety bonding and insurance requirements, construction observation and review, review of payment applications, and all other necessary Construction Phase engineering and professional services. Owner waives all claims against the Engineer that may be connected in any way to Construction Phase engineering or professional services except

for those services that are expressly required of the Engineer in the Scope of Work.

34. The engineer shall not provide or be responsible for surety bonding or insurance-related advice, recommendations, counseling, research, or enforcement of construction insurance or surety bonding requirements.
35. Owner and Engineer are at this moment bound, and the successors, executors, administrators, and legal representatives of Owner and Engineer are at this moment bound to the other party to this Agreement and the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
36. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, monies that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless expressly stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
37. From time to time, the Client may replace the board members. The Engineer reserves the right to reasonably object to this member if the new member conflicts with the agreement(s) made by the previous board or with the intent of this agreement. If the Engineer determines that this new member is unacceptable, the board will promptly replace this member with one who meets the Engineer's Approval.
38. With the execution of this Agreement, the Engineer and Owner shall designate specific individuals to act as the Engineer's and Owner's representatives concerning the services to be performed or furnished by the Engineer and the responsibilities of the Owner under this Agreement. Such an individual shall have the authority to transmit instructions, receive information, and render decisions relative to the Project on behalf of the respective party the individual represents.
39. Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address on the signature page, and given personally, by facsimile, registered, certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.
40. Survival: This Agreement's express representations, waivers, indemnifications, and limitations of liability will survive its completion or termination for any reason.
41. Severability: Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and Engineer, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to express the intention of the stricken provision.
42. Waiver: A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or the remainder of this Agreement.
43. To the fullest extent permitted by law, any causes of action shall accrue no later than Substantial Completion and in all events are subject to the four-year statute of limitations and the seven-year statute of repose in §95.11(3)(b), Florida Statutes, measured from the earliest of: issuance of a temporary certificate of occupancy, certificate of occupancy, certificate of completion, or abandonment of construction if not completed. For multi-building projects, each building is treated as a separate improvement.
44. The Engineer's site visits, construction observations, reports, knowledge of the Work, review of shop drawings, RFIs, samples, submittals, pay applications, schedules, or participation in meetings shall not be construed as approval of, or consent to, any unauthorized

change. Failure by the Engineer to observe, discover, or object to unauthorized work shall not constitute approval, acceptance, or assumption of responsibility.

45. Upon discovery of any deviation from the Engineer's design or the Contract Documents, whether intentional or inadvertent, the Client shall immediately notify the Engineer in writing and shall not proceed with affected Work until written direction is received from the Engineer. Continued work without such direction shall constitute a material breach of this Agreement.
46. Unauthorized work shall be subject to correction, removal, redesign, or other remedial action at the Client's sole cost and without entitlement to additional compensation or time. Engineer shall have no obligation to review, redesign, or approve unauthorized work except pursuant to a written amendment to this Agreement and additional compensation.
47. Where any portion of the structural Work involves delegated design, specialty engineering, or design provided by others, the Client shall ensure that no delegated design or modification thereto is implemented without the Engineer's prior written review and approval. Unauthorized changes within delegated or specialty design shall remain the sole responsibility of the Client and its retained design professionals.
48. Engineer's services are governed solely by this Agreement. The Engineer shall not be bound by, nor assume any duties, liabilities, schedules, liquidated damages, warranties, or other obligations arising out of any prime contract, subcontract, or other agreement between Client and third parties unless such obligations are expressly outlined in writing in this Agreement. Unauthorized changes made to comply with third-party agreements shall not create responsibility or liability for the Engineer.

End of Agreement

**Signature:**

**Email:** monolan@rizzetta.com

**Title:**

## **Tab 10**



Rizzetta & Company

# Villages of Glen Creek Community Development District

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**Financial Statements  
(Unaudited)**

**January 31, 2026**

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

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

**Villages of Glen Creek Community Development District**

Balance Sheet

As of 01/31/2026

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	455,454	340,445	5,925	801,824	0	0
Investments	0	1,073,651	3,278,462	4,352,114	0	0
Accounts Receivable	100,000	0	0	100,000	0	0
Prepaid Expenses	5,253	0	0	5,253	0	0
Refundable Deposits	26,175	0	0	26,175	0	0
Due From Other	3,292	0	0	3,292	0	0
Fixed Assets	0	0	0	0	17,386,869	0
Amount Available in Debt Service	0	0	0	0	0	1,414,096
Amount To Be Provided Debt Service	0	0	0	0	0	16,595,904
<b>Total Assets</b>	<b>590,174</b>	<b>1,414,096</b>	<b>3,284,387</b>	<b>5,288,658</b>	<b>17,386,869</b>	<b>18,010,000</b>
<b>Liabilities</b>						
Accounts Payable	19,619	0	1,861	21,479	0	0
Accrued Expenses	20,067	0	0	20,068	0	0
Due To Other	0	0	3,292	3,292	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	18,010,000
<b>Total Liabilities</b>	<b>39,686</b>	<b>0</b>	<b>5,153</b>	<b>44,839</b>	<b>0</b>	<b>18,010,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	26,778	1,096,614	3,238,478	4,361,871	0	0
Investment In General Fixed Assets	0	0	0	0	17,386,869	0
Net Change in Fund Balance	523,710	317,482	40,757	881,948	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>550,488</b>	<b>1,414,096</b>	<b>3,279,235</b>	<b>5,243,819</b>	<b>17,386,869</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>590,174</b>	<b>1,414,096</b>	<b>3,284,387</b>	<b>5,288,658</b>	<b>17,386,869</b>	<b>18,010,000</b>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	39	39
Special Assessments				
Tax Roll	1,075,060	1,075,060	449,814	(625,246)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	398,020	398,020
Other Misc. Revenues				
Hurricane Proceeds	0	0	145	145
<b>Total Revenues</b>	<u>1,075,060</u>	<u>1,075,060</u>	<u>848,018</u>	<u>(227,042)</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	2,000	400	1,600
<b>Total Legislative</b>	<u>6,000</u>	<u>2,000</u>	<u>400</u>	<u>1,600</u>
Financial & Administrative				
Accounting Services	57,000	19,000	7,526	11,474
Administrative Services	700	700	1,505	(805)
Arbitrage Rebate Calculation	650	0	0	0
Auditing Services	3,800	0	0	0
Bank Fees	200	67	15	52
Disclosure Report	0	0	2,333	(2,333)
Dissemination Agent	12,000	4,000	0	4,000
District Engineer	15,000	5,000	45,988	(40,988)
District Management	0	0	8,278	(8,278)
Financial & Revenue Collections	0	0	1,505	(1,505)
Legal Advertising	4,000	1,333	352	981
Licenses, Fees & Permits	175	58	2,675	(2,616)
Miscellaneous Mailings	3,000	1,000	0	1,000
Public Officials Liability Insurance	56,747	56,747	44,488	12,259
Trustees Fees	27,566	17,409	11,595	5,813
Website Hosting, Maintenance, Backup & E	2,015	2,015	400	1,615
<b>Total Financial &amp; Administrative</b>	<u>182,853</u>	<u>107,329</u>	<u>126,660</u>	<u>(19,331)</u>
Legal Counsel				
District Counsel	9,000	3,000	45,298	(42,298)
<b>Total Legal Counsel</b>	<u>9,000</u>	<u>3,000</u>	<u>45,298</u>	<u>(42,298)</u>
Electric Utility Services				
Utility - Electricity	15,000	5,000	15,094	(10,094)
Utility - Street Lights-Collector Roads	148,002	49,334	20,782	28,552
<b>Total Electric Utility Services</b>	<u>163,002</u>	<u>54,334</u>	<u>35,876</u>	<u>18,458</u>
Water-Sewer Combination Services				
Utility Services	25,000	8,333	12,773	(4,439)
<b>Total Water-Sewer Combination Services</b>	<u>25,000</u>	<u>8,333</u>	<u>12,773</u>	<u>(4,439)</u>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Stormwater Control</b>				
Aquatic Pond Maintenance	38,000	12,667	6,780	5,886
Creek Maintenance	60,000	20,000	0	20,000
Fountain Service Repair & Maintenance	8,000	2,667	2,347	320
<b>Total Stormwater Control</b>	<b>106,000</b>	<b>35,334</b>	<b>9,127</b>	<b>26,206</b>
<b>Other Physical Environment</b>				
Field Services	17,000	5,666	0	5,666
Gate Maintenance & Repair	7,600	2,534	4,867	(2,333)
Holiday Decorations	10,000	10,000	6,012	3,987
Irrigation Maintenance & Repair	25,000	8,333	1,118	7,216
Landscape - Mulch	35,000	11,667	0	11,666
Landscape Maintenance	215,000	71,666	41,441	30,226
Landscape Replacement Plants, Shrubs, Tr	30,000	10,000	0	10,000
Miscellaneous Expense	15,000	5,000	0	5,000
Tree Trimming Services	10,000	3,334	0	3,333
<b>Total Other Physical Environment</b>	<b>364,600</b>	<b>128,200</b>	<b>53,438</b>	<b>74,761</b>
<b>Road &amp; Street Facilities</b>				
Sidewalk Maintenance & Repair	48,288	16,096	0	16,096
<b>Total Road &amp; Street Facilities</b>	<b>48,288</b>	<b>16,096</b>	<b>0</b>	<b>16,096</b>
<b>Parks &amp; Recreation</b>				
Amenity Center - Water/Trash Utility Ser	5,000	1,666	0	1,667
Amenity Facility - Maintenance & Repair	3,000	1,000	3,495	(2,495)
Amenity Management Service Contracts	7,000	2,334	0	2,333
Dog Waste Station Supplies & Maintenance	2,100	700	3,227	(2,526)
Electrical & Mechanical-Fitness	8,200	2,733	0	2,733
Employee - Payroll Processing Fees	495	165	0	165
Employee - Payroll Taxes	459	153	0	153
ID & Access Cards	10,000	3,333	0	3,333
Janitorial Service	25,000	8,334	0	8,333
Landscape Maintenance - Contingency	2,500	833	0	834
Lifeguard/Pool Monitors	39,000	13,000	0	13,000
Miscellaneous Maintenance & Repair	5,000	1,667	438	1,229
Pest Control Contract	1,138	379	496	(117)
Pool Furniture Replacement	5,000	1,667	0	1,667
Pool Maintenance	2,500	833	3,900	(3,067)
Pool Permits	275	0	0	0
Pool Service Contract	30,000	10,000	9,750	250
Security System Monitoring Services & Ma	4,000	1,333	14,549	(13,215)
Telephone, Internet, Cable	1,500	500	913	(414)
<b>Total Parks &amp; Recreation</b>	<b>152,167</b>	<b>50,630</b>	<b>36,768</b>	<b>13,863</b>
<b>Contingency</b>				
Miscellaneous Contingency	18,150	6,050	3,684	2,367
Other Costs	0	0	475	(475)
<b>Total Contingency</b>	<b>18,150</b>	<b>6,050</b>	<b>4,159</b>	<b>1,892</b>
<b>Total Expenditures</b>	<b>1,075,060</b>	<b>411,306</b>	<b>324,499</b>	<b>86,808</b>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District**

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026	
			<u>YTD Actual</u>	<u>YTD Variance</u>
Total Excess of Revenues Over(Under) Expenditures	0	663,754	523,519	(140,234)
Total Other Financing Sources(Uses)				
Other Costs				
Other Costs	0	0	190	190
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>190</u>	<u>190</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>26,779</u>	<u>26,778</u>
Total Fund Balance, End of Period	<u>0</u>	<u>663,754</u>	<u>550,488</u>	<u>(113,266)</u>

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

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,220	2,220
Special Assessments				
Tax Roll	347,294	347,294	196,318	(150,976)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	104,876	104,876
<b>Total Revenues</b>	<u>347,294</u>	<u>347,294</u>	<u>303,414</u>	<u>(43,880)</u>
<b>Expenditures</b>				
Debt Service				
Interest	232,294	232,294	115,309	116,985
Principal	115,000	115,000	0	115,000
<b>Total Debt Service</b>	<u>347,294</u>	<u>347,294</u>	<u>115,309</u>	<u>231,985</u>
<b>Total Expenditures</b>	<u>347,294</u>	<u>347,294</u>	<u>115,309</u>	<u>231,985</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>188,105</u>	<u>188,105</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>184,188</u>	<u>184,188</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>372,293</u>	<u>372,293</u>

See Notes to Unaudited Financial Statements

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

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	1,440	1,440
Special Assessments				
Tax Roll	119,763	119,763	20,037	(99,726)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	60,989	60,990
<b>Total Revenues</b>	<u>119,763</u>	<u>119,763</u>	<u>82,466</u>	<u>(37,296)</u>
<b>Expenditures</b>				
Debt Service				
Interest	104,763	104,763	51,575	53,187
Principal	15,000	15,000	15,000	0
<b>Total Debt Service</b>	<u>119,763</u>	<u>119,763</u>	<u>66,575</u>	<u>53,187</u>
<b>Total Expenditures</b>	<u>119,763</u>	<u>119,763</u>	<u>66,575</u>	<u>53,187</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>15,891</u>	<u>15,891</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>118,542</u>	<u>118,542</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>134,433</u>	<u>134,433</u>

See Notes to Unaudited Financial Statements

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

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	9,661	9,661
Special Assessments				
Tax Roll	772,519	772,519	124,091	(648,428)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	251,772	251,772
<b>Total Revenues</b>	<u>772,519</u>	<u>772,519</u>	<u>385,524</u>	<u>(386,995)</u>
<b>Expenditures</b>				
Debt Service				
Interest	547,519	547,519	272,038	275,481
Principal	225,000	225,000	0	225,000
<b>Total Debt Service</b>	<u>772,519</u>	<u>772,519</u>	<u>272,038</u>	<u>500,481</u>
<b>Total Expenditures</b>	<u>772,519</u>	<u>772,519</u>	<u>272,038</u>	<u>500,481</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>113,486</u>	<u>113,486</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>793,884</u>	<u>793,884</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>907,370</u>	<u>907,370</u>

See Notes to Unaudited Financial Statements

387 Capital Projects Fund S2016 **Villages of Glen Creek Community Development District**

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>5,925</u>	<u>5,925</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>5,925</u>	<u>5,925</u>

387 Capital Projects Fund S2018 **Villages of Glen Creek Community Development District**

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	5	5
<b>Total Revenues</b>	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>
<b>penditures</b>				
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>427</u>	<u>427</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>432</u>	<u>432</u>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	40,751	40,751
Total Revenues	<u>0</u>	<u>0</u>	<u>40,751</u>	<u>40,751</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>40,751</u>	<u>40,751</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>3,232,127</u>	<u>3,232,127</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>3,272,878</u>	<u>3,272,878</u>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek CDD**

**Investment Summary**

**January 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2026</u>
US Bank Series 2016 A1-2 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 2,220
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	348
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	1,092
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	3,461
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	6,201
US Bank Series 2022 AA4 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	495,518
<b>Total Debt Service Fund Investments</b>		<b>\$ 1,073,651</b>
US Bank Series 2018 A-1 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 432
US Bank Series 2022 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	688
US Bank Series 2022 AA4 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	627,766
US Bank Series 2022 3A3B Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	1,251
US Bank Series 2022 PH4 4A Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	2,647,381
US Bank Series 2022 AA4 PH Mc2 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	944
<b>Total Capital Projects Fund Investments</b>		<b>\$ 3,278,462</b>

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

**Villages of Glen Creek Community Development District  
 Summary A/R Ledger  
 From 01/01/2026 to 01/31/2026**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>	
387, 206	387-001	387 General Fund	GTIS I VGC LP	AR00003211	11501	01/19/2026	100,000.00
<b>Sum for 387, 206</b>							<b>100,000.00</b>
<b>Sum for 387</b>							<b>100,000.00</b>
<b>Sum Total</b>							<b>100,000.00</b>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District  
Summary A/P Ledger  
From 01/01/2026 to 01/31/2026**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>387, 206</b>	387 General Fund	01/27/2026	Charles Peterson	CPeterson121725-387	Board of Supervisors Meeting 12/7/25	200.00
	387 General Fund	01/31/2026	Doodycalls of Parrish FL	INV-11034445202601	Dog Waste Station Supplies & Maintenance 01/26	384.00
	387 General Fund	01/27/2026	ECS Integrations, LLC	103594	Gate Maintenance & Repair 01/26	497.00
	387 General Fund	01/20/2026	ECS Integrations, LLC	103577	Gate Maintenance & Repair 01/26	680.00
	387 General Fund	01/20/2026	ECS Integrations, LLC	103576	Gate Maintenance & Repair 01/26	835.00
	387 General Fund	01/01/2026	H2 Lagoon Solutions	2907	Pond Maintenance 01/26	1,950.00
	387 General Fund	01/10/2026	LevelUp Consulting, LLC	6149	Engineering Services 01/26	300.00
	387 General Fund	01/10/2026	LevelUp Consulting, LLC	6174	Engineering Services 01/26	4,805.40
	387 General Fund	01/26/2026	NaturZone Pest Control	834515	Pest Control 01/26	124.00
	387 General Fund	01/31/2026	NaturZone Pest Control	825167	Pest Control 12/25	124.00
	387 General Fund	01/01/2026	Prince & Sons, Inc.	22056	Landscape Maintenance 12/25	960.00
	387 General Fund	01/01/2026	Prince & Sons, Inc.	22057	Landscape Maintenance 01/26	960.00
	387 General Fund	01/10/2026	Steadfast Contractors Alliance, LLC	SA-19035	Aquatic Maintenance 01/26	1,695.00
	387 General Fund	01/31/2026	Straley Robin Vericker	27901	Legal Services 01/26	4,788.64
	387 General Fund	01/31/2026	Straley Robin Vericker	27419	Legal Services 10/25	1,315.50
	<b>Sum for 387, 206</b>					<b>19,618.54</b>
	<b>Sum for 387</b>					<b>19,618.54</b>
	<b>Sum Total</b>					<b>19,618.54</b>

**Villages of Glen Creek Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/2026.
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.



Rizzetta & Company

# Villages of Glen Creek Community Development District

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**Financial Statements  
(Unaudited)**

**February 28, 2026**

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

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

**Villages of Glen Creek Community Development District**

Balance Sheet

As of 02/28/2026

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	517,015	344,579	5,925	867,519	0	0
Investments	0	1,076,675	3,287,692	4,364,367	0	0
Prepaid Expenses	5,252	0	0	5,252	0	0
Refundable Deposits	26,175	0	0	26,175	0	0
Due From Other	3,292	0	0	3,292	0	0
Fixed Assets	0	0	0	0	17,386,869	0
Amount Available in Debt Service	0	0	0	0	0	1,421,254
Amount To Be Provided Debt Service	0	0	0	0	0	16,588,746
<b>Total Assets</b>	<b>551,734</b>	<b>1,421,254</b>	<b>3,293,617</b>	<b>5,266,605</b>	<b>17,386,869</b>	<b>18,010,000</b>
<b>Liabilities</b>						
Accounts Payable	10,891	0	1,861	12,751	0	0
Accrued Expenses	19,667	0	0	19,668	0	0
Due To Other	0	0	3,292	3,292	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	18,010,000
<b>Total Liabilities</b>	<b>30,558</b>	<b>0</b>	<b>5,153</b>	<b>35,711</b>	<b>0</b>	<b>18,010,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	26,778	1,096,614	3,238,478	4,361,871	0	0
Investment In General Fixed Assets	0	0	0	0	17,386,869	0
Net Change in Fund Balance	494,398	324,640	49,987	869,023	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>521,176</b>	<b>1,421,254</b>	<b>3,288,465</b>	<b>5,230,894</b>	<b>17,386,869</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>551,734</b>	<b>1,421,254</b>	<b>3,293,617</b>	<b>5,266,605</b>	<b>17,386,869</b>	<b>18,010,000</b>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	106	106
Special Assessments				
Tax Roll	1,075,060	1,075,060	455,276	(619,784)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	398,020	398,020
Other Misc. Revenues				
Hurricane Proceeds	0	0	145	145
<b>Total Revenues</b>	<u>1,075,060</u>	<u>1,075,060</u>	<u>853,547</u>	<u>(221,513)</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	2,500	600	1,900
<b>Total Legislative</b>	<u>6,000</u>	<u>2,500</u>	<u>600</u>	<u>1,900</u>
Financial & Administrative				
Accounting Services	57,000	23,750	9,406	14,344
Administrative Services	700	700	1,882	(1,182)
Arbitrage Rebate Calculation	650	0	0	0
Auditing Services	3,800	0	0	0
Bank Fees	200	83	15	69
Disclosure Report	0	0	2,916	(2,917)
Dissemination Agent	12,000	5,000	0	5,000
District Engineer	15,000	6,250	48,530	(42,279)
District Management	0	0	10,347	(10,348)
Financial & Revenue Collections	0	0	1,881	(1,881)
Legal Advertising	4,000	1,667	353	1,314
Licenses, Fees & Permits	175	73	2,675	(2,602)
Miscellaneous Mailings	3,000	1,250	0	1,250
Public Officials Liability Insurance	56,747	56,747	44,488	12,259
Trustees Fees	27,566	17,409	11,595	5,814
Website Hosting, Maintenance, Backup & E	2,015	2,015	500	1,515
<b>Total Financial &amp; Administrative</b>	<u>182,853</u>	<u>114,944</u>	<u>134,588</u>	<u>(19,644)</u>
Legal Counsel				
District Counsel	9,000	3,750	49,298	(45,548)
<b>Total Legal Counsel</b>	<u>9,000</u>	<u>3,750</u>	<u>49,298</u>	<u>(45,548)</u>
Electric Utility Services				
Utility - Electricity	15,000	6,250	18,790	(12,540)
Utility - Street Lights-Collector Roads	148,002	61,667	25,977	35,690
<b>Total Electric Utility Services</b>	<u>163,002</u>	<u>67,917</u>	<u>44,767</u>	<u>23,150</u>
Water-Sewer Combination Services				
Utility Services	25,000	10,417	12,925	(2,509)
<b>Total Water-Sewer Combination Services</b>	<u>25,000</u>	<u>10,417</u>	<u>12,925</u>	<u>(2,509)</u>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Stormwater Control</b>				
Aquatic Pond Maintenance	38,000	15,833	8,475	7,359
Creek Maintenance	60,000	25,000	0	25,000
Fountain Service Repair & Maintenance	8,000	3,333	2,348	985
<b>Total Stormwater Control</b>	<b>106,000</b>	<b>44,166</b>	<b>10,823</b>	<b>33,344</b>
<b>Other Physical Environment</b>				
Field Services	17,000	7,084	0	7,084
Gate Maintenance & Repair	7,600	3,166	4,867	(1,701)
Holiday Decorations	10,000	10,000	6,012	3,988
Irrigation Maintenance & Repair	25,000	10,417	1,118	9,299
Landscape - Mulch	35,000	14,583	0	14,583
Landscape Maintenance	215,000	89,584	51,241	38,343
Landscape Replacement Plants, Shrubs, Tr	30,000	12,500	0	12,500
Miscellaneous Expense	15,000	6,250	0	6,250
Tree Trimming Services	10,000	4,166	0	4,166
<b>Total Other Physical Environment</b>	<b>364,600</b>	<b>157,750</b>	<b>63,238</b>	<b>94,512</b>
<b>Road &amp; Street Facilities</b>				
Sidewalk Maintenance & Repair	48,288	20,120	0	20,120
<b>Total Road &amp; Street Facilities</b>	<b>48,288</b>	<b>20,120</b>	<b>0</b>	<b>20,120</b>
<b>Parks &amp; Recreation</b>				
Amenity Center - Water/Trash Utility Ser	5,000	2,084	0	2,084
Amenity Facility - Maintenance & Repair	3,000	1,250	3,495	(2,245)
Amenity Management Service Contracts	7,000	2,916	0	2,916
Dog Waste Station Supplies & Maintenance	2,100	875	3,227	(2,352)
Electrical & Mechanical-Fitness	8,200	3,417	0	3,417
Employee - Payroll Processing Fees	495	206	0	206
Employee - Payroll Taxes	459	192	0	192
ID & Access Cards	10,000	4,166	0	4,166
Janitorial Service	25,000	10,417	0	10,417
Landscape Maintenance - Contingency	2,500	1,042	0	1,041
Lifeguard/Pool Monitors	39,000	16,250	0	16,250
Miscellaneous Maintenance & Repair	5,000	2,083	438	1,646
Pest Control Contract	1,138	474	620	(145)
Pool Furniture Replacement	5,000	2,083	0	2,083
Pool Maintenance	2,500	1,042	5,850	(4,808)
Pool Permits	275	0	0	0
Pool Service Contract	30,000	12,500	9,850	2,650
Security System Monitoring Services & Ma	4,000	1,667	14,549	(12,883)
Telephone, Internet, Cable	1,500	625	913	(288)
<b>Total Parks &amp; Recreation</b>	<b>152,167</b>	<b>63,289</b>	<b>38,942</b>	<b>24,347</b>
<b>Contingency</b>				
Miscellaneous Contingency	18,150	7,562	3,683	3,879
Other Costs	0	0	475	(475)
<b>Total Contingency</b>	<b>18,150</b>	<b>7,562</b>	<b>4,158</b>	<b>3,404</b>
<b>Total Expenditures</b>	<b>1,075,060</b>	<b>492,415</b>	<b>359,339</b>	<b>133,076</b>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u> <u>YTD Variance</u>	
Total Excess of Revenues Over(Under) Expenditures	0	582,645	494,208	(88,437)
Total Other Financing Sources(Uses)				
Other Costs				
Other Costs	0	0	190	190
Total Other Financing Sources(Uses)	0	0	190	190
Fund Balance, Beginning of Period	0	0	26,778	26,778
Total Fund Balance, End of Period	0	582,645	521,176	(61,469)

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

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,716	2,716
Special Assessments				
Tax Roll	347,294	347,294	198,701	(148,592)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	104,877	104,876
<b>Total Revenues</b>	<u>347,294</u>	<u>347,294</u>	<u>306,294</u>	<u>(41,000)</u>
<b>Expenditures</b>				
Debt Service				
Interest	232,294	232,294	115,310	116,984
Principal	115,000	115,000	0	115,000
<b>Total Debt Service</b>	<u>347,294</u>	<u>347,294</u>	<u>115,310</u>	<u>231,984</u>
<b>Total Expenditures</b>	<u>347,294</u>	<u>347,294</u>	<u>115,310</u>	<u>231,984</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>190,984</u>	<u>190,984</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>184,189</u>	<u>184,189</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>375,173</u>	<u>375,173</u>

See Notes to Unaudited Financial Statements

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

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	1,762	1,762
Special Assessments				
Tax Roll	119,763	119,763	20,280	(99,482)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	60,990	60,989
<b>Total Revenues</b>	<u>119,763</u>	<u>119,763</u>	<u>83,032</u>	<u>(36,731)</u>
<b>Expenditures</b>				
Debt Service				
Interest	104,763	104,763	51,575	53,188
Principal	15,000	15,000	15,000	0
<b>Total Debt Service</b>	<u>119,763</u>	<u>119,763</u>	<u>66,575</u>	<u>53,188</u>
<b>Total Expenditures</b>	<u>119,763</u>	<u>119,763</u>	<u>66,575</u>	<u>53,188</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>16,457</u>	<u>16,457</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>118,541</u>	<u>118,541</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>134,998</u>	<u>134,998</u>

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	11,866	11,866
Special Assessments				
Tax Roll	772,519	772,519	125,598	(646,921)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	251,772	251,772
<b>Total Revenues</b>	<u>772,519</u>	<u>772,519</u>	<u>389,236</u>	<u>(383,283)</u>
<b>Expenditures</b>				
Debt Service				
Interest	547,519	547,519	272,037	275,482
Principal	225,000	225,000	0	225,000
<b>Total Debt Service</b>	<u>772,519</u>	<u>772,519</u>	<u>272,037</u>	<u>500,482</u>
<b>Total Expenditures</b>	<u>772,519</u>	<u>772,519</u>	<u>272,037</u>	<u>500,482</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>117,199</u>	<u>117,199</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>793,884</u>	<u>793,884</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>911,083</u>	<u>911,083</u>

See Notes to Unaudited Financial Statements

387 Capital Projects Fund S2016 **Villages of Glen Creek Community Development District**

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Fund Balance, Beginning of Period	0	0	5,925	5,925
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>5,925</u>	<u>5,925</u>

387 Capital Projects Fund S2018 **Villages of Glen Creek Community Development District**

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <small>Annual Budget</small>	Through 02/28/2026 <small>YTD Budget</small>	Year To Date 02/28/2026 <small>YTD Actual</small>	<small>YTD Variance</small>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	6	6
<b>Total Revenues</b>	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>428</u>	<u>428</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>434</u>	<u>434</u>

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	49,980	49,980
<b>Total Revenues</b>	<u>0</u>	<u>0</u>	<u>49,980</u>	<u>49,980</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>49,980</u>	<u>49,980</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>3,232,127</u>	<u>3,232,127</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>3,282,107</u>	<u>3,282,107</u>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek CDD**

**Investment Summary**

**February 28, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2026</u>
US Bank Series 2016 A1-2 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 2,716
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	421
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	1,341
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	4,253
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	7,613
US Bank Series 2022 AA4 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	495,520
	<b>Total Debt Service Fund Investments</b>	<b>\$ 1,076,675</b>
US Bank Series 2018 A-1 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 434
US Bank Series 2022 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	690
US Bank Series 2022 AA4 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	629,533
US Bank Series 2022 3A3B Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	1,255
US Bank Series 2022 PH4 4A Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	2,654,834
US Bank Series 2022 AA4 PH Mc2 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	946
	<b>Total Capital Projects Fund Investments</b>	<b>\$ 3,287,692</b>

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

**Villages of Glen Creek Community Development District  
Summary A/P Ledger  
From 02/01/2026 to 02/28/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>387, 206</b>					
387 General Fund	02/25/2026	City of Bradenton	2541860	Water Services 02/26	1,477.67
387 General Fund	02/25/2026	City of Bradenton	2541843	Water Services 02/26	174.92
387 General Fund	02/13/2026	Florida Power & Light Company	0571297217-021326	Electric Services 02/26	52.73
387 General Fund	02/13/2026	Florida Power & Light Company	9095659224-021326	Electric Services 02/26	37.42
387 General Fund	02/25/2026	Florida Power & Light Company	3122431327-022526	Electric Services 02/26	1,063.47
387 General Fund	02/25/2026	Florida Power & Light Company	8247136081-022526	Electric Services 02/26	3,378.15
387 General Fund	02/25/2026	Florida Power & Light Company	4323218034-022526	Electric Services 02/26	634.03
387 General Fund	02/25/2026	Florida Power & Light Company	2797566557-022526	Electric Services 02/26	65.85
387 General Fund	02/25/2026	Florida Power & Light Company	1608502405-022526	Electric Services 02/26	1,428.45
387 General Fund	02/13/2026	Florida Power & Light Company	4089108213-021326	Electric Services 02/26	35.75
387 General Fund	02/02/2026	LevelUp Consulting, LLC	6239	Engineering Services 02/26	600.00
387 General Fund	02/02/2026	LevelUp Consulting, LLC	6264	Engineering Services 02/26	750.00
387 General Fund	02/28/2026	LevelUp Consulting, LLC	6353	Engineering Services 02/26	1,192.15
<b>Sum for 387, 206</b>					<b>10,890.59</b>
<b>Sum for 387</b>					<b>10,890.59</b>
<b>Sum Total</b>					<b>10,890.59</b>

**Villages of Glen Creek Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 28, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/28/2026.
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.



Rizzetta & Company

# Villages of Glen Creek Community Development District

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**Financial Statements  
(Unaudited)**

**March 31, 2026**

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

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

**Villages of Glen Creek Community Development District**

Balance Sheet

As of 03/31/2026

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	431,473	1,593,181	5,925	2,030,579	0	0
Investments	0	1,079,393	2,681,010	3,760,404	0	0
Prepaid Expenses	5,253	0	0	5,252	0	0
Refundable Deposits	26,175	0	0	26,175	0	0
Due From Other	3,292	0	0	3,292	0	0
Fixed Assets	0	0	0	0	18,001,869	0
Amount Available in Debt Service	0	0	0	0	0	2,672,574
Amount To Be Provided Debt Service	0	0	0	0	0	15,337,426
<b>Total Assets</b>	<b>466,193</b>	<b>2,672,574</b>	<b>2,686,935</b>	<b>5,825,702</b>	<b>18,001,869</b>	<b>18,010,000</b>
<b>Liabilities</b>						
Accounts Payable	20,375	0	1,861	22,236	0	0
Accrued Expenses	17,863	0	0	17,862	0	0
Due To Other	0	0	3,292	3,292	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	18,010,000
<b>Total Liabilities</b>	<b>38,238</b>	<b>0</b>	<b>5,153</b>	<b>43,390</b>	<b>0</b>	<b>18,010,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	26,778	1,096,614	3,238,478	4,361,871	0	0
Investment In General Fixed Assets	0	0	0	0	18,001,869	0
Net Change in Fund Balance	401,178	1,575,960	(556,695)	1,420,441	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>427,956</b>	<b>2,672,574</b>	<b>2,681,783</b>	<b>5,782,312</b>	<b>18,001,869</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>466,193</b>	<b>2,672,574</b>	<b>2,686,935</b>	<b>5,825,702</b>	<b>18,001,869</b>	<b>18,010,000</b>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	181	181
Special Assessments				
Tax Roll	1,075,060	1,075,060	459,239	(615,821)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	398,020	398,020
Other Misc. Revenues				
Hurricane Proceeds	0	0	145	145
<b>Total Revenues</b>	<u>1,075,060</u>	<u>1,075,060</u>	<u>857,585</u>	<u>(217,475)</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	3,000	1,800	1,200
<b>Total Legislative</b>	<u>6,000</u>	<u>3,000</u>	<u>1,800</u>	<u>1,200</u>
Financial & Administrative				
Accounting Services	57,000	28,500	11,288	17,212
Administrative Services	700	700	2,258	(1,558)
Arbitrage Rebate Calculation	650	0	0	0
Auditing Services	3,800	0	0	0
Bank Fees	200	100	15	85
Disclosure Report	0	0	3,500	(3,500)
Dissemination Agent	12,000	6,000	0	6,000
District Engineer	15,000	7,500	51,927	(44,427)
District Management	0	0	12,417	(12,417)
Financial & Revenue Collections	0	0	2,257	(2,257)
Legal Advertising	4,000	2,000	352	1,648
Licenses, Fees & Permits	175	87	2,675	(2,588)
Miscellaneous Mailings	3,000	1,500	0	1,500
Public Officials Liability Insurance	56,747	56,747	44,488	12,259
Trustees Fees	27,566	17,409	15,852	1,557
Website Hosting, Maintenance, Backup & E	2,015	2,015	2,115	(100)
<b>Total Financial &amp; Administrative</b>	<u>182,853</u>	<u>122,558</u>	<u>149,144</u>	<u>(26,586)</u>
Legal Counsel				
District Counsel	9,000	4,500	92,023	(87,523)
<b>Total Legal Counsel</b>	<u>9,000</u>	<u>4,500</u>	<u>92,023</u>	<u>(87,523)</u>
Electric Utility Services				
Utility - Electricity	15,000	7,500	22,036	(14,536)
Utility - Street Lights-Collector Roads	148,002	74,001	31,623	42,378
<b>Total Electric Utility Services</b>	<u>163,002</u>	<u>81,501</u>	<u>53,659</u>	<u>27,842</u>
Water-Sewer Combination Services				
Utility Services	25,000	12,500	15,380	(2,880)
<b>Total Water-Sewer Combination Services</b>	<u>25,000</u>	<u>12,500</u>	<u>15,380</u>	<u>(2,880)</u>

See Notes to Unaudited Financial Statements

## Villages of Glen Creek Community Development District

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Stormwater Control</b>				
Aquatic Pond Maintenance	38,000	19,000	10,870	8,130
Creek Maintenance	60,000	30,000	0	30,000
Fountain Service Repair & Maintenance	8,000	4,000	2,347	1,653
<b>Total Stormwater Control</b>	<b>106,000</b>	<b>53,000</b>	<b>13,217</b>	<b>39,783</b>
<b>Other Physical Environment</b>				
Field Services	17,000	8,500	0	8,500
Gate Maintenance & Repair	7,600	3,800	4,867	(1,067)
Holiday Decorations	10,000	10,000	6,013	3,988
Irrigation Maintenance & Repair	25,000	12,500	1,669	10,830
Landscape - Mulch	35,000	17,500	0	17,500
Landscape Maintenance	215,000	107,500	69,591	37,909
Landscape Replacement Plants, Shrubs, Tr	30,000	15,000	0	15,000
Miscellaneous Expense	15,000	7,500	0	7,500
Tree Trimming Services	10,000	5,000	0	5,000
<b>Total Other Physical Environment</b>	<b>364,600</b>	<b>187,300</b>	<b>82,140</b>	<b>105,160</b>
<b>Road &amp; Street Facilities</b>				
Sidewalk Maintenance & Repair	48,288	24,144	0	24,144
<b>Total Road &amp; Street Facilities</b>	<b>48,288</b>	<b>24,144</b>	<b>0</b>	<b>24,144</b>
<b>Parks &amp; Recreation</b>				
Amenity Center - Water/Trash Utility Ser	5,000	2,500	0	2,500
Amenity Facility - Maintenance & Repair	3,000	1,500	3,495	(1,995)
Amenity Management Service Contracts	7,000	3,500	0	3,500
Dog Waste Station Supplies & Maintenance	2,100	1,050	4,091	(3,041)
Electrical & Mechanical-Fitness	8,200	4,100	0	4,100
Employee - Payroll Processing Fees	495	248	0	247
Employee - Payroll Taxes	459	229	0	230
ID & Access Cards	10,000	5,000	0	5,000
Janitorial Service	25,000	12,500	0	12,500
Landscape Maintenance - Contingency	2,500	1,250	0	1,250
Lifeguard/Pool Monitors	39,000	19,500	0	19,500
Miscellaneous Maintenance & Repair	5,000	2,500	1,034	1,466
Pest Control Contract	1,138	569	744	(175)
Pool Furniture Replacement	5,000	2,500	0	2,500
Pool Maintenance	2,500	1,250	7,800	(6,550)
Pool Permits	275	0	0	0
Pool Service Contract	30,000	15,000	10,350	4,650
Security System Monitoring Services & Ma	4,000	2,000	15,074	(13,074)
Telephone, Internet, Cable	1,500	750	914	(163)
<b>Total Parks &amp; Recreation</b>	<b>152,167</b>	<b>75,946</b>	<b>43,502</b>	<b>32,445</b>
<b>Contingency</b>				
Miscellaneous Contingency	18,150	9,075	5,258	3,816
Other Costs	0	0	475	(475)
<b>Total Contingency</b>	<b>18,150</b>	<b>9,075</b>	<b>5,733</b>	<b>3,341</b>
<b>Total Expenditures</b>	<b>1,075,060</b>	<b>573,524</b>	<b>456,598</b>	<b>116,926</b>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u> <u>YTD Variance</u>	
Total Excess of Revenues Over(Under) Expenditures	0	501,536	400,987	(100,549)
Total Other Financing Sources(Uses)				
Other Costs				
Other Costs	0	0	190	190
Total Other Financing Sources(Uses)	0	0	190	190
Fund Balance, Beginning of Period	0	0	26,779	26,779
Total Fund Balance, End of Period	0	501,536	427,956	(73,580)

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

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	3,162	3,162
Special Assessments				
Tax Roll	347,294	347,294	200,431	(146,863)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	104,876	104,877
<b>Total Revenues</b>	<u>347,294</u>	<u>347,294</u>	<u>308,469</u>	<u>(38,824)</u>
<b>Expenditures</b>				
Debt Service				
Interest	232,294	232,294	115,309	116,984
Principal	115,000	115,000	0	115,000
<b>Total Debt Service</b>	<u>347,294</u>	<u>347,294</u>	<u>115,309</u>	<u>231,984</u>
<b>Total Expenditures</b>	<u>347,294</u>	<u>347,294</u>	<u>115,309</u>	<u>231,984</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>193,160</u>	<u>193,160</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>184,188</u>	<u>184,188</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>377,348</u>	<u>377,348</u>

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,052	2,052
Special Assessments				
Off Roll	0	0	83,053	83,053
Prepayments	0	0	1,162,550	1,162,550
Tax Roll	119,763	119,763	20,457	(99,306)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	60,989	60,990
<b>Total Revenues</b>	<u>119,763</u>	<u>119,763</u>	<u>1,329,101</u>	<u>1,209,339</u>
<b>Expenditures</b>				
Debt Service				
Interest	104,763	104,763	51,575	53,187
Principal	15,000	15,000	15,000	0
<b>Total Debt Service</b>	<u>119,763</u>	<u>119,763</u>	<u>66,575</u>	<u>53,187</u>
<b>Total Expenditures</b>	<u>119,763</u>	<u>119,763</u>	<u>66,575</u>	<u>53,187</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>1,262,526</u>	<u>1,262,526</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>118,542</u>	<u>118,542</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>1,381,068</u>	<u>1,381,068</u>

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

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	13,848	13,848
Special Assessments				
Tax Roll	772,519	772,519	126,691	(645,828)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	251,772	251,772
<b>Total Revenues</b>	<u>772,519</u>	<u>772,519</u>	<u>392,311</u>	<u>(380,208)</u>
<b>Expenditures</b>				
Debt Service				
Interest	547,519	547,519	272,037	275,482
Principal	225,000	225,000	0	225,000
Total Debt Service	<u>772,519</u>	<u>772,519</u>	<u>272,037</u>	<u>500,482</u>
<b>Total Expenditures</b>	<u>772,519</u>	<u>772,519</u>	<u>272,037</u>	<u>500,482</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>120,274</u>	<u>120,274</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>793,884</u>	<u>793,884</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>914,158</u>	<u>914,158</u>

See Notes to Unaudited Financial Statements

387 Capital Projects Fund S2016 **Villages of Glen Creek Community Development District**

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>5,925</u>	<u>5,925</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>5,925</u>	<u>5,925</u>

387 Capital Projects Fund S2018 **Villages of Glen Creek Community Development District**

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <small>Annual Budget</small>	Through 03/31/2026 <small>YTD Budget</small>	Year To Date 03/31/2026 <small>YTD Actual</small>	<small>YTD Variance</small>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	8	8
<b>Total Revenues</b>	<u>0</u>	<u>0</u>	<u>8</u>	<u>8</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>8</u>	<u>8</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>427</u>	<u>427</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>435</u>	<u>435</u>

See Notes to Unaudited Financial Statements

**Villages of Glen Creek Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	58,297	58,297
<b>Total Revenues</b>	<u>0</u>	<u>0</u>	<u>58,297</u>	<u>58,297</u>
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	0	615,000	(615,000)
<b>Total Other Physical Environment</b>	<u>0</u>	<u>0</u>	<u>615,000</u>	<u>(615,000)</u>
<b>Total Expenditures</b>	<u>0</u>	<u>0</u>	<u>615,000</u>	<u>(615,000)</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>(556,703)</u>	<u>(556,703)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>3,232,126</u>	<u>3,232,126</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>2,675,423</u>	<u>2,675,423</u>

**Villages of Glen Creek CDD**

**Investment Summary**

**March 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2026</u>
US Bank Series 2016 A1-2 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 3,162
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	486
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	1,566
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	4,968
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	8,881
US Bank Series 2022 AA4 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	495,519
<b>Total Debt Service Fund Investments</b>		<b>\$ 1,079,393</b>
US Bank Series 2018 A-1 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 435
US Bank Series 2022 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	692
US Bank Series 2022 AA4 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	631,126
US Bank Series 2022 3A3B Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	1,258
US Bank Series 2022 PH4 4A Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	2,046,551
US Bank Series 2022 AA4 PH Mc2 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	948
<b>Total Capital Projects Fund Investments</b>		<b>\$ 2,681,010</b>

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

**Villages of Glen Creek Community Development District  
Summary A/P Ledger  
From 03/01/2026 to 03/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>387, 206</b>					
387 General Fund	03/31/2026	Doodycalls of Parrish FL	INV-11034445202603	Dog Waste Station Supplies & Maintenance 03/26	480.00
387 General Fund	03/31/2026	ECS Integrations, LLC	103935	Gate Maintenance & Repair 03/26	240.00
387 General Fund	03/31/2026	Florida Power & Light Company	2797566557-032626	Electric Services 03/26	32.91
387 General Fund	03/31/2026	Florida Power & Light Company	8247136081-032626	Electric Services 03/26	1,676.49
387 General Fund	03/31/2026	Florida Power & Light Company	4323218034-032626	Electric Services 03/26	282.48
387 General Fund	03/31/2026	Florida Power & Light Company	3122431327-032626	Electric Services 03/26	500.04
387 General Fund	03/31/2026	Florida Power & Light Company	1608502405-032626	Electric Services 03/26	626.16
387 General Fund	03/20/2026	Florida Power & Light Company	0571297217-031626	Electric Services 03/26	53.96
387 General Fund	03/20/2026	Florida Power & Light Company	4089108213-031626	Electric Services 03/26	37.52
387 General Fund	03/20/2026	Florida Power & Light Company	9095659224-031626	Electric Services 03/26	37.36
387 General Fund	03/31/2026	Foley & Lardner, LLP	51267916	Legal Services 02/26	6,786.00
387 General Fund	03/31/2026	Foley & Lardner, LLP	51267917	Legal Services 02/26	1,710.00
387 General Fund	03/31/2026	John W. Jones	JJ121725-387	Board of Supervisors Meeting 12/17/25	200.00
387 General Fund	03/31/2026	John W. Jones	JJ032526-387	Board of Supervisors Meeting 03/25/26	200.00
387 General Fund	03/31/2026	Robert Trent Stephen-son	TS032526-387	Board of Supervisors Meeting 03/25/26	200.00
387 General Fund	03/31/2026	Robert Trent Stephen-son	TS121725-387	Board of Supervisors Meeting 12/17/25	200.00
387 General Fund	03/29/2026	Romaner Graphics	23043	Maintenance & Repairs 03/26	1,575.00
387 General Fund	03/13/2026	Stantec Consulting Services, Inc.	2545322	Engineering Services 02/26	2,797.50
387 General Fund	03/31/2026	Straley Robin Vericker	28225	Legal Services 03/26	2,739.50
<b>Sum for 387, 206</b>					<b>20,374.92</b>
<b>Sum for 387</b>					<b>20,374.92</b>
<b>Sum Total</b>					<b>20,374.92</b>

**Villages of Glen Creek Community Development District**  
**Notes to Unaudited Financial Statements**  
**March 31, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/2026.
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 11**

# 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 March 2026 For Board Approval**

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

The total items being presented:      **\$89,707.47**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Villages of Glen Creek Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Drilling Solutions, LLC	100093	i7624	Irrigation Repair 03/26	\$ 551.91
Cellgate	100085	0091173-IN	Security Monitoring & Maintenance 10/24	\$ 285.00
Charles Peterson	100088	CP032526-387	Board of Supervisors Meeting 03/25/26	\$ 200.00
City of Bradenton	100079	2541843	Water Services 02/26	\$ 174.92
City of Bradenton	100079	2541860	Water Services 02/26	\$ 1,477.67
City of Bradenton	100094	2559053	Water Services 03/26	\$ 193.59
City of Bradenton	100094	2559070	Water Services 03/26	\$ 2,260.34
Doodycalls of Parrish FL	100080	INV-11034445202602	Dog Waste Station Supplies & Maintenance 02/26	\$ 384.00
Florida Power & Light Company	20260310-2	0571297217-021326	Electric Services 02/26	\$ 52.73
Florida Power & Light Company	20260330-1	0571297217-031626	Electric Services 03/26	\$ 53.96
Florida Power & Light Company	20260310-1	1608502405-022526	Electric Services 02/26	\$ 1,428.45
Florida Power & Light Company	20260310-1	2797566557-022526	Electric Services 02/26	\$ 65.85
Florida Power & Light Company	20260310-1	3122431327-022526	Electric Services 02/26	\$ 1,063.47
Florida Power & Light Company	20260310-2	4089108213-021326	Electric Services 02/26	\$ 35.75

# Villages of Glen Creek Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260330-1	4089108213-031626	Electric Services 03/26	\$ 37.52
Florida Power & Light Company	20260310-1	4323218034-022526	Electric Services 02/26	\$ 634.03
Florida Power & Light Company	20260310-1	8247136081-022526	Electric Services 02/26	\$ 3,378.15
Florida Power & Light Company	20260310-2	9095659224-021326	Electric Services 02/26	\$ 37.42
Florida Power & Light Company	20260330-1	9095659224-031626	Electric Services 03/26	\$ 37.36
Foley & Lardner, LLP	100095	51213972	Legal Services 11/25	\$ 3,315.50
Foley & Lardner, LLP	100095	51213973	Legal Services 11/25	\$ 25,473.50
Foley & Lardner, LLP	100095	51231368	Legal Services 12/25	\$ 407.50
Foley & Lardner, LLP	100095	51231369	Legal Services 12/25	\$ 1,288.50
Foley & Lardner, LLP	100095	51247603	Legal Services 01/26	\$ 875.50
Foley & Lardner, LLP	100095	51247604	Legal Services 01/26	\$ 2,350.00
Gig Fiber, LLC	100083	6536	Solar Equipment Lease 03/26	\$ 2,214.50
Gig Fiber, LLC	100083	6537	Solar Equipment Lease 03/26	\$ 450.00
Gig Fiber, LLC	100083	6538	Solar Equipment Lease 03/26	\$ 200.00

# Villages of Glen Creek Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Gig Fiber, LLC	100083	6539	Solar Equipment Lease 03/26	\$ 1,236.00
Gig Fiber, LLC	100083	6540	Solar Equipment Lease 03/26	\$ 1,545.00
H2 Lagoon Solutions	100090	2946	Pond Maintenance 03/26	\$ 1,950.00
LevelUp Consulting, LLC	100077	6239	Engineering Services 02/26	\$ 600.00
LevelUp Consulting, LLC	100077	6264	Engineering Services 02/26	\$ 750.00
LevelUp Consulting, LLC	100096	6339	Engineering Services 03/26	\$ 600.00
LevelUp Consulting, LLC	100096	6353	Engineering Services 02/26	\$ 1,192.15
NaturZone Pest Control	100091	851965	Pest Control 03/26	\$ 124.00
Prince & Sons, Inc.	100092	22578	Landscape Maintenance 03/26	\$ 8,550.00
Prince & Sons, Inc.	100092	22579	Landscape Maintenance 03/26	\$ 8,550.00
Rizzetta & Company, Inc.	100078	INV0000107464	Accounting Services 03/26	\$ 6,636.66
School Now	100084	INV-SN-981	Website Compliance & Management 10/25	\$ 1,515.00
Sign Solutions of Tampa Bay, Inc.	100081	INV-66624	Maintenance & Repairs 03/26	\$ 596.21
Stephen J Brown	100089	SB032526-387	Board of Supervisors Meeting 03/25/26	\$ 200.00

# Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	100086	27997	Legal Services 02/26	\$ 1,779.20
U.S. Bank	100082	8090352	Trustee Fees S2022 FY25/26	\$ 4,256.13
Wetland Management Services, LLC	100087	44279	Aquatic Maintenance 02/26	<u>\$ 700.00</u>
<b>Report Total</b>				<b><u>\$ 89,707.47</u></b>



Accurate Drilling Solutions  
9507 Palm River Road  
Tampa, FL 33619

Phone: (813) 643-6161  
accurate3drilling@gmail.com  
accurate4.com

Bill to  
**Villages of Glenn Creek**  
2233 Mizner Bay Ave  
Brandenton, FL 34208

Ship to  
**Villages of Glenn Creek**  
2233 Mizner Bay Ave  
Brandenton, FL 34208

Work Order #: 17670

Transaction Date: 3/13/2026

Terms: Net 30

Invoice Due Date: 4/12/2026

**Invoice #: i7624**

Item	Description	Quantity	Price	Amount
Installation	Installation	2	\$165.00	\$330.00
Custom	1/8 inch Thermal Relief Valve with Stainless Steel Body (7 business day to get in once ordered)	3	\$73.97	\$221.91

Subtotal: \$551.91

Total: \$551.91

Balance Due: \$551.91



# Invoice

Gouldin Technologies LLC  
 3220 Keller Springs Rd Ste 106  
 Carrollton, TX 75006  
 billing@cell-gate.com

**Invoice Number:** 0091173-IN  
**Invoice Date:** 10/1/2024  
**Salesperson:** 1005  
**Tax Schedule:** FLMD

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

**Customer Number:** 0018985  
**Customer P.O.:**  
**Ship VIA:**  
**Terms:** Net 15 Days  
**Comment** Service

**Contact:**

Description		Months	Price	Amount
SERVICE FEE-WATCHMAN-M-CV	73679	3.000	95.000	285.00



Net Invoice:	285.00
Freight:	0.00
Sales Tax:	0.00
<b>Invoice Total:</b>	<b>285.00</b>





**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](mailto: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		
2541843	02/25/2026	601178	20069576		03/17/2026		
Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge	
01/02/2026 - 02/06/2026	1 RESIDENTIAL	19801729	1240	1247	7	25.82	
	WATER BASE					32.61	
	SEWER USAGE					27.78	
	SEWER BASE					48.18	
	COMMERCIAL GARBAGE					73.42	
	UTILITY TAX					5.84	
	RES STORMWATER					5.70	
VISIT <a href="http://WWW.CITYOFBRADENTON.COM/MYBRADENTON311">WWW.CITYOFBRADENTON.COM/MYBRADENTON311</a> TO CHECK OUT OUR NEW NON-EMERGENCY REPORTING SYSTEM MYBRADENTON 311 WHICH REPLACES PUBLICSTUFF (FORMERLY REPORT A PROBLEM) AND STAY TUNED FOR THE MYBRADENTON 311 MOBILE APP THAT IS COMING SOON. [CY4]				Current Charges		219.35	
				Previous Balance		-44.43	
				Less Payments Received		0.00	
				Deposits/Interest Applied		0.00	
				Adjustments		0.00	
				Late Charges		0.00	
				<b>Total Amount Due</b>		<b>\$174.92</b>	

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	2541843	Due Date	03/17/2026	Amount Due	<b>\$174.92</b>

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

6011780200695760000017492 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](mailto: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
2541860	02/25/2026	601185	20069576	03/17/2026

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
	RECLAIM	25008894	3062	7749	4687	2,278.45
	OLD METER	20180150	3062	3062	0	
	UTILITY TAX					227.85

VISIT [WWW.CITYOFBRADENTON.COM/MYBRADENTON311](http://WWW.CITYOFBRADENTON.COM/MYBRADENTON311) TO CHECK OUT OUR NEW NON-EMERGENCY REPORTING SYSTEM MYBRADENTON 311 WHICH REPLACES PUBLICSTUFF (FORMERLY REPORT A PROBLEM) AND STAY TUNED FOR THE MYBRADENTON 311 MOBILE APP THAT IS COMING SOON. [CY4]

Current Charges	2,506.30
Previous Balance	-1,028.63
Less Payments Received	0.00
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	0.00
<b>Total Amount Due</b>	<b>\$1,477.67</b>

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	2541860	Due Date	03/17/2026	Amount Due	<b>\$1,477.67</b>

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

6011850200695760000147767 7



**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](mailto: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		
2559053	03/25/2026	601178	20069576		04/14/2026		
Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge	
02/06/2026 - 03/05/2026	1 COMMERCIAL WATER BASE SEWER USAGE SEWER BASE COMMERCIAL GARBAGE UTILITY TAX	19801729	1247	1252	5	17.02 32.61 17.40 48.18 73.42 4.96	
VISIT <a href="http://WWW.CITYOFBRADENTON.COM/MYBRADENTON311">WWW.CITYOFBRADENTON.COM/MYBRADENTON311</a> TO CHECK OUT OUR NEW NON-EMERGENCY REPORTING SYSTEM MYBRADENTON 311 WHICH REPLACES PUBLICSTUFF (FORMERLY REPORT A PROBLEM) AND STAY TUNED FOR THE MYBRADENTON 311 MOBILE APP THAT IS COMING SOON. [CY4]				Current Charges		193.59	
				Previous Balance		1,274.92	
				Less Payments Received		1,274.92	
				Deposits/Interest Applied		0.00	
				Adjustments		0.00	
				Late Charges		0.00	
				<b>Total Amount Due</b>		<b>\$193.59</b>	

C1

C1

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  
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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
2406 ORCHID GLADES LN	60117820069576	20069576
Bill Number	Due Date	Amount Due
2559053	04/14/2026	<b>\$193.59</b>

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

6011780200695760000019359 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](mailto: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
2559070	03/25/2026	601185	20069576	04/14/2026

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
	RECLAIM UTILITY TAX	25008894	7749	11916	4167	2,054.85 205.49

VISIT [WWW.CITYOFBRADENTON.COM/MYBRADENTON311](http://WWW.CITYOFBRADENTON.COM/MYBRADENTON311) TO CHECK OUT OUR NEW NON-EMERGENCY REPORTING SYSTEM MYBRADENTON 311 WHICH REPLACES PUBLICSTUFF (FORMERLY REPORT A PROBLEM) AND STAY TUNED FOR THE MYBRADENTON 311 MOBILE APP THAT IS COMING SOON. [CY4]

Current Charges	2,260.34
Previous Balance	1,477.67
Less Payments Received	1,477.67
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	0.00
<b>Total Amount Due</b>	<b>\$2,260.34</b>

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	2559070	Due Date	04/14/2026	Amount Due	<b>\$2,260.34</b>

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

6011850200695760000226034 2

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-11034445202602
Date	February 28, 2026
Amount Due	\$384.00

Activity from February 01, 2026 to February 28, 2026

Ref	Date	Item	Description	Qty	Unit Price	Amount
I4770948 4	2/3/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I4770948 4	2/3/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I4770101 64	2/10/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I4770101 64	2/10/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I4770106 25	2/17/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I4770106 25	2/17/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I4770110 41	2/24/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I4770110 41	2/24/2026	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!



**Electric Bill Statement**

**For:** Jan 13, 2026 to Feb 13, 2026 (31 days)

**Statement Date:** Feb 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**

**\$52.73**

TOTAL AMOUNT YOU OWE

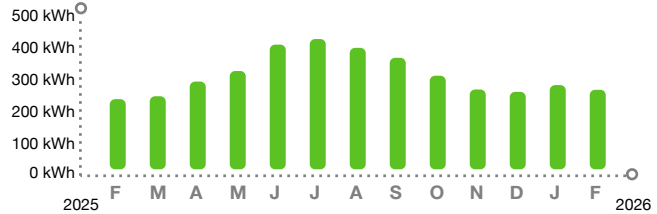
**Mar 6, 2026**

NEW CHARGES DUE BY



**Scan to Pay**  
or visit  
[FPL.com/WaystoPay](https://www.fpl.com/WaystoPay)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	54.91
Payments received	-54.91
Balance before new charges	0.00
Total new charges	52.73
<b>Total amount you owe</b>	<b>\$52.73</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 05, 2026 is considered LATE; a late payment charge of 1% will apply.

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

Report Power Outages:  
Hearing/Speech Impaired:

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



**Ways to Pay**



/ 27

5210057129721713725000000

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

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FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

05712-97217

ACCOUNT NUMBER

\$52.73

TOTAL AMOUNT YOU OWE

Mar 6, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



**Customer Name:**  
VILLAGES OF GLEN  
CREEK CDD

**Account Number:**  
05712-97217

### BILL DETAILS

Amount of your last bill	54.91
Payment received - Thank you	-54.91
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)	\$25.65
Fuel: (\$0.032020 per kWh)	\$8.68
Electric service amount	48.53
Gross receipts tax (State tax)	1.25
Franchise fee (Reqd local fee)	2.91
Taxes and charges	4.16
Regulatory fee (State fee)	0.04
Total new charges	\$52.73
<b>Total amount you owe</b>	<b>\$52.73</b>

### METER SUMMARY

Meter reading - Meter ACD9366. Next meter reading Mar 16, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	06507		06236		271

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 13, 2026	Jan 13, 2026	Feb 14, 2025
kWh Used	271	287	239
Service days	31	32	31
kWh/day	9	9	8
Amount	\$52.73	\$54.91	\$46.08

### 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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### Cut costs with rebates

Lighting can add up to 25% of your energy use. Switch to LEDs to get \$40 back per fixture and save long-term.

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### Cooler bills ahead

Upgrade to energy efficient HVAC systems and see the savings. Rebates available to offset the cost.

[Claim rebates](#)

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



**Electric Bill Statement**

**For:** Feb 13, 2026 to Mar 16, 2026 (31 days)

**Statement Date:** Mar 16, 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**

**\$53.96**

TOTAL AMOUNT YOU OWE

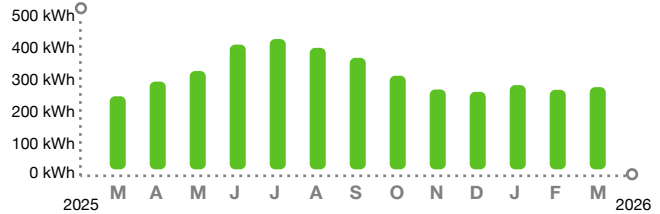
**Apr 6, 2026**

NEW CHARGES DUE BY



**Scan to Pay**  
or visit  
[FPL.com/WaystoPay](https://www.fpl.com/WaystoPay)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	52.73
Payments received	-52.73
Balance before new charges	0.00
<hr/>	
Total new charges	53.96
<b>Total amount you owe</b>	<b>\$53.96</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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

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

Report Power Outages:  
Hearing/Speech Impaired:

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



**Ways to Pay**



/ 27

521005712972172693500000

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

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

05712-97217  
ACCOUNT NUMBER

\$53.96  
TOTAL AMOUNT YOU OWE

Apr 6, 2026  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



**Customer Name:**  
VILLAGES OF GLEN  
CREEK CDD

**Account Number:**  
05712-97217

### BILL DETAILS

Amount of your last bill	52.73
Payment received - Thank you	-52.73
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)	\$26.49
Fuel: (\$0.032020 per kWh)	\$8.97
Electric service amount	49.66
Gross receipts tax (State tax)	1.27
Franchise fee (Reqd local fee)	2.98
Taxes and charges	4.25
Regulatory fee (State fee)	0.05
Total new charges	\$53.96
<b>Total amount you owe</b>	<b>\$53.96</b>

### METER SUMMARY

Meter reading - Meter ACD9366. Next meter reading Apr 14, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	06787		06507		280

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 16, 2026	Feb 13, 2026	Mar 14, 2025
kWh Used	280	271	249
Service days	31	31	28
kWh/day	9	9	9
Amount	\$53.96	\$52.73	\$47.43

### 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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### Find hidden savings

Understand when and where your business uses energy - and uncover ways to reduce costs.

[Get insights](#)

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

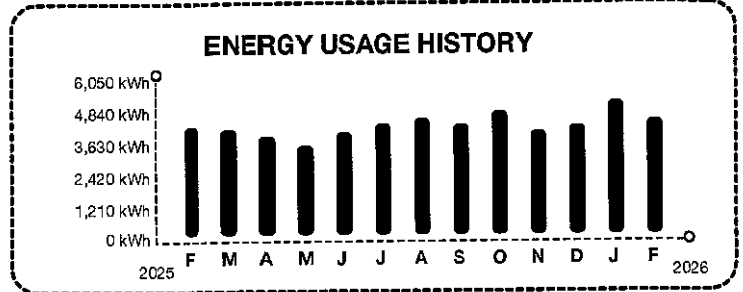


Electric Bill Statement - Duplicate
For: Jan 26, 2026 to Feb 25, 2026 (30 days)
Statement Date: Feb 25, 2026
Account Number: 16085-02405
Service Address:
2355 26TH AVE E # CLUBHSE
BRADENTON, FL 34208

MAR - 3 2026

VILLAGES OF GLEN CREEK CDD,
Here's what you owe for this billing period. BY: .....

CURRENT BILL
\$1,428.45
TOTAL AMOUNT YOU OWE
Mar 18, 2026
NEW CHARGES DUE BY
Scan to Pay or visit FPL.com/WaystoPay



BILL SUMMARY
Amount of your last bill 767.72
Additional Activity -3.14
Balance before new charges 764.58
Total new charges 663.87
Total amount you owe \$1,428.45
(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 15, 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)



/ 27 76458 5218160850240545482410000

0003 0022 450031

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

The amount enclosed includes the following donation:
FPL Care To Share: \_\_\_\_\_

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

16085-02405
ACCOUNT NUMBER

\$1,428.45
TOTAL AMOUNT YOU OWE

Mar 18, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
16085-02405

FPL.com Page 2

0004 0022 45003 1

E01D

### BILL DETAILS

Amount of your last bill	767.72
Additional activity	
Deposit Interest	-3.14
<hr/>	
Balance before new charges	\$764.58
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: ( \$0.094600 per kWh)	\$445.86
Fuel: ( \$0.032020 per kWh)	\$150.91
<hr/>	
Electric service amount	610.97
Gross receipts tax (State tax)	15.68
Franchise fee (Reqd local fee)	36.66
<hr/>	
Taxes and charges	52.34
Regulatory fee (State fee)	0.56
<hr/>	
Total new charges	\$663.87
<hr/>	
<b>Total amount you owe</b>	<b>\$1,428.45</b>

### METER SUMMARY

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

<b>Usage Type</b>	<b>Current</b>	<b>-</b>	<b>Previous</b>	<b>=</b>	<b>Usage</b>
kWh used	94631		89918		4713

### ENERGY USAGE COMPARISON

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Feb 25, 2026	Jan 26, 2026	Feb 25, 2025
kWh Used	4713	5468	4482
Service days	30	34	29
kWh/day	157	161	155
Amount	\$663.87	\$767.72	\$615.53

### KEEP IN MIND

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

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

For: 01-26-2026 to 02-25-2026 (30 days)  
 kWh/Day: 44  
 Service Address:  
 2355 26TH AVE E # LED SL  
 BRADENTON, FL 34208

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861205	74	6195	F	51		1,326	
Energy					1.000000		51.00
Non-energy							
Fixtures					7.500000		382.50
Maintenance					1.650000		84.15
PMF0001				51			
Non-energy							
Fixtures					10.780000		549.78
UCNP				4,362			
Non-energy							
Maintenance					0.054620		238.25

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



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





Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
82471-36081

For: 01-26-2026 to 02-25-2026 (30 days)

kWh/Day: 44

Service Address:

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

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		51.00
					Non-energy sub total		1,254.68
					Sub total	1,326	1,305.68
					Energy conservation cost recovery		0.66
					Capacity payment recovery charge		0.08
					Environmental cost recovery charge		0.78
					Transition rider credit		-1.38
					Storm protection recovery charge		4.24
					Fuel charge		41.85
					<b>Electric service amount</b>		<b>1,351.91</b>
					Gross receipts tax (State tax)		2.50
					Regulatory fee (State fee)		1.22
					Franchise fee (Reqd local fee)		79.23
					Utility tax (Local tax)		140.19
					Florida sales tax (State tax)		87.09
					County sales tax (Local tax)		14.35
					<b>Total</b>	<b>1,326</b>	<b>1,676.49</b>

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



RECEIVED  
MAR - 3 2026  
BY: \_\_\_\_\_

**Electric Bill Statement - Duplicate**  
For: Jan 26, 2026 to Feb 25, 2026 (30 days)  
Statement Date: Feb 25, 2026  
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**

**\$65.85**

TOTAL AMOUNT YOU OWE

**Mar 18, 2026**

NEW CHARGES DUE BY



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**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after May 15, 2026 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	32.94
Balance before new charges	32.94
Total new charges	32.91
<b>Total amount you owe</b>	<b>\$65.85</b>

(See page 2 for bill details.)

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)



/ 27

3294 5218279756655795856000000

0007 0022 450031

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

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for ways to pay.

27975-66557

ACCOUNT NUMBER

\$65.85

TOTAL AMOUNT YOU OWE

Mar 18, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
27975-66557

**BILL DETAILS**

Amount of your last bill	32.94
Balance before new charges	\$32.94
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$15.32
Non-fuel: ( \$0.094600 per kWh)	\$0.57
Fuel: ( \$0.032020 per kWh)	\$0.19
Electric service amount	30.28
Gross receipts tax (State tax)	0.78
Franchise fee (Reqd local fee)	1.82
Taxes and charges	2.60
Regulatory fee (State fee)	0.03
Total new charges	\$32.91
<b>Total amount you owe</b>	<b>\$65.85</b>

**METER SUMMARY**

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	00463		00457		6

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Feb 25, 2026	Jan 26, 2026	Feb 25, 2025
kWh Used	6	7	6
Service days	30	34	29
kWh/day	0	0	0
Amount	\$32.91	\$32.94	\$27.55

**KEEP IN MIND**

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**Electric Bill Statement - Duplicate**

For: Jan 26, 2026 to Feb 25, 2026 (30 days)

Statement Date: Feb 25, 2026

Account Number: 31224-31327

**Service Address:**

2284 MIZNER BAY AVE # BOOST  
BRADENTON, FL 34208

RECEIVED  
MAR - 3 2026

**VILLAGES OF GLEN CREEK CDD,**  
Here's what you owe for this billing period.

**CURRENT BILL**

**\$1,063.47**

TOTAL AMOUNT YOU OWE

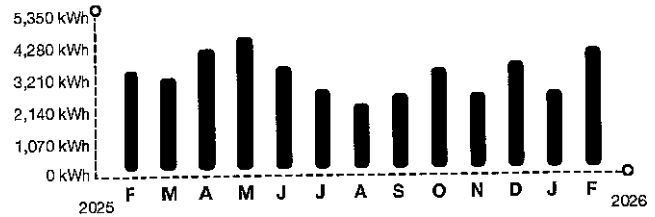
**Mar 18, 2026**

NEW CHARGES DUE BY



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**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	471.93
Additional Activity	-2.00
<hr/>	
Balance before new charges	469.93
<hr/>	
Total new charges	593.54
<hr/>	
<b>Total amount you owe</b>	<b>\$1,063.47</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 15, 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)

/ 27

46993 5218312243132787436010000



0011 0022 450031

VILLAGES OF GLEN CREEK CDD  
3434 COLWELL AVE STE 200  
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31224-31327

ACCOUNT NUMBER

\$1,063.47

TOTAL AMOUNT YOU OWE

Mar 18, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
31224-31327

FPL.com Page 2

0012 0022 450031

E01D

### BILL DETAILS

Amount of your last bill	471.93
Additional activity	
Deposit Interest	-2.00
<hr style="border-top: 1px dashed black;"/>	
Balance before new charges	\$469.93
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: ( <i>\$0.031110 per kWh</i> )	\$134.09
Fuel: ( <i>\$0.032010 per kWh</i> )	\$137.96
Demand: ( <i>\$15.03 per KW</i> )	\$240.48
<hr style="border-top: 1px dashed black;"/>	
Electric service amount	546.24
Gross receipts tax (State tax)	14.02
Franchise fee (Reqd local fee)	32.78
<hr style="border-top: 1px dashed black;"/>	
Taxes and charges	46.80
Regulatory fee (State fee)	0.50
<hr style="border-top: 1px dashed black;"/>	
Total new charges	\$593.54
<hr style="border-top: 1px solid black;"/>	
<b>Total amount you owe</b>	<b>\$1,063.47</b>

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	09845		05535		4310
Demand KW	16.21				16

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 25, 2026	Jan 26, 2026	Feb 25, 2025
kWh Used	4310	2775	3642
Service days	30	34	29
kWh/day	143	81	125
Amount	\$593.54	\$471.93	\$567.20

### KEEP IN MIND

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**Electric Bill Statement**

**For:** Jan 13, 2026 to Feb 13, 2026 (31 days)

**Statement Date:** Feb 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**

**\$35.75**

TOTAL AMOUNT YOU OWE

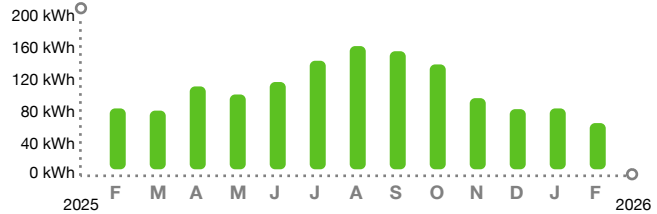
**Mar 6, 2026**

NEW CHARGES DUE BY



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**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	36.76
Payments received	-36.76
Balance before new charges	0.00
<hr/>	
Total new charges	35.75
<b>Total amount you owe</b>	<b>\$35.75</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 05, 2026 is considered LATE; a late payment charge of 1% will apply.

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

Report Power Outages:  
Hearing/Speech Impaired:

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



**Ways to Pay**



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VILLAGES OF GLEN CREEK CDD  
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40891-08213  
ACCOUNT NUMBER

\$35.75  
TOTAL AMOUNT YOU OWE

Mar 6, 2026  
NEW CHARGES DUE BY

\$ \_\_\_\_\_  
AMOUNT ENCLOSED



**Customer Name:**  
VILLAGES OF GLEN  
CREEK CDD

**Account Number:**  
40891-08213

### BILL DETAILS

Amount of your last bill	36.76
Payment received - Thank you	-36.76
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$10.74
Non-fuel: (\$0.094600 per kWh)	\$5.95
Fuel: (\$0.032020 per kWh)	\$2.02
Electric service amount	32.91
Gross receipts tax (State tax)	0.84
Franchise fee (Reqd local fee)	1.97
Taxes and charges	2.81
Regulatory fee (State fee)	0.03
Total new charges	\$35.75
<b>Total amount you owe</b>	<b>\$35.75</b>

### METER SUMMARY

Meter reading - Meter ACD9903. Next meter reading Mar 16, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	02328		02265		63

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 13, 2026	Jan 13, 2026	Feb 14, 2025
kWh Used	63	83	83
Service days	31	32	31
kWh/day	2	3	3
Amount	\$35.75	\$36.76	\$31.80

### KEEP IN MIND

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**Electric Bill Statement**

**For:** Feb 13, 2026 to Mar 16, 2026 (31 days)

**Statement Date:** Mar 16, 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**

**\$37.52**

TOTAL AMOUNT YOU OWE

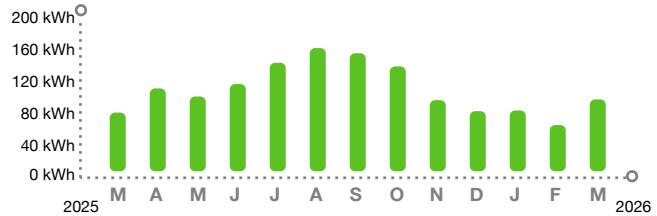
**Apr 6, 2026**

NEW CHARGES DUE BY



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**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	35.75
Payments received	-35.75
Balance before new charges	0.00
<hr/>	
Total new charges	37.52
<b>Total amount you owe</b>	<b>\$37.52</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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

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

Report Power Outages:  
Hearing/Speech Impaired:

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



**Ways to Pay**



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5210408910821352573000000

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

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40891-08213  
ACCOUNT NUMBER

\$37.52  
TOTAL AMOUNT YOU OWE

Apr 6, 2026  
NEW CHARGES DUE BY

\$ \_\_\_\_\_  
AMOUNT ENCLOSED



**Customer Name:**  
VILLAGES OF GLEN  
CREEK CDD

**Account Number:**  
40891-08213

### BILL DETAILS

Amount of your last bill	35.75
Payment received - Thank you	-35.75
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
<b>Total amount you owe</b>	<b>\$37.52</b>

### METER SUMMARY

Meter reading - Meter ACD9903. Next meter reading Apr 14, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	02426		02328		98

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 16, 2026	Feb 13, 2026	Mar 14, 2025
kWh Used	98	63	80
Service days	31	31	28
kWh/day	3	2	3
Amount	\$37.52	\$35.75	\$31.59

### KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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RECEIVED  
MAR - 3 2026

**Electric Bill Statement - Duplicate**  
For: Jan 26, 2026 to Feb 25, 2026 (30 days)  
**Statement Date:** Feb 25, 2026  
**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**

**\$634.03**

TOTAL AMOUNT YOU OWE

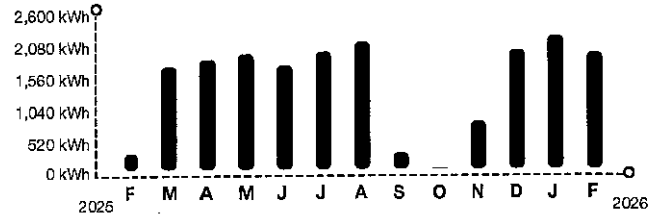
**Mar 18, 2026**

NEW CHARGES DUE BY



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WaystoPay

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	337.78
Balance before new charges	337.78
Total new charges	296.25
<b>Total amount you owe</b>	<b>\$634.03</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 15, 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)



/ 27 33778 52184323218034 3043600000

0015 0022 450031

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

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for ways to pay.

43232-18034	\$634.03	Mar 18, 2026	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
43232-18034

**BILL DETAILS**

Amount of your last bill	337.78
Balance before new charges	\$337.78
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$193.09
Fuel: (\$0.032020 per kWh)	\$65.35
Electric service amount	272.64
Gross receipts tax (State tax)	7.00
Franchise fee (Reqd local fee)	16.36
Taxes and charges	23.36
Regulatory fee (State fee)	0.25
Total new charges	\$296.25
<b>Total amount you owe</b>	<b>\$634.03</b>

**METER SUMMARY**

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

Usage Type	Current	-	Previous	=	Usage
kWh used	78221		76180		2041

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Feb 25, 2026	Jan 26, 2026	Feb 25, 2025
kWh Used	2041	2343	289
Service days	30	34	29
kWh/day	68	68	9
Amount	\$296.25	\$337.78	\$52.80

**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 - Duplicate

For: Jan 26, 2026 to Feb 25, 2026 (30 days)

Statement Date: Feb 25, 2026

Account Number: 82471-36081

Service Address:

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

MAR - 3 2026

VILLAGES OF GLEN CREEK CDD,  
Here's what you owe for this billing period.

CURRENT BILL

\$3,378.15

TOTAL AMOUNT YOU OWE

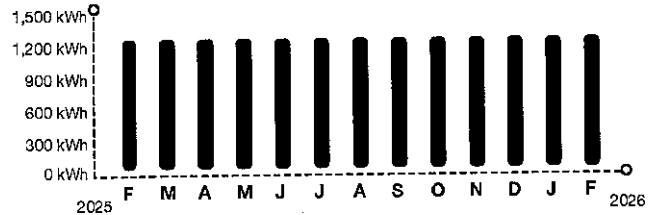
Mar 18, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,676.49
Balance before new charges	1,676.49*
Total new charges	1,701.66
<b>Total amount you owe</b>	<b>\$3,378.15</b>

\*This \$1,676.49 is PAST DUE -- PLEASE PAY IMMEDIATELY

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after March 18, 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.

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)



/ 27

167649 5218824713608165187330000

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

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MIAMI FL 33188-0001



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82471-36081  
ACCOUNT NUMBER

\$3,378.15  
TOTAL AMOUNT YOU OWE

Mar 18, 2026  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



Customer Name:  
VILLAGES OF GLEN  
CREEK CDD

Account Number:  
82471-36081

FPL.com Page 2

0020 0022 45003 1

E01D

**BILL DETAILS**

Amount of your last bill	1,676.49
Balance before new charges	\$1,676.49 *
<b>New Charges</b>	
Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount **	1,351.91
Gross receipts tax (State tax)	2.50
Franchise fee (Reqd local fee)	79.23
Utility tax (Local tax)	140.19
Florida sales tax (State tax)	87.09
County sales tax (Local tax)	14.35
Taxes and charges	323.36
Late payment charge	25.15
Regulatory fee (State fee)	1.24
Total new charges	\$1,701.66
<b>Total amount you owe</b>	<b>\$3,378.15</b>
<b>*This \$1,676.49 is PAST DUE -- PLEASE PAY IMMEDIATELY</b>	

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

Non-fuel energy charge:	\$0.041940 per kWh
Fuel charge:	\$0.031560 per kWh

**METER SUMMARY**

Next bill date Mar 26, 2026.

Usage Type	Usage
Total kWh used	1326

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Feb 25, 2026	Jan 26, 2026	Feb 25, 2025
kWh Used	1326	1326	1326
Service days	30	34	29
kWh/day	44	39	46
Amount	\$1,676.49	\$1,676.49	\$1,590.02

**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.

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



**Electric Bill Statement**

**For:** Jan 13, 2026 to Feb 13, 2026 (31 days)

**Statement Date:** Feb 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**

**\$37.42**

TOTAL AMOUNT YOU OWE

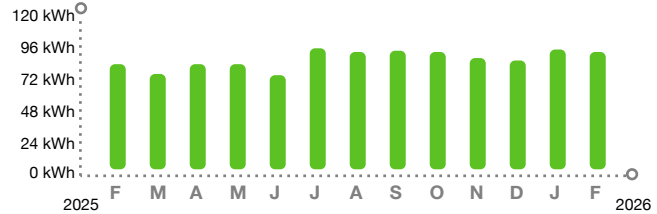
**Mar 6, 2026**

NEW CHARGES DUE BY



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or visit  
[FPL.com/WaystoPay](https://www.fpl.com/WaystoPay)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	37.52
Payments received	-37.52
Balance before new charges	0.00
Total new charges	37.42
<b>Total amount you owe</b>	<b>\$37.42</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 05, 2026 is considered LATE; a late payment charge of 1% will apply.

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

Report Power Outages:  
Hearing/Speech Impaired:

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



**Ways to Pay**



/ 27

5210909565922452473000000

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:

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CHARLOTTE NC 28232-2414

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

90956-59224  
ACCOUNT NUMBER

\$37.42  
TOTAL AMOUNT YOU OWE

Mar 6, 2026  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



**Customer Name:**  
VILLAGES OF GLEN  
CREEK CDD

**Account Number:**  
90956-59224

### BILL DETAILS

Amount of your last bill	37.52
Payment received - Thank you	-37.52
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$8.08
Non-fuel: (\$0.094600 per kWh)	\$9.09
Fuel: (\$0.032020 per kWh)	\$3.07
Electric service amount	34.44
Gross receipts tax (State tax)	0.88
Franchise fee (Reqd local fee)	2.07
Taxes and charges	2.95
Regulatory fee (State fee)	0.03
Total new charges	\$37.42
<b>Total amount you owe</b>	<b>\$37.42</b>

### METER SUMMARY

Meter reading - Meter ACD5574. Next meter reading Mar 16, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	02281		02185		96

### ENERGY USAGE COMPARISON

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Feb 13, 2026	Jan 13, 2026	Feb 14, 2025
kWh Used	96	98	86
Service days	31	32	31
kWh/day	3	3	3
Amount	\$37.42	\$37.52	\$31.95

### KEEP IN MIND

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

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[Claim rebates](#)

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**Electric Bill Statement**

**For:** Feb 13, 2026 to Mar 16, 2026 (31 days)

**Statement Date:** Mar 16, 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**

**\$37.36**

TOTAL AMOUNT YOU OWE

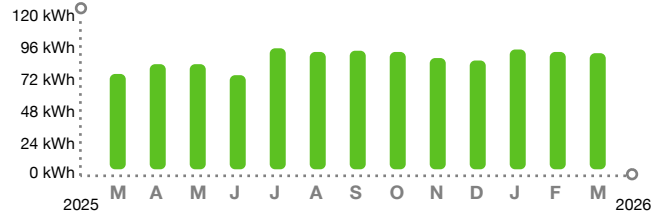
**Apr 6, 2026**

NEW CHARGES DUE BY



**Scan to Pay**  
or visit  
[FPL.com/WaystoPay](http://FPL.com/WaystoPay)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	37.42
Payments received	-37.42
Balance before new charges	0.00
<hr/>	
Total new charges	37.36
<b>Total amount you owe</b>	<b>\$37.36</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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

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

Report Power Outages:  
Hearing/Speech Impaired:

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



**Ways to Pay**



/ 27

5210909565922446373000000

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:

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GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill) for ways to pay.

90956-59224  
ACCOUNT NUMBER

\$37.36  
TOTAL AMOUNT YOU OWE

Apr 6, 2026  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



**Customer Name:**  
VILLAGES OF GLEN  
CREEK CDD

**Account Number:**  
90956-59224

### BILL DETAILS

Amount of your last bill	37.42
Payment received - Thank you	-37.42
Balance before new charges	\$0.00

#### New Charges

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

Base charge:	\$14.20
Minimum base bill charge:	\$8.16
Non-fuel: (\$0.094600 per kWh)	\$8.99
Fuel: (\$0.032020 per kWh)	\$3.04
Electric service amount	34.39
Gross receipts tax (State tax)	0.88
Franchise fee (Reqd local fee)	2.06
Taxes and charges	2.94
Regulatory fee (State fee)	0.03
Total new charges	\$37.36
<b>Total amount you owe</b>	<b>\$37.36</b>

### METER SUMMARY

Meter reading - Meter ACD5574. Next meter reading Apr 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02376		02281		95

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 16, 2026	Feb 13, 2026	Mar 14, 2025
kWh Used	95	96	78
Service days	31	31	28
kWh/day	3	3	3
Amount	\$37.36	\$37.42	\$31.50

### 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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WWW.FOLEY.COM

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

Date: December 29, 2025  
Invoice No.: 51213972  
Our Ref. No.: 139425-0101

**In view of our fiscal year end, it would be appreciated if you could remit payment by January 30, 2026.**

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## **Remittance Advice**

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Re: Villages of Glen Creek project

**Current Invoice:**

12/29/25 - 51213972	\$3,315.50
<b>Total Amount Due:</b>	<b>\$3,315.50</b>

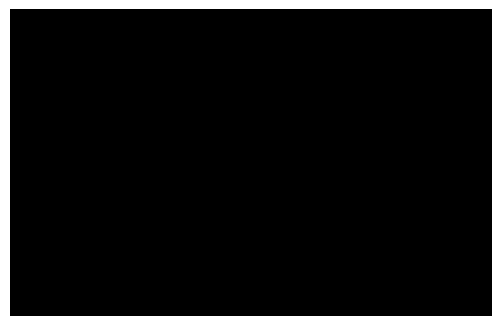
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Please mail check payments to:

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

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

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

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

Date: December 29, 2025  
Invoice No.: 51213972  
Our Ref. No.: 139425-0101

---

**In view of our fiscal year end, it would be appreciated if you could remit payment by January 30, 2026.**

Services through November 30, 2025

Amount due for professional services rendered regarding Villages of Glen Creek project	\$3,315.50
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<b>Total Amount Due:</b>	<b>\$3,315.50</b>
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Please reference your invoice number 51213972 with your remittance payable to Foley & Lardner LLP. Payment is due promptly upon receipt of our invoice.

Federal Employer Number:  
39-0473800

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**Professional Services Detail**

11/03/25	SNB	Prepare draft requests for admission to Mancini regarding lack of licensure; Confer regarding status of expert engagement.	0.70	\$570.50
11/05/25	KKL	Confer regarding November 19th hearing on motion to dismiss.	0.20	\$71.00
11/05/25	SNB	Attend strategy conference and confer regarding upcoming hearing on motion to dismiss and related strategy for claims moving forward.	0.20	\$163.00
11/06/25	ABG	Analyze recent progressions in case and strategize/identify next steps.	0.20	\$125.00
11/06/25	KKL	Confer regarding next steps for claim.	0.50	\$177.50
11/12/25	KKL	Prepare request for admissions to Mancini Earth.	0.40	\$142.00
11/12/25	SNB	Prepare for and attend strategy conference on status of claim.	0.10	\$81.50
11/13/25	KKL	Confer regarding hearing on motion to dismiss.	0.20	\$71.00
11/17/25	SNB	Prepare for and attend conference call with D. Baldwin regarding Mancini agreement to order granting motion to dismiss and permitting amendment; Prepare correspondence to J. Vericker regarding Mancini request and related recommendation; Research potential for de facto qualifier argument and related statutory and DBPR guidelines for registration.	1.20	\$978.00
11/18/25	KKL	Attend meeting with J. Vericker regarding claim and hearing on motion to dismiss (.6); attention to client's bond documents (.2).	0.80	\$284.00
11/18/25	SNB	Attention to correspondence from J. Vericker regarding Mancini proposed agreement on motion, and confer with J. Vericker regarding the same; Correspond with D. Baldwin regarding proposed agreement and upcoming hearing; Attention to correspondence from B. Mumford regarding GTIS position on action.	0.30	\$244.50
11/19/25	SNB	Attention to draft notice of cancellation regarding pending motion to dismiss, and confer regarding the same; Correspond with D. Baldwin regarding proposed agreed order.	0.20	\$163.00

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11/20/25	SNB	Correspond with B. Mumford and J. Vericker regarding agreed order permitting amendment and status of reconstruction at Phase 1C in light of claims.	0.20	\$163.00
11/25/25	SNB	Attention to correspondence from D. Baldwin on status of agreed order permitting amendment of claims.	0.10	\$81.50
Services Total:			5.30	\$3,315.50

**Professional Services Summary**

<b>Service Provider</b>	<b>Initials</b>	<b>Title</b>	<b>Hours</b>	<b>Amount</b>
Alexa B. Goldstein	ABG	Associate	0.20	\$125.00
Kristan K. Long	KKL	Paralegal	2.10	\$745.50
Stephanie Nicole Burt	SNB	Senior Counsel	3.00	\$2,445.00
<b>Totals</b>			<b>5.30</b>	<b>\$3,315.50</b>

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WWW.FOLEY.COM

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

Date: December 29, 2025  
Invoice No.: 51213973  
Our Ref. No.: 139425-0102

**In view of our fiscal year end, it would be appreciated if you could remit payment by January 30, 2026.**

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## **Remittance Advice**

---

Re: ACPLM, Inc

**Current Invoice:**

12/29/25 - 51213973	\$25,473.50
<b>Total Amount Due:</b>	<b>\$25,473.50</b>

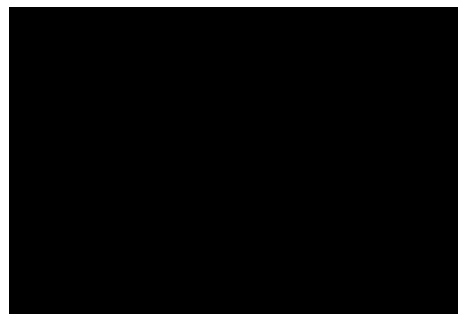
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Please mail check payments to:

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](mailto:accountsreceivable@foley.com).





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WWW.FOLEY.COM

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

Date: December 29, 2025  
Invoice No.: 51213973  
Our Ref. No.: 139425-0102

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**In view of our fiscal year end, it would be appreciated if you could remit payment by January 30, 2026.**

Services through November 30, 2025

Amount due for professional services rendered regarding ACPLM, Inc \$22,903.50

Total Expenses: \$2,570.00

**Total Amount Due: \$25,473.50**

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Please reference your invoice number 51213973 with your remittance payable to Foley & Lardner LLP. Payment is due promptly upon receipt of our invoice.

Federal Employer Number:  
39-0473800

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**Professional Services Detail**

11/05/25	KKL	Confer regarding status of claim and next steps.	0.20	\$71.00
11/05/25	SNB	Analyze settlement recommendation memorandum, and confer regarding the same; Attention to Chapter 255 bond requirements.	0.60	\$489.00
11/06/25	ABG	Analyze recent progressions in case and strategize/identify next steps.	0.40	\$250.00
11/06/25	NAKI	Attend case status meeting with N. Burt.	0.10	\$52.50
11/06/25	SNB	Analyze ACPLM document production related to Mancini matter and bond requests; Analyze ACPLM motion to stay per notice to CDD for failure to secure payment bond; Analysis of 768.28 limitation in light of ACPLM demand; Confer regarding the same; Correspond with J. Rains regarding additional time to review claims.	0.90	\$733.50
11/07/25	SNB	Attention to correspondence from J. Rains regarding ACPLM timeline for claims and confer with D. Harper.	0.10	\$81.50
11/08/25	SNB	Correspond regarding ACPLM's 255 claims, and potential defenses to the same.	0.10	\$81.50
11/10/25	ABG	Correspondence with Bill Mumford regarding status of issue.	0.10	\$62.50
11/10/25	SNB	Attend strategy call regarding ACPLM claim and 255 allegations; Prepare for and attend conference call with J. Rains regarding ACPLM dispute and potential issues precluding relief.	0.70	\$570.50
11/11/25	CDH	Analysis of liability under failure to record 255.05 bond by contractor for work performed by special services district and where would be lienor failed to serve a notice to contractor.	0.70	\$735.00
11/11/25	SNB	Attend strategy conference call on Chapter 255 claims and potential defenses based on ownership, entity definition, nature of development, and limitations period; Prepare outline summary regarding the same.	1.30	\$1,059.50
11/12/25	CDH	Confer regarding Palm Beach County v. Trinity opinion and distinguish on facts and issues not decided and laches arguments.	1.00	\$1,050.00

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11/12/25	JLWS	Research regarding possible defenses, including statute of limitations.	3.10	\$1,627.50
11/12/25	KKL	Organize court filings for attorney review.	0.70	\$248.50
11/12/25	SNB	Prepare for and attend strategy conference on status of claim.	0.10	\$81.50
11/13/25	JLWS	Conduct research into potential defenses and finalize findings.	3.50	\$1,837.50
11/14/25	ABG	Analyze and strategize regarding possible defenses to claims under 255.05; correspondence with Bill Mumford regarding the same.	1.30	\$812.50
11/14/25	ABG	Correspondence with opposing counsel notifying no counter at this time.	0.10	\$62.50
11/14/25	JLWS	Continue conducting research into potential defenses regarding statute of limitations and public building law.	4.70	\$2,467.50
11/14/25	SNB	Analyze research summary on cases applying limitations period to bond claims; Research and analyze case law regarding application of 95.11(6)(e) and 95.11(7) in support of argument that laches bars or precludes ACPLM's bond claim; Attend conference call regarding client position on response to ACPLM in light of limitations and ownership defenses; Prepare recommendation summary email to J. Vericker; Prepare draft response to J. Rains, and confer regarding the same.	2.40	\$1,956.00
11/15/25	SNB	Correspond with A. Goldstein regarding strategy for responding to potential claims against individual board members by ACPLM.	0.10	\$81.50
11/17/25	ABG	Attention to correspondence from client regarding recommendations and possible next steps; strategize regarding the same.	0.60	\$375.00
11/17/25	JLWS	Continue conducting research into potential defenses regarding Florida statute 255.05.	3.20	\$1,680.00
11/17/25	JLWS	Conduct research regarding alter ego and fraudulent lien requirements.	3.30	\$1,732.50
11/17/25	KKL	Confer regarding claim and bond documents.	0.30	\$106.50

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11/17/25	SNB	Attention to correspondence from B. Mumford regarding GTIS position on claims; Analyze correspondence from J. Vericker regarding ACPLM claims and related proposed defenses thereto; Prepare for and attend conference call with J. Vericker and V. Barber regarding defenses to ACPLM claims; Analyze developer contracts for additional liability; Continued research on limitations period applicable to bond claims and strategize regarding argument applying one-year limitations period to ACPLM's claim of no bond; discuss strategy with D. Harper.	2.20	\$1,793.00
11/18/25	SNB	Attention to correspondence from B. Mumford regarding claim; Analyze and review prior Mancini testimony for defenses to ACPLM claims related to improper work; Prepare for and attend conference call with Vericker et al. to discuss potential defenses, Strategize and discuss strategy moving forward, and other relief as to ACPLM's 255 bond claim.	1.90	\$1,548.50
11/19/25	KKL	Evaluate ACPLM's third request for public records; attention to CDD's common area parcels' title reports.	0.50	\$177.50
11/19/25	SNB	Attention to additional public records request from J. Rains regarding request for deeds conveying ownership of property, and correspond with J. Vericker regarding the same; Correspond with L. Carver regarding various property documents relating to property ownership and related timeline; Analyze related deeds and plat documents for purposes of defense to ACPLM claims.	0.70	\$570.50
11/20/25	KKL	Attention to ACPLM's public records request.	0.20	\$71.00
11/24/25	ABG	Attention to recent progressions in case and strategize regarding next steps.	0.10	\$62.50
11/26/25	ABG	Attention to Series 2022 Bonds LOM developer section and strategize regarding the same.	0.20	\$125.00
11/26/25	ABG	Analyze and review case law on statute of limitations and latches for claims.	0.40	\$250.00
		Services Total:	35.80	\$22,903.50

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**Professional Services Summary**

<b>Service Provider</b>	<b>Initials</b>	<b>Title</b>	<b>Hours</b>	<b>Amount</b>
Alexa B. Goldstein	ABG	Associate	3.20	\$2,000.00
Julia Lewis	JLWS	Associate	17.80	\$9,345.00
Nakia Cerasia	NAKI	Associate	0.10	\$52.50
Kristan K. Long	KKL	Paralegal	1.90	\$674.50
C. David Harper	CDH	Partner	1.70	\$1,785.00
Stephanie Nicole Burt	SNB	Senior Counsel	11.10	\$9,046.50
<b>Totals</b>			<b>35.80</b>	<b>\$22,903.50</b>

**Expenses Incurred**

<b>Description</b>	<b>Amount</b>
Electronic Legal Research Services	\$2,570.00
<b>Expenses Incurred Total</b>	<b>\$2,570.00</b>

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

Date: January 26, 2026  
Invoice No.: 51231368  
Our Ref. No.: 139425-0101

**In view of our fiscal year end, it would be appreciated if you could remit payment by January 30, 2026.**

---

## **Remittance Advice**

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Re: Villages of Glen Creek project

**Current Invoice:**

01/26/26 - 51231368	\$407.50
<b>Total Amount Due:</b>	<b>\$407.50</b>

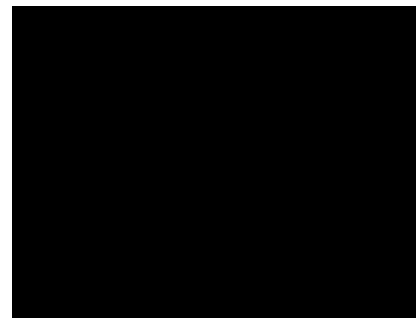
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P.O. Box 78470  
Milwaukee, WI 53278-8470

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

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

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

Date: January 26, 2026  
Invoice No.: 51231368  
Our Ref. No.: 139425-0101

---

**In view of our fiscal year end, it would be appreciated if you could remit payment by January 30, 2026.**

Services through December 31, 2025

Amount due for professional services rendered regarding Villages of Glen Creek project	\$407.50
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<b>Total Amount Due:</b>	<b>\$407.50</b>
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Please reference your invoice number 51231368 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**

12/09/25	SNB	Correspond with D. Baldwin regarding status of proposed order on pending motion to dismiss.	0.10	\$81.50
12/12/25	SNB	Attention to correspondence from D. Baldwin regarding status of draft proposed order on motion to dismiss.	0.10	\$81.50
12/15/25	SNB	Attention to correspondence from B. Mumford regarding status of Mancini's amended complaint.	0.10	\$81.50
12/16/25	SNB	Confer with D. Baldwin regarding status of draft order on pending motion to dismiss.	0.10	\$81.50
12/31/25	SNB	Correspond with D. Baldwin regarding status of draft order on motion to dismiss.	0.10	\$81.50
Services Total:			0.50	\$407.50

**Professional Services Summary**

Service Provider	Initials	Title	Hours	Amount
Stephanie Nicole Burt	SNB	Senior Counsel	0.50	\$407.50
<b>Totals</b>			<b>0.50</b>	<b>\$407.50</b>

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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: January 26, 2026  
Invoice No.: 51231369  
Our Ref. No.: 139425-0102

**In view of our fiscal year end, it would be appreciated if you could remit payment by January 30, 2026.**

---

## **Remittance Advice**

---

Re: ACPLM, Inc

**Current Invoice:**

01/26/26 - 51231369	\$1,288.50
<b>Total Amount Due:</b>	<b>\$1,288.50</b>

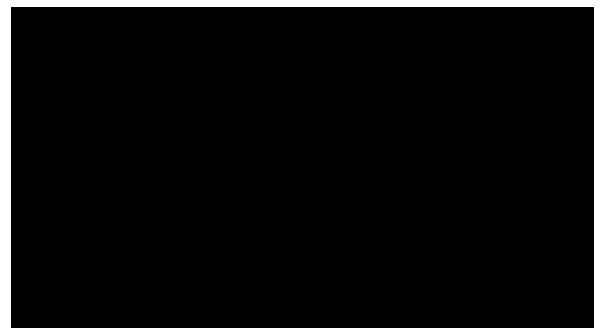
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Please mail check payments to:

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](mailto:accountsreceivable@foley.com).





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: January 26, 2026  
Invoice No.: 51231369  
Our Ref. No.: 139425-0102

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**In view of our fiscal year end, it would be appreciated if you could remit payment by January 30, 2026.**

Services through December 31, 2025

Amount due for professional services rendered regarding ACPLM, Inc	\$1,288.50
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<b>Total Amount Due:</b>	<b>\$1,288.50</b>
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Please reference your invoice number 51231369 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**

12/01/25	KKL	Attention to ACPLM's third public records request.	0.20	\$71.00
12/02/25	ABG	Attention to litigation action (ACPLM vs Mancini) and analyze regarding the same.	0.10	\$62.50
12/02/25	SNB	Confer regarding status of ACPLM claim and whether claims asserted against CDD or board members; Attention to correspondence from L. Carver regarding pending public records request and related responsive documents.	0.20	\$163.00
12/08/25	KKL	Research property ownership details for Phase 1C and 2A (.5); evaluate title results for CDD (.4); continue preparing chronology of property ownership (.6); confer regarding property ownership (.2).	1.70	\$603.50
12/10/25	SNB	Confer regarding status of ACPLM claims.	0.10	\$81.50
12/15/25	SNB	Attention to correspondence from B. Mumford regarding status of claim; Attention to docket and J. Rains correspondence.	0.10	\$81.50
12/16/25	ABG	Attention to recent progressions and strategize regarding the same including state court case activity.	0.10	\$62.50
12/16/25	SNB	Correspond with B. Mumford regarding status of ACPLM claim against CDD.	0.10	\$81.50
12/30/25	SNB	Attention to additional public records request from J. Rains, and confer regarding the same.	0.10	\$81.50
Services Total:			2.70	\$1,288.50

**Professional Services Summary**

Service Provider	Initials	Title	Hours	Amount
Alexa B. Goldstein	ABG	Associate	0.20	\$125.00
Kristan K. Long	KKL	Paralegal	1.90	\$674.50
Stephanie Nicole Burt	SNB	Senior Counsel	0.60	\$489.00
<b>Totals</b>			<b>2.70</b>	<b>\$1,288.50</b>



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: February 25, 2026  
Invoice No.: 51247603  
Our Ref. No.: 139425-0101

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## Remittance Advice

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Re: Villages of Glen Creek project

**Current Invoice:**

02/25/26 - 51247603	\$875.50
<b>Total Amount Due:</b>	<b>\$875.50</b>

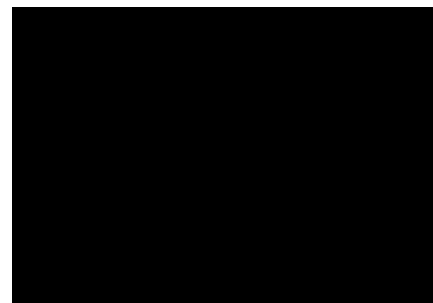
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Please mail check payments to:

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

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

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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: February 25, 2026  
Invoice No.: 51247603  
Our Ref. No.: 139425-0101

---

Services through January 31, 2026

Amount due for professional services rendered regarding Villages of Glen Creek project	\$875.50
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<b>Total Amount Due:</b>	<b>\$875.50</b>
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Please reference your invoice number 51247603 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**

01/01/26	SNB	Confer regarding status of order on motion to dismiss and permitting amendment.	0.10	\$81.50
01/02/26	SNB	Correspond with B. Mumford regarding status of Mancini claims.	0.10	\$81.50
01/06/26	SNB	Confer regarding status of claim.	0.10	\$81.50
01/09/26	SNB	Confer regarding status of order granting motion and requiring plaintiff to amend complaint.	0.10	\$81.50
01/13/26	KKL	Prepare proposed order on Villages of Glen Creek's motion to dismiss and Plaintiff's deadline to amend Complaint.	0.40	\$142.00
01/14/26	SNB	Correspond with B. Mumford regarding status of Mancini claims; Revise order on pending motion to dismiss and confer regarding the same.	0.20	\$163.00
01/16/26	SNB	Attention to correspondence from D. Baldwin regarding request for 30-day amendment timeline, and correspond regarding the same.	0.10	\$81.50
01/17/26	SNB	Prepare final revisions on order granting motion to dismiss, and confer regarding the same.	0.10	\$81.50
01/23/26	SNB	Attention to court-executed order on motion to dismiss.	0.10	\$81.50
Services Total:			1.30	\$875.50

**Professional Services Summary**

Service Provider	Initials	Title	Hours	Amount
Kristan K. Long	KKL	Paralegal	0.40	\$142.00
Stephanie Nicole Burt	SNB	Senior Counsel	0.90	\$733.50
<b>Totals</b>			<b>1.30</b>	<b>\$875.50</b>



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: February 25, 2026  
Invoice No.: 51247604  
Our Ref. No.: 139425-0102

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## Remittance Advice

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Re: ACPLM, Inc

**Current Invoice:**

02/25/26 - 51247604	\$2,350.00
<b>Total Amount Due:</b>	<b>\$2,350.00</b>

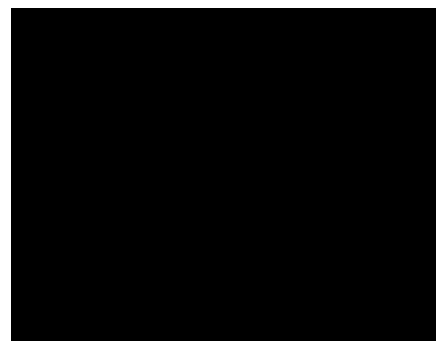
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Please mail check payments to:

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

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

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

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

Date: February 25, 2026  
Invoice No.: 51247604  
Our Ref. No.: 139425-0102

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Services through January 31, 2026

Amount due for professional services rendered regarding ACPLM, Inc	\$2,350.00
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<b>Total Amount Due:</b>	<b>\$2,350.00</b>
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Please reference your invoice number 51247604 with your remittance payable to Foley & Lardner LLP. Payment is due promptly upon receipt of our invoice.

Federal Employer Number:  
39-0473800

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**Professional Services Detail**

11/27/25	ABG	Analyze and review case law on statute of limitations and laches for claims.	0.40	\$250.00
11/27/25	ABG	Attention to Series 2022 Bonds LOM developer section and strategize regarding the same.	0.20	\$125.00
01/01/26	ABG	Attention to correspondence from ACPLM to management company regarding outstanding document requests; strategize regarding the same.	0.20	\$125.00
01/01/26	SNB	Confer regarding status of claim.	0.10	\$81.50
01/05/26	SNB	Attention to correspondence from C. Webster regarding J. Rains additional PR request for records.	0.10	\$81.50
01/06/26	SNB	Confer regarding status of claim.	0.10	\$81.50
01/12/26	SNB	Correspond with C. Webster regarding ACPLM public records request.	0.10	\$81.50
01/13/26	SNB	Attend conference call with district management regarding various public records requests from ACPLM and strategy for responding to and reviewing the same.	0.30	\$244.50
01/14/26	NAKI	Prepare for and attend case management conference.	1.10	\$577.50
01/14/26	SNB	Confer regarding case management conference and comments from J. Rains to Court regarding settlement and request for additional stay; Correspond with B. Mumford and J. Vericker regarding the same.	0.20	\$163.00
01/15/26	SNB	Attention to correspondence from L. Carver regarding production in response to public records request.	0.10	\$81.50
01/16/26	SNB	Attention to correspondence from R. McGough regarding revised records request.	0.10	\$81.50
01/21/26	KKL	Attention to documents on Brightwater and PLCDD from J. Vericker's office in response to public records request.	0.60	\$213.00
01/21/26	SNB	Correspond with L. Carver regarding status of records disclosure to J. Rains.	0.10	\$81.50

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01/26/26	SNB	Attention to correspondence from R. McGough regarding confirmation of additional document request.	0.10	\$81.50
Services Total:			3.80	\$2,350.00

**Professional Services Summary**

<b>Service Provider</b>	<b>Initials</b>	<b>Title</b>	<b>Hours</b>	<b>Amount</b>
Alexa B. Goldstein	ABG	Associate	0.80	\$500.00
Nakia Cerasia	NAKI	Associate	1.10	\$577.50
Kristan K. Long	KKL	Paralegal	0.60	\$213.00
Stephanie Nicole Burt	SNB	Senior Counsel	1.30	\$1,059.50
<b>Totals</b>			<b>3.80</b>	<b>\$2,350.00</b>

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

# INVOICE



**Invoice #:** 6536  
**Invoice Date:** 03/01/26  
**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
03/31/26

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

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

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 #:** 6537  
**Invoice Date:** 03/01/26  
**Amount Due:** \$450.00

**Bill To:**

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

Due Date
03/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Villages of Glen Creek CDD - 1C, 1D_March 2026	9	\$50.00	\$450.00

<b>Subtotal:</b>	\$450.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$450.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	<b>\$450.00</b>

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 #:** 6538  
**Invoice Date:** 03/01/26  
**Amount Due:** \$200.00

**Bill To:**

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

Due Date
03/31/26

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

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

Make Payable to Gig Fiber LLC

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

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

# INVOICE



**Invoice #:** 6539  
**Invoice Date:** 03/01/26  
**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
03/31/26

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

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

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 #:** 6540  
**Invoice Date:** 03/01/26  
**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
03/31/26

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

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

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.: 2946  
Terms: Net 20  
Invoice date: 03/01/2026  
Due date: 03/31/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>COMMERCIAL POOL CLEANING</b>	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.	<b>OTHER MAINTENCE</b>	OM-VC-DPFG-022 4 days per week janitorial services for Clubhouse restrooms and pool area.	1	\$350.00	\$350.00
3.	<b>OTHER MAINTENCE</b>	OM-VC-DPFG-022 Monthly Pressure wash to clubhouse commons area.	1	\$250.00	\$250.00
4.	<b>Janitorial/Construction</b>	Disposal of Garbage (Garbage has to be taken offsite due to removal of Garbage bin )	1	\$200.00	\$200.00

**Total** **\$1,950.00**

## Ways to pay

BANK

## 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.

[View and pay](#)

**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

February 10, 2026  
Project No: 24121-04  
Invoice No: 6239  
Due Date: March 12, 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	25.00	900.00	600.00
Reimbursable Expenses	2,500.00	28.8048	720.12	0.00
<b>Total Fee</b>	<b>26,000.00</b>		<b>19,120.12</b>	<b>600.00</b>
	<b>Total Fee</b>			<b>600.00</b>
			<b>Total this Invoice</b>	<b>600.00</b>

---

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: 750.00**

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

February 10, 2026  
Project No: 24121-05  
Invoice No: 6264  
Due Date: March 12, 2026

Project 24121-05 Glen Creek Phase 4A  
**Fee**

Task	Contract Amount	% Complete	Previously Billed	Current Due
Project Management	10,000.00	36.00	3,600.00	0.00
City Permitting Renewal	7,500.00	70.00	4,875.00	375.00
County Permitting Renewal	7,500.00	70.00	4,875.00	375.00
Total Fee	25,000.00		13,350.00	750.00
	<b>Total Fee</b>			<b>750.00</b>
			<b>Total this Invoice</b>	<b>750.00</b>

---

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: 600.00**

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

March 10, 2026  
Project No: 24121-04  
Invoice No: 6339  
Due Date: April 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	35.00	1,500.00	600.00
Reimbursable Expenses	2,500.00	28.8048	720.12	0.00
<b>Total Fee</b>	<b>26,000.00</b>		<b>19,720.12</b>	<b>600.00</b>
	<b>Total Fee</b>			<b>600.00</b>
			<b>Total this Invoice</b>	<b>600.00</b>

---

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

**Invoice**

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



**Invoice Total: 1,192.15**

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

March 10, 2026  
Project No: 24121-05  
Invoice No: 6353  
Due Date: April 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	3,600.00	0.00
City Permitting Renewal	7,500.00	75.00	5,250.00	375.00
County Permitting Renewal	7,500.00	75.00	5,250.00	375.00
<b>Total Fee</b>	<b>25,000.00</b>		<b>14,100.00</b>	<b>750.00</b>
	<b>Total Fee</b>			<b>750.00</b>

**Reimbursable Expenses**

Plotting/Printing				
2/19/2026	New Age Reprographics LLC		442.15	
	<b>Total Reimbursables</b>		<b>442.15</b>	<b>442.15</b>

**Total this Invoice 1,192.15**

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



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

## Service Slip/Invoice

**INVOICE:** 851965  
**DATE:** 03/01/2026  
**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
03/01/2026		ANTS, ROACHES, SILV		
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/16/2026		

Service	Description	Price
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CONTRACT COMM	Monthly Pest & Rodent Control Service	\$124.00
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Please include your Invoice Number on your Payment. Thank you!

<b>SUBTOTAL</b>	\$124.00
<b>TAX</b>	\$0.00
<b>TOTAL</b>	\$124.00

\* 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**

Prince & Sons, Inc.  
200 S F St  
Haines City, FL 33844-5038  
USA  
+18634225207  
Billing@princeandsonsinc.com

# INVOICE

**BILL TO**

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

**SHIP TO**

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

**INVOICE #** 22578**DATE** 03/01/2026**DUE DATE** 03/31/2026**TERMS** Net 30**SHIP DATE**

02/01/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
<b>Monthly Lawn Maintenance</b>	March Landscape Maintenance--Common Grounds	1	4,725.00	4,725.00
<b>Fertilization</b>	Fertilization--Common Grounds	1	440.00	440.00
<b>Irrigation Inspection</b>	Irrigation Inspection--Common Grounds	1	450.00	450.00
<b>February Lawn Maintenance</b>	March Landscape Maintenance--Amenity Area	1	1,575.00	1,575.00
<b>Fertilization</b>	Fertilization--Amenity Area	1	220.00	220.00
<b>Irrigation Inspection</b>	Irrigation Inspection--Amenity Area	1	180.00	180.00
<b>Monthly Lawn Maintenance</b>	Monthly Lawn Maintenance - Section 2A	1	960.00	960.00

Thank you for your business.

SUBTOTAL	8,550.00
TAX (0%)	0.00
TOTAL	8,550.00
<b>BALANCE DUE</b>	<b>\$8,550.00</b>

Prince & Sons, Inc.  
200 S F St  
Haines City, FL 33844-5038  
USA  
+18634225207  
Billing@princeandsonsin.com

# INVOICE

**BILL TO**

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

**SHIP TO**

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

**INVOICE #** 22579**DATE** 03/01/2026**DUE DATE** 03/31/2026**TERMS** Net 30**SHIP DATE**

02/01/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
<b>Monthly Lawn Maintenance</b>	March Landscape Maintenance--Common Grounds	1	4,725.00	4,725.00
<b>Fertilization</b>	Fertilization--Common Grounds	1	440.00	440.00
<b>Irrigation Inspection</b>	Irrigation Inspection--Common Grounds	1	450.00	450.00
<b>February Lawn Maintenance</b>	March Landscape Maintenance--Amenity Area	1	1,575.00	1,575.00
<b>Fertilization</b>	Fertilization--Amenity Area	1	220.00	220.00
<b>Irrigation Inspection</b>	Irrigation Inspection--Amenity Area	1	180.00	180.00
<b>Monthly Lawn Maintenance</b>	Monthly Lawn Maintenance - Section 2A	1	960.00	960.00

Thank you for your business.

SUBTOTAL	8,550.00
TAX (0%)	0.00
TOTAL	8,550.00
<b>BALANCE DUE</b>	<b>\$8,550.00</b>

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

**Invoice**

Date	Invoice #
3/2/2026	INV0000107464

**Bill To:**

Villages of Glen Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
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Services for the month of	Terms	Client Number
March	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
		<b>Subtotal</b>	\$6,636.66
		<b>Total</b>	\$6,636.66





Sign Solutions of Tampa Bay  
 3921 West Dr. Martin Luther King Jr. Blvd.  
 Tampa, FL 33614  
 (813) 269-5990

# INVOICE

## INV-66624

Created Date: 03/02/26  
 Invoiced Date: 03/12/26

Payment Due Date: 03/12/26

Payment Terms: Cash

**Description:** Villages of GLEN CREEK - Pool rules signs

**Bill To:** Villages of Glen Creek CDD  
 3434 Cowell Avenue  
 Suite 200  
 Tampa, FL 33614  
 US

**Ordered By:** Matt O'Nolan  
 MONolan@rizzetta.com  
 (813) 533-2950

**Salesperson:**  
**Entered By:** David Roach

ITEMS	QTY	UNIT PRICE	LINE TOTAL
1 41" x 48" Dibond Panel Sign 41" x 48" 1/8" Dibond Panel with full-color commodity vinyl, single-sided.	1	\$232.40	\$232.40
2 24" x 24" Dibond, Pool Area Sign 24" x 24" 1/8" Dibond panel, with full color vinyl print, single sided.	1	\$66.40	\$66.40
3 Install Labor 3/10 Villages of Glen Creek, Amenity Center 2406 Orchid Glades lane, Bradenton, FL 34208	1	\$275.00	\$275.00

**No Payments Applied**

<b>Subtotal</b>	\$573.80
Pre-Tax Total	\$573.80
Tax (7.500%)	\$22.41
<b>Total</b>	\$596.21
Total Paid	\$0.00
<b>Balance</b>	\$596.21

# 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

March 18, 2026

Client: 001323

Matter: 000001

Invoice #: 27997

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2026

## SERVICES

Date	Person	Description of Services	Hours	Amount
2/2/2026	CAW	EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING PUBLIC RECORDS REQUEST.	0.3	\$112.50
2/3/2026	MB	REVIEW CORRESPONDENCE REGARDING DISTRICT GENERAL ELECTION.	0.4	\$150.00
2/16/2026	LC	REVIEW CORRESPONDENCE FROM N. BURT RE PRODUCTION OF DOCUMENTS PURSUANT TO PUBLIC RECORDS REQUEST #3 FROM J. RAINS; PREPARE DRAFT RESPONSE LETTER RE SAME.	1.6	\$312.00
2/17/2026	CAW	FINALIZE RESPONSE LETTER TO PUBLIC RECORDS REQUEST.	1.2	\$450.00
2/17/2026	LC	FINALIZE SUMMARY OF BOARD MEMBER HISTORY; WORK ON DOCUMENTS TO BE PRODUCED; PREPARE CORRESPONDENCE TO M. O'NOLAN RE RESPONSE LETTER AND STATUS OF PRODUCING DOCUMENTS TO J. RAINS III.	0.6	\$117.00
2/25/2026	JMV	REVIEW CONSTRUCTION DOCUMENTS; PREPARE FOR AND ATTEND CONFERENCE CALL WITH M. O'NOLAN.	1.5	\$607.50
Total Professional Services			5.6	\$1,749.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
2/24/2026	FEDEX- Federal Express-	\$30.20
Total Disbursements		\$30.20

March 18, 2026  
Client: 001323  
Matter: 000001  
Invoice #: 27997

Page: 2

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Total Services	\$1,749.00	
Total Disbursements	\$30.20	
Total Current Charges		\$1,779.20
Previous Balance		\$6,104.14
Less Payments		(\$6,104.14)
<b>PAY THIS AMOUNT</b>		<b>\$1,779.20</b>

***Please Include Invoice Number on all Correspondence***



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

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

8090352  
239178000  
02/25/2026  
Duffy, Leanne M  
(407)-835-3807

MAR - 6 2021

Villages Glen Creek CDD  
C/O District Manager  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

United States  
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE  
AND REFUNDING BONDS, SERIES 2022 REVENUE ACCOUNT

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.**

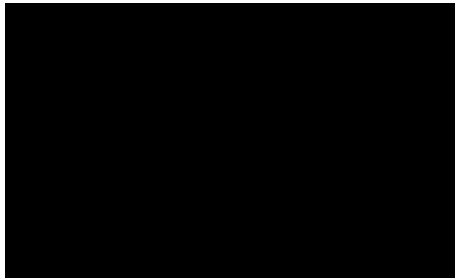
TOTAL AMOUNT DUE \$4,256.13

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 OF GLEN CREEK COMMUNITY  
DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT  
REVENUE AND REFUNDING BONDS, SERIES 2022  
REVENUE ACCOUNT

Invoice Number:	8090352
Account Number:	239178000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807



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: 8090352  
 Invoice Date: 02/25/2026  
 Account Number: 239178000  
 Direct Inquiries To: Duffy, Leanne M  
 Phone: (407)-835-3807

**VILLAGES OF GLEN CREEK COMMUNITY  
 DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT  
 REVENUE AND REFUNDING BONDS, SERIES 2022  
 REVENUE ACCOUNT**

Accounts Included 239178000 239178001 239178002 239178003 239178004 239178005  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
<b>Subtotal Administration Fees - In Advance 02/01/2026 - 01/31/2027</b>				<b>\$3,950.00</b>
Incidental Expenses 02/01/2026 to 01/31/2027	3,950.00	0.0775		\$306.13
<b>Subtotal Incidental Expenses</b>				<b>\$306.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,256.13</b>





5121 South Road  
 New Port Richey, Florida 34652  
 Mail: 1721 Hickory Gate Dr. South, Dunedin, FL 34698

Telephone 251-979-3868  
 Facsimile 727-773-9258

<b>Invoice Number:</b>	44279	<b>Invoice Date:</b>	03/10/2026
<b>Bill To:</b>	Villages of Glen Creek CDD C/o Matt O’Nolan - Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614 Invoices: <a href="mailto:monolan@rizzetta.com">monolan@rizzetta.com</a>		

Contract #	Project Name:
10075.240	<b><u>Villages of Glen Creek -Phase 1D -</u></b> Maintenance

Date	Description	Amount
02/11/2026	Maintenance of wetland buffers and buffer compensation areas. 1 <sup>st</sup> bimonthly event of 6 for Year 1.  Contract price	\$700.00
	<b>Total</b>	<b>\$700.00</b>

## **Tab 12**

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 regular meeting of the Board of Supervisors of Villages of Glen Creek Community Development District was held on **Wednesday, March 25, 2026, 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	<b>Board Supervisor, Chairman</b>
Trent Stephenson	<b>Board Supervisor, Vice Chairman</b>
John Jones	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Matt O’Nolan	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Toborg	<b>Manager Landscape Inspection Rizzetta &amp; Company, Inc.</b>
Haley Prior	<b>Landscape Inspection, Rizzetta &amp; Company, Inc.</b>
Nancy Bregg	<b>District Coordinator, Rizzetta &amp; Company, Inc.</b>
Jasmine Frieszell	<b>Administration, Rizzetta &amp; Company, Inc.</b>
Mason Debaets	<b>Representative, Steadfast Aquatics</b>
Jay Perez	<b>Representative, Bloomings Landscaping</b>
Steve Sutton	<b>Representative, Bloomings Landscaping</b>
Doug Borogh	<b>Russell Landscaping Inc.</b>
Bill Mumford	<b>GTIS Partners</b>

Audience	<b>Present</b>
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**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**

There Board heard comments on trash in the community, Annalisse community concerns and HOA financials.

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**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Pond and Mitigation Maintenance Discussion**

Mr. Debaets presented his report to the Board and there was a discussion held.

**B. Discussion of Waterway Treatment Report**

Mr. Debaets spoke about algae concerns and advised they should be resolved at this time.

**C. Landscape Maintenance Inspection**

Ms. Pryor presented her report to the Board and spoke about upcoming proposals for landscaping concerns from cold damage.

**D. Consideration of Landscaping RFP Proposals**

Bloomings Landscaping presented to the Board.

Redtree Landscaping presented to the Board.

Russell Landscaping presented to the Board.

Mr. Toborg spoke to the Board about the submitted proposals.

On a Motion by Mr. Jones, seconded by Mr. Peterson, with all in favor, the Board To terminate Prince and Sons contract, for the Triple Creek Community Development District.

On a Motion by Mr. Jones, seconded by Mr. Stephenson, with all in favor, the Board approved first place, Bloomings Landscaping with 364 points, second place, Russel Landscaping with 327 points and third place Redtree with 314.68 for the Villages of Glen Creek Community Development District.

**E. District Counsel**

The District Counsel was not present.

**F. District Engineer**

The District Engineer was not present.

**G. District Manager Report**

Mr. O’Nolan reminded the Board of Supervisors that the next regular meeting is scheduled for Tuesday, May 12, 2026, at 6:30 p.m.

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**H. District Counsel**

The District Counsel did not attend the meeting.

**I. District Manager Report**

**1. Discussion of Vacant Seat**

On a Motion by Mr. Jones, seconded by Mr. Peterson , with all in favor, the Board appointed Mr. Brown to the Board in seat 2, for the Villages of Glen Creek Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Review of the Financial Statement for November and December 2025**

The Board reviewed the Financial Statement for November and December 2025.

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**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for November, December 2025 and January, February 2026**

The Board reviewed the Operation and Maintenance Expenditures for November, December 2025 and January, February 2026

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**SIXTH ORDER OF BUSINESS**

**Consideration of the Board of Supervisors Meeting Minutes for November 11 and December 17, 2026**

The Board of Supervisors reviewed the Board of Supervisors meeting minutes for the November 11 and December 17, 2026.

On a Motion by Mr. Peterson, seconded by Mr. Stephenson, with all in favor, the Board approved the Operation and Maintenance Expenditures for November (\$64,817.38)and December (\$35,708.80)2025 and January (\$102,883.10) and February 2026 (\$43,969.70) and the minutes from the meeting held on November 11 and December 17th, 2025, as presented, for the Villages of Glen Creek Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Discussion of Amenity Rules and Rates**

On a Motion by Mr. Peterson, seconded by Mr. Stephenson, with all in favor, the Board approved authorizing staff to begin rule making process and authorizing the Chair to finalize draft, for the Villages of Glen Creek Community Development District.

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123 **EIGHTH ORDER OF BUSINESS** **Consideration of Water Use Permit**  
124 **Proposal**  
125

On a Motion by Mr. Peterson, seconded by Mr. Stephenson, with all in favor, the Board approved the Water Use permit as presented, for the Villages of Glen Creek Community Development District.

126  
127 **NINTH ORDER OF BUSINESS** **Supervisor Requests and Comments**  
128

129 There were no comments presented to the Board.  
130

131 **TENTH ORDER OF BUSINESS** **Adjournment**  
132

133 Mr. O’Nolan stated that if there was no further business to come before the Board  
134 then a motion to adjourn would be in order.  
135

On a Motion by Mr. Peterson, seconded by Mr. Stephenson, with all in favor, the Board adjourned the meeting at 11:59 p.m. for the Triple Creek Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

DRAFT