



Rizzetta & Company

Villages of Glen Creek Community Development District

**Board of Supervisors' Meeting
August 11, 2026**

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

www.Villagesofglenecreek.org

**VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Charles Clark Peterson	Chairman
	Trent Stephenson	Vice Chairman
	John Jones	Assistant Secretary
	Stephen Brown	Assistant Secretary
	Anthony Issacson	Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc
District Counsel	John Vericker	Straley, Robin, Vericker
District Engineer	Tonja Stewart	Stantec

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

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

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

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

VILLAGES OF GLEN CREEK

COMMUNITY DEVELOPMENT DISTRICT

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

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

Teams Dial in number: 321-754-9488

Phone conference ID: 580 276 034#

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

8/7/2026

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District will be held on **Tuesday, August 11, 2026, at 6:30 p.m.** at Spring Hill Suites by Marriott Bradenton Downtown/Riverfront, **located at 102 12th Street West, Bradenton, FL 34205.** The following is the final agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
 - A. Public Hearing on Fiscal Year 2026-2027 Final Budget**
 1. Public Comments on the fiscal Year 2026-2027 Final Budget
 - 2. Consideration of Resolution 2026-05, Adopting the Final Budget for Fiscal Year 2026-2027 Tab 1**
 - B. Public Hearing on Fiscal Year 2026-2027 Assessments**
 1. Public Comments on the Fiscal Year 2026-2027 Special Assessments
 2. Consideration of Resolution 2026-06, Levying O&M Assessments for Fiscal Year 2026-2027 Tab 2
- 3. STAFF REPORTS**
 - A. Pond & Mitigation Maintenance Report Tab 3**
 - B. Community Asset Management Report..... Tab 4**
 - C. District Counsel**
 - D. District Engineer**
 - E. District Manager Report**
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-07, Setting the Meeting Schedule for FY 2026-2027 Tab 5**
 - B. Consideration of Resolution 2026-08, Authorizing Associations to Enforce Deed Restrictions Tab 6**
 - C. Consideration of Resolution 2026-09, Setting the Public Hearing for Rules and Rates Tab 7**
 - D. Consideration Resolution 2026-10, Setting Public Hearing for Rules of Procedure..... Tab 8**
 - E. Ratification of the 2025 Final Financial Audit..... Tab 9**
 - F. Consideration of Holiday Lighting Proposal Tab 10**
 - G. Consideration of Goals and Objectives Annual Reporting Tab 11**

- H. Consideration of Goals and Objectives for FY 26-27 Tab 12
- I. Consideration of Arbitrage Proposals Tab 13
- J. Consideration of ECS Internet Services Proposal Tab 14
- K. Consideration of Complete IT Proposal Tab 15
- L. Discussion of HOA Declarations
- M. Discussion of Phase 2 Storm Pipe Easement Tab 16
- 5. **BUSINESS ADMINISTRATION**
 - A. Review of the Financial Statements for June 2026..... Tab 17
 - B. Consideration of the Operations and Maintenance
Expenditures for April, May and June 2026 Tab 18
 - C. Consideration of the Board of Supervisors' Meeting
Minutes for May 12, 2026, Tab 19
- 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

Villages of Glen Creek Community Development District

villagesofglencreekcdd.org

**Approved Proposed
Budget for Fiscal
Year 2026-2027**

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Proposed Budget Villages of Glen Creek Community Development District General Fund Fiscal Year 2026/2027							
Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll*	\$ 459,239	\$ 918,478	\$ 1,075,060	\$ (156,582)	\$ 1,271,616	\$ 196,556
6	Off Roll*		\$ -	\$ -	\$ -	\$ -	\$ -
7							
8	Assessment Revenue Subtotal	\$ 459,239	\$ 918,478	\$ 1,075,060	\$ (156,582)	\$ 1,271,616	\$ 196,556
9							
10	OTHER REVENUES						
11							
12	<i>Interest Earnings</i>						
13	Interest Earnings	\$ 326	\$ 652	\$ -	\$ 652	\$ -	\$ -
14	<i>Contributions & Donations from Private Sources</i>						
15	Developer Contributions	\$ 398,020	\$ 398,020	\$ -	\$ 398,020	\$ -	\$ -
16							
17	Other Revenue Subtotal	\$ 398,346	\$ 398,672	\$ -	\$ 398,672	\$ -	\$ -
18							
19	TOTAL REVENUES	\$ 857,585	\$ 1,317,150	\$ 1,075,060	\$ 242,090	\$ 1,271,616	\$ 196,556
20	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
21							
22	EXPENDITURES - ADMINISTRATIVE						
23							
24	<i>Legislative</i>						
25	Supervisor Fees	\$ 1,800	\$ 3,600	\$ 6,000	\$ 2,400	\$ 6,000	\$ -
26	<i>Financial & Administrative</i>						
27	Accounting Services	\$ 11,288	\$ 22,576	\$ 57,000	\$ 34,424	\$ 23,366	\$ (33,634)
28	Administrative Services	\$ 2,258	\$ 4,516	\$ 700	\$ (3,816)	\$ 4,673	\$ 3,973
29	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 650	\$ 650	\$ 650	\$ -
30	Assessment Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31	Auditing Services	\$ -	\$ -	\$ 3,800	\$ 3,800	\$ 4,600	\$ 800
32	Bank Fees	\$ 15	\$ 30	\$ 200	\$ 170	\$ 500	\$ 300
33	Disclosure Report	\$ 3,500	\$ 3,500	\$ -	\$ (3,500)	\$ 3,500	\$ 3,500
34	Dissemination Agent	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 7,000	\$ (5,000)
35	District Engineer	\$ 51,927	\$ 103,854	\$ 15,000	\$ (88,854)	\$ 20,000	\$ 5,000
36	District Management	\$ 12,417	\$ 24,834	\$ -	\$ (24,834)	\$ 25,703	\$ 25,703
37	Dues, Licenses & Fees	\$ 2,675	\$ 5,350	\$ 175	\$ (5,175)	\$ 500	\$ 325
38	Legal Advertising	\$ 352	\$ 704	\$ 4,000	\$ 3,296	\$ 3,000	\$ (1,000)
39	Financial Services	\$ -	\$ -	\$ 3,000	\$ (41,488)	\$ 5,873	\$ 2,873
40	Public Officials Liability Insurance	\$ 44,488	\$ 44,488	\$ 56,747	\$ 12,259	\$ 3,748	\$ (52,999)
41	Trustees Fees	\$ 15,852	\$ 31,704	\$ 27,566	\$ (4,138)	\$ 32,000	\$ 4,434
42	Website Hosting, Maintenance, Backup & Email	\$ 2,115	\$ 4,230	\$ 2,015	\$ (2,215)	\$ 4,480	\$ 2,465
43	<i>Legal Counsel</i>						
44	District Counsel	\$ 92,023	\$ 184,046	\$ 9,000	\$ (175,046)	\$ 35,000	\$ 26,000
45							
46	Administrative Subtotal	\$ 240,710	\$ 433,432	\$ 197,853	\$ (280,067)	\$ 180,593	\$ (17,260)
47							
48	EXPENDITURES - FIELD OPERATIONS						
49							
50	<i>Electric Utility Services</i>						
51	Utility - Electricity	\$ 22,036	\$ 44,072	\$ 15,000	\$ (29,072)	\$ 35,000	\$ 20,000
52	Utility - Street Lights	\$ 31,623	\$ 63,246	\$ 148,002	\$ 84,756	\$ 148,002	\$ -
53	<i>Water-Sewer Combination Services</i>						
54	Utility Services	\$ 15,380	\$ 30,760	\$ 25,000	\$ (5,760)	\$ 32,000	\$ 7,000
55	<i>Stormwater Control</i>						
56	Aquatic Maintenance	\$ 10,870	\$ 21,740	\$ 38,000	\$ 16,260	\$ 28,000	\$ (10,000)
57	Creek Maintenance	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	\$ -

Comments

6 Meetings

Contract Rate

Contract Rate

Contract Rate

Contract Rate

Contract Rate

Contract Rate

Contract Rate

Contract Rate

Contract Rate

Contract Rate

EGIS estimate

Trending \$32k TY

Contract Rate

Trending \$184k TY

Trending \$44k TY

Estimated Increase

Contract Rate plus contingency

Flat

Proposed Budget Villages of Glen Creek Community Development District General Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026		
58 Fountain Service Repairs & Maintenance	\$ 2,347	\$ 4,694	\$ 8,000	\$ 3,306	\$ 8,000	\$ -	Flat	
59 <i>Other Physical Environment</i>								
60 Property Insurance	\$ -	\$ -	\$ 17,000	\$ 17,000	\$ 37,586	\$ 20,586	EGIS Estimate	
61 Gate Maintenance & Repair	\$ 4,867	\$ 9,734	\$ 7,600	\$ (2,134)	\$ 7,600	\$ -	Flat	
62 Holiday Decorations	\$ 6,013	\$ 12,026	\$ 10,000	\$ (2,026)	\$ 10,000	\$ -	Flat	
63 Irrigation Maintenance	\$ 1,669	\$ 3,338	\$ 25,000	\$ 21,662	\$ 25,000	\$ -	Flat	
64 Landscape - Mulch	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 35,000	\$ -	Flat	
65 Landscape Inspection Services	\$ -	\$ -	\$ -	\$ -	\$ 16,200	\$ 16,200	Contract Rate	
66 Landscape Maintenance	\$ 69,591	\$ 139,182	\$ 215,000	\$ 75,818	\$ 212,020	\$ (2,980)	Contract Rate	
67 Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	Flat	
68 General Liability Insurance	\$ 4,454	\$ 8,908	\$ 15,000	\$ 6,092	\$ 5,000	\$ (10,000)	EGIS Estimate	
69 Tree Trimming Services	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	Flat	
70 <i>Road & Street Facilities</i>								
71 Sidewalk Maintenance & Repair	\$ -	\$ -	\$ 48,288	\$ 48,288	\$ 20,000	\$ (28,288)		
72 <i>Parks & Recreation</i>								
73 Amenity Center - Water/Trash Utility Services	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)	Remove	
74 Amenity Facility - Maintenance & Repair	\$ 3,495	\$ 6,990	\$ 3,000	\$ (3,990)	\$ -	\$ (3,000)	Remove	
75 Amenity Management Service Contracts	\$ -	\$ -	\$ 7,000	\$ 7,000	\$ 10,000	\$ 3,000	PT Maintenance Max 10 Hours per week.	
76 Dog Waste Station Supplies & Maintenance	\$ 4,091	\$ 8,182	\$ 2,100	\$ (6,082)	\$ 6,000	\$ 3,900	New Vendor	
77 Electrical & Mechanical - Fitness	\$ -	\$ -	\$ 8,200	\$ 8,200	\$ -	\$ (8,200)	Remove	
78 Employee - ADP Fees	\$ -	\$ -	\$ 495	\$ 495	\$ -	\$ (495)	Remove	
79 Employee - Payroll Taxes	\$ -	\$ -	\$ 459	\$ 459	\$ -	\$ (459)	Remove	
80 ID & Access Cards	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 5,000	\$ (5,000)		
81 Janitorial Services	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ (25,000)	Included in Pool Service Contract	
82 Landscape Maintenance - Contingency	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 5,000	\$ 2,500		
83 Security Service & Patrols	\$ -	\$ -	\$ 39,000	\$ 39,000	\$ 39,000	\$ -	Contract Rate	
84 Maintenance & Repairs	\$ 1,034	\$ 2,068	\$ 5,000	\$ 2,932	\$ 25,000	\$ 20,000		
85 Pest Control	\$ 744	\$ 1,488	\$ 1,138	\$ (350)	\$ 1,588	\$ 450	Contract Rate	
86 Pool Furniture Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,500	\$ (2,500)		
87 Pool Permits		\$ -	\$ 275	\$ 275	\$ 275	\$ -	Flat	
88 Pool Repairs	\$ 7,800	\$ 15,600	\$ 2,500	\$ (13,100)	\$ 10,000	\$ 7,500	Trending \$10k TY	
89 Pool Service Contract	\$ 10,350	\$ 20,700	\$ 30,000	\$ 9,300	\$ 35,000	\$ 5,000	Contract Rate/includes Janitorial	
90 Security System Monitoring & Maintenance	\$ 15,074	\$ 30,148	\$ 4,000	\$ (26,148)	\$ 30,252	\$ 26,252	Contract Rate	
91 Telephone, Internet, Cable	\$ 914	\$ 1,828	\$ 1,500	\$ (328)	\$ 2,000	\$ 500	Trending \$2k TY	
92 <i>Contingency</i>								
93 Miscellaneous Contingency	\$ 5,258	\$ 10,516	\$ 18,150	\$ 7,634	\$ 200,000	\$ 181,850	Security/Gate Upgrades	
94 Other Costs	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	Remove	
95 Field Operations Subtotal	\$ 218,085	\$ 435,220	\$ 877,207	\$ 441,987	\$ 1,091,023	\$ 213,816		
96								
97 TOTAL EXPENDITURES	\$ 458,795	\$ 868,652	\$ 1,075,060	\$ 161,920	\$ 1,271,616	\$ 196,556		
98								
99 EXCESS OF REVENUES OVER EXPENDITURES	\$ 398,790	\$ 448,498	\$ -	\$ 404,010	\$ -	\$ -		
100								

Villages of Glen Creek Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2016A-1	Series 2016A-2	Series 2018A-1	Series 2022	Series 2022A	Budget for 2026/2027
REVENUES						
Special Assessments						
Net Special Assessments ⁽¹⁾	\$248,117.01	\$122,011.04	\$50,739.94	\$278,492.15	\$499,418.31	\$1,198,778.45
TOTAL REVENUES	\$248,117.01	\$122,011.04	\$50,739.94	\$278,492.15	\$499,418.31	\$1,198,778.45
EXPENDITURES						
Administrative						
Debt Service Obligation	\$248,117.01	\$122,011.04	\$50,739.94	\$278,492.15	\$499,418.31	\$1,198,778.45
Administrative Subtotal	\$248,117.01	\$122,011.04	\$50,739.94	\$278,492.15	\$499,418.31	\$1,198,778.45
TOTAL EXPENDITURES	\$248,117.01	\$122,011.04	\$50,739.94	\$278,492.15	\$499,418.31	\$1,198,778.45
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%)

7.0%

GROSS ASSESSMENTS

\$1,289,009.09

Notes:

Tax Roll Collection Costs and Early Payment Discount is 7% of Tax Roll. Budgeted net tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$1,271,616.00	2025/2026 O&M Budget:	\$1,075,060.00
Collection Costs:	3%	\$41,019.87	2026/2027 O&M Budget:	\$1,271,616.00
Early Payment Discounts:	4%	\$54,693.16		
2026/2027 Total:		\$1,367,329.03	Total Difference:	\$196,556.00

Lot Size		Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
			2025/2026	2026/2027	\$	%
Assessment Area 1						
Single Family 52' (1A)	Series 2016A-1 Debt Service	\$993.44	\$993.44	\$0.00	0.00%	
	Series 2016A-2 Debt Service	\$893.31	\$893.31	\$0.00	0.00%	
	Operations & Maintenance	\$1,788.70	\$1,930.79	\$142.09	7.94%	
	Total	\$3,675.45	\$3,817.54	\$142.09	3.87%	
Single Family 62' (1A)	Series 2016A-1 Debt Service	\$889.12	\$889.12	\$0.00	0.00%	
	Series 2016A-2 Debt Service	\$1,063.04	\$1,063.04	\$0.00	0.00%	
	Operations & Maintenance	\$2,128.56	\$2,297.64	\$169.08	7.94%	
	Total	\$4,080.72	\$4,249.80	\$169.08	4.14%	
Single Family 52'	Series 2016A-1 Debt Service	\$993.44	\$993.44	\$0.00	0.00%	
	Series 2016A-2 Debt Service	\$893.31	\$893.31	\$0.00	0.00%	
	Operations & Maintenance	\$1,788.70	\$1,930.79	\$142.09	7.94%	
	Total	\$3,675.45	\$3,817.54	\$142.09	3.87%	
Single Family 52' (Partial)	Series 2016A-1 Debt Service	\$993.44	\$993.44	\$0.00	0.00%	
	Series 2016A-2 Debt Service	\$220.74	\$220.74	\$0.00	0.00%	
	Operations & Maintenance	\$1,788.70	\$1,930.79	\$142.09	7.94%	
	Total	\$3,002.88	\$3,144.97	\$142.09	4.73%	
Single Family 62' (Partial)	Series 2016A-1 Debt Service	\$889.12	\$889.12	\$0.00	0.00%	
	Series 2016A-2 Debt Service	\$547.29	\$547.29	\$0.00	0.00%	
	Operations & Maintenance	\$2,128.56	\$2,297.64	\$169.08	7.94%	
	Total	\$3,564.97	\$3,734.05	\$169.08	4.74%	
Townhomes	Series 2016A-1 Debt Service	\$655.67	\$655.67	\$0.00	0.00%	
	Series 2016A-2 Debt Service	\$589.59	\$589.59	\$0.00	0.00%	
	Operations & Maintenance	\$858.58	\$926.78	\$68.20	7.94%	
	Total	\$2,103.84	\$2,172.04	\$68.20	3.24%	
Assessment Area 2						
Townhomes	Series 2018A-1 Debt Service	\$382.73	\$382.73	\$0.00	0.00%	
	Operations & Maintenance	\$858.58	\$926.78	\$68.20	7.94%	
	Total	\$1,241.31	\$1,309.51	\$68.20	5.49%	
Single Family 52'	Series 2018A-1 Debt Service	\$994.23	\$994.23	\$0.00	0.00%	
	Operations & Maintenance	\$1,788.70	\$1,930.79	\$142.09	7.94%	
	Total	\$2,782.93	\$2,925.02	\$142.09	5.11%	
Assessment Area 3						
Single Family 42'	Series 2022 Debt Service	\$1,407.46	\$1,407.46	\$0.00	0.00%	
	Operations & Maintenance	\$1,448.85	\$1,563.94	\$115.09	7.94%	
	Total	\$2,856.31	\$2,971.40	\$115.09	4.03%	
Single Family 52'	Series 2022 Debt Service	\$1,742.57	\$1,742.57	\$0.00	0.00%	
	Operations & Maintenance	\$1,788.70	\$1,930.79	\$142.09	7.94%	
	Total	\$3,531.27	\$3,673.36	\$142.09	4.02%	
Single Family 62'	Series 2022 Debt Service	\$2,077.68	\$2,077.68	\$0.00	0.00%	
	Operations & Maintenance	\$2,128.56	\$2,297.64	\$169.08	7.94%	
	Total	\$4,206.24	\$4,375.32	\$169.08	4.02%	
Assessment Area 4						
Townhomes (3A & 3B)	Series 2022A Debt Service	\$698.92	\$698.92	\$0.00	0.00%	
	Operations & Maintenance	\$858.58	\$926.78	\$68.20	7.94%	
	Total	\$1,557.50	\$1,625.70	\$68.20	4.38%	

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE					
2026/2027 O&M Budget:		\$1,271,616.00		2025/2026 O&M Budget:	
Collection Costs:		\$41,019.87		2026/2027 O&M Budget:	
Early Payment Discounts:		\$54,693.16		\$1,075,060.00	
2026/2027 Total:		\$1,367,329.03		Total Difference:	
				\$196,556.00	

Lot Size		Assessment Breakdown		Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
				2025/2026	2026/2027	\$	%
Townhomes (4A)	Series 2022A Debt Service Operations & Maintenance			\$1,852.15	\$1,852.15	\$0.00	0.00%
				\$858.58	\$926.78	\$68.20	7.94%
		Total		\$2,710.73	\$2,778.93	\$68.20	2.52%
Single Family 52'	Series 2022A Debt Service Operations & Maintenance			\$2,315.18	\$2,315.18	\$0.00	0.00%
				\$1,788.70	\$1,930.79	\$142.09	7.94%
		Total		\$4,103.88	\$4,245.97	\$142.09	3.46%

UNITS ASSESSED										ALLOCATION OF O&M ASSESSMENT			
LOT SIZE		O&M	SERIES 2016A-1		SERIES 2016A-2		SERIES 2016A-1		SERIES 2022		SERIES 2022A		
			DEBT SERVICE ⁽¹⁾		DEBT SERVICE ⁽¹⁾		DEBT SERVICE ⁽¹⁾		DEBT SERVICE ⁽¹⁾		DEBT SERVICE ⁽¹⁾		
Assessment Area 1													
Single Family 52' (1A)		52	52	1	0	0	0	0	0	0	0	0	
Single Family 62' (1A)		29	29	1	0	0	0	0	0	0	0	0	
Single Family 52'		16	16	16	0	0	0	0	0	0	0	0	
Single Family 52' (Partial)		40	40	40	0	0	0	0	0	0	0	0	
Single Family 62' (Partial)		56	56	56	0	0	0	0	0	0	0	0	
Townhomes		128	128	128	0	0	0	0	0	0	0	0	
Assessment Area 2													
Townhomes		88	0	0	0	88	0	0	0	0	0	0	
Single Family 52'		21	0	0	0	21	0	0	0	0	0	0	
Assessment Area 3													
Single Family 42'		82	0	0	0	0	82	0	0	0	0	0	
Single Family 52'		77	0	0	0	0	77	0	0	0	0	0	
Single Family 62'		24	0	0	0	0	24	0	0	0	0	0	
Assessment Area 4													
Townhomes (3A & 3B)		166	0	0	0	0	0	0	0	0	166	0	
Townhomes (4A)		196	0	0	0	0	0	0	0	0	196	0	
Single Family 52'		19	0	0	0	0	0	0	0	0	19	0	
Total Community		1614	321	242	109	183	401						
LESS: Manatee County Collection Costs (3%) and Early Payment Discount (4%)													
Net Revenue to be Collected												(995,713.03)	
												\$1,271,616.00	

(2) Annual debt service assessment per lot adopted in connection with the Series 2016, Series 2018, Series 2022, and Series 2022A bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discount costs. Annual debt service assessment per lot adopted in connection with the Series 2016, Series 2018, Series 2022, and Series 2022A bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discount costs.

(3) Annual assessment that will appear on November 2025 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Financial consulting services including investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests, owner inquiries, collection agent fees, and lien releases upon full repayment of bond obligations.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Villages of Glen Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Villages

of Glen Creek Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 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: FY 2026-2027 Adopted Budget

Tab 2

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Villages of Glen Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Manatee County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** (“**FY 2026-2027 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than October 1, 2026
2. 25% due no later than February 1, 2027
3. 25% due no later than April 1, 2027

- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2026-2027 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2026
 2. 25% due no later than February 1, 2027
 3. 25% due no later than April 1, 2027
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and

shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 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: FY 2026-2027 Budget

Tab 3



Villages of Glen Creek CDD Aquatics

Aquatic Treatment Report

August 2026

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940



Printed: Aug 4, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Jul 15, 2026

Job: SE1423 Glen Creek RAM

Title:

Added By: Mason DeBaets

Log Notes:

Sprayed ponds 8,7,9,10,12,13,15,14,16,17 for grasses. No signs of algae on resident ponds

Weather Conditions:

Partly cloudy with showers Wed, Jul 15, 2026, 6:34 AM



93°F

Wind: 11 mph

73°F

Humidity: 92%

Total Precip: 0.05"

Attachments: 10





Printed: Aug 4, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jul 28, 2026

Job: SE1423 Glen Creek RAM

Title:

Added By: Mason DeBaets

Log Notes:

Sprayed ponds 8,7,9,10,12,13,14,15,16,17,18 for grasses. Ponds filled up nicely from the rain. Sprayed ponds 23,22,11 heavy for grasses.

Weather Conditions:

Partly cloudy with nearby thunderstorms Tue, Jul 28, 2026, 12:31 PM



92°F

Wind: 9 mph

75°F

Humidity: 91%

Total Precip: 0.04"

Attachments: 16





Villages of Glen Creek CDD

2651 Sand Gables Trail, Bradenton, FL 34208

Gate Code:



Tab 4

Villages of Glen Creek

COMMUNITY ASSET MANAGEMENT REPORT



July 17, 2026

Rizzetta & Company

Haley Pryor – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- ❖ Water restrictions have been extended until October 1st due to extreme water shortage. New plantings and turf installs should be postponed or strategized to include optimal watering.
- ❖ Fertilizer containing nitrogen or phosphorus is prohibited from June 1-September 30. This blackout period ends on October 1st and will be the next fertilizer application.

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 Firebush that lines the sidewalk at the Pilsner Loop mail kiosk needs prompt debris removal. Dead brush was collected and dumped on top of this young hedge and has obviously been here several days. Please send the crew over to remove as soon as possible before it causes damage. (Pic 1)



3. Multiple sections of the vinyl fence around Pilsner Loop have collapsed. Slats have fallen out of the horizontal support bars and need to be put back together. Repair at the 23rd St. E entrance and by the mail kiosk is needed. (Pic 3)



2. The newly planted Viburnum that line the outside of the Pilsner Loop fence have declined and need attention. Please inspect the entire hedge around the fence and test the irrigation zone. This may be due to water restrictions during the early planting stage. During a drought, weekly watering is not enough to establish roots. Please inspect and advise on findings. These plants may be salvageable if irrigation is reaching them and rainfall becomes regular. (Pic 2>)



4. The lift station on the corner of Mizner Bay and Everson still has vines growing in the fence that need to be removed. The right side of the fence needs the grass and weeds maintained. This is CDD maintained and should be folded in to the regular maintenance. (Pic 4)



6. The edge of Pond 50, on Everson St, is a good example of line trimming needed when the mower can't reach. The edges need to blend with the turf and not be this high. Please instruct mowing crew to get out the line trimmer and maintain the edges of all ponds. (Pic 6)



5. The mowing around the lift station was inconsistent with large clumps of grass clippings left behind. The mowing seemed missed in some sections and the cuts were very uneven. Please instruct crews to mow consistently and remove grass clipping trails left behind. (Pic 5)



7. The Orchid Glades bridge that leads to Sand Gables, is met with ornamental grasses that have not been maintained. Both sides of the street are CDD maintained tracts and need to be included in service. Brazilian Pepper and other invasive weeds are growing twice as high and the grasses are in decline. Please inspect for fungal disease or pests that may work in tandem with water restrictions to stress the grasses. (Pic 7)



8. Both of the landscape beds, on the corners of the Orchid Glades bridge and creek, are still very overgrown. Each side is supposed to be a landscape feature and it's turned into a wild brush site. Brazilian Pepper is growing tall and various weeds are taking over. Please clear these locations of all weeds, dead plant material, and manicure the beds on both sides of the bridge. (Pics 8a&b)



9. All CDD turf between the bridge and Sand Gables has heavy weed pressure and very little St. Augustine. Weed treatment is needed and a turf improvement plan needs to be put into action. Please inspect and provide feedback along with responses on a plan for the turf. (Pic 9>)

10. The roundabout bed in front of the Amenity Center had big clumps of grass clippings left behind. The waterway drain was half covered in clippings. Please instruct crews to address this going forward. Grass left behind can kill the turf underneath and it doesn't look very polished. (Pic 10)



11. The mowing on the left side of the Amenity Center and towards Pond 25 is choppy and uneven. Please instruct crews to cut the turf evenly and line trim around the ponds and drainage structures.

12. Dead fronds and hanging fruits need to be removed from Palms around the Amenity Center. Please maintain the palms before the fruits drop and splatter onto the sidewalk and pool entrance.



13. The Viburnum hedge that wraps the electric box on the corner of the Amenity Center has a Brazilian Pepper growing out of the top. Please cut this out and treat the stump with an herbicide. (Pic 13)



14. Please update on the dead palm removal in the pool enclosure. This was discovered two months ago.

15. Inspect, diagnose, and treat the declining Juniper around the pool enclosure. Dead stems need to be removed and mites, fungus, or other pests need to be ruled out. (Pic 15)



16. Brazilian Peppers and other weeds are gaining space throughout the beds that surround the pool enclosure. Please have crews scan these beds and pull out dead plants, invasive weeds, and debris.

17. Two Viburnum in a hedge behind the pool enclosure have declined quickly. The foliage has fallen or turned brown in the last month. Please expedite an inspection, diagnosis, and treatment for these two root systems. Saving this hedge should be top priority. Please advise after inspection. (Pic 17)



18. Oak trees overhanging the pool enclosure need to be trimmed where they make contact with the Viburnum. There is also a dead branch hanging by a thread that needs to be cut away. (Pic 18)



Orchid Glades Way/Amenity Center

19. The left side of the playground enclosure has damage to the bed that leads to the turf. It looks like an accident happened here that caused a domino effect. The irrigation lids are missing and the bed and turf need repair. Please visit this section at the Amenity Center and devise a way to level the ruts and correct the misalignment. (Pic 19)



21. Along the Orchid Glades walkway that leads from the Amenity Center to the mail kiosk, viny weeds are taking over. Please send a crew to scan the entire walkway and ornamental grasses to remove these vines and other weeds that are encapsulating the grasses and plants. (Pic 21)



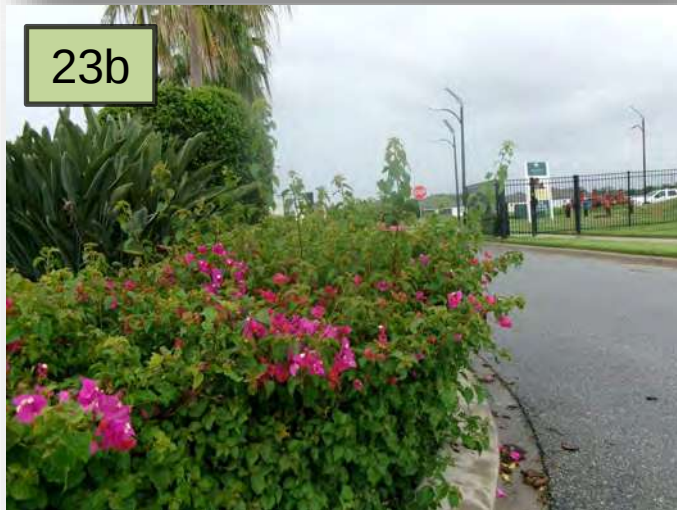
20. The Ixora on the right side of the Amenity Center has a Brazilian Pepper popping right out of the top. Please cut this from the root and treat the stump with an herbicide. It's sticking out a foot right now so it's very noticeable. (Pic 20)



22. The Orchid Glades Viburnum placements in front of the entrance gates need trimming and shaping. The bottlebrush, ligustrums, and Viburnum are all a cluster of foliage instead of an entrance feature with separation between species. Please prioritize the manicure needed along the creek. (Pic 22)

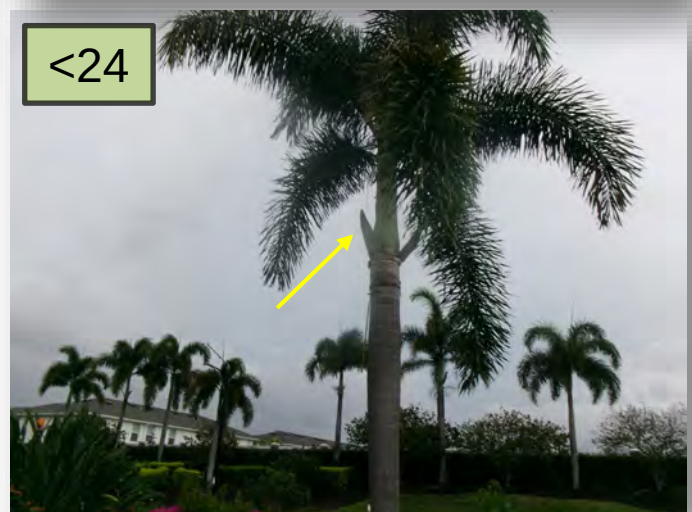


23. The Bougainvillea in the entrance median on Glen Creek Way needs some trimming and shaping. There's a lot of top growth making the bed look shaggy. Please manicure the Bougainvillea and update on the Looper infestation that was treated previously. (Pics 23a&b)



24. Please remove the seed pods from the palms throughout the Glen Creek Way entrance. They can easily be removed before they open up and make a mess. (Pic 24>)
25. Dead Viburnum along 26th Ave E still need to be removed. The hedge along the wall also have vines and invasive weeds gaining space that require removal.

26. The Viburnum hedge along the wall on 27th St. E has some declining sections. Please update on the irrigation and condition of the struggling placements. **Ensure irrigation is functional and the timer is accurate.** (Pics 26a&b)



27. The dead banana plant at the end of the 27th St. E wall still needs to be removed. It's hanging over the wall and on top of the Viburnum. Please cut the dead branch away. (Pic 27)



29. Clumps of grass clippings were left along 27th St. E. While it can happen at times, this is too much. Please instruct crews to be diligent with grass clippings during mowing service. (Pic 29)



28. The tract behind the fence that starts at 27th St. E. and wraps the perimeter of the community has not been maintained in the last month. Please have the mowing crew cut this entire tract as it is CDD maintained and can not be skipped. (Pic 28)



Tab 5

RESOLUTION 2026-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF VILLAGES OF
GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING DATES, TIME AND LOCATION FOR REGULAR
MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR
BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, 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, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027 (the “**FY 2026/2027**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2026/2027 annual public meeting schedule to the City of Bradenton and the Department of Commerce.

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

PASSED AND ADOPTED ON AUGUST 11, 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 Meetings
Fiscal Year 2026/2027**

Villages of Glen Creek Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Villages of Glen Creek Community Development District shall be held at **6:30 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205**. The meeting dates are as follows:

October 13, 2026

December 8, 2026

February 9, 2027

April 13, 2027

June 8, 2027

August 10, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, 3434 Colwell Ave, Suite 200, Tampa, FL 33614 at (813) 533-2950, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Rizzetta at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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 such appeal is to be based.

Rizzetta, District Management

Publish: _____ (Business Observer – Manatee County)

Tab 6

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING PROPERTY OWNERS ASSOCIATIONS WITHIN THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT TO ENFORCE DEED RESTRICTIONS ON DISTRICT OWNED STREETS

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

WHEREAS, the District owns real property, including in certain locations the right-of-way inclusive of the roadway, pavement, sidewalk(s) and the area between the pavement and the sidewalk of residential lots (collectively, the “**District Roads**”); and

WHEREAS, the Board of Supervisors of the District (hereinafter the “**Board**”) is authorized by Section 190.011(5) Florida Statutes, to adopt rules and policies governing the use and operation of District owned property and facilities; and

WHEREAS, certain neighborhoods within the District are governed by property owners’ associations (existing and future associations collectively hereinafter the “**Associations**”) that are responsible for enforcing their respective property owners association restrictive covenants (hereinafter the “**Covenants**”); and the Associations have requested that the District authorize the Associations to undertake the enforcement of their respective Covenants relating to vehicle parking on District Roads; and

WHEREAS, to assist with the enforcement of parking restrictions and protect the safety and well-being of residents, the Board desires to authorize all Associations located within the District to enforce their Covenants on the District Roads.

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

Section 1. The above recitals are true and correct and incorporated herein as if set forth in full herein.

Section 2. The District hereby authorizes Associations to enforce their respective Covenants on District Roads.

Section 3. All sections or parts thereof which conflict herewith are, to the extent of such conflict, superseded and repealed. In the event any portion of this Resolution is found to be

unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 4. The District expressly reserves all rights not expressly granted to the Associations in this resolution, including, without limitation, the right to approve all signage located or to be located on the District Roads. The Associations shall not post any signs on the District Roads without first obtaining prior written approval from the District.

Section 5. This Resolution shall take effect upon its adoption.

Passed and Adopted on August 11, 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

Tab 7

RESOLUTION 2026-09

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 AMENITY OPERATING 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 Manatee County, 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 Amenity Operating Policies 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 Amenity Operating Policies and associated fees on October 13, 2026, at 6:30 p.m., at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205, for the purpose of hearing public comment on the proposed rental rates for the District’s Amenity 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 August 11, 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: Amenity Operating Policies

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) Variances and Waivers. Variances 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 October 13, 2026.

RESOLUTION 2026-10

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 October 13, 2026 at 6:30 p.m., at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th 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 August 11, 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

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Villages of Glen Creek Community Development District
Manatee County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Villages of Glen Creek Community Development District, Manatee County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 16, 2026, on our consideration of the Villages of Glen Creek Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 16, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.



DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 16, 2026

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

Our discussion and analysis of Villages of Glen Creek Community Development District, Manatee County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$5,447,363.
- The change in the District's total net position in comparison with the prior fiscal year was \$27,156, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$4,347,829. A portion of fund balance is restricted for nonspendable deposits and prepaid items, debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2025	2024
Current assets	\$ 4,417,592	\$ 7,844,897
Capital assets	20,371,980	17,333,089
Total assets	24,789,572	25,177,986
Current liabilities	822,038	820,819
Long-term liabilities	18,520,171	18,936,960
Total liabilities	19,342,209	19,757,779
Net position		
Net invested in capital assets	1,466,134	(1,978,419)
Restricted for debt service	730,015	747,695
Restricted for capital projects	3,224,437	6,627,620
Unrestricted	26,777	23,311
Total net position	\$ 5,447,363	\$ 5,420,207

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2025	2024
Program revenues	\$ 2,225,499	\$ 2,246,417
General revenues	-	380,138
Total revenues	2,225,499	2,626,555
Expenses		
General government	206,392	185,823
Maintenance and operations	1,043,560	344,313
Culture and recreation	92,455	66,633
Interest on long-term debt	855,936	887,914
Total expenses	2,198,343	1,484,683
Change in net position	27,156	1,141,872
Net position - beginning of year	5,420,207	4,278,335
Net position - end of year	\$ 5,447,363	\$ 5,420,207

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$2,198,343 which consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by assessments and developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$20,371,980 invested in capital assets and construction in process. Construction in process has not been completed as of September 30, 2025 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$18,905,846 in lease liability and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Villages of Glen Creek Community Development District's Finance Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF NET POSITION**

September 30, 2025

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 46,069
Investments	4,334,321
Deposits	26,175
Prepaid items	11,027
Capital assets:	
Non-depreciable	6,589,899
Depreciable	13,059,793
Right to use lease - lighting	722,288
TOTAL ASSETS	<u><u>\$ 24,789,572</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 69,763
Accrued interest payable	366,600
Bonds and leases payable, due within one year	385,675
Bonds and leases payable, due in more than one year	18,520,171
TOTAL LIABILITIES	<u><u>19,342,209</u></u>
NET POSITION	
Net investment in capital assets	1,466,134
Restricted for:	
Debt service	730,015
Capital projects	3,224,437
Unrestricted	26,777
TOTAL NET POSITION	<u><u>\$ 5,447,363</u></u>

The accompanying notes are an integral part of this financial statement

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental activities					
General government	\$ 206,392	\$ 206,392	\$ -	\$ -	\$ -
Maintenance and operations	1,043,560	475,949	-	206,814	(360,797)
Culture and recreation	92,455	92,455	-	-	-
Interest on long-term debt	855,936	1,196,121	47,768	-	387,953
Total governmental activities	<u>\$ 2,198,343</u>	<u>\$ 1,970,917</u>	<u>\$ 47,768</u>	<u>\$ 206,814</u>	<u>27,156</u>
Change in net position					27,156
Net position - October 1, 2024					<u>5,420,207</u>
Net position - September 30, 2025					<u>\$ 5,447,363</u>

The accompanying notes are an integral part of this financial statement

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<u>ASSETS</u>				
Cash and cash equivalents	\$ 40,144	\$ -	\$ 5,925	\$ 46,069
Investments	-	1,096,615	3,237,706	4,334,321
Due from other funds	3,292	-	-	3,292
Deposits	26,175	-	-	26,175
Prepaid items	11,027	-	-	11,027
TOTAL ASSETS	<u>\$ 80,638</u>	<u>\$ 1,096,615</u>	<u>\$ 3,243,631</u>	<u>\$ 4,420,884</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 53,861	\$ -	\$ 15,902	\$ 69,763
Due to other funds	-	-	3,292	3,292
TOTAL LIABILITIES	<u>53,861</u>	<u>-</u>	<u>19,194</u>	<u>73,055</u>
FUND BALANCES				
Nonspendable:				
Deposits and prepaid items	37,202	-	-	37,202
Restricted for:				
Debt service	-	1,096,615	-	1,096,615
Capital projects	-	-	3,224,437	3,224,437
Unassigned	(10,425)	-	-	(10,425)
TOTAL FUND BALANCES	<u>26,777</u>	<u>1,096,615</u>	<u>3,224,437</u>	<u>4,347,829</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 80,638</u>	<u>\$ 1,096,615</u>	<u>\$ 3,243,631</u>	<u>\$ 4,420,884</u>

The accompanying notes are an integral part of this financial statement

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	\$ 4,347,829
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Amount reported for governmental activities in the Statement of Net
Assets are different because:

Capital asset used in governmental activities are not financial
resources and therefore are not reported in the governmental funds:

Governmental capital assets	20,996,837
Less accumulated depreciation	(624,857)

Certain liabilities are not due and payable in the current period
and therefore are not reported in the funds:

Accrued interest payable	(366,600)
Unamortized bond discount	56,595
Unamortized bond premium	(79,622)
Lease liability	(752,819)
Governmental bonds payable	<u>(18,130,000)</u>

Net Position of Governmental Activities	<u><u>\$ 5,447,363</u></u>
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The accompanying notes are an integral part of this financial statement

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Assessments	\$ 774,796	\$1,196,121	\$ -	\$ 1,970,917
Investment earnings	-	47,768	206,814	254,582
TOTAL REVENUES	<u>774,796</u>	<u>1,243,889</u>	<u>206,814</u>	<u>2,225,499</u>
EXPENDITURES				
General government	206,392	-	-	206,392
Maintenance and operations	414,283	-	-	414,283
Culture and recreation	92,455	-	-	92,455
Capital outlay	-	-	3,609,968	3,609,968
Debt				
Principal	29,548	375,000	-	404,548
Interest expense	28,652	892,539	-	921,191
TOTAL EXPENDITURES	<u>771,330</u>	<u>1,267,539</u>	<u>3,609,968</u>	<u>5,648,837</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	3,466	(23,650)	(3,403,154)	(3,423,338)
OTHER SOURCES (USES)				
Transfers in (out)	-	30	(30)	-
TOTAL OTHER SOURCES (USES)	<u>-</u>	<u>30</u>	<u>(30)</u>	<u>-</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	3,466	(23,620)	(3,403,184)	(3,423,338)
FUND BALANCE				
Beginning of year	23,311	1,120,235	6,627,621	7,771,167
End of year	<u>\$ 26,777</u>	<u>\$1,096,615</u>	<u>\$ 3,224,437</u>	<u>\$ 4,347,829</u>

The accompanying notes are an integral part of this financial statement

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$ (3,423,338)
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Amount reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the costs of those assets are depreciated
over their estimated useful lives:

Capital outlay	3,609,968
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Repayment of long-term liabilities are reported as expenditures in the
governmental fund financial statements, but such repayments reduce
liabilities in the Statement of Net Position and are eliminated in the
Statement of Activities:

Reduction of long term lease liability	29,548
Payments on long-term debt	375,000

Certain items reported in the Statement of Activities do not require
the use of current financial resources and therefore are not reported
expenditures in the governmental funds:

Current year provision for depreciation	(571,077)
Provision for amortization of bond discount	(145)
Provision for amortization of bond premium	1,259
Change in accrued interest payable	5,941

Change in Net Position of Governmental Activities	\$ 27,156
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The accompanying notes are an integral part of this financial statement

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Villages of Glen Creek Community Development District ("District") was created on December 13, 2006 by City of Bradenton, Florida Ordinance 2852 pursuant to the Uniform Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue/Deferred Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources (continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one item, deferred revenue, which qualifies for reporting in this category.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First			Weighted average of the
American Treasury Obligation CL Y	\$ 4,334,321	S&P AAAM	fund portfolio: 48 days
Total Investments	<u>\$ 4,334,321</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables for the fiscal year ended September 30, 2025 were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ 3,292	\$ -
Capital projects	-	3,292
Total	<u>\$ 3,292</u>	<u>\$ 3,292</u>

The outstanding balances between the funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the capital projects fund relate to invoices paid from the general fund that have not been reimbursed by the capital projects fund.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	\$ 16,569,955	\$ 3,609,968	\$ (13,590,024)	\$ 6,589,899
Total capital assets, not being depreciated	16,569,955	3,609,968	(13,590,024)	6,589,899
Capital assets, being depreciated				
Landscape	-	1,152,954	-	1,152,954
Electrical	-	400,441	-	400,441
Roadways	-	3,616,278	-	3,616,278
Stormwater, sanitation, water system	-	8,420,351	-	8,420,351
RTU - lighting lease	816,914	-	-	816,914
Total capital assets, being depreciated	816,914	13,590,024	-	14,406,938
Less accumulated depreciation for:				
Landscape	-	46,118	-	46,118
Electrical	-	16,018	-	16,018
Roadways	-	131,281	-	131,281
Stormwater, sanitation, water system	-	336,814	-	336,814
RTU - lighting lease	53,780	40,846	-	94,626
Total accumulated depreciation	53,780	571,077	-	624,857
Total capital assets, being depreciated - net	763,134	13,018,947	-	13,782,081
Governmental activities capital assets - net	\$ 17,333,089	\$16,628,915	\$ (13,590,024)	\$20,371,980

Depreciation expense of \$571,077 was charged to maintenance and operations.

The infrastructure intended to serve the District has been estimated to a total cost of approximately \$57.77 million. The infrastructure will include roadways, water management control, sewer and wastewater management, water supply, landscaping and hardscaping, undergrounding of electrical power and certain offsite improvements. A portion of the project costs are expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE G - LEASES

The District leases solar lighting. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. The interest rate on the lease is based on the District's incremental borrowing rate of 3.75%. The details of these leases are listed below:

Describe	Date	Payment Terms	Monthly Payment Amount	Interest Rate	Total Lease Liability	Balance 09/30/2025
Lease 1A MC-1	6/7/2021	20 Years	\$ 1,200	3.75%	\$ 197,633	\$ 171,610
Lease 1B	11/2/2023	20 Years	2,150	3.75%	364,782	340,574
Lease Phase 3	3/1/2024	20 Years	1,500	3.75%	254,499	240,635
			<u>\$ 4,850</u>		<u>\$ 816,914</u>	<u>\$ 752,819</u>

The annual requirements to amortize the principal and interest of the lease liability as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	\$ 30,675	\$ 27,525	\$ 58,200
2027	31,845	26,355	58,200
2028	33,060	25,140	58,200
2029	34,321	23,879	58,200
2030	35,631	22,569	58,200
2031-2035	199,611	91,389	291,000
2036-2040	240,708	50,293	291,001
2021-2044	146,968	8,532	155,500
	<u>\$ 752,819</u>	<u>\$ 275,682</u>	<u>\$ 1,028,501</u>

NOTE H – LONG-TERM LIABILITIES

\$3,535,000 Capital Improvement Revenue Bonds, Series 2016A-1 – On August 4, 2016, the District issued \$3,535,000 in Capital Improvement Revenue Bonds, Series 2016A-1. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2046. The Bonds bear interest ranging from 4.75% to 5.25% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2017.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE H – LONG-TERM LIABILITIES (CONTINUED)

\$3,515,000 Capital Improvement Revenue Bonds, Series 2016A-2 – On August 4, 2016, the District issued \$3,515,000 in Capital Improvement Revenue Bonds, Series 2016A-2. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2046. The Bonds bear interest at 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2019.

\$710,000 Capital Improvement Revenue Bonds, Series 2018A-1 – On June 21, 2018, the District issued \$710,000 in Capital Improvement Revenue Bonds, Series 2018A-1. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2048. The Bonds bear interest at 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2019.

\$1,590,000 Capital Improvement Revenue Bonds, Series 2018A-2 – On June 21, 2018, the District issued \$1,590,000 in Capital Improvement Revenue Bonds, Series 2018A-2. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable November 2029. The Bonds bear interest at 5.5% payable semi-annually on the first day of each May and November.

\$5,250,000 Capital Improvement Revenue and Refunding Bonds, Series 2022 (Assessment Area Three) – On January 21, 2022, the District issued \$5,250,000 in Capital Improvement Revenue and Refunding Bonds, Series 2022 (Assessment Area Three). The Bonds were issued to finance the acquisition, refund a portion of the Series 2018B Bonds and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2052. The Bonds bear interest ranging from 2.7% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2023.

\$7,500,000 Capital Improvement Revenue Bonds, Series 2022A (Assessment Area Four) – On May 17, 2022, the District issued \$7,500,000 in Capital Improvement Revenue and Refunding Bonds, Series 2022A (Assessment Area Four). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2053. The Bonds bear interest ranging from 4.625% to 5.25% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2024.

The Series 2016 A-1, 2016 A-2, 2018 A-1, 2018 A-2, 2022 A-3 and 2022 A-4 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2016 A-1, 2016 A-2, 2018 A-1, 2018 A-2, 2022 A-3 and 2022 A-4 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE H – LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2025. The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Lease liability	\$ 782,367	\$ -	\$ 29,548	\$ 752,819	\$ 30,675
Capital Improvement Revenue Bonds, Series 2016 A-1	3,050,000	-	5,000	3,045,000	80,000
Capital Improvement Revenue Bonds, Series 2016 A-2	1,395,000	-	115,000	1,280,000	35,000
Capital Improvement Revenue Bonds, Series 2018 A-1	655,000	-	15,000	640,000	15,000
Capital Improvement Revenue Bonds, Series 2018 A-2	1,250,000	-	-	1,250,000	-
Capital Improvement Revenue and Refunding Bonds, Series 2022 (Area Three)	4,765,000	-	125,000	4,640,000	105,000
Capital Improvement Revenue Bonds, Series 2022A (Area Four)	7,390,000	-	115,000	7,275,000	120,000
	19,287,367	-	404,548	18,882,819	385,675
Unamortized bond discount	(56,740)	-	(145)	(56,595)	-
Unamortized bond premium	80,881	-	1,259	79,622	-
	<u>\$ 19,311,508</u>	<u>\$ -</u>	<u>\$ 405,662</u>	<u>\$18,905,846</u>	<u>\$ 385,675</u>

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE H – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 355,000	\$ 879,398	\$ 1,234,398
2027	370,000	862,568	1,232,568
2028	395,000	846,667	1,241,667
2029	405,000	828,782	1,233,782
2030	1,675,000	776,016	2,451,016
2031-2035	2,455,000	3,394,061	5,849,061
2036-2040	3,105,000	2,753,340	5,858,340
2041-2045	3,960,000	1,923,879	5,883,879
2046-2050	3,510,000	946,581	4,456,581
2051-2053	1,900,000	178,213	2,078,213
	<u>\$ 18,130,000</u>	<u>\$ 13,389,505</u>	<u>\$ 31,519,505</u>

NOTE I – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District.

The Developer owns a portion of the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE J - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE K - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE L - LITIGATION

The District was involved in litigation with a contractor as of September 30, 2025. The matter was settled for \$50,000 and was paid by the District in May 2026.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Assessments	<u>\$ 846,078</u>	<u>\$ 774,796</u>	<u>\$ (71,282)</u>
TOTAL REVENUES	<u>846,078</u>	<u>774,796</u>	<u>(71,282)</u>
 EXPENDITURES			
Current			
General government	192,716	206,392	(13,676)
Maintenance and operations	552,817	414,283	138,534
Culture and recreation	100,545	92,455	8,090
Debt			
Principal	-	29,548	(29,548)
Interest	-	28,652	(28,652)
TOTAL EXPENDITURES	<u>846,078</u>	<u>771,330</u>	<u>74,748</u>
 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	3,466	<u>\$ 3,466</u>
 FUND BALANCES			
Beginning of year		<u>23,311</u>	
End of year		<u>\$ 26,777</u>	

* Original and final budget.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Villages of Glen Creek Community Development District
Manatee County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Villages of Glen Creek Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise Villages of Glen Creek Community Development District's basic financial statements and have issued our report thereon dated June 16, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 16, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Villages of Glen Creek Community Development District
Manatee County, Florida

We have examined Villages of Glen Creek Community Development District, Manatee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Villages of Glen Creek Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.



DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 16, 2026

Management Letter

To the Board of Supervisors
Villages of Glen Creek Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Villages of Glen Creek Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 16, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated June 16, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Villages of Glen Creek Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 1.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$25,527.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Villages of Glen Creek Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$1,319 to \$3,080 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,970,917.
- c. The total amount of outstanding bonds issued by the District as \$18,505,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such recommendations.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 16, 2026

Tab 10

P R O P O S A L

Decorating Elves, Inc. -dba- Marvelux Lighting
13670 Roosevelt Blvd, Suite B
Clearwater , FL 33762
(727) 474-2628
www.marveluxlighting.com
FL Lic# ES12000805 , CLVLT# 1162, COLD



Billing/Service Address

Villages of Glen Creek CDD
2355 26th Ave E
Bradenton, FL 34208
(813) 994-1001 (Mobile)
monolan@rizzetta.com

Date	June 9, 2026
Total	\$5,412.25

C H R I S T M A S 2 0 2 6

This proposal expires on 8/9/2026

Prepared by Nick Schriver (nick@decoratingelves.com)

Item	Description	Qty	Amount
Holiday Install	Christmas Lighting and Holiday Decor Service. For seasonal use of product and material. Set Up, Service & Repair, Removal Included. All Lights are LED. It is the responsibility of the owner to provide designated working receptacles, & resetting GFCI outlets when necessary.	1	\$0.00
HL C9 1 Story	HL Service: 1st Story C9s on Clip, for Clubhouse, in colors we carry	150	\$1,350.00
HL Mini Wrap	HL Service: Trunk Wrap: Mini's 5mm wide: asst palms at gate and clubhouse, colors we carry, per 50 illuminations	50	\$1,650.00

additional terms at wisetack.com/faqs. Terms range from 3 - 120 months and may vary based on merchant, lending partner, or transaction size.

T E R M S A N D C O N D I T I O N S

1. **Payment Terms/Deposit/Additional Charges.** All Payments to DE under this Work Order are due upon demand. Deposits are non-refundable after 3 days of being received. Discounts shall be void on any payments 30 days past due. A 1.5% monthly interest charge will be added to this Work Order for any past due payments. A 25% restocking fee shall be charged for any returned or canceled orders. 2. **Service Terms/Indemnification/Limitations of Liability.** DE shall take the utmost care and precaution to protect Customer's premises and property. As such, Customer hereby authorizes DE, to install and/or remove all materials on said property as provided herein. Customer agrees to defend, hold harmless and indemnify DE from and against all claims, liabilities to any third parties for injury, death or damage to person, property, trespass, and all other damage or loss arising out of the installation and/or removal or location of materials related to this Work Order. Customer acknowledges and agrees that: a) DE's maximum liability to Customer for any claim(s) arising from or relating to this Work Order, whether in contract, tort, or otherwise, shall not exceed the total fees paid by Customer to DE; and b) In no event will DE be liable for any special, consequential, indirect, punitive or incidental damages, arising out of or in connection with this Work Order. 3. **Default/Breach/Disclaimer/Force Majeure.** Customer shall be in breach of this Work Order for its failure to pay any amount owed to DE within 15 days after its due date. Upon such default, DE shall have all rights and remedies available to it at law and/or equity including, but not limited to, the right to place a lien on Customer's property for such default. DE DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE RELATED TO THIS WORK ORDER. DE shall have no liability to Customer for any delay in the performance of, or inability to perform, its obligations under this Work Order caused by circumstances beyond its reasonable control, including but not limited to, power surges or failures, normal wear and tear, acts of God, war, riot, embargo, acts of any state, federal, or local governmental body, labor related disputes, unavailability of equipment or parts from vendors, or changes requested by Customer. 4. **Waiver of Jury Trial/ Governing Law/Venue/Attorney fees-costs.** The parties hereto hereby waive trial by jury in any action or proceeding brought by either of the parties against the other on any matter or matters arising out of or connected with this Work Order. This Work Order shall be governed by and construed and enforced with the laws of the State of Florida. The parties hereby consent and agree that Pinellas County, Florida, shall be the exclusive, proper and convenient venue for any legal proceeding in federal or state court relating to this Work Order, and each party waives any defense, whether asserted by motion or pleadings, that Pinellas County, Florida, is an improper or inconvenient forum. If any party to this Work Order brings an action or proceeding for declaration of the rights of the parties under this Work Order, for injunctive relief, for an alleged breach or default of this Work Order, or any legal action arising out of this Work Order, the prevailing party shall be entitled to reasonable attorney fees and expenses, including all fees and expenses incurred at trial, on appeal or in any bankruptcy proceedings, in addition to any court costs incurred and any other legal damages or other relief rewarded. 5. **Miscellaneous.** The parties agree as follows: a) No claim arising out of this Work Order may be brought more than two (2) years after the cause of action accrued; b) Neither party's failure to enforce any of the provisions of this Work Order, or to exercise any right or option will be construed as a waiver of any such provision, right, or option, and shall not affect the validity of this Work Order; c) In the event that any provision contained in this Work Order is invalid or otherwise unenforceable under applicable law, such provision shall be automatically amended and reformed to the extent necessary to be valid and enforceable, and in keeping with the original intent of the parties, as expressed herein; d) This Work Order may not be changed, modified or waived except as permitted by this Work Order or by a written document that is signed by Customer and DE; and e) Customer shall not have any right or license to use DE's trade or service names, marks, promotional materials, graphics, themes, strategies, services.

6. BY ACCEPTING A PROPOSAL FROM DE, YOU ACCEPT THE TERMS & CONDITIONS LISTED ABOVE IN ITS ENTIRETY.

[Click here](#) if you no longer wish to receive notifications or related information about this proposal.

HL Garland EX Thick	HL Service: 18" EX Thick Pine Garland Sequoia w WW minis	8	\$1,432.00
HL Bow Classic	HL Service: Classic Red Bow 12"/18"+/-	12	\$204.00
HL Wreath 48	HL Service: 48" Pine style Wreath w Warm White Minis & 12" Dimensional Red Bows 1st Story; for clubhouse	1	\$218.00
HL Wreath 36	HL Service: 36" Pine style Wreath w Warm White Minis & Classic Red Bows; 1st Story Location Battery Powered for Monument	2	\$286.00
HL Timer Sunset	HL Service: Sunset Timer or Photocell	3	\$44.85
HL Extension Cord	Electrical Extension Cord - Heavy Duty Outdoor Rated	12	\$227.40
		Subtotal	\$5,412.25
		Tax	\$0.00
		Total	\$5,412.25

En Route Notifications Email to monolan@rizzetta.com

F I N A N C I N G

Split the cost into easy monthly payments with  Wisetack

From \$174.38/month at 9.90% APR for 36 months, totaling \$6,277.83*.

- Instant decision
- No hidden fees
- Checking eligibility does not impact your credit score

[Click here to see monthly payment options](#)

**All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. See www.wisetack.com/lenders. For example, a \$5,500 purchase could cost \$253.54 per month for 24 months, based on a 9.9% APR, or \$1,833.33 per month for 3 months, based on a 0% APR. Offers range from 0 to 35.9% APR based on amount requested and creditworthiness. Not all merchants and lending partners participate in 0% interest programs. State interest rate caps may apply. No prepaid finance charges or participation fees. See*

Tab 11

**Villages of Glen Creek Development District Performance
Measures/Standards & Annual Reporting Form October 1,
2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit and most recently adopted/amended fiscal year budget.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

_____ District

District Manager: _____

Date: _____

Print Name: _____

_____ District

Tab 12



Rizzetta & Company
Professionals in Community Management

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
p: 813.514.0400
f: 813.514.0401
rizzetta.com

MEMORANDUM

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2026/2027

This memo outlines potential district goals and objectives for the 2026-2027 fiscal year in accordance with the legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

Financial Goals and Objectives:

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.
- Investment Strategy - periodically review the district's investment objectives and performance.

Board Meeting Goals and Objectives:

- Productive Meetings – commit to conducting an orderly and efficient meeting.
- Audience Comments – adhere to this requirement to foster informed decision-making.
- Teamwork - work as a team and not as individuals.
- Provide a healthy and safe working environment for the board, staff and audience.
- Respect others and allow everyone that wishes to speak to be heard.

Administrative Goals and Objectives:

- Website Maintenance - ensure that the website is always up-to-date and in compliance.
- Adhere to the board's established Rules of Procedure.
- Review the district's Rules of Procedure on an annual basis (or as frequent as the board desires) and update, as necessary.
- Records Retention - periodically review the district's policy on records retention.

Operational Goals and Objectives:

- Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.
- District Assets - safeguard the district's assets and ensure they are maintained in good condition.
- Ongoing Tasks - staff to provide continual updates on assigned tasks until conclusion.
- Reserve Study – if applicable, ensure periodic and consistent reviews and update as needed.

TAB 13

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

March 11, 2026

Villages of Glen Creek CDD
c/o Matt O’Nolan, District Manager
Rizzetta and Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Proposal – Annual Arbitrage Calculations – Villages of Glen Creek CDD – Capital Improvement Revenue Bonds, Series 2016A-1 and Series 2016A-2 (“Series 2016”)

Dear Villages of Glen Creek CDD:

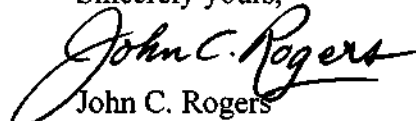
Arbitrage Rebate Counselors hereby contracts with Villages of Glen Creek Community Development District to provide annual arbitrage calculations for the above-referenced Series 2016.

The annual arbitrage calculations will cover the one-year period August 4, 2025 to August 4, 2026, and each successive one-year period thereafter ending on August 4th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) assistance with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation is \$400.00 per annual calculation. Villages of Glen Creek CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

March 11, 2026

Villages of Glen Creek CDD
c/o Matt O’Nolan, District Manager
Rizzetta and Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Proposal – Annual Arbitrage Calculations – Villages of Glen Creek CDD – Capital Improvement Revenue Bonds, Series 2018A-1, 2018A-2 and 2018B (“Series 2018”)

Dear Villages of Glen Creek CDD:

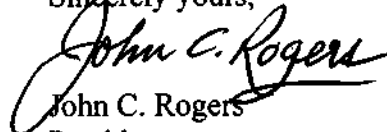
Arbitrage Rebate Counselors hereby contracts with Villages of Glen Creek Community Development District to provide annual arbitrage calculations for the above-referenced Series 2018.

The annual arbitrage calculations will cover the one-year period June 21, 2025 to June 21, 2026, and each successive one-year period thereafter ending on June 21st.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) assistance with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation is \$400.00 per annual calculation. Villages of Glen Creek CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Arbitrage Rebate Counselors, LLC
Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

March 11, 2026

Villages of Glen Creek CDD
c/o Matt O’Nolan, District Manager
Rizzetta and Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Proposal – Annual Arbitrage Calculations – Villages of Glen Creek CDD – Capital Improvement Revenue and Refunding Bonds, Series 2022 (“Series 2022”)

Dear Villages of Glen Creek CDD:

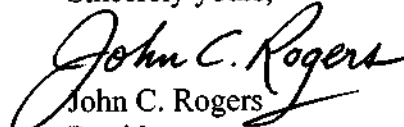
Arbitrage Rebate Counselors hereby contracts with Villages of Glen Creek Community Development District to provide annual arbitrage calculations for the above-referenced Series 2022.

The annual arbitrage calculations will cover the one-year period January 21, 2025 to January 21, 2026, and each successive one-year period thereafter ending on January 21st.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) assistance with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation is \$400.00 per annual calculation. Villages of Glen Creek CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

March 11, 2026

Villages of Glen Creek CDD
c/o Matt O’Nolan, District Manager
Rizzetta and Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Proposal – Annual Arbitrage Calculations – Villages of Glen Creek CDD – Capital Improvement Revenue Bonds, Series 2022A (“Series 2022A”)

Dear Villages of Glen Creek CDD:

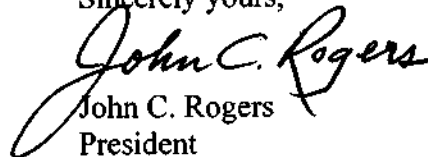
Arbitrage Rebate Counselors hereby contracts with Villages of Glen Creek Community Development District to provide annual arbitrage calculations for the above-referenced Series 2022A.

The annual arbitrage calculations will cover the one-year period May 17, 2025 to May 17, 2026, and each successive one-year period thereafter ending on May 17th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) assistance with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation is \$400.00 per annual calculation. Villages of Glen Creek CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

TAB 14



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

ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES

ECSINTEGRATIONS.COM



Date: 6/18/2026

SATELLITE INTERNET

Proposal No: TH26619

Submitted to: GTIS Partners / Glen Creek - Phase 1 D
Attention: Charlie Peterson **Title:** LCAM
Email: cpeterson@terramanagementgroup.com
Phone: 850-544-1420 **Fax:** _____
Address: 550 N Reo St #104
City / ST: Tampa / FL **Zip:** 33609

Job Location: Glen Creek - Phase 1 D - Internet / Main Gate / CCTV
Attention: Charlie Peterson **Title:** LCAM
Email: cpeterson@terramanagement.com
Phone: 850-544-1420 **Fax:** _____
Address: Pilsner Loop / 27th Street E Main Entrance / Res Exit
City / ST: Bradenton / FL **Zip:** 34208

OF SITES

1

ECSI WILL PROVIDE A WIRELESS INTERNET SOLUTION WITH A MINIMUM OF 1 YEAR AGREEMENT. EARLY TERMINATION IS PERMITTED WITH A 30 DAY WRITTEN NOTICE. SERVICES PROVIDED WILL BE REMOTE ACCESS /VIEWING TO EACH INDIVIDUAL SITE LOCATION BASED ON MODEM LOCATION. ALL EQUIPMENT WILL BE COVERED BY A 1 YEAR MANUFACTURER'S WARRANTY PARTS AND LABOR. EACH SITE WILL BE 5G OR 4G BASED ON VERIFICATION. PRICING WILL BE BASED ON 5G OR 4G AND LOCATION OF SITE. ANY ACTS OF GOD AND VANDALISM ARE NOT COVERED. STANDARD SERVICE RATES WILL APPLY. 48 HOUR RESPONSE TIME M-F PROVIDED ACCESS TO THE SITE IS DRIVABLE. CATASTROPHIC SITE CONDITIONS DO NOT APPLY. CONTRACT SUBJECT TO CHANGE WITHOUT NOTICE. INVOICED QUARTERLY IN ADVANCE.

INIT MONTHLY AMOUNT

\$140.00

CONSIDERATIONS & EXCLUSIONS:

This proposal is valid through:

7/18/2026

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge.

Additional notes added at the time of acceptance:

ECS INTEGRATIONS

By (Signature): _____
Name (Printed): _____
Title: _____ **Date:** _____

SUBSCRIBER

By (Signature):
Name (Printed):
Title: **Date:**
Activation Date: _____

TERMS & CONDITIONS:

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

2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

3. Company Services:

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

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:

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

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

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

5. Default:

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

B. Company's Remedy Upon Default.

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

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

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

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

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

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

10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

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

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

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

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

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

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

TAB 15



Brivo Access Control & Eagle Eye Networks Cameras

Clubhouse Only - Revised 8-4-26

Prepared for: Villages of Glen Creek CDD

Created by: Thomas Giella

Email: Thomas@completeit.io

Phone: (813) 444-4355



- Your Technology Professionals -
Sales, Training, & Support

Hi Villages of Glen Creek CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

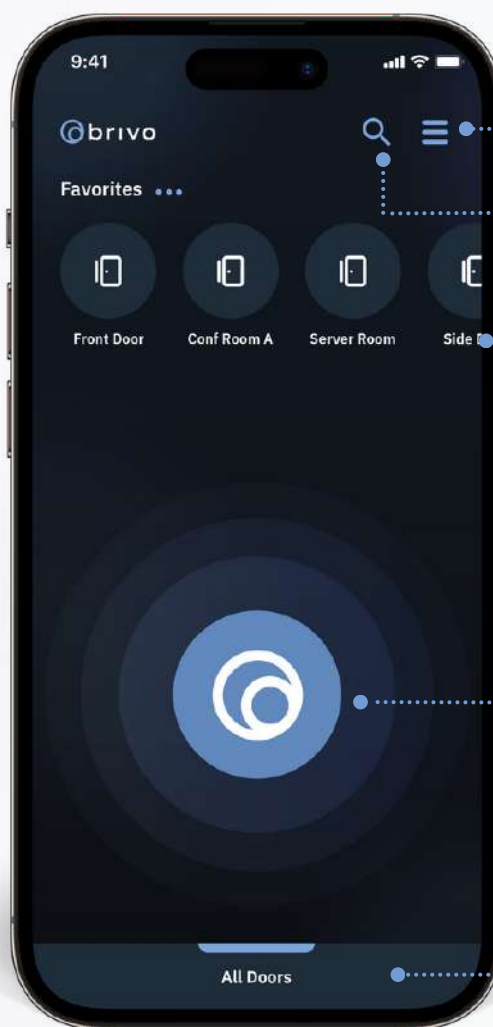
Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.

BRIVO MOBILE PASS

An easier, more intuitive unified mobile credential experience for users of Brivo Access and Brivo Smart Home

Brivo Mobile Pass now has a faster, more intuitive user experience for both Android and iOS users. Navigation within the app is simpler as well as searching and favoriting doors.



Easily navigate app features

Search doors by name

Rename and favorite frequently used doors

Tap the Magic Button to open the nearest door

Tap to view all available doors

If you have your device settings to auto-update apps, the update will be downloaded to your phone automatically. You will see the change reflected the next time you open Brivo Mobile Pass.

If you do not have auto-update, you will see the update notification on your device and will need to install the updated app.



Download on the
App Store

GET IT ON
Google Play

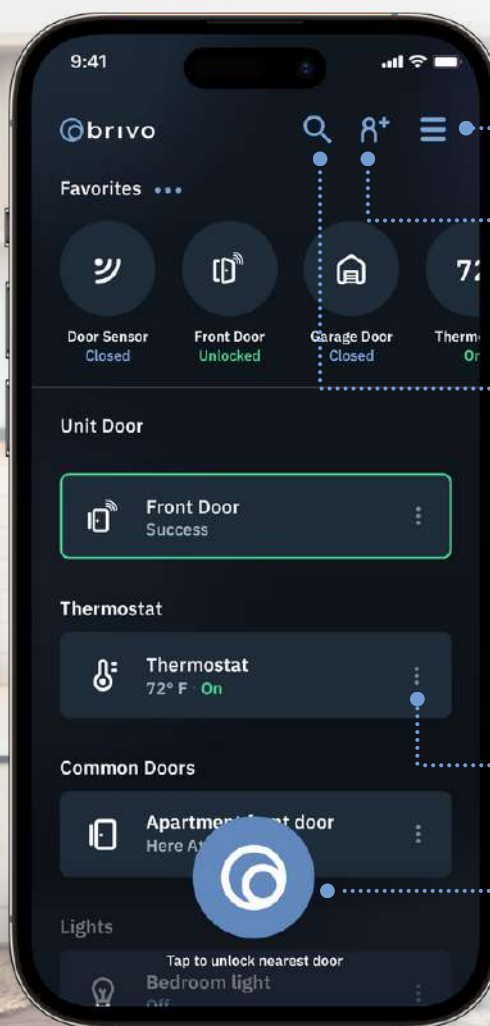
Scan the QR code to download the latest version of the Brivo Mobile Pass app



BRIVO MOBILE PASS

A unified mobile application that includes
Brivo Smart Home

Brivo Mobile Pass gives property managers the ability to deliver a better credential experience to their residents that includes access to common doors, unit locks and Smart Home devices.



Easily navigate
app features

Easily add and give
access to Guests

Search doors
by name

Manage and
customize doors
and devices

Tap the Magic
Button to open the
nearest door



contact us to get started:
sales@brivo.com



Brivo Guest Management

Grant access to guests simply and securely

Administer access
for guests without
**compromising
security**



FEATURES:

- A guest dashboard with the ability to pre-register guests
- Customizable guest profiles
- Access permissions for guests
- The ability to invite, and sign guests in and out
- Access PINs via the Brivo Mobile Pass App

Brivo Guest Management enhances the host and guest experience

by providing seamless digital check-ins, mobile access, and real-time notifications, making visits more efficient, secure, and welcoming.



Brivo Smart Readers

Brivo Smart Readers enable smart, secure and convenient user experiences.

Security with Style and Functionality

Brivo Smart Readers enable convenient and secure access with a modern sophisticated look. These readers are simple to install for either a single door or an entire property. Brivo Smart Readers support encrypted Brivo mobile credentials, encrypted smart cards (13.56 MHz), or legacy proximity cards (125kHz).



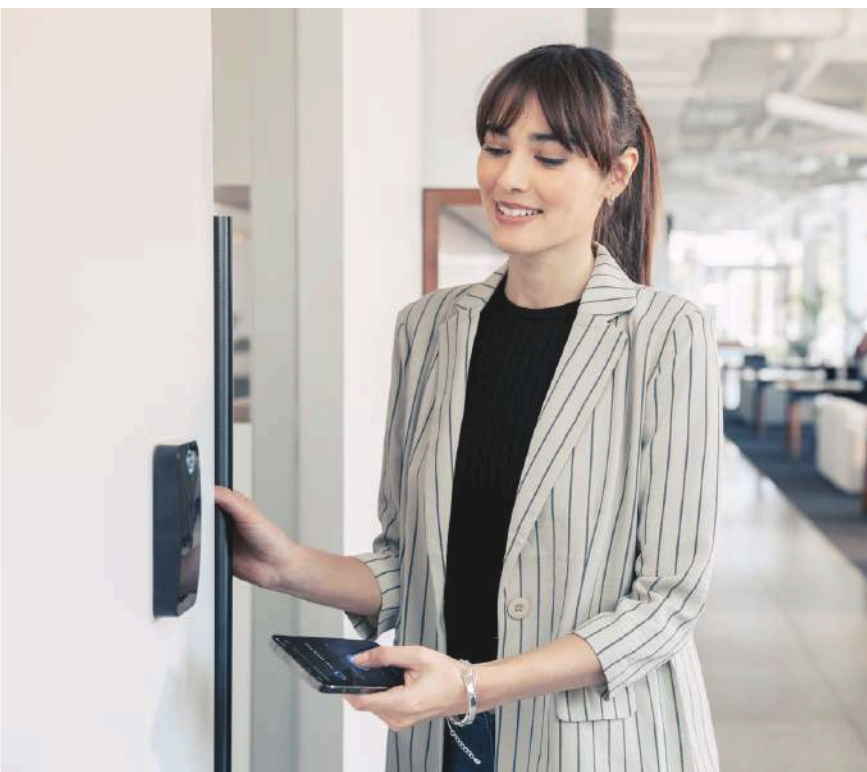
Single Gang



Key Pad



Mullion



APPLICATIONS & BENEFITS

- Use your bluetooth-enabled Brivo Smart Reader and the Brivo Mobile Pass app on your phone to open doors—even in locations with no wireless connectivity.
- Administrators can conveniently issue or revoke mobile credentials via Brivo Access in moments.
- Improve security with encrypted smart cards that offer protection against counterfeiting.
- Select from an array of reader options that provide increased flexibility.

BRIVO GUEST MANAGEMENT OFFERS

- ⊕ **Contactless Guest Check-in** with no need for paper sign-in or physical greetings via Brivo Mobile Pass
- ⊕ **Customizable Access Permissions** for specific dates times, locations, and authorized spaces
- ⊕ **Remote Management** of guest permissions and real-time alerts
- ⊕ **Centralized Monitoring** of access control policies and security events managed from one unified dashboard





Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

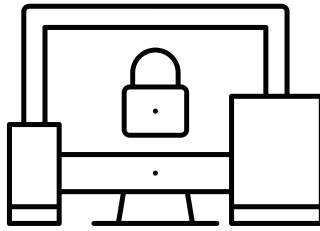
Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

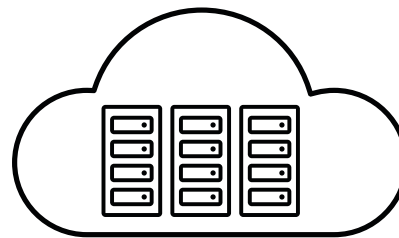


Comprehensive
Security

Triple
Redundancy

Encryption
at Rest

Highly Scalable
Infrastructure



Eagle Eye Data Center

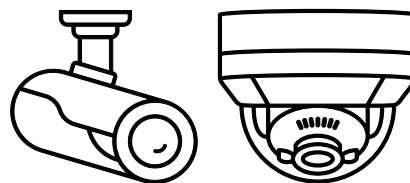
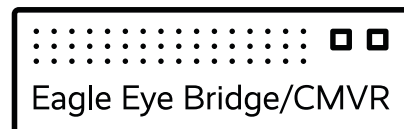
Complete Privacy
Encryption™

Intelligent Bandwidth
Management™



Motion
Detection

Local Video
Buffering



Extensive Compatibility with
IP & Analog Cameras

Project Summary

Complete I.T. will take over the existing security camera and access control.

Scope of work that will be completed by Complete I.T.:

Security Cameras:

- Replace cameras and add new cameras to improve coverage at:
 - Clubhouse - Total of 20 Cameras
 - Replacing 12 Cameras
 - Adding 8 Cameras
 - Relocating & Reangling cameras for better coverage

Access Control:

- Replace current access control system with Brivo Smart Access Control
 - Clubhouse - Total of 4 Access Control Points
 - 2 Pedestrian Gates
 - 2 Bathroom Doors

Community Benefits:

Resident Access

- Use Brivo Mobile Pass to grant guests/vendors temporary access passes - IF BRIVO MOBILE PASS & GUEST PASS IS ADDED (one-time, valid for 24 hours).
 - Future update (Q4 2025): support for Brivo Mobile Pass.
- Mobile pass functionality:
 - Requires proximity within 5–6 feet of reader.
 - Passes are tied to the resident's email and physical phone (cannot be shared).
 - CDD Management will have full control of who has pass and setup restrictions if need be.
- Residents can enter using:
 - Key fob
 - Brivo Mobile Pass

CDD Management

- Management can generate reports.

- Management will be able to view cameras from any computer, mobile device or tablet with an internet connection.
- Videos can be downloaded directly from Eagle Eye website, no need to reach out to anyone or be physically onsite.
- Management will be able to view how many residents enter each access point.
- Management can suspend individual users for any violations, this will not allow the resident to access any of the amenities.

Terms:

- No long term contracts required. 60-Day Notice Only.
- Installation warranty is 1-year.

Clubhouse Project Installation

2,000 Blue Keyfobs will be provided at no cost! (\$7,000 Value)

Clubhouse	Price
Security Cameras:	\$38,552.00
(19) EEN DT03 Stralight Cameras (1) DX01 180° Camera (1) EEN CMVR 520 (6) Backboxes (4) 13' Black Aluminum Poles - Patch Cables (17) CAT6 Drops (2) AXIS Talk-down Speakers - Conduit Burial - Labor	
Access Control:	\$10,588.00
(1) NEMA Enclosure (2) Brivo ACS300 (2) Brivo Full-sized Readers (2) Brivo Mullion Readers (2) New Lever Assemblies (2) Composite Cables (2) REX Buttons (1) Power Supply (2) Electronic Strike Installation - Labor	
Project Estimate Total	\$49,140.00

Clubhouse Monthly Licensing and Monitoring

Monthly License Fee	Price	QTY	Subtotal
Brivo Access Control Per Gate/Reader/UHF	\$19.00	4	\$76.00
Eagle Eye Licensing PR1	\$9.50	20	\$190.00
- Remote viewing of cameras is determined by ISP upload internet speed. - Local recording with lower resolution cloud retention as backup - Cloud backup functionality depends on ISP upload internet speed.			
Monitoring Cameras at Night	\$125.00	10	\$1,250.00
EEN AXIS Loudspeaker License	\$20.00	2	\$40.00
Brivo Mobile Pass 1000qty	\$60.00	1	\$60.00
Monthly Estimate			\$1,616.00

VIRTUAL RESIDENT ONBOARDING

EASY. SECURE. CONVENIENT.

Complete I.T. Corp makes it simple to get your new access credentials—without ever leaving home! Our virtual onboarding process is fast, secure, and designed with residents in mind.



All physical credentials, including key fobs and UHF vehicle stickers, are packaged and shipped directly to you via **UPS**.

HOW IT WORKS



1 SUBMIT

Complete the online registration form on our website.



2 VERIFY

Your Community Manager reviews and approves your request.



3 WE PROVISION

We program your requested credentials and add you to the directory (if applicable).



4 YOU RECEIVE

Your credentials are delivered straight to your door via UPS.

RESIDENT ONBOARDING FEES



MOBILE PASS
\$10.00
PER WEBSITE SUBMISSION

Each submission may include up to two (2) residents, provided each resident has a unique email address. Additional residents require a separate website submission and will be billed separately.



PHYSICAL CREDENTIALS
(KEY FOBs & UHF VEHICLE STICKERS)
\$15.00
PER APPROVED HOUSEHOLD SUBMISSION

Includes the programming of all requested key fobs and UHF vehicle stickers associated with that submission, as well as packaging and UPS shipping to you. The number of credentials included is limited to those that can reasonably be packaged and shipped together as part of a single household submission.



IMPORTANT NOTE: If a resident requests both a Mobile Pass and any physical credential(s) (key fob and/or UHF vehicle sticker) in the same submission, the request will be billed at the \$15 Physical Credentials rate only.



Fees apply only to requests that have been approved by the Community Manager or other authorized representative and for which credentials have been issued.



813-444-4355



www.completeit.io

Approval Signatures

Project Approval

Signature

First Name

Last Name

Date

Accounting Contact Details

First Name

Last Name

Phone Number

Email

Onsite Contact Details

First Name

Last Name

Phone Number

Email

SECURITY AND TECHNOLOGY SERVICES AGREEMENT

This SECURITY AND TECHNOLOGY SERVICES AGREEMENT ("Agreement") is made and entered into this ____ day of ____, 2026, by and between:

_____, a Community Development District, with a mailing address of _____ ("District"); and

COMPLETE IT CORP, a Florida corporation, with a mailing address of 2664 Cypress Ridge Boulevard, Suite 103, Wesley Chapel, Florida 33544 ("Contractor").

District and Contractor may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, District desires to obtain security, access control, surveillance, monitoring, licensing, maintenance, and related technology services for its facilities and operations; and

WHEREAS, Contractor represents that it has the experience, personnel, and capability to provide such services; and

WHEREAS, the Parties desire to enter into this Agreement to set forth the terms and conditions under which Contractor will provide the Services.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

SECTION 1. DEFINITIONS

1.1 "Services" means the services described in this Agreement and in the proposal attached hereto as Exhibit A, including without limitation installation, configuration, monitoring, remote support, preventative maintenance, and related technology services.

1.2 "Equipment" means hardware, devices, accessories, components, and related materials provided by Contractor.

1.3 "SaaS" means third-party cloud or subscription software/services, including but not limited to access control and video platforms, licensing, and cloud management services.

1.4 "Exhibit A" means the proposal, quote, scope of work, pricing, and related documentation attached hereto and incorporated herein by reference.

1.5 MONITORING SERVICES LIMITATIONS

Where Services include camera monitoring or surveillance observation:

- (a) Observation Only. Contractor's monitoring services are limited to observation and notification only. Contractor has no authority, ability, or obligation to prevent

criminal activity, respond to emergencies, dispatch personnel, or take any action beyond notification as specified herein or in Exhibit A.

- (b) No Security Guarantee. Monitoring services do not constitute guard services or security services and do not guarantee prevention of theft, vandalism, trespassing, personal injury, property damage, or other loss.

- (c) Limited Notification Duty. Contractor's sole obligation upon observing suspicious activity or emergency situations is to notify the individuals or entities designated by District in a written notification protocol or contact list established after execution of this Agreement. Such contacts may include, but are not limited to, District board members, the District Manager, on-site or clubhouse management, and, where appropriate, applicable non-emergency law enforcement contact numbers. Contractor's notification obligation shall be deemed satisfied upon good faith attempted contact using the contact information provided, regardless of whether such contact is successfully completed.

- (d) Enhanced Review Process. Contractor utilizes a combination of automated detection technologies and human review to evaluate events. While Contractor employs commercially reasonable efforts to identify and assess activity, District acknowledges that event detection and interpretation may be impacted by environmental conditions, system limitations, or data quality, and not all events may be identified, escalated, or interpreted as intended.

- (e) Technical Limitations. Monitoring effectiveness depends on camera functionality, image quality, lighting conditions, weather, internet connectivity, power availability, field of view, and other technical factors outside Contractor's control.

- (f) No Continuous Monitoring Guarantee. Unless expressly specified otherwise in Exhibit A, monitoring services are not guaranteed to be continuous or uninterrupted and may be subject to outages, technical issues, maintenance, personnel scheduling, or other operational interruptions.

1.6 ACCESS CONTROL AND GATE OPERATOR LIMITATIONS

Where Services include access control systems or automated gate operators:

- (a) Deterrent Systems Only. Access control systems are deterrents only and cannot guarantee prevention of unauthorized access, tailgating, forced entry, credential sharing, or circumvention by determined individuals.

- (b) Fire/Life Safety Priority. District acknowledges that fire codes, emergency access requirements, and life safety obligations supersede access control restrictions.

Contractor is not responsible for access control failures or overrides that occur in connection with emergency or life safety functions.

(c) Training. Contractor provides training for access control and camera systems. Contractor does not provide full training for gate operators, but may provide limited guidance to on-site maintenance personnel. Contractor shall not be liable for improper use, misuse, accidents, or injuries resulting from inadequate user training, failure to follow instructions, or unauthorized operation.

(d) Gate Operator Safety / Signage. Automated vehicle gates present inherent risks of serious injury or death, including crushing, impact, and entrapment hazards. Contractor may provide warning signage for gate areas; however, District is solely responsible for determining whether such signage is adequate, properly placed, visible, and compliant with applicable code or safety requirements.

(e) Emergency Access. District is responsible for ensuring that emergency vehicle access procedures comply with local fire, police, and emergency service requirements. Contractor may include emergency override capabilities where applicable, but District assumes responsibility for emergency access coordination and compliance.

(f) Mechanical Component Risks. Gates, operators, motors, sensors, loops, and mechanical components are subject to wear, weather exposure, misuse, obstruction, and eventual failure. Preventive maintenance reduces, but does not eliminate, the risk of malfunction.

(g) Power / Communication and UL Compliance. Gate operators and access control systems rely on power, communication networks, and manufacturer-installed safety features. Battery backup systems and fail-safe/fail-secure operations are designed in accordance with applicable UL listings and manufacturer specifications; however, system behavior during outages (including fail open, fail closed, or stopping mid-cycle) is dependent on those configurations and conditions at the time of the event. Contractor shall not be responsible for performance variations caused by such conditions.

(h) Code Guidance and Responsibility. Contractor shall use commercially reasonable efforts to install systems in alignment with generally accepted industry practices and applicable manufacturer specifications. District acknowledges that Contractor is not acting as a code enforcement authority or permitting agency. District remains responsible for permits and final compliance; however, Contractor will reasonably cooperate and provide guidance based on its experience where applicable. Contractor makes no warranty of full code compliance due to variables outside its control.

SECTION 2. SERVICES; EXHIBIT A; CHANGE ORDERS

2.1 Scope. Contractor shall provide the Services and/or Equipment described in Exhibit A, which is incorporated herein by reference.

2.2 Change Orders. A written change order shall only be required where changes to scope, Equipment, timeline, or conditions result in additional cost to District. Contractor may, at its discretion, perform minor adjustments, sequencing changes, or field modifications necessary to maintain project schedule and efficiency, provided such changes do not increase cost to District.

2.3 No Guarantee of Outcome. Contractor will perform Services in a professional manner consistent with industry standards; however, technology systems may be affected by third-party services, site conditions, power, internet connectivity, weather, utility conditions, and other factors outside Contractor's control.

SECTION 3. TERM; RENEWAL; TERMINATION

3.1 Initial Term. Unless otherwise specified in Exhibit A, the initial term of this Agreement shall begin upon the earliest occurrence of: (i) the date this Agreement is signed, (ii) installation of any Equipment, (iii) Contractor personnel performing on-site project work or site walkthrough for scheduling purposes, (iv) activation of any software, licensing, or SaaS services, (v) ordering of project-related Equipment, or (vi) commencement of system setup or training.

For billing purposes, any recurring services, including but not limited to monitoring, licensing, software, and subscription-based services, may be billed beginning on the effective start of the Initial Term. Recurring monthly services are billed for the full calendar month in which billing begins, regardless of the specific date of activation, commencement, or use. By way of example only, if recurring services begin on the twentieth (20th) day of a month, such services shall still be billed as if they began on the first (1st) day of that month. All recurring invoices shall be dated as of the first (1st) day of the applicable month, and District shall have net thirty (30) days to pay such invoices.

3.2 Renewal. This Agreement shall automatically renew for successive one (1) year terms unless either Party provides written notice of cancellation at least sixty (60) days prior to the expiration of the then-current term.

3.3 Month-to-Month Continuation. Upon expiration of the Initial Term or any renewal term, this Agreement may continue on a month-to-month basis if the Parties continue performance and do not otherwise terminate in accordance with this Agreement.

3.4 Termination. Either Party may terminate this Agreement for convenience upon sixty (60) days' written notice; provided, however, that such termination shall not relieve District of payment obligations incurred prior to the effective date of termination, including committed third-party licensing, equipment, Services performed, Services scheduled, materials procured, and other non-cancelable costs.

SECTION 4. COMPENSATION; DEPOSITS; INVOICING

4.1 Compensation. District shall pay Contractor the amounts set forth in Exhibit A.

4.2 Project Deposit. Project-based work requires a non-refundable deposit equal to fifty percent (50%) of the total project cost unless otherwise stated in writing. Work shall not be ordered or scheduled until deposit is received.

4.3 Remaining Balance. The remaining balance is due within fourteen (14) calendar days after substantial completion unless otherwise stated in writing.

4.4 Payment Definition. Payments are deemed made only when actually received and processed by Contractor.

District is advised to submit all payments using trackable delivery methods (including but not limited to UPS Ground or equivalent). Contractor shall not be responsible for payments that are delayed, lost, or not received. Upon request, Contractor may provide a prepaid trackable shipping label for delivery of project deposits or payments.

SECTION 5. PROJECT TIMELINES

5.1 Estimated Completion. Project timelines are estimates and not guarantees.

5.2 District Delays. Contractor shall not be responsible for delays caused by District, including but not limited to delays resulting from District's failure to provide access, approvals, required information, site readiness, or coordination. This shall also include delays caused by any third-party vendor, contractor, or service provider engaged by or on behalf of District, as well as delays resulting from resident-related issues, including but not limited to access restrictions, scheduling conflicts, interference, or complaints.

Delays exceeding fifteen (15) calendar days may result in partial billing or invoicing of work performed and materials procured to date. Additional charges may apply for extended delays, remobilization, rescheduling of work, or inefficiencies caused by such delays.

Contractor will make commercially reasonable efforts to continue progress on unaffected portions of the project where feasible; however, District acknowledges that due to scheduling commitments across multiple projects, resource allocation, and coordination requirements, Contractor may not be able to immediately reassign labor to alternate tasks. Project sequencing, scheduling adjustments, and delays shall be managed in a commercially reasonable manner considering all active project obligations. If Contractor is unable to continue work on affected or unaffected portions of the project due to delays attributable to District, its residents, or third parties engaged by or on behalf of District, and such delays exceed the applicable five (5) day or fifteen (15) day periods set forth in this Agreement, such delays shall remain the responsibility of District, regardless of whether Contractor is able to proceed with other portions of the project.

SECTION 6. SITE REQUIREMENTS

6.1 Access. District shall provide access, personnel, and approvals as needed. Contractor may install a Contractor-designated lockbox or lockbox system at the project location(s) at Contractor's cost for operational efficiency, emergency access, troubleshooting, or service purposes. District shall provide copies of any keys or other access devices reasonably required by Contractor for such purposes. If any Contractor-designated lockbox is stolen, damaged, tampered with, lost, or otherwise requires replacement for any reason not caused solely by Contractor, District shall be billed for replacement by Contractor. District acknowledges that Contractor utilizes its own designated lockbox systems and access methods for operational, service, and security reasons, and District shall not substitute, replace, or require alternative lockbox systems in lieu of Contractor's designated system.

6.2 Power and Internet. District must provide stable power and internet connectivity. If connectivity issues arise, Contractor may coordinate with District's Internet Service Provider ("ISP") to troubleshoot and resolve issues. Contractor will use commercially reasonable efforts to work with the ISP and attempt available remedies to restore or improve connectivity; however, Contractor has an obligation to provide functioning Services to District and cannot be indefinitely delayed by ISP-related issues. Time spent coordinating with an ISP may become billable depending on the duration, complexity, and extent of such involvement. If connectivity is determined by Contractor to be insufficient, unreliable, or otherwise unsuitable for proper system operation, Contractor may require transition to an alternate ISP or the implementation of backup connectivity solutions, including but not limited to copper, fiber, or cellular service, all at District's expense.

If District elects for Contractor to procure, manage, or maintain ISP services on behalf of District, such ISP services shall be billed as part of Contractor's regular monthly invoicing. Pricing shall consist of the underlying ISP cost plus up to twenty-five percent (25%) for management, administration, and billing. In such cases, Contractor shall be the sole account holder for the ISP service, and District shall not have direct access to the ISP account, nor shall District make any changes, requests, or communications with the ISP without prior written approval from Contractor. District acknowledges that all ISP-related changes, support requests, or modifications must be coordinated exclusively through Contractor.

6.3 Credentials. District is responsible for preparing all user credentials prior to system deployment. Contractor may assist with the onboarding of residents and credential setup if such services are included in Exhibit A. If not included, such services shall require written approval by District and shall be billed separately as additional services. District agrees that delays in approvals, decisions, questions, or requested changes exceeding five (5) calendar days may impact the project schedule. In the event such delays exceed five (5) calendar days, Contractor reserves the right to adjust the project schedule and invoice for work performed and materials procured, and if such delays materially impact the project timeline, the remaining project balance may become due. In addition to the five (5) day response requirement, delays exceeding fifteen (15) calendar days related to approvals, credential preparation, or requested changes shall be treated as project delays under Section 5.2 and may result in partial or full project billing.

6.4 Temporary Solutions. Contractor may deploy temporary solutions, including but not limited to cellular connectivity, generators, temporary hardware, bypass methods, or other interim systems, as reasonably necessary to maintain project progress, system functionality, or continuity of Services. Any such temporary solutions shall be billed as additional costs to District, and Contractor may implement such solutions without prior written approval where reasonably necessary due to site conditions, third-party delays, utility issues, resident-related issues, or other circumstances outside of Contractor's control.

6.5 Billing. Temporary solutions will be billed as additional costs.

6.6 Permits / Code Compliance. District shall be responsible for permitting and final approvals where required. Contractor will install systems in accordance with manufacturer specifications and industry standards and will use commercially reasonable efforts to support compliance; however, Contractor is not responsible for interpretation, enforcement, or certification of compliance with all applicable codes, particularly where such codes fall outside Contractor's scope (including but not limited to fire systems or structural compliance).

SECTION 7. RATES

7.1 Standard Hours. Standard hours of operation are Monday through Friday, 9:00 AM to 5:30 PM EST.

7.2 Standard Rate. Standard services shall be billed at \$165.00 per hour, subject to a two (2) hour minimum.

7.3 After-Hours Rate. Any Services performed outside standard hours of operation, including nights, weekends, federal holidays, Contractor-observed office closures, and any phone or email support outside standard hours, shall be billed at \$247.50 per hour, subject to a two (2) hour minimum.

7.4 Travel Time. Travel time is included in billable time and applies to both standard and after-hours rates.

SECTION 8. TRAVEL AND EXPENSES

8.1 Travel must be identified in Exhibit A to be billed.

8.2 Approved travel shall be billed at the applicable standard or after-hours rate.

8.3 Any overnight travel expenses (including hotel, meals, and related costs) shall require prior written approval by District before being incurred.

SECTION 9. SAAS LICENSING

9.1 Services may rely on third-party platforms.

9.2 Licensing may require minimum term commitments or non-cancelable obligations.

9.3 Certain third-party software, manufacturers, or service providers may require minimum term commitments or non-cancelable agreements. District acknowledges that such obligations are established by such third parties and not Contractor, and District shall remain responsible for any such commitments incurred as part of the Services, regardless of termination of this Agreement. Upon written request, Contractor may provide available documentation regarding such third-party requirements; however, District acknowledges that such requirements are subject to change by third-party providers at any time without notice and are outside Contractor's control.

SECTION 10. PRICE ADJUSTMENTS

10.1 Contractor may pass through manufacturer or vendor price increases.

10.2 Pricing adjustments may occur due to changes in third-party manufacturer or software licensing costs, which are outside of Contractor's control. Additional adjustments may include fuel surcharges, tariffs, supply chain cost increases, labor cost increases, or other industry-related cost escalations. District acknowledges that recurring services such as licensing, monitoring, software, and support services commonly increase over time and that such increases are often approximately five percent (5%) on a per-month basis, but may be greater depending on third-party or market conditions. Annualized increases may therefore exceed five percent (5%) in the aggregate.

SECTION 11. LATE PAYMENTS

11.1 Late payments may incur finance charges after fifteen (15) days.

11.2 For purposes of this Agreement, payment shall be deemed received only upon actual receipt and processing by Contractor, and not upon the date the payment was issued, mailed, or otherwise transmitted by District. Contractor recommends that all payments be sent using a trackable delivery method, as Contractor shall not be responsible for payments that are delayed, lost, or not received.

11.3 The maximum finance charge shall be eighteen percent (18%) annually or the maximum amount allowed under Florida law, whichever is less.

11.4 District is responsible for collection costs, including reasonable attorneys' fees and court costs to the extent permitted by law.

SECTION 12. SUSPENSION

12.1 Contractor may suspend Services for non-payment.

12.2 Contractor shall not be liable for resulting disruptions, outages, interruptions, delays, or damages arising from such suspension.

SECTION 13. REFUNDS

All deposits and payments are non-refundable.

SECTION 14. WARRANTY

14.1 Equipment is covered solely by the manufacturer's warranty, subject to the terms and conditions established by the applicable manufacturer. Contractor does not provide any separate or extended warranty beyond those offered by the manufacturer.

14.2 Manufacturer warranties do not cover, and Contractor shall not be responsible for, any damage or failure resulting from misuse, abuse, negligence, vandalism, theft, unauthorized access, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events.

14.3 Any repairs, replacements, or services required as a result of such excluded conditions shall be billed to District at Contractor's applicable rates.

14.4 Security System Limitation. District expressly acknowledges and agrees that Contractor makes no representations or warranties regarding the ability of any security system, access control system, monitoring service, gate system, camera system, or related Service to prevent theft, burglary, robbery, trespass, fire, vandalism, unauthorized access, personal injury, property damage, or any other criminal activity or emergency condition. All such systems are deterrents only.

14.5 Labor Warranty. Contractor provides a one (1) year labor warranty from the start date of this Agreement, covering workmanship defects only. This labor warranty does not apply to issues arising from misuse, abuse, negligence, vandalism, theft, unauthorized access, resident interference, third-party interference, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events, nor does it apply to any condition, failure, or event that would otherwise be excluded from manufacturer warranty coverage or that is outside Contractor's control.

SECTION 15. LIMITATION OF LIABILITY

15.1 Contractor shall not be liable for indirect, incidental, special, punitive, or consequential damages.

15.2 Contractor's total liability under this Agreement shall be capped at the total fees actually paid by District to Contractor in the one (1) month preceding the event giving rise to the claim.

15.3 Contractor shall not be responsible for third-party outages, software failures, utility failures, internet failures, or actions of third-party vendors.

15.4 Exclusion of Damages. In no event shall Contractor be liable for any death, personal injury, property damage, theft, loss of profits, loss of use, loss of data, loss of goodwill, business interruption, or any other damages arising out of or related to this

Agreement, the Services, or any system malfunction, failure, or interruption.

15.5 System Failure Risk. District expressly assumes all risk associated with system failures, including unauthorized access, equipment malfunction, power failures, communication interruptions, utility failures, internet failures, acts of God, and other failures regardless of cause.

15.6 Monitoring Service Exclusions. Contractor shall not be liable for any losses, damages, injuries, or claims arising from or related to monitoring services, including but not limited to:

- (a) criminal activity or emergency situations that occur despite monitoring;
- (b) failure to observe, detect, or report events;
- (c) delays in notification or inability to reach designated contacts;
- (d) misinterpretation of observed activities or false alarms;
- (e) technical failures affecting monitoring capability; and
- (f) District's failure to respond to notifications or take appropriate action.

15.7 No Monitoring Liability. District acknowledges that Contractor provides observation and notification services only, and not security services. Contractor shall have no liability whatsoever for any criminal activity, theft, vandalism, trespass, personal injury, or property damage that occurs during or despite monitoring services, regardless of whether such events are observed, reported, misinterpreted, or not detected by Contractor.

15.8 Access Control Exclusions. Contractor shall not be liable for losses arising from or related to, including but not limited to:

- (a) unauthorized access due to system bypass, tailgating, credential sharing, or forced entry;
- (b) inability to access during emergencies, power failures, or system malfunctions;
- (c) injury or death resulting from gate operator contact, crushing, or entrapment;
- (d) vehicle damage from gate impact or malfunction;
- (e) emergency response delays due to access control or gate issues;
- (f) fire code violations or life safety compliance failures; and
- (g) user error, improper operation, or inadequate training.

15.9 Gate Operator Liability. District acknowledges that automated gate systems present inherent risks of serious injury or death. To the fullest extent permitted by law, District assumes responsibility for site conditions, user conduct, adequacy of warnings, training, resident actions, guest actions, and safety compliance related to gate operations.

SECTION 16. INDEMNIFICATION

16.1 Contractor Indemnification. To the extent permitted by Florida law, Contractor shall indemnify and hold harmless District from claims arising directly from Contractor's negligence or willful misconduct.

16.2 District Indemnification. To the fullest extent permitted by Florida law, District shall indemnify and hold harmless Contractor from claims arising from District's misuse of systems, unsafe site conditions, resident actions, guest actions, vendor actions, failure

to maintain the site, failure to comply with laws or code requirements, gate-related accidents, inadequate warnings, or third-party interference.

16.3 This section shall be interpreted in accordance with applicable Florida law and shall not be construed to require indemnification beyond limits permitted by law.

SECTION 17. FORCE MAJEURE

Neither Party shall be liable for delays or failures caused by events beyond reasonable control, including acts of God, weather, utility interruptions, labor shortages, supply chain delays, governmental action, internet outages, or similar events.

SECTION 18. CONFIDENTIALITY

Each Party shall keep confidential any non-public, proprietary, or sensitive information of the other Party and use such information only for purposes of this Agreement, except as otherwise required by law.

SECTION 19. NOTICES

All notices must be in writing and delivered by certified mail or recognized overnight courier.

District:
[INSERT DISTRICT ADDRESS]

Contractor:
Complete IT Corp
2664 Cypress Ridge Boulevard, Suite 103
Wesley Chapel, Florida 33544

Notice shall be deemed effective upon receipt.

SECTION 20. GOVERNING LAW; VENUE

This Agreement shall be governed by the laws of the State of Florida. Venue for any dispute shall be in Pasco County, Florida.

SECTION 21. INSURANCE

21.1 Contractor shall maintain commercially reasonable insurance appropriate to the Services being provided, including general liability, automobile liability, workers' compensation and employer's liability, umbrella or excess liability, and professional liability insurance.

21.2 Such insurance shall include, at minimum:

(The following represents Contractor's current insurance coverage as of the effective date of this Agreement and may be modified in accordance with policy renewals):

- General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit
- Umbrella / Excess Liability: \$5,000,000 aggregate
- Workers' Compensation and Employer's Liability: \$1,000,000 limits
- Professional Liability: \$1,000,000 per occurrence / \$1,000,000 aggregate

21.3 To the extent required by a written agreement, District may be included as an additional insured on applicable liability policies. Contractor's policies may include waiver of subrogation and primary and non-contributory provisions in favor of District, subject to the terms and conditions of such policies.

21.4 Contractor shall provide a certificate of insurance upon request as evidence of coverage. Such certificate is issued for informational purposes only and does not amend, extend, or alter the coverage provided by the policies.

21.5 All insurance coverage referenced herein is subject to the terms, conditions, exclusions, and limitations of the applicable insurance policies.

SECTION 22. DISPUTE RESOLUTION.

District shall continue to timely pay all amounts due under this Agreement, including during the pendency of any dispute, claim, or disagreement of any kind.

Any claim, dispute, or cause of action must be asserted during the active term of this Agreement or within a reasonable time thereafter as permitted by applicable law. District shall not delay or withhold claims in a manner that prevents Contractor from having a reasonable opportunity to inspect, repair, correct, or otherwise cure the alleged issue.

Upon termination or cancellation of this Agreement, District shall remain responsible for all amounts due for Services performed, Equipment provided, third-party obligations, and any work performed or costs incurred during the applicable sixty (60) day notice period, including any Services scheduled or in progress during such period.

22.1 The Parties shall attempt in good faith to resolve any dispute arising under this Agreement through informal discussions.

22.2 If the dispute is not resolved, the Parties agree to participate in non-binding mediation in Pasco County, Florida prior to initiating litigation.

22.3 In any action arising from this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and costs, to the extent permitted by law.

SECTION 23. DATA SECURITY

Contractor shall implement commercially reasonable administrative, technical, and physical safeguards designed to protect systems and data under its control.

SECTION 24. TRANSITION UPON TERMINATION

24.1 Upon termination or expiration of this Agreement, Contractor shall, upon written request and subject to payment of all outstanding amounts, reasonably cooperate in transitioning Services.

24.2 Such transition may include, where applicable and permitted:

- transfer of administrative credentials;
- export of available system configurations or data;
- reasonable coordination with replacement vendors;
- transition of cloud tenant access, if permitted by third-party platform terms; and
- removal or reassignment of agents, software, or management tools where appropriate.

24.3 Transition services outside of standard offboarding shall be billed at Contractor's applicable rates.

24.4 Contractor shall not be responsible for limitations imposed by third-party systems, software providers, manufacturers, licensing restrictions, or platform ownership limitations.

SECTION 25. DISCLAIMERS

25.1 Security System Disclaimer. Security systems, access control systems, camera systems, and monitoring services are deterrents only and are not guaranteed to prevent criminal activity, unauthorized access, vandalism, loss, injury, or property damage.

25.2 Not a Security Company / Emergency Response Provider. Contractor is a technology services provider and not a security company, guard service, alarm company, or emergency response provider.

25.3 Emergency Response Disclaimer. Contractor does not dispatch police, fire, or medical personnel. Where applicable, Contractor may contact a non-emergency law enforcement number or other designated contact as identified by District. Any such notification is provided as a courtesy only, and Contractor shall have no responsibility or liability for response times, actions taken, or lack of response by any third party.

25.4 Third-Party Interference. Contractor shall not be liable for system compromise or failure due to tampering, hacking, jamming, interference, sabotage, vandalism, or actions of third parties, including residents, visitors, former employees, vendors, or malicious actors.

25.5 Power / Environmental Conditions. Contractor shall not be responsible for system failure due to power loss, internet outages, extreme weather, improper environmental conditions, utility disruptions, or conditions outside manufacturer specifications.

25.6 Access Control Limitations. No access control system can prevent all unauthorized access. Systems may be bypassed, credentials may be compromised, and technical failures may occur.

25.7 Gate Operator Warning. Automated vehicle gates can cause serious injury or death. District acknowledges that automated gate systems present crushing and entrapment hazards and agrees to implement all necessary safety measures, training, and warnings.

25.8 Emergency Override. Access control and gate systems may include emergency override capabilities or may be overridden for life safety purposes. District is responsible for coordinating with local emergency services and ensuring compliance with fire and life safety requirements.

25.9 Maintenance Responsibility. Gate operators and related systems require regular preventive maintenance to minimize failure risk. District agrees to follow recommended maintenance schedules and promptly report any operational issues.

SECTION 26. GENERAL PROVISIONS

26.1 Entire Agreement. This Agreement and Exhibit A constitute the entire agreement between the Parties and supersede all prior oral or written discussions, negotiations, and understandings.

26.2 Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

26.3 Waiver. The failure of either Party to enforce any provision of this Agreement shall not constitute a waiver of that provision or any other provision.

SECTION 27. INSTALLATION LIMITATIONS

Contractor shall not be responsible for landscaping restoration, unmarked underground utilities, pipes, conduits, or infrastructure not properly identified with detectable marking systems. Contractor is not responsible for painting, cosmetic repairs, or touch-up work unless specifically included in Exhibit A. Contractor's responsibility is limited strictly to the scope of work defined in Exhibit A.

SECTION 28. PUBLIC RECORDS

Contractor acknowledges that District is a public entity subject to Chapter 119, Florida Statutes. Contractor shall:

- (a) Keep and maintain public records required by the District to perform the Services;
- (b) Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law;
- (c) Ensure that public records that are exempt or confidential and

exempt from public records disclosure requirements are not disclosed except as authorized by law;

SECTION 29. PUBLIC ENTITY CRIMES

Pursuant to Section 287.133, Florida Statutes, Contractor represents that it has not been placed on the convicted vendor list within the past thirty-six (36) months. Contractor shall immediately notify the District if it is placed on the convicted vendor list, whereupon the District may terminate this Agreement.

SECTION 30. SCRUTINIZED COMPANIES

Pursuant to Section 287.135, Florida Statutes, Contractor represents that it is not a scrutinized company and shall notify the District if its status changes, whereupon the District may terminate this Agreement.

SECTION 31. E-VERIFY

Pursuant to Section 448.095, Florida Statutes, Contractor represents that it is in compliance with all requirements of said statute, including the use of the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all applicable employees. Contractor shall remain in compliance for the duration of this Agreement.

SECTION 32. GOVERNMENTAL LIABILITY LIMITATION

Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limitations of liability under Section 768.28, Florida Statutes, or any other applicable law.

SIGNATURES

DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CONTRACTOR

COMPLETE IT CORP

By: _____

Name: _____

Title: _____

Date: _____

Tab 16

THIS IS NOT A SURVEY

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N24°43'37"E	42.98'
L2	S70°13'36"E	30.00'
L3	S26°00'30"W	28.51'
L4	S84°27'50"W	33.87'

TRACT A
VILLAGES OF
GLEN CREEK PHASE 1C
(PB 72, PG 110)

Parcel ID:
1378807509

POC
SW CORNER
OF TRACT D

TRACT D
DRAINAGE AREA AND MANATEE COUNTY
PUBLIC FLOWAGE AND DRAINAGE
MAINTENANCE AND ACCESS EASEMENT

Parcel ID:
1383506059

**SUBJECT
PROPERTY**
CONTAINING
1,054 SQ FT, OR
0.024 ACRES

N=1144347.47
E=481620.96

VILLAGES OF
GLEN CREEK PHASE 1B
(PB 68, PG 179)

VILLAGES OF
GLEN CREEK PHASE 2
(PB 79, PG 18)

Parcel ID:
1378818809

VILLAGES OF GLEN CREEK PHASE 2
Parcel ID: (PB 79, PG 18)
1378818809

TRACT L
COMMON OPEN SPACE,
DRAINAGE AREA

TRACT 1- KALE BANYAN LOOP
PRIVATE ACCESS AND DRAINAGE
EASEMENT AND CITY OF BRADENTON
PUBLIC UTILITY EASEMENT

Parcel ID:
1378818519

TRACT L
COMMON OPEN SPACE,
DRAINAGE AREA
R/W

Parcel ID:
1378818519

TRACT M
COMMON
● OPEN SPACE

Parcel ID:
1378818909

N89°20'10"W 30.00'
S LINE OF
TRACT M

NOT INCLUDED
IN PLAT
(PORTION OF
ORB 1007,
PG 2108)

Parcel ID:
1384210159

LOT 84

Parcel ID:
1378812709

LEGEND:

ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE OR PAGES
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SQ FT = SQUARE FEET
UE = UTILITY EASEMENT

N = XX.XX = STATE PLANE COORDINATES
E = XX.XX

LOT 85
Parcel ID:
1378812759

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

REVISED 7/16/2026

VILLAGES OF GLEN CREEK - DRAINAGE EASEMENT

SCALE 1"=30'	DATE 7/15/2026	JOB No. 00021-R2024-01-0019900
DRAWN RBC	CHECKED RBC	SECTION 31
		TOWNSHIP 34S
		RANGE 18E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original signature and seal of a
Florida licensed Surveyor and Mapper, and certified to Manatee County, Florida.



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

ROBERT B CURTIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6051
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\00021\2024\1026_VOGC Ph 1C&2\Production\Drawings\VOGC-PH2-DE-VOGC-CDD-REV1.dwg, July 16, 2026 2:20 PM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF TRACT D, VILLAGES OF GLEN CREEK PHASE 1B, ACCORDING TO PLAT BOOK 68, PAGE 179 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT D, VILLAGES OF GLEN CREEK PHASE 1B, ACCORDING TO PLAT BOOK 68, PAGE 179, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID TRACT D, SOUTH 89°20'10" EAST, A DISTANCE OF 5.02 FEET; THENCE NORTH 84°27'50" EAST, A DISTANCE OF 21.36 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, NORTH 24°43'37" EAST, A DISTANCE OF 42.98 FEET; THENCE SOUTH 70°13'36" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 26°00'30" WEST, A DISTANCE OF 28.51 FEET TO SAID SOUTH LINE OF TRACT D; THENCE ALONG SAID SOUTH LINE, SOUTH 84°27'50" WEST, A DISTANCE OF 33.87 FEET TO THE POINT OF BEGINNING

CONTAINING 1,054 SQUARE FEET OR 0.024 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT D, BEING SOUTH 84°27'50" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
6. STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "M 084" NAD 83(1999) AND "GIS 081" NAD 83(1999) AS STATED ON PLAT OF VILLAGES OF GLEN CREEK PHASE 2, ACCORDING TO PLAT BOOK 79, PAGE 18 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
7. THIS LEGAL DESCRIPTION AND SKETCH IS CERTIFIED TO MANATEE COUNTY.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

VILLAGES OF GLEN CREEK - DRAINAGE EASEMENT



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

Tab 17



Rizzetta & Company

Villages of Glen Creek Community Development District

**Financial Statements
(Unaudited)**

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

**villagesofglencreekcdd.org
rizzetta.com**

Villages of Glen Creek Community Development District

Balance Sheet

As of 06/30/2026

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	247,912	7,591	5,925	261,428	0	0
Investments	0	2,628,130	2,703,642	5,331,772	0	0
Prepaid Expenses	8,090	0	0	8,090	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	2,635,721
Amount To Be Provided Debt Service	0	0	0	0	0	15,034,279
Total Assets	285,469	2,635,721	2,709,567	5,630,757	18,001,869	17,670,000
Liabilities						
Accounts Payable	48,271	0	1,861	50,132	0	0
Accrued Expenses	12,551	0	0	12,551	0	0
Due To Other	0	0	3,292	3,292	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	17,670,000
Total Liabilities	60,822	0	5,153	65,975	0	17,670,000
Fund Equity & Other Credits						
Beginning Fund Balance	26,778	1,096,614	3,224,437	4,347,830	0	0
Investment In General Fixed Assets	0	0	0	0	18,001,869	0
Net Change in Fund Balance	197,869	1,539,107	(520,023)	1,216,952	0	0
Total Fund Equity & Other Credits	224,647	2,635,721	2,704,414	5,564,782	18,001,869	0
Total Liabilities & Fund Equity	285,469	2,635,721	2,709,567	5,630,757	18,001,869	17,670,000

Villages of Glen Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	353	353
Special Assessments				
Tax Roll	1,075,060	1,075,060	480,204	(594,856)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	398,020	398,020
Other Misc. Revenues				
Hurricane Proceeds	0	0	145	145
Total Revenues	1,075,060	1,075,060	878,722	(196,338)
Expenditures				
Legislative				
Supervisor Fees	6,000	4,500	2,200	2,300
Total Legislative	6,000	4,500	2,200	2,300
Financial & Administrative				
Accounting Services	57,000	42,750	16,932	25,818
Administrative Services	700	700	3,386	(2,686)
Arbitrage Rebate Calculation	650	650	0	650
Auditing Services	3,800	3,800	3,900	(100)
Bank Fees	200	150	27	123
Disclosure Report	0	0	5,250	(5,250)
Dissemination Agent	12,000	9,000	0	9,000
District Engineer	15,000	11,250	49,874	(38,624)
District Management	0	0	18,626	(18,626)
Financial & Revenue Collections	0	0	3,386	(3,386)
Legal Advertising	4,000	3,000	422	2,578
Licenses, Fees & Permits	175	131	2,675	(2,544)
Miscellaneous Mailings	3,000	2,250	0	2,250
Public Officials Liability Insurance	56,747	56,747	44,488	12,259
Trustees Fees	27,566	25,041	17,271	7,771
Website Hosting, Maintenance, Backup & E	2,015	2,015	2,415	(400)
Total Financial & Administrative	182,853	157,484	168,652	(11,167)
Legal Counsel				
District Counsel	9,000	6,750	123,686	(116,937)
Total Legal Counsel	9,000	6,750	123,686	(116,937)
Electric Utility Services				
Utility - Electricity	15,000	11,250	32,052	(20,801)
Utility - Street Lights-Collector Roads	148,002	111,002	52,575	58,426
Total Electric Utility Services	163,002	122,252	84,627	37,625
Water-Sewer Combination Services				
Utility Services	25,000	18,750	26,878	(8,129)
Total Water-Sewer Combination Services	25,000	18,750	26,878	(8,129)

See Notes to Unaudited Financial Statements

Villages of Glen Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Stormwater Control				
Aquatic Pond Maintenance	38,000	28,500	12,270	16,230
Creek Maintenance	60,000	45,000	0	45,000
Fountain Service Repair & Maintenance	8,000	6,000	2,348	3,653
Total Stormwater Control	106,000	79,500	14,618	64,883
Other Physical Environment				
Field Services	17,000	12,750	0	12,750
Gate Maintenance & Repair	7,600	5,700	6,302	(602)
Holiday Decorations	10,000	10,000	6,012	3,988
Irrigation Maintenance & Repair	25,000	18,750	7,991	10,759
Landscape - Mulch	35,000	26,250	0	26,250
Landscape Maintenance	215,000	161,250	107,906	53,344
Landscape Replacement Plants, Shrubs, Tr	30,000	22,500	900	21,600
Miscellaneous Expense	15,000	11,250	0	11,250
Tree Trimming Services	10,000	7,500	0	7,500
Total Other Physical Environment	364,600	275,950	129,111	146,839
Road & Street Facilities				
Sidewalk Maintenance & Repair	48,288	36,216	390	35,826
Total Road & Street Facilities	48,288	36,216	390	35,826
Parks & Recreation				
Amenity Center - Water/Trash Utility Ser	5,000	3,750	0	3,750
Amenity Facility - Maintenance & Repair	3,000	2,250	10,496	(8,246)
Amenity Management Service Contracts	7,000	5,250	0	5,250
Dog Waste Station Supplies & Maintenance	2,100	1,575	5,085	(3,510)
Electrical & Mechanical-Fitness	8,200	6,150	0	6,150
Employee - Payroll Processing Fees	495	371	0	371
Employee - Payroll Taxes	459	344	0	345
ID & Access Cards	10,000	7,500	0	7,500
Janitorial Service	25,000	18,750	0	18,749
Landscape Maintenance - Contingency	2,500	1,875	0	1,875
Lifeguard/Pool Monitors	39,000	29,250	0	29,250
Miscellaneous Maintenance & Repair	5,000	3,750	1,378	2,372
Pest Control Contract	1,138	854	1,116	(263)
Pool Furniture Replacement	5,000	3,750	0	3,750
Pool Maintenance	2,500	1,875	13,800	(11,925)
Pool Permits	275	275	250	25
Pool Service Contract	30,000	22,500	5,850	16,650
Security System Monitoring Services & Ma	4,000	3,000	36,419	(33,419)
Telephone, Internet, Cable	1,500	1,125	754	372
Total Parks & Recreation	152,167	114,194	75,148	39,046
Contingency				
Miscellaneous Contingency	18,150	13,612	5,258	8,354
Other Costs	0	0	50,475	(50,475)
Total Contingency	18,150	13,612	55,733	(42,121)
Total Expenditures	1,075,060	829,208	681,043	148,165

See Notes to Unaudited Financial Statements

Villages of Glen Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Expenditures	0	245,852	197,679	(48,173)
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	245,852	224,647	(21,205)

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,375	5,375
Special Assessments				
Tax Roll	347,294	347,294	209,581	(137,713)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	335,186	335,186
Total Revenues	<u>347,294</u>	<u>347,294</u>	<u>550,142</u>	<u>202,848</u>
Expenditures				
Debt Service				
Interest	232,294	232,294	230,619	1,675
Principal	115,000	115,000	115,000	0
Total Debt Service	<u>347,294</u>	<u>347,294</u>	<u>345,619</u>	<u>1,675</u>
Total Expenditures	<u>347,294</u>	<u>347,294</u>	<u>345,619</u>	<u>1,675</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>204,523</u>	<u>204,523</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>184,188</u>	<u>184,188</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>388,711</u>	<u>388,711</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 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,373	7,373
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	21,390	(98,372)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	60,990	60,989
Total Revenues	<u>119,763</u>	<u>119,763</u>	<u>1,335,356</u>	<u>1,215,593</u>
Expenditures				
Debt Service				
Interest	104,763	104,763	102,747	2,016
Principal	15,000	15,000	15,000	0
Total Debt Service	<u>119,763</u>	<u>119,763</u>	<u>117,747</u>	<u>2,016</u>
Total Expenditures	<u>119,763</u>	<u>119,763</u>	<u>117,747</u>	<u>2,016</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>1,217,609</u>	<u>1,217,609</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>118,542</u>	<u>118,542</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,336,151</u>	<u>1,336,151</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 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	20,815	20,815
Special Assessments				
Tax Roll	772,519	772,519	132,475	(640,044)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	732,760	732,760
Total Revenues	<u>772,519</u>	<u>772,519</u>	<u>886,050</u>	<u>113,531</u>
Expenditures				
Debt Service				
Interest	547,519	547,519	544,075	3,444
Principal	225,000	225,000	225,000	0
Total Debt Service	<u>772,519</u>	<u>772,519</u>	<u>769,075</u>	<u>3,444</u>
Total Expenditures	<u>772,519</u>	<u>772,519</u>	<u>769,075</u>	<u>3,444</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>116,975</u>	<u>116,975</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>793,884</u>	<u>793,884</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>910,859</u>	<u>910,859</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 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Fund Balance, Beginning of Period	0	0	5,925	5,925
Total Fund Balance, End of Period	0	0	5,925	5,925

Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11	11
Total Revenues	<u>0</u>	<u>0</u>	<u>11</u>	<u>11</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>11</u>	<u>11</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>427</u>	<u>427</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>438</u>	<u>438</u>

387 Capital Projects Fund S2022

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	80,925	80,925
Total Revenues	0	0	80,925	80,925
Expenditures				
Financial & Administrative				
District Engineer	0	0	(14,041)	14,041
Total Financial & Administrative	0	0	(14,041)	14,041
Other Physical Environment				
Improvements Other Than Buildings	0	0	615,000	(615,000)
Total Other Physical Environment	0	0	615,000	(615,000)
Total Expenditures	0	0	600,959	(600,959)
Total Excess of Revenues Over(Under) Ex- penditures	0	0	(520,034)	(520,034)
Fund Balance, Beginning of Period	0	0	3,218,085	3,218,085
Total Fund Balance, End of Period	0	0	2,698,051	2,698,051

See Notes to Unaudited Financial Statements

Villages of Glen Creek CDD

Investment Summary

June 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2026</u>
US Bank Series 2016 A1-2 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 210,579
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	36,479
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	23,719
US Bank Series 2018 A-2 Prepayment	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	1,162,550
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	1,548
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	132,926
US Bank Series 2022 AA4 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	495,518
Total Debt Service Fund Investments		\$ 2,628,130
US Bank Series 2018 A-1 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	\$ 438
US Bank Series 2022 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	696
US Bank Series 2022 AA4 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	636,336
US Bank Series 2022 3A3B Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	1,268
US Bank Series 2022 PH4 4A Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	2,063,947
US Bank Series 2022 AA4 PH Mc2 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	957
Total Capital Projects Fund Investments		\$ 2,703,642

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 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
387, 206						
	387 General Fund	06/30/2026	Bloomings Landscape & Turf Management, Inc.	2026-01191	Irrigation Repair 06/26	375.00
	387 General Fund	06/30/2026	Bloomings Landscape & Turf Management, Inc.	2026-01255	Irrigation Repair 06/26	181.00
	387 General Fund	06/30/2026	Cellgate	0126101-IN	Security Monitoring & Maintenance 04/26	285.00
	387 General Fund	06/30/2026	City of Bradenton	2593434	Water Services 05/26	329.51
	387 General Fund	06/30/2026	City of Bradenton	2593450	Water Services 05/26	2,335.54
	387 General Fund	06/30/2026	City of Bradenton	2610607	Water Services 06/26	462.76
	387 General Fund	06/30/2026	City of Bradenton	2601623	Water Services 06/26	2,740.32
	387 General Fund	06/30/2026	Coastal Mechanical Inc.	2291	Maintenance & Repair 06/26	390.00
	387 General Fund	06/30/2026	Dibartolomeo, McBee, Hartley & Barnes, PA	90113655	Auditing Services FY23/24	3,850.00
	387 General Fund	06/30/2026	Dibartolomeo, McBee, Hartley & Barnes, PA	90119537	Auditing Services FY24/25	3,850.00
	387 General Fund	06/10/2026	Doodycalls of Parrish FL	INV-110344452020606	Dog Waste Station Supplies & Maintenance 06/26	480.00
	387 General Fund	06/30/2026	ECS Integrations, LLC	104267	Gate Maintenance & Repair 06/26	955.00
	387 General Fund	06/30/2026	ECS Integrations, LLC	104196	Gate Maintenance & Repair 06/26	240.00
	387 General Fund	06/30/2026	Florida Power & Light Company	0571297217-061526	Electric Services 06/26	73.34
	387 General Fund	06/30/2026	Florida Power & Light Company	1608502405-062526	Electric Services 06/26	544.73
	387 General Fund	06/30/2026	Florida Power & Light Company	2797566557-062526	Electric Services 06/26	32.94
	387 General Fund	06/30/2026	Florida Power & Light Company	3122431327-062526	Electric Services 06/26	600.96
	387 General Fund	06/30/2026	Florida Power & Light Company	4323218034-062526	Electric Services 06/26	306.56
	387 General Fund	06/30/2026	Florida Power & Light Company	8247136081-062526	Electric Services 06/26	1,675.99
	387 General Fund	06/30/2026	Florida Power & Light Company	9095659224-061526	Electric Services 06/26	38.07
	387 General Fund	06/30/2026	Florida Power & Light Company	4089108213-061526	Electric Services 06/26	41.08
	387 General Fund	06/30/2026	Foley & Lardner, LLP	51327049	Legal Services 05/26	570.00
	387 General Fund	06/30/2026	Foley & Lardner, LLP	51327048	Legal Services 05/26	4,989.39
	387 General Fund	06/30/2026	Gig Fiber, LLC	7289	Solar Equipment Lease 06/26	314.94
	387 General Fund	06/30/2026	Gig Fiber, LLC	7291	Solar Equipment Lease 06/26	1,591.20
	387 General Fund	06/30/2026	Gig Fiber, LLC	7288	Solar Equipment Lease 06/26	209.96
	387 General Fund	06/30/2026	Gig Fiber, LLC	7286	Solar Equipment Lease 06/26	2,280.72
	387 General Fund	06/30/2026	Gig Fiber, LLC	7287	Solar Equipment Lease 06/26	892.33
	387 General Fund	06/30/2026	Gig Fiber, LLC	7290	Solar Equipment Lease 06/26	1,272.96
	387 General Fund	06/30/2026	Gig Fiber, LLC	2643	Solar Equipment Lease 04/24	1,550.00
	387 General Fund	06/30/2026	H2 Lagoon Solutions	3076	Pond Maintenance 06/26	150.00
	387 General Fund	06/30/2026	Stantec Consulting Services, Inc.	2584989	Engineering Services 06/26	992.50
	387 General Fund	06/10/2026	Straley Robin Vericker	28704	Legal Services 06/26	4,375.50
	387 General Fund	06/30/2026	Tony Isaacson	TI051226-387	Board of Supervisors Meeting 05/12/26	200.00
	387 General Fund	06/30/2026	U.S. Bank	8228887	Trustee Fees S2022A 06/01/26-05/31/27	2,837.42
	387 General Fund	06/30/2026	U.S. Bank	8228887	Trustee Fees S2022A	1,418.71

Villages of Glen Creek Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
387 General Fund	06/30/2026	United Restoration Services LLC	5931	06/01/26-05/31/27 Maintenance & Repair 06/26	1,486.50
387 General Fund	06/30/2026	United Restoration Services LLC	5927	Maintenance & Repair 06/26	1,377.00
387 General Fund	06/10/2026	United Restoration Services LLC	5916	Maintenance & Repair 06/26	1,274.00
387 General Fund	06/30/2026	Wetland Management Services, LLC	44392	Aquatic Maintenance 06/26	700.00
Sum for 387, 206					48,270.93
Sum for 387					48,270.93
Sum Total					48,270.93

**Villages of Glen Creek Community Development District
Notes to Unaudited Financial Statements
June 30, 2026**

Balance Sheet

1. Trust statement activity has been recorded through 06/30/2026.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

Tab 18

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

April 2026

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$44,095.48**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Bradenton	100112	2576203	Water Services 04/26	\$ 309.45
City of Bradenton	100112	2576220	Water Services 04/26	\$ 1,918.83
Doodycalls of Parrish FL	100106	INV-11034445202603	Dog Waste Station Supplies & Maintenance 03/26	\$ 480.00
ECS Integrations, LLC	100104	103813	Gate Phones 04/26	\$ 930.00
ECS Integrations, LLC	100104	103814	Maintenance & Repairs 04/26	\$ 780.00
ECS Integrations, LLC	100104	103887	Gate Phones 04/26	\$ 420.00
ECS Integrations, LLC	100104	103888	Maintenance & Repairs 04/26	\$ 1,900.00
ECS Integrations, LLC	100104	103891	Gate Phones 04/26	\$ 390.00
ECS Integrations, LLC	100101	103897	Maintenance & Repairs 04/26	\$ 1,650.00
ECS Integrations, LLC	100107	103935	Gate Maintenance & Repair 03/26	\$ 240.00
ECS Integrations, LLC	100109	103965	Gate Maintenance & Repair 04/26	\$ 240.00
Florida Power & Light Company	20260401-1	0571297217-031626	Electric Services 03/26	\$ 53.96
Florida Power & Light Company	20260430-1	0571297217-041426	Electric Services 04/26	\$ 51.48
Florida Power & Light Company	20260414-1	1608502405-032626	Electric Services 03/26	\$ 626.16

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20260414-1	2797566557-032626	Electric Services 03/26	\$ 32.91
Florida Power & Light Company	20260414-1	3122431327-032626	Electric Services 03/26	\$ 500.04
Florida Power & Light Company	20260401-1	4089108213-031626	Electric Services 03/26	\$ 37.52
Florida Power & Light Company	20260430-1	4089108213-041426	Electric Services 04/26	\$ 37.57
Florida Power & Light Company	20260414-1	4323218034-032626	Electric Services 03/26	\$ 282.48
Florida Power & Light Company	20260414-1	8247136081-032626	Electric Services 03/26	\$ 1,676.49
Florida Power & Light Company	20260401-1	9095659224-031626	Electric Services 03/26	\$ 37.36
Florida Power & Light Company	20260430-1	9095659224-041426	Electric Services 04/26	\$ 37.07
Foley & Lardner, LLP	100097	51267916	Legal Services 02/26	\$ 6,786.00
Foley & Lardner, LLP	100097	51267917	Legal Services 02/26	\$ 1,710.00
Gig Fiber, LLC	100110	6765	Solar Equipment Lease 04/26	\$ 2,214.50
Gig Fiber, LLC	100110	6766	Solar Equipment Lease 04/26	\$ 850.00
Gig Fiber, LLC	100110	6767	Solar Equipment Lease 04/26	\$ 200.00
Gig Fiber, LLC	100110	6768	Solar Equipment Lease 04/26	\$ 300.00

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Gig Fiber, LLC	100110	6769	Solar Equipment Lease 04/26	\$ 1,236.00
Gig Fiber, LLC	100110	6770	Solar Equipment Lease 04/26	\$ 1,545.00
H2 Lagoon Solutions	100105	2980	Pond Maintenance 04/26	\$ 1,950.00
John W. Jones	100098	JJ121725-387	Board of Supervisors Meeting 12/17/25	\$ 200.00
John W. Jones	100098	JJ032526-387	Board of Supervisors Meeting 03/25/26	\$ 200.00
NaturZone Pest Control	100111	861052	Pest Control 04/26	\$ 124.00
Rizzetta & Company, Inc.	100100	INV0000108058	Accounting Services 04/26	\$ 6,636.66
Robert Trent Stephenson	100099	TS121725-387	Board of Supervisors Meeting 12/17/25	\$ 200.00
Robert Trent Stephenson	100099	TS032526-387	Board of Supervisors Meeting 03/25/26	\$ 200.00
Romaner Graphics	100102	23043	Maintenance & Repairs 03/26	\$ 1,575.00
Stantec Consulting Services, Inc.	100103	2545322	Engineering Services 02/26	\$ 2,797.50
Straley Robin Vericker	100108	28225	Legal Services 03/26	<u>\$ 2,739.50</u>
Report Total				<u>\$ 44,095.48</u>



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

UTILITY BILL
Customer Copy

Keep this portion for your records

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

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

Customer Name			Service Address			Account Number	
VILLAGES OF GLEN CREEK (CDD)			2406 ORCHID GLADES LN			60117820069576	
Bill Number	Bill Date	Location ID	Customer ID		Current Billing Due Date		
2576203	04/22/2026	601178	20069576		05/12/2026		
Service Date		Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
03/05/2026 - 04/02/2026		1 COMMERCIAL	19801729	1252	1268	16	65.42
03/20/2026 - 04/02/2026		BLOW OFF METER	23270584	0	0	0	0.00
		WATER BASE					32.61
		SEWER USAGE					74.49
		SEWER BASE					48.18
		COMMERCIAL GARBAGE					73.42
		UTILITY TAX					9.80
		COMMERCIAL STORM WATER					5.53
VISIT 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 309.45		
					Previous Balance 193.59		
					Less Payments Received 193.59		
					Deposits/Interest Applied 0.00		
					Adjustments 0.00		
					Late Charges 0.00		
					Total Amount Due \$309.45		

C1

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
 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	2576203	Due Date	05/12/2026	Amount Due	\$309.45

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

Amount Enclosed \$ _____

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

CITY OF BRADENTON
 PO BOX 1339
 BRADENTON FL 34206-1339

6011780200695760000030945 5



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

UTILITY BILL
Customer Copy

Keep this portion for your records

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

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

Customer Name			Service Address			Account Number	
VILLAGES OF GLEN CREEK (CDD)			2284 MIZNER BAY AVE			60118520069576	
Bill Number	Bill Date	Location ID	Customer ID		Current Billing Due Date		
2576220	04/22/2026	601185	20069576		05/12/2026		
Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge	
	RECLAIM UTILITY TAX	25008894	11916	15361	3445	1,744.39 174.44	

VISIT 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	1,918.83
Previous Balance	2,260.34
Less Payments Received	2,260.34
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	0.00
Total Amount Due	\$1,918.83

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	2576220	Due Date	05/12/2026	Amount Due	\$1,918.83

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

Amount Enclosed \$ _____

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

CITY OF BRADENTON
 PO BOX 1339
 BRADENTON FL 34206-1339

6011850200695760000191883 3

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-11034445202603
Date	March 31, 2026
Amount Due	\$480.00

Activity from March 01, 2026 to March 31, 2026

Ref	Date	Item	Description	Qty	Unit Price	Amount
I477011480	3/3/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I477011480	3/3/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I477011997	3/10/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I477011997	3/10/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I477012528	3/17/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I477012528	3/17/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I477012987	3/24/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I477012987	3/24/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I477013514	3/31/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I477013514	3/31/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00

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

Thank you for your business!

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO	SHIP TO	INVOICE	103813
Villages of Glen Creek CDD	Villages of Glen Creek CDD	DATE	04/01/2026
3434 Colwell Avenue, Suite 200	2440 Sand Gables Trail	TERMS	Net 15
Tampa, FL 33614	Bradenton, FL 34208 USA	DUE DATE	04/16/2026

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

Ways to pay



View and pay

SUBTOTAL	930.00
TAX	0.00
TOTAL	930.00
BALANCE DUE	\$930.00

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO	SHIP TO	INVOICE	103814
Villages of Glen Creek CDD	Villages of Glen Creek CDD	DATE	04/01/2026
3434 Colwell Avenue, Suite 200	2440 Sand Gables Trail	TERMS	Net 15
Tampa, FL 33614	Bradenton, FL 34208 USA	DUE DATE	04/16/2026

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

Ways to pay



View and pay

SUBTOTAL	780.00
TAX	0.00
TOTAL	780.00
BALANCE DUE	\$780.00

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO	SHIP TO	INVOICE	103887
Villages of Glen Creek CDD	Villages of Glen Creek CDD	DATE	04/01/2026
3434 Colwell Avenue, Suite 200	2440 Sand Gables Trail	TERMS	Net 15
Tampa, FL 33614	Bradenton, FL 34208 USA	DUE DATE	04/16/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	DKS Cellular Service billed quarterly front gate	3	70.00	210.00T
	DKS Cellular Service billed quarterly back gate	3	70.00	210.00T

Ways to pay



View and pay

SUBTOTAL	420.00
TAX	0.00
TOTAL	420.00
BALANCE DUE	\$420.00

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



INVOICE

BILL TO	SHIP TO	INVOICE	103888
Villages of Glen Creek CDD	Villages of Glen Creek CDD	DATE	04/01/2026
3434 Colwell Avenue, Suite 200	2440 Sand Gables Trail	TERMS	Net 15
Tampa, FL 33614	Bradenton, FL 34208 USA	DUE DATE	04/16/2026

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

Ways to pay



View and pay

SUBTOTAL	1,900.00
TAX	0.00
TOTAL	1,900.00
BALANCE DUE	\$1,900.00

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO	SHIP TO	INVOICE	103891
Villages of Glen Creek CDD	Villages of Glen Creek CDD	DATE	04/01/2026
3434 Colwell Avenue, Suite 200	2440 Sand Gables Trail	TERMS	Net 15
Tampa, FL 33614	Bradenton, FL 34208 USA	DUE DATE	04/16/2026

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

Ways to pay



View and pay

SUBTOTAL	390.00
TAX	0.00
TOTAL	390.00
BALANCE DUE	\$390.00

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO	SHIP TO	INVOICE	103897
Villages of Glen Creek CDD	Villages of Glen Creek CDD	DATE	04/01/2026
3434 Colwell Avenue, Suite 200	2440 Sand Gables Trail	TERMS	Net 15
Tampa, FL 33614	Bradenton, FL 34208 USA	DUE DATE	04/16/2026

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

Ways to pay



View and pay

SUBTOTAL	1,650.00
TAX	0.00
TOTAL	1,650.00
BALANCE DUE	\$1,650.00

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO

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

SHIP TO

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

INVOICE

DATE

TERMS

DUE DATE

103935

04/09/2026

Net 15

04/24/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
03/30/2026	The tech noticed that the armature plate for the lock was missing. The plate was found in the bushes, and the tech reinstalled the plate. The plate was secured extra-tightly to make sure this does not happen again.	1	240.00	240.00

Ways to pay



View and pay

SUBTOTAL	240.00
TAX	0.00
TOTAL	240.00
BALANCE DUE	\$240.00

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO

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

SHIP TO

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

INVOICE

DATE

TERMS

DUE DATE

103965

04/17/2026

Net 15

05/02/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
04/10/2026	There was a power loss, the tech was able to get the cameras back up and running.	1	240.00	240.00

Ways to pay



View and pay

SUBTOTAL	240.00
TAX	0.00
TOTAL	240.00
BALANCE DUE	\$240.00

**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

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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
Total new charges	53.96
Total amount you owe	\$53.96

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

/ 27

5210057129721726935000000

VILLAGES OF GLEN CREEK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
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MIAMI FL 33188-0001Visit [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

FPL.com Page 2

E001

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

Total amount you owe \$53.96

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
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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APR 17 2026

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

CURRENT BILL

\$51.48

TOTAL AMOUNT YOU OWE

May 5, 2026

NEW CHARGES DUE BY



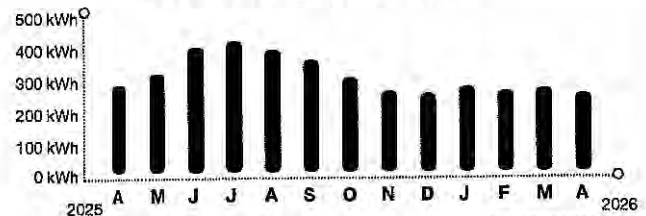
Scan to
Pay
or visit
FPL.com/
WaystoPay

BILL SUMMARY

Amount of your last bill	53.96
Payments received	-53.96
Balance before new charges	0.00
Total new charges	51.48
Total amount you owe	\$51.48

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after July 06, 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

5210057129721708415000000

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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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05712-97217

ACCOUNT NUMBER

\$51.48

TOTAL AMOUNT YOU OWE

May 5, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
05712-97217

FPL.com Page 2

0002 0004 054986

E001

BILL DETAILS

Amount of your last bill	53.96
Payment received - Thank you	-53.96
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) \$24.79

Fuel: (\$0.032020 per kWh) \$8.39

Electric service amount 47.38

Gross receipts tax (State tax) 1.22

Franchise fee (Reqd local fee) 2.84

Taxes and charges 4.06

Regulatory fee (State fee) 0.04

Total new charges \$51.48

Total amount you owe \$51.48

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	07049		06787		262

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 14, 2026	Mar 16, 2026	Apr 14, 2025
kWh Used	262	280	299
Service days	29	31	31
kWh/day	9	9	10
Amount	\$51.48	\$53.96	\$54.15

KEEP IN MIND

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

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MAR 30 2026

Electric Bill Statement

For: Feb 25, 2026 to Mar 26, 2026 (29 days)

Statement Date: Mar 26, 2026

Account Number: 16085-02405

Service Address:

2355 26TH AVE E # CLUBHSE
BRADENTON, FL 34208VILLAGES OF GLEN CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL

\$626.16

TOTAL AMOUNT YOU OWE

Apr 16, 2026

NEW CHARGES DUE BY

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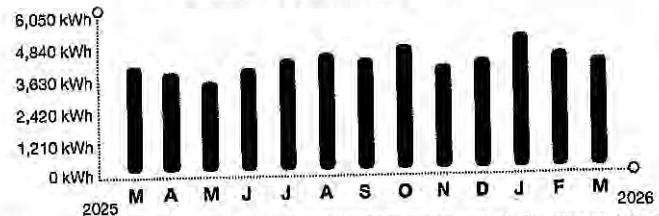
BILL SUMMARY

Amount of your last bill	1,428.45
Payments received	-1,428.45
Balance before new charges	0.00

Total new charges	626.16
Total amount you owe	\$626.16

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 17, 2026 is considered LATE; a late payment charge of 1% will apply.

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

Ways to Pay



/ 27

5218160850240516162600000

0001 0012 045168

10

VILLAGES OF GLEN CREEK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

16085-02405

ACCOUNT NUMBER

\$626.16

TOTAL AMOUNT YOU OWE

Apr 16, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
16085-02405

FPL.com Page 2

0002 0012 045168

E001

BILL DETAILS

Amount of your last bill	1,428.45
Payment received - Thank you	-1,428.45
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)	\$419.92
--------------------------------	----------

Fuel: (\$0.032020 per kWh)	\$142.14
----------------------------	----------

Electric service amount	576.28
-------------------------	--------

Gross receipts tax (State tax)	14.79
--------------------------------	-------

Franchise fee (Reqd local fee)	34.58
--------------------------------	-------

Taxes and charges	49.37
-------------------	-------

Regulatory fee (State fee)	0.53
----------------------------	------

Total new charges	\$626.16
-------------------	----------

Total amount you owe	\$626.16
----------------------	----------

METER SUMMARY

Meter reading - Meter ACD6724. Next meter reading Apr 24, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	99070		94631		4439

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 26, 2026	Feb 25, 2026	Mar 26, 2025
kWh Used	4439	4713	4347
Service days	29	30	29
kWh/day	153	157	150
Amount	\$626.16	\$663.87	\$597.40

KEEP IN MIND

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

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**Electric Bill Statement**

For: Feb 25, 2026 to Mar 26, 2026 (29 days)

Statement Date: Mar 26, 2026

Account Number: 27975-66557

Service Address:2355 26TH AVE E #PUMP
BRADENTON, FL 34208VILLAGES OF GLEN CREEK CDD,
Here's what you owe for this billing period.

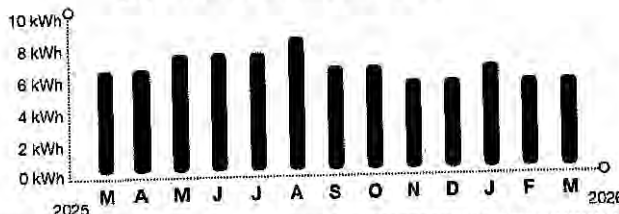
MAR 30 2026

CURRENT BILL**\$32.91**

TOTAL AMOUNT YOU OWE

Apr 16, 2026

NEW CHARGES DUE BY

Scan to
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FPL.com/
WaystoPay**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	65.85
Payments received	-65.85
Balance before new charges	0.00
Total new charges	32.91
Total amount you owe	\$32.91

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 17, 2026 is considered LATE; a late payment charge of 1% will apply.

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

/ 27

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0003 0012 045168

VILLAGES OF GLEN CREEK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
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MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

27975-66557

ACCOUNT NUMBER

\$32.91

TOTAL AMOUNT YOU OWE

Apr 16, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
27975-66557

FPL.com Page 2

0004 0012 045168

E001

BILL DETAILS

Amount of your last bill	65.85
Payment received - Thank you	-65.85
Balance before new charges	\$0.00

New Charges

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
-------------------	---------

Total amount you owe	\$32.91
----------------------	---------

METER SUMMARY

Meter reading - Meter KJ82813. Next meter reading Apr 24, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00469		00463		6

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 26, 2026	Feb 25, 2026	Mar 26, 2025
kWh Used	6	6	7
Service days	29	30	29
kWh/day	0	0	0
Amount	\$32.91	\$32.91	\$27.60

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MAR 30 2026

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

CURRENT BILL

\$500.04

TOTAL AMOUNT YOU OWE

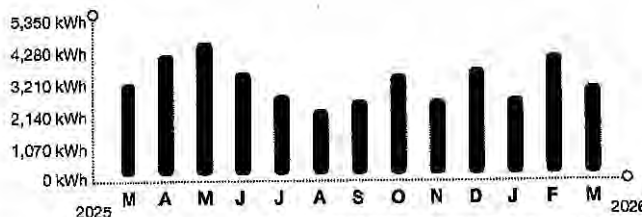
Apr 16, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,063.47
Payments received	-1,063.47
Balance before new charges	0.00

Total new charges	500.04
Total amount you owe	\$500.04

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 17, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-228-3545

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



Ways to Pay



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VILLAGES OF GLEN CREEK CDD
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31224-31327

ACCOUNT NUMBER

\$500.04

TOTAL AMOUNT YOU OWE

Apr 16, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
31224-31327

FPL.com Page 2

0006 0012 045168

E001

BILL DETAILS

Amount of your last bill	1,063.47
Payment received - Thank you	-1,063.47
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$99.09
Fuel: (\$0.032010 per kWh)	\$101.95
Demand: (\$15.03 per KW)	\$225.45
Electric service amount	460.20
Gross receipts tax (State tax)	11.81
Franchise fee (Reqd local fee)	27.61
Taxes and charges	39.42
Regulatory fee (State fee)	0.42
Total new charges	\$500.04
Total amount you owe	\$500.04

METER SUMMARY

Meter reading - Meter KN72064. Next meter reading Apr 24, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	13030		09845		3185
Demand KW	14.99				15

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 26, 2026	Feb 25, 2026	Mar 26, 2025
kWh Used	3185	4310	3363
Service days	29	30	29
kWh/day	109	143	115
Amount	\$500.04	\$593.54	\$534.06

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

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

(See page 2 for bill details.)

KEEP IN MIND

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

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

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for ways to pay.

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

FPL.com Page 2

E001

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

Total amount you owe \$37.52

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
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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APR 17 2026

Electric Bill Statement

For: Mar 16, 2026 to Apr 14, 2026 (29 days)

Statement Date: Apr 14, 2026

Account Number: 40891-08213

Service Address:

2532 EVERSON ST # FIRE
BRADENTON, FL 34208VILLAGES OF GLEN CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL

\$37.57

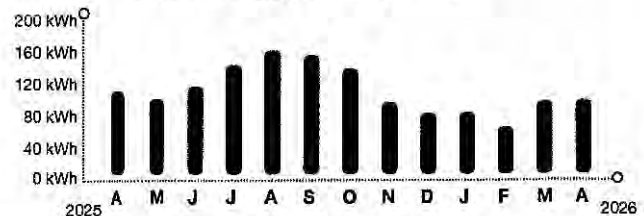
TOTAL AMOUNT YOU OWE

May 5, 2026

NEW CHARGES DUE BY

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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	37.57
Total amount you owe	\$37.57

(See page 2 for bill details.)

KEEP IN MIND

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

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

Ways to Pay



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40891-08213

ACCOUNT NUMBER

\$37.57

TOTAL AMOUNT YOU OWE

May 5, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
40891-08213

FPL.com Page 2

0004 0004 054986

E001

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: \$7.84

Non-fuel: (\$0.094600 per kWh) \$9.37

Fuel: (\$0.032020 per kWh) \$3.17

Electric service amount 34.58

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 \$37.57

Total amount you owe \$37.57

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	02525		02426		99

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 14, 2026	Mar 16, 2026	Apr 14, 2025
kWh Used	99	98	113
Service days	29	31	31
kWh/day	3	3	4
Amount	\$37.57	\$37.52	\$33.41

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**Electric Bill Statement**

For: Feb 25, 2026 to Mar 26, 2026 (29 days)

Statement Date: Mar 26, 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**\$282.48**

TOTAL AMOUNT YOU OWE

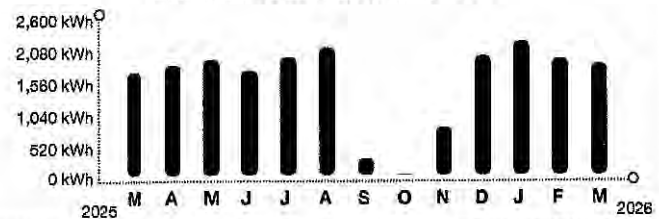
Apr 16, 2026

NEW CHARGES DUE BY

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WaystoPay**BILL SUMMARY**

Amount of your last bill	634.03
Payments received	-634.03
Balance before new charges	0.00
Total new charges	282.48
Total amount you owe	\$282.48

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after June 17, 2026 is considered LATE; a late payment charge of 1% will apply.

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

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43232-18034

ACCOUNT NUMBER

\$282.48

TOTAL AMOUNT YOU OWE

Apr 16, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
43232-18034

FPL.com Page 2

0008 0012 045168

E001

BILL DETAILS

Amount of your last bill	634.03
Payment received - Thank you	-634.03
Balance before new charges	\$0.00

New Charges

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

Base charge: \$14.20

Non-fuel: (\$0.084600 per kWh) \$183.62

Fuel: (\$0.032020 per kWh) \$62.15

Electric service amount 259.97

Gross receipts tax (State tax) 6.67

Franchise fee (Reqd local fee) 15.60

Taxes and charges 22.27

Regulatory fee (State fee) 0.24

Total new charges \$282.48

Total amount you owe \$282.48

METER SUMMARY

Meter reading - Meter KCD9973. Next meter reading Apr 24, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	80162		78221		1941

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 26, 2026	Feb 25, 2026	Mar 26, 2025
kWh Used	1941	2041	1817
Service days	29	30	29
kWh/day	66	68	62
Amount	\$282.48	\$296.25	\$257.87

KEEP IN MIND

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**Electric Bill Statement**

For: Feb 25, 2026 to Mar 26, 2026 (29 days)

Statement Date: Mar 26, 2026

Account Number: 82471-36081

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

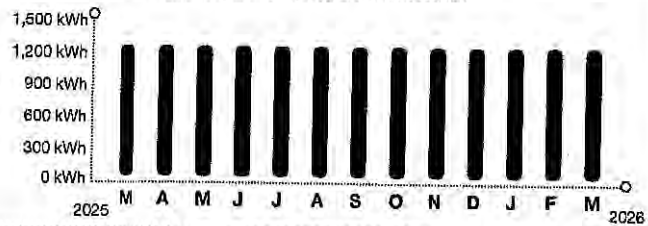
MAR 30 2026

VILLAGES OF GLEN CREEK CDD,
Here's what you owe for this billing period.**CURRENT BILL****\$1,676.49**

TOTAL AMOUNT YOU OWE

Apr 16, 2026

NEW CHARGES DUE BY

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FPL.com/
WaystoPay**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	3,378.15
Payments received	-3,378.15
Balance before new charges	0.00
Total new charges	1,676.49
Total amount you owe	\$1,676.49

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after April 16, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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

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82471-36081

ACCOUNT NUMBER

\$1,676.49

TOTAL AMOUNT YOU OWE

Apr 16, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
82471-36081

FPL.com Page 2

0010 0012 045168

E001

BILL DETAILS

Amount of your last bill	3,378.15
Payment received - Thank you	-3,378.15
Balance before new charges	\$0.00

New Charges

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
Regulatory fee (State fee)	1.22
Total new charges	\$1,676.49
Total amount you owe	\$1,676.49

** 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 Apr 24, 2026.

Usage Type	Usage
Total kWh used	1326

ENERGY USAGE COMPARISON

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

KEEP IN MIND

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

FPL.com Page 1

0011 0012 045168 ESLA

For: 02-25-2026 to 03-26-2026 (29 days)

kWh/Day: 46

Service Address:

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

Detail of Rate Schedule Charges for Street Lights

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

Account Number:
82471-36081

FPL.com Page 2

0012 0012 045168 ESLA

For: 02-25-2026 to 03-26-2026 (29 days)

kWh/Day: 46

Service Address:

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

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		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
					Electric service amount		1,351.91
					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
					Total	1,326	1,676.49

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

**Electric Bill Statement****For:** 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

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[FPL.com/
WaystoPay](https://www.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
Total new charges	37.36
Total amount you owe	\$37.36

(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: 1-800-226-3545Report Power Outages:
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711 (Relay Service)**Ways to Pay**

/ 27

5210909565922446373000000

VILLAGES OF GLEN CREEK CDD
PO BOX 32414
CHARLOTTE NC 28232-2414The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.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

FPL.com Page 2

E001

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

Total amount you owe \$37.36

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.
- 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](#)

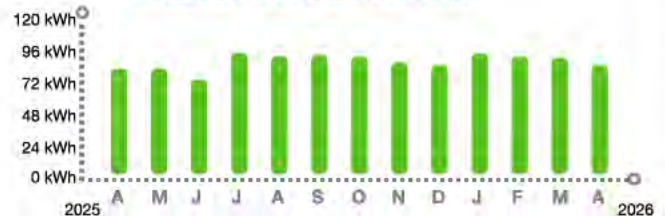
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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****For:** Mar 16, 2026 to Apr 14, 2026 (29 days)**Statement Date:** Apr 14, 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****\$37.07**

TOTAL AMOUNT YOU OWE

May 5, 2026

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
**FPL.com/
WaystoPay****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	37.36
Payments received	-37.36
Balance before new charges	0.00
Total new charges	37.07
Total amount you owe	\$37.07

(See page 2 for bill details.)

KEEP IN MIND

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

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

/ 27

5210909565922417073000000

VILLAGES OF GLEN CREEK CDD
PO BOX 32414
CHARLOTTE NC 28232-2414The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
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this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

90956-59224

ACCOUNT NUMBER

\$37.07

TOTAL AMOUNT YOU OWE

May 5, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
90956-59224

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	37.36
Payment received - Thank you	-37.36
Balance before new charges	\$0.00

New Charges

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

Base charge: \$14.20

Minimum base bill charge: \$8.65

Non-fuel: (\$0.094600 per kWh) \$8.41

Fuel: (\$0.032020 per kWh) \$2.85

Electric service amount 34.11

Gross receipts tax (State tax) 0.88

Franchise fee (Reqd local fee) 2.05

Taxes and charges 2.93

Regulatory fee (State fee) 0.03

Total new charges \$37.07

Total amount you owe \$37.07

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	02465		02376		89

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 14, 2026	Mar 16, 2026	Apr 14, 2025
kWh Used	89	95	86
Service days	29	31	31
kWh/day	3	3	3
Amount	\$37.07	\$37.36	\$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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Upgrade your HVAC system and earn rebates to help reduce energy costs. Save energy and improve comfort.

[FPL.com/BizHVAC](https://fpl.com/BizHVAC)

Unlock energy insights

Save energy with Business Energy Manager. We'll analyze your usage patterns and help lower your bill.

[FPL.com/BEM](https://fpl.com/BEM)

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.



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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: March 30, 2026
Invoice No.: 51267916
Our Ref. No.: 139425-0101

Remittance Advice

Re: Villages of Glen Creek project

Current Invoice:

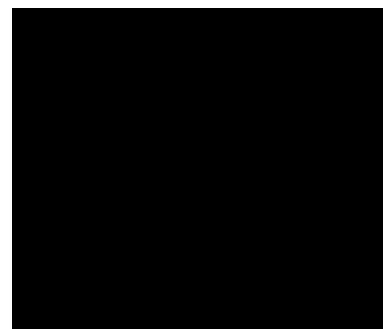
03/30/26 - 51267916	\$6,786.00
Total Amount Due:	\$6,786.00

Please mail check payments to:

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

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

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





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

Date: March 30, 2026
Our Ref. No.:139425-0101

Statement of Account

Outstanding Invoices:

Date	Invoice No.	Amount	Credits	Balance
12/29/2025	51213972	\$3,315.50	\$0.00	\$3,315.50
01/26/2026	51231368	\$407.50	\$0.00	\$407.50
02/25/2026	51247603	\$875.50	\$0.00	\$875.50
Total Balance Outstanding:				\$4,598.50

Current Invoice:

Date	Invoice No.	Amount	Credits	Balance
03/30/2026	51267916	\$6,786.00	\$0.00	\$6,786.00
Total Amount Due:				\$11,384.50

Please note that as of February 1, 2026, there may be certain matters on which hourly legal fees have been adjusted. This may or may not affect you. Please contact your principal attorney at the Firm if you have questions.

Please reference all your invoice numbers 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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TAMPA, FL 33602-5810
TELEPHONE (813) 229-2300
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WWW.FOLEY.COM

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

Date: March 30, 2026
Invoice No.: 51267916
Our Ref. No.: 139425-0101

Services through February 28, 2026

Amount due for professional services rendered regarding Villages of Glen Creek project	\$6,786.00
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Amount Due:	\$6,786.00
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Please note that as of February 1, 2026, there may be certain matters on which hourly legal fees have been adjusted. This may or may not affect you. Please contact your principal attorney at the Firm if you have questions.

Please reference your invoice number 51267916 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

02/03/26	SNB	Attention to status of claim, deadline for amended complaint, and related chronology, and confer regarding the same.	0.30	\$285.00
02/06/26	SNB	Confer and strategize regarding status of claims.	0.10	\$95.00
02/12/26	SNB	Correspond with B. Mumford regarding status of Mancini amended complaint; Attention to Mancini amended complaint regarding licensing allegations, and confer regarding the same.	0.30	\$285.00
02/13/26	KKL	Evaluate Mancini's Second Amended Complaint (.4); prepare VGCCDD's Motion to Dismiss Plaintiff's Second Amended Complaint (.8).	1.20	\$516.00
02/13/26	SNB	Research additional caselaw supporting dismissal where contracting company failed to have license or qualifier, even where party who performed the work was licensed; Attention to Chapter 489 and language defining contract entities; Prepare and revise motion to dismiss Mancini claims with prejudice; Attend conference call with D. Baldwin regarding Mancini's revised claims; Confer regarding potential 57.105 sanctions letter in support of motion to dismiss.	4.30	\$4,085.00
02/17/26	SNB	Confer regarding pending motion to dismiss.	0.10	\$95.00
02/18/26	SNB	Prepare correspondence to D. Baldwin regarding dismissal demand over unlicensed contracting and outlining position on Mancini's lack of licensure and supporting caselaw; Correspond with B. Mumford regarding the same..	1.30	\$1,235.00
02/24/26	SNB	Prepare follow-up correspondence to D. Baldwin regarding Villages demand for voluntary dismissal.	0.10	\$95.00
02/25/26	SNB	Correspond with B. Mumford regarding status of pending motion to dismiss.	0.10	\$95.00
Services Total:			7.80	\$6,786.00

Villages of Glen Creek Community Development District

Our Ref. No.:139425-0101

Invoice No.: 51267916

Page 3

Foley & Lardner LLP

March 30, 2026

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
Kristan K. Long	KKL	Paralegal	1.20	\$516.00
Stephanie Nicole Burt	SNB	Senior Counsel	6.60	\$6,270.00
Totals			7.80	\$6,786.00



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

Date: March 30, 2026
Invoice No.: 51267917
Our Ref. No.: 139425-0102

Remittance Advice

Re: ACPLM, Inc

Current Invoice:

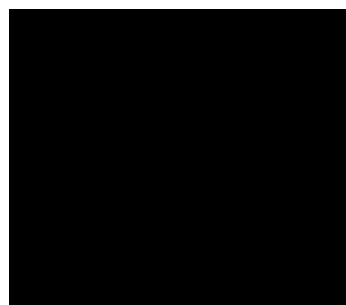
03/30/26 - 51267917	\$1,710.00
Total Amount Due:	\$1,710.00

Please mail check payments to:

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

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

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





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

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

Date: March 30, 2026
Our Ref. No.:139425-0102

Statement of Account

Outstanding Invoices:

Date	Invoice No.	Amount	Credits	Balance
12/29/2025	51213973	\$25,473.50	\$0.00	\$25,473.50
01/26/2026	51231369	\$1,288.50	\$0.00	\$1,288.50
02/25/2026	51247604	\$2,350.00	\$0.00	\$2,350.00
Total Balance Outstanding:				\$29,112.00

Current Invoice:

Date	Invoice No.	Amount	Credits	Balance
03/30/2026	51267917	\$1,710.00	\$0.00	\$1,710.00
Total Amount Due:				\$30,822.00

Please note that as of February 1, 2026, there may be certain matters on which hourly legal fees have been adjusted. This may or may not affect you. Please contact your principal attorney at the Firm if you have questions.

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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: March 30, 2026
Invoice No.: 51267917
Our Ref. No.: 139425-0102

Services through February 28, 2026

Amount due for professional services rendered regarding ACPLM, Inc	\$1,710.00
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Amount Due:	\$1,710.00
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Please note that as of February 1, 2026, there may be certain matters on which hourly legal fees have been adjusted. This may or may not affect you. Please contact your principal attorney at the Firm if you have questions.

Please reference your invoice number 51267917 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

02/02/26	SNB	Attention to correspondence from C. Webster regarding status of response to ACPLM's public records request.	0.10	\$95.00
02/06/26	SNB	Confer and strategize regarding status of claims.	0.10	\$95.00
02/11/26	SNB	Attention to correspondence from R. McGough regarding ACPLM public records request.	0.10	\$95.00
02/12/26	SNB	Confer regarding district production in response to J. Rains' public records request for exemption purposes.	0.10	\$95.00
02/13/26	SNB	Analyze district document production and privilege emails in response to J. Rains public records request; Prepare correspondence to C. Webster regarding the same; Attention to correspondence from M. Nolan confirming status of production to J. Rains.	1.20	\$1,140.00
02/17/26	SNB	Attention to correspondence from L. Carver and C. Webster regarding PRR disclosures to J. Rains.	0.10	\$95.00
02/18/26	SNB	Attention to correspondence from R. McGough regarding additional information requests related to CDD disclosures.	0.10	\$95.00
Services Total:			1.80	\$1,710.00

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
Stephanie Nicole Burt	SNB	Senior Counsel	1.80	\$1,710.00
Totals			1.80	\$1,710.00



INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice # 6765
Date Apr 1, 2026
Due Date Apr 30, 2026
Amount Due: \$2,214.50

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - 1B_April 2026	43	\$51.50	\$2,214.50
Subtotal			\$2,214.50
Total			\$2,214.50
Payments:			\$0.00

Amount Due: \$2,214.50

Use this link to pay online: <https://app02.us.bill.com/p/streetleaf>

Notes
Make Payable to Gig Fiber LLC



INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice # 6766
Date Apr 1, 2026
Due Date Apr 30, 2026
Amount Due: \$850.00

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - 1C, 1D_April 2026	17	\$50.00	\$850.00
Subtotal			\$850.00
Total			\$850.00
Payments:			\$0.00

Amount Due: \$850.00

Use this link to pay online: <https://app02.us.bill.com/p/streetleaf>

Notes
Make Payable to Gig Fiber LLC



INVOICE

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Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice # 6767
Date Apr 1, 2026
Due Date Apr 30, 2026
Amount Due: \$200.00

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - 2A, 2B_April 2026	4	\$50.00	\$200.00
Subtotal			\$200.00
Total			\$200.00
Payments:			\$0.00

Amount Due: \$200.00

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Notes
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Tampa, FL 33607
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Gig Fiber, LLC

Bill To: Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice # 6768
Date Apr 1, 2026
Due Date Apr 30, 2026
Amount Due: \$300.00

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - 4A, MC-2_April 2026	6	\$50.00	\$300.00
Subtotal			\$300.00
Total			\$300.00
Payments:			\$0.00

Amount Due: \$300.00

Use this link to pay online: <https://app02.us.bill.com/p/streetleaf>

Notes
Make Payable to Gig Fiber LLC



INVOICE

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Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice # 6769
Date Apr 1, 2026
Due Date Apr 30, 2026
Amount Due: \$1,236.00

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - Ph 1A and MC-1_April 2026	24	\$51.50	\$1,236.00
Subtotal			\$1,236.00
Total			\$1,236.00
Payments:			\$0.00

Amount Due: \$1,236.00

Use this link to pay online: <https://app02.us.bill.com/p/streetleaf>

Notes
Make Payable to Gig Fiber LLC



INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice # 6770
Date Apr 1, 2026
Due Date Apr 30, 2026
Amount Due: \$1,545.00

Item	Quantity	Price	Amount
Solar Equipment Lease Income	30	\$51.50	\$1,545.00
Villages of Glen Creek CDD - Phase 3_April 2026			
Subtotal			\$1,545.00
Total			\$1,545.00
Payments:			\$0.00

Amount Due: \$1,545.00

Use this link to pay online: <https://app02.us.bill.com/p/streetleaf>

Notes
Make Payable to Gig Fiber LLC

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.: 2980

Terms: Net 20

Invoice date: 04/01/2026

Due date: 04/30/2026

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

Total

\$1,950.00

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

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

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Charles Peterson	☒
Trent Stephenson	☒
Patrick Bette	☒
John Jones	☒

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

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

Time Over (3) Hours:	
------------------------	--

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

Villages of Glen Creek CDDMeeting Date: March 25, 2026**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if Paid
Charles Peterson	x
Trent Stephenson	x
Patrick Bette	
John Jones	x
Stephen Brown	x

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.**EXTENDED MEETING TIMECARD**

Meeting Start Time:	11:13a
Meeting End Time:	11:59a
Total Meeting Time:	

Time Over _____ (3) Hours:	
------------------------------	--

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Matt O'Nolan



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

Service Slip/Invoice

INVOICE: 861052
DATE: 04/01/2026
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
04/01/2026		ANTS, ROACHES, SILV		
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/24/2026		

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

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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

Invoice

Date	Invoice #
4/2/2026	INV0000108058

Bill To:

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

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

[illegible]



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 23043

TO: Villages of Glen Creek CDD
COMPANY NAME:
DATE: 3/29/26

Dig out and reset fourteen traffic/street signs (original quote was for nine).	
Replace missing street name sign at Mizner Bay Ave (2).	
New u-channel post at Orchid Glades Lane and Sand Gables Trail.	
Turn Citrus Breeze Drive to correct position.	

TOTAL: \$1,575.00

ROMANER
GRAPHICS
Thank You,



INVOICE

Page 1 of 2

Invoice Number	2545322
Invoice Date	March 13, 2026
Customer Number	129690
Project Number	238202079

Bill To

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



Alternative Remit To

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

Project Description: Villages of Glen Creek Community Development District

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$19,943.00
Authorization Previously Billed:	\$9,455.00
Authorization Budget Remaining:	\$7,690.50
Authorization Billed to Date:	\$12,252.50
Current Invoice Due:	\$2,797.50
For Period Ending:	March 13, 2026

Invoice email: rizzettacddinvoices@avidbill.com

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

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

Page 2 of 2

2545322

238202079

2026 FY General Consulting Services

Billing Level

Billing Level	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2026-02-24	1.75	190.00	332.50
Nurse, Vanessa M	2026-02-25	0.50	190.00	95.00
Nurse, Vanessa M	2026-02-26	0.25	190.00	47.50
Nurse, Vanessa M	2026-03-05	1.00	190.00	190.00
Nurse, Vanessa M	2026-03-09	0.25	190.00	47.50
Nurse, Vanessa M	2026-03-13	0.50	190.00	95.00
		4.25		807.50
Level 14				
Stewart, Tonja L	2025-12-17	1.00	240.00	240.00
Stewart, Tonja L	2026-02-19	1.00	250.00	250.00
Stewart, Tonja L	2026-02-24	1.00	250.00	250.00
Stewart, Tonja L	2026-02-26	1.00	250.00	250.00
Stewart, Tonja L	2026-02-27	1.50	250.00	375.00
Stewart, Tonja L	2026-03-03	1.50	250.00	375.00
Stewart, Tonja L	2026-03-05	1.00	250.00	250.00
		8.00		1,990.00
Professional Services Subtotal		12.25		2,797.50

2,797.50

\$2,797.50

\$2,797.50

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-12-17	238202079	2026	STEWART, TONJA L	1.00	240.00	240.00		
2026-02-19	238202079	2026	STEWART, TONJA L	1.00	250.00	250.00	DISCUSSION WITH DEVELOPER REGARDING STATUS OF CONSTRUCTION	
2026-02-24	238202079	2026	NURSE, VANESSA M	1.75	190.00	332.50	PREPARED CERTIFICATES OF COMPLETION FOR THE 2018A-1 (AA2) AND 2022A (AA4) PROJECTS	
2026-02-24	238202079	2026	STEWART, TONJA L	1.00	250.00	250.00	CALL WITH DEVELOPER	
2026-02-25	238202079	2026	NURSE, VANESSA M	0.50	190.00	95.00	UPDATED SWFWMD INSPECTION SPREADSHEET	
2026-02-26	238202079	2026	NURSE, VANESSA M	0.25	190.00	47.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2026-02-26	238202079	2026	STEWART, TONJA L	1.00	250.00	250.00	DISCUSSION WITH DISTRICT COUNSEL REGARDING REQUISITION; REVIEW INFORMATION FROM DM	
2026-02-27	238202079	2026	STEWART, TONJA L	1.50	250.00	375.00		
2026-03-03	238202079	2026	STEWART, TONJA L	1.50	250.00	375.00	REVIEW AND DISCUSS BACKUP FOR REQUISITION AND SEND REQUESTED INFORMATION TO DM OFFICE	
2026-03-05	238202079	2026	NURSE, VANESSA M	0.50	190.00	95.00	REQUISITIONS	
2026-03-05	238202079	2026	NURSE, VANESSA M	0.50	190.00	95.00	REQUISITIONS	
2026-03-05	238202079	2026	STEWART, TONJA L	1.00	250.00	250.00		
2026-03-09	238202079	2026	NURSE, VANESSA M	0.25	190.00	47.50	REQUISITIONS	
2026-03-13	238202079	2026	NURSE, VANESSA M	0.50	190.00	95.00	WORKLOAD COORDINATION RE: ADDING PARCEL MC-2 TO MAPPING	
Total subTask 2026				12.25		2,797.50		
Total Top Task 2026				12.25		2,797.50		
Total Project 238202079				12.25		2,797.50		

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

April 17, 2026

Client: 001323

Matter: 000001

Invoice #: 28225

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
3/2/2026	JMV	REVIEW EMAILS RE: CONSTRUCTION DRAWS; REVIEW EMAIL FROM B. MUMFORD; TELEPHONE CALL FROM T. STEWART.	0.6	\$243.00
3/2/2026	CAW	EMAIL CORRESPONDENCE WITH COUNTY PROPERTY APPRAISER REGARDING PARCEL IDS FOR TRACTS CONVEYED TO THE DISTRICT.	0.3	\$112.50
3/4/2026	JMV	REVIEW EMAIL FROM M.O'NOLAN DRAW REQUEST; DRAFT EMAIL TO M. O'NOLAN.	0.3	\$121.50
3/10/2026	LC	RESEARCH SEATS FOR GENERAL ELECTION; PREPARE PUBLICATION AD FOR QUALIFYING PERIOD.	0.5	\$97.50
3/11/2026	LC	DRAFT RESOLUTION SETTING LANDOWNER ELECTION AND SAMPLE PUBLICATION AD, INSTRUCTIONS, PROXY, AND BALLOT.	1.7	\$331.50
3/16/2026	JMV	REVIEW PUBLIC RECORDS REQUEST.	0.3	\$121.50
3/17/2026	JMV	REVIEW EMAIL FROM M. O'NOLAN; REVIEW CDD POLICIES.	0.3	\$121.50
3/19/2026	LC	REVIEW CORRESPONDENCE FROM N. BURT RE CDD INSURANCE POLICIES AND YEARS NEEDED.	0.2	\$39.00
3/20/2026	WAS	REVIEW ON-SITE SERVICES AGREEMENT WITH 813 SECURITY.	0.4	\$134.00
3/20/2026	LC	WORK ON AGREEMENT WITH 813 SECURITY RE AMENITY GUARD SERVICES.	0.8	\$156.00
3/23/2026	LC	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$195.00

April 17, 2026
Client: 001323
Matter: 000001
Invoice #: 28225

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
3/24/2026	AM	RECEIVE, REVIEW, AND PROCESS PROPOSAL RE FONROCHE LIGHTING AMERICA; DRAFT, FINALIZE, AND SEND EMAIL TO DM REGARDING SAME.	0.2	\$39.00
3/25/2026	JMV	REVIEW EMAILS FROM M. O'NOLAN; REVIEW EMAILS FROM CDD MANAGER RE: ESTOPPEL LETTERS; TELEPHONE CALL WITH K. CONNELL; DRAFT EMAIL TO CDD MANAGER.	0.9	\$364.50
3/30/2026	LC	CORRESPONDENCE TO AND FROM N. BREGG RE STATUS OF ADOPTING RESOLUTION SETTING RULES OF PROCEDURE PUBLIC HEARING AND AMENITIES RULES PUBLIC HEARING; PREPARE RESOLUTION SETTING PUBLIC HEARING FOR AMENITIES RULES; REVISE RESOLUTION SETTING PUBLIC HEARING FOR RULES OF PROCEDURE AND REVISE PUBLICATION ADS.	1.0	\$195.00
3/31/2026	LC	PREPARE DRAFT RECREATIONAL FACILITIES POLICIES AND REGULATIONS, PARENTAL CONSENT AND WAIVER FOR GUEST OR MINORS, AND CLUBHOUSE RESERVATION POLICIES AND USAGE AGREEMENT; TELEPHONE CONFERENCE WITH N. BREGG RE AMENITIES RULES AND OTHER ITEMS FOR MAY AGENDA.	2.4	\$468.00
Total Professional Services			10.9	\$2,739.50
Total Services			\$2,739.50	
Total Disbursements			\$0.00	
Total Current Charges				\$2,739.50
Previous Balance				\$1,779.20
Less Payments				(\$1,779.20)
PAY THIS AMOUNT				\$2,739.50

Please Include Invoice Number on all Correspondence

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

May 2026

For Board Approval

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

The total items being presented: **\$108,303.70**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
813 Security & Protective Services	100128	0001vgc	Security Services 05/26	\$ 5,475.00
Bloomings Landscape & Turf Management, Inc.	100115	2026-00955	Landscape Maintenance 05/26	\$ 16,470.00
Bloomings Landscape & Turf Management, Inc.	100129	2026-01026	Irrigation Repair 05/26	\$ 2,725.00
Doodycalls of Parrish FL	100120	INV-11034445202604	Dog Waste Station Supplies & Maintenance 04/26	\$ 384.00
ECS Integrations, LLC	100116	104022	Security Monitoring & Maintenance 04/26	\$ 865.00
ECS Integrations, LLC	100122	104094	Gate Maintenance & Repair 05/26	\$ 240.00
Florida Department of Health in Manatee County	100123	41-BID-7909417	Pool Permit 05/26	\$ 250.00
Florida Power & Light Company	20260526-1	0571297217-051426	Electric Services 05/26	\$ 58.49
Florida Power & Light Company	20260507-1	1608502405-042426	Electric Services 04/26	\$ 603.06
Florida Power & Light Company	20260507-1	2797566557-042426	Electric Services 04/26	\$ 33.00
Florida Power & Light Company	20260507-1	3122431327-042426	Electric Services 04/26	\$ 485.57
Florida Power & Light Company	20260526-1	4089108213-051426	Electric Services 05/26	\$ 39.01

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 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	20260507-1	4323218034-042426	Electric Services 04/26	\$ 304.77
Florida Power & Light Company	20260507-1	8247136081-042426	Electric Services 04/26	\$ 1,676.49
Florida Power & Light Company	20260526-1	9095659224-051426	Electric Services 05/26	\$ 37.32
Foley & Lardner, LLP	100113	51285836	Legal Services 03/26	\$ 1,235.00
Foley & Lardner, LLP	100113	51285837	Legal Services 03/26	\$ 4,245.00
Gig Fiber, LLC	100124	7014	Solar Equipment Lease 05/26	\$ 2,280.72
Gig Fiber, LLC	100124	7015	Solar Equipment Lease 05/26	\$ 850.00
Gig Fiber, LLC	100124	7016	Solar Equipment Lease 05/26	\$ 200.00
Gig Fiber, LLC	100124	7017	Solar Equipment Lease 05/26	\$ 300.00
Gig Fiber, LLC	100124	7018	Solar Equipment Lease 05/26	\$ 1,272.96
Gig Fiber, LLC	100124	7019	Solar Equipment Lease 05/26	\$ 1,591.20
H2 Lagoon Solutions	100125	3005	Pond Maintenance 05/26	\$ 1,950.00

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
John H Rains III, P.A.	20260514-1	387-051426	Other Costs 05/26	\$ 50,000.00
NaturZone Pest Control	100126	870518	Pest Control 05/26	\$ 124.00
Rizzetta & Company, Inc.	100114	INV0000109150	Accounting Services 05/26	\$ 6,636.66
Stantec Consulting Services, Inc.	100117	2558510	Engineering Services 04/26	\$ 517.50
Stephen J Brown	20260520-1	SB051226-387	Board of Supervisors Meeting 05/12/26	\$ 200.00
Straley Robin Vericker	100119	28387	Legal Services 04/26	\$ 4,997.45
The Observer Group, Inc.	100121	26-00762M	Legal Advertising 05/26	\$ 70.00
United Restoration Services LLC	100127	5838	Maintenance & Repair 05/26	\$ 1,486.50
Wetland Management Services, LLC	100118	44350	Aquatic Maintenance 04/26	<u>\$ 700.00</u>
Report Total				<u>\$ 108,303.70</u>



INVOICE

813 Security & Protective Services dba '813 Services'

Address:

28803 Stormcloud Pass
Wesley Chapel, FL 33543

Phone: (216) 372-0864

Email: admin@813services.com

Date:

5/1/2026

Invoice #:

0001

Bill To:

Villages of Glen Creek CDD
C/O Rizzetta
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Customer ID:

VGC

Job Description**Payment Terms**

Community Support Staffing

Due Upon Receipt

Dates**Position Description****Hourly Rate****Total**

05/01/26 - 05/31/26	Amenity Staff (216 Hours) M-Th 4p-10p, Friday-Sunday 2p-10p	\$	25.00	\$	5,400.00
5/25/2026	Time and a half increase for 6 hours on Memorial day	\$	12.50	\$	75.00

Make all checks payable to
813 Security & Protective Services

If you have any questions concerning this invoice, contact
813 Security & Protective Services at
admin@813services.com

Due Upon Receipt

Total:

\$

5,475.00

Thank you for your business!



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date

Invoice #

5/1/2026

2026-00955

Bill To:

**Villages of Glen Creek CDD
c/o Rizzetta & Company, Inc.
2700 S. Faulkenberg Rd
Riverview, FL 33578**

[illegible]**Phone #****Fax #**

E-mail

Web Site

(941) 927-9765

amy@bloomingslandscape.com

www.bloomingslandscape.com



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date Invoice #
5/26/2026 2026-01026

Bill To:

**Villages of Glen Creek CDD
c/o Rizzetta & Company, Inc.
2700 S. Faulkenberg Rd
Riverview, FL 33578**

		Terms	Due on receipt
Description	Qty	Rate	Amount
Clearing alarims for irrigation work. 5/18 - Cleared alarms. New decoders and solenoids. Tested successfully			
Rainbird Solenoid DV	6	40.00	240.00
2-Station Decoder	1	450.00	450.00
1-Station Decoder	2	275.00	550.00
4-Station Decoder	1	550.00	550.00
Add-A-Zone	1	250.00	250.00
DBO/B (Direct Bury) Connector	10	7.50	75.00
King Connector	18	5.00	90.00
Labor - 2 Technicians @ 4 Hours Each	8	65.00	520.00
		Total	\$2,725.00
		Payments/Credits	\$0.00
		Balance Due	\$2,725.00

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CREDIT CARD.
Please note that there is a 3% Processing Fee on Credit Card Payments.

Thank You For Your Business.

Phone #	Fax #	E-mail	Web Site
(941) 927-9765		amy@bloomingslandscape.com	www.bloomingslandscape.com

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-11034445202604
Date	April 30, 2026
Amount Due	\$384.00

Activity from April 01, 2026 to April 30, 2026

Ref	Date	Item	Description	Qty	Unit Price	Amount
I477014054	4/7/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I477014054	4/7/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I477014580	4/14/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I477014580	4/14/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I477015053	4/21/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I477015053	4/21/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I477015581	4/28/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I477015581	4/28/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00

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

Thank you for your business!

ECS INTEGRATIONS LLC

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



INVOICE

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

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

INVOICE 104022
DATE 05/04/2026
TERMS Net 15
DUE DATE 05/19/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
04/24/2026	The tech replaced the playground camera with a new videofied camera. The camera was tested with the monitoring station and works fine.	1	365.00	365.00
	Videofied Camera	1	500.00	500.00T

Ways to pay



View and pay

SUBTOTAL	865.00
TAX	0.00
TOTAL	865.00
BALANCE DUE	\$865.00

ECS INTEGRATIONS LLC

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



INVOICE

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

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

INVOICE 104094
DATE 05/20/2026
TERMS Net 15
DUE DATE 06/04/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
05/15/2026	On arrival, the west gates were working. The tech tested them and troubleshooted the gates; no issues were found. 2 fobs were left at the pool gate lock box. Both fobs were tested and work. The videoed arm time was changed to 10 pm.	1	240.00	240.00

Ways to pay



View and pay

SUBTOTAL	240.00
TAX	0.00
TOTAL	240.00
BALANCE DUE	\$240.00



Florida Department of Health
in Manatee County
Notification of Fees Due



41-BID-7909417

Permit Number

41-60-1762365

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Fee Amount: \$250.00

Previous Balance: \$0.00

Total Amount Due: \$250.00

Payment Due Date: 06/30/2025 or Upon Receipt

Mail To: Villages of Glen Creek CDD
1540 International Parkway, Suite 2000
Lake Mary, FL 32746

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Villages of Glen Creek
Location: 2406 Orchid Glades Lane
Bradenton, FL 34208
Pool Volume: 79,000
gallons
Bathing Load: 80
Flow Rate: 400

Owner Information:

Name: Villages of Glen Creek CDD
Address: 1540 International Parkway, Suite 2000
(Mailing) Lake Mary, FL 32746
Home Phone: (321) 263-0132 Work Phone: (863) 899-6815

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **41-60-1762365** Bill ID: **41-BID-7909417**

Billing Questions call DOH-Manatee at: (941) 748-0747

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Manatee County
410 6th Avenue E
Bradenton, FL 34208

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:91397



PERMIT HOLDERS CAN NOW

pay invoices online!

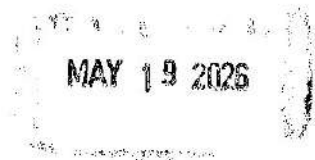
The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



**Electric Bill Statement**

For: Apr 14, 2026 to May 14, 2026 (30 days)

Statement Date: May 14, 2026

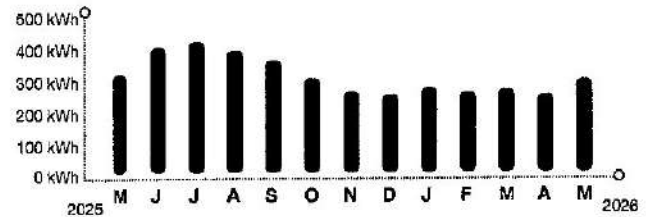
Account Number: 05712-97217

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****\$58.49**

TOTAL AMOUNT YOU OWE

Jun 4, 2026

NEW CHARGES DUE BY

Scan to
Pay
or visit
FPL.com/
WaystoPay**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	51.48
Payments received	-51.48
Balance before new charges	0.00
Total new charges	58.49
Total amount you owe	\$58.49

(See page 2 for bill details.)

KEEP IN MIND

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

Switch to FPL eBill® today and get your bill wherever you are.
FPL.com/eBillCustomer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

5210057129721779485000000

0001 0004 042655

10

VILLAGES OF GLEN CREEK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
In U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

05712-97217

ACCOUNT NUMBER

\$58.49

TOTAL AMOUNT YOU OWE

Jun 4, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
05712-97217

FPL.com Page 2

0002 0004 042655

E001

BILL DETAILS

Amount of your last bill	51.48
Payment received - Thank you	-51.48
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)	\$29.81
--------------------------------	---------

Fuel: (\$0.032020 per kWh)	\$10.02
----------------------------	---------

Electric service amount	53.83
-------------------------	-------

Gross receipts tax (State tax)	1.38
--------------------------------	------

Franchise fee (Reqd local fee)	3.23
--------------------------------	------

Taxes and charges	4.61
-------------------	------

Regulatory fee (State fee)	0.05
----------------------------	------

Total new charges	\$58.49
-------------------	---------

Total amount you owe	\$58.49
----------------------	---------

METER SUMMARY

Meter reading - Meter ACD9386. Next meter reading Jun 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	07362		07049		313

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2026	Apr 14, 2026	May 14, 2025
kWh Used	313	262	335
Service days	30	29	30
kWh/day	10	9	11
Amount	\$58.49	\$51.48	\$58.99

KEEP IN MIND

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**Electric Bill Statement**

For: Mar 26, 2026 to Apr 24, 2026 (29 days)

Statement Date: Apr 24, 2026

Account Number: 16085-02405

Service Address:2355 26TH AVE E # CLUBHSE
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$603.06**

TOTAL AMOUNT YOU OWE

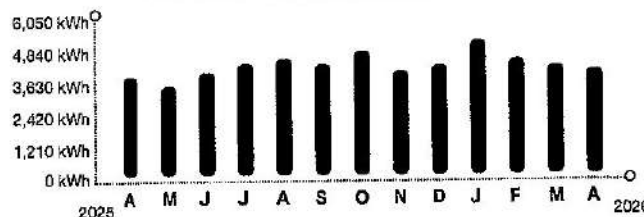
May 15, 2026

NEW CHARGES DUE BY

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FPL.com/
WaystoPay**BILL SUMMARY**

Amount of your last bill	626.16
Payments received	-626.16
Balance before new charges	0.00
Total new charges	603.06
Total amount you owe	\$603.06

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after July 16, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

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

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16085-02405

ACCOUNT NUMBER

\$603.06

TOTAL AMOUNT YOU OWE

May 15, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
16085-02405

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	626.16
Payment received - Thank you	-626.16
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) \$404.05

Fuel: (\$0.032020 per kWh) \$136.76

Electric service amount 555.01

Gross receipts tax (State tax) 14.24

Franchise fee (Reqd local fee) 33.30

Taxes and charges 47.54

Regulatory fee (State fee) 0.51

Total new charges \$603.06

Total amount you owe \$603.06

METER SUMMARY

Meter reading - Meter ACD6724. Next meter reading May 27, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	03341		99070		4271

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 24, 2026	Mar 26, 2026	Apr 25, 2025
kWh Used	4271	4439	4071
Service days	29	29	30
kWh/day	147	153	136
Amount	\$803.06	\$826.16	\$560.38

KEEP IN MIND

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**Electric Bill Statement**

For: Mar 26, 2026 to Apr 24, 2026 (29 days)

Statement Date: Apr 24, 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****\$33.00**

TOTAL AMOUNT YOU OWE

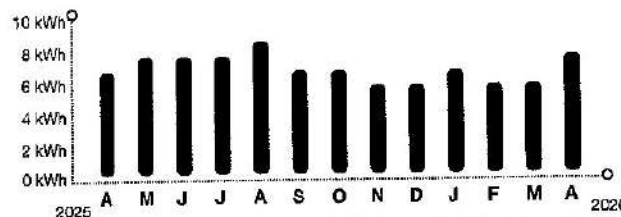
May 15, 2026

NEW CHARGES DUE BY

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WaystoPay**BILL SUMMARY**

Amount of your last bill	32.91
Payments received	-32.91
Balance before new charges	0.00
Total new charges	33.00
Total amount you owe	\$33.00

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after July 16, 2026 is considered LATE; a late payment charge of 1% will apply.
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27975-66557

ACCOUNT NUMBER

\$33.00

TOTAL AMOUNT YOU OWE

May 15, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
27975-88557

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	32.91
Payment received - Thank you	-32.91
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$15.16
Non-fuel: (\$0.094600 per kWh)	\$0.75
Fuel: (\$0.032020 per kWh)	\$0.26
Electric service amount	30.37
Gross receipts tax (State tax)	0.78
Franchise fee (Regd local fee)	1.82
Taxes and charges	2.60
Regulatory fee (State fee)	0.03
Total new charges	\$33.00
Total amount you owe	\$33.00

METER SUMMARY

Meter reading - Meter KJ82813. Next meter reading May 27, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00477		00469		8

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 24, 2026	Mar 26, 2026	Apr 25, 2025
kWh Used	8	6	7
Service days	29	29	30
kWh/day	0	0	0
Amount	\$33.00	\$32.91	\$27.60

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**Electric Bill Statement**

For: Mar 26, 2026 to Apr 24, 2026 (29 days)

Statement Date: Apr 24, 2026

Account Number: 31224-31327

Service Address:2284 MIZNER BAY AVE # BOOST
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$485.57**

TOTAL AMOUNT YOU OWE

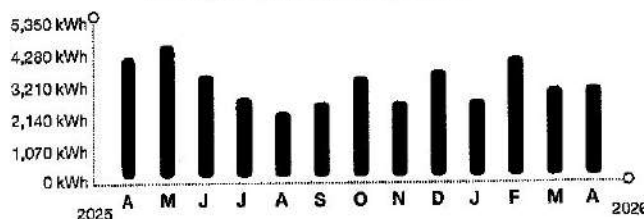
May 15, 2026

NEW CHARGES DUE BY

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WaystoPay**BILL SUMMARY**

Amount of your last bill	500.04
Payments received	-500.04
Balance before new charges	0.00
Total new charges	485.57
Total amount you owe	\$485.57

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after July 16, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

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31224-31327

ACCOUNT NUMBER

\$485.57

TOTAL AMOUNT YOU OWE

May 15, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
31224-31327

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	500.04
Payment received - Thank you	-500.04
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$99.93
Fuel: (\$0.032010 per kWh)	\$102.82
Demand: (\$15.03 per KW)	\$210.42
Electric service amount	446.88
Gross receipts tax (State tax)	11.47
Franchise fee (Reqd local fee)	26.81
Taxes and charges	38.28
Regulatory fee (State fee)	0.41
Total new charges	\$485.57
Total amount you owe	\$485.57

METER SUMMARY

Meter reading - Meter KN72064. Next meter reading May 27, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	16242		13030		3212
Demand KW	13.88				14

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 24, 2026	Mar 26, 2026	Apr 25, 2025
kWh Used	3212	3185	4397
Service days	29	29	30
kWh/day	110	109	146
Amount	\$485.57	\$500.04	\$632.00

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MAY 10 2026

Electric Bill Statement

For: Apr 14, 2026 to May 14, 2026 (30 days)

Statement Date: May 14, 2026

Account Number: 40891-08213

Service Address:

2532 EVERSON ST # FIRE
BRADENTON, FL 34208VILLAGES OF GLEN CREEK CDD,
Here's what you owe for this billing period.

CURRENT BILL

\$39.01

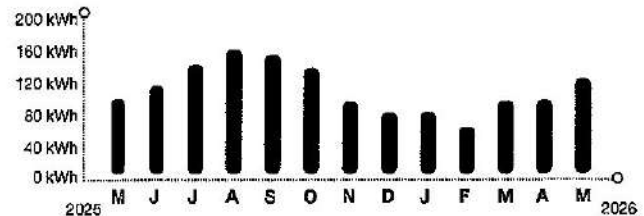
TOTAL AMOUNT YOU OWE

Jun 4, 2026

NEW CHARGES DUE BY

Pay \$35.60 instead of
\$39.01 by your due date
to enroll in FPL Budget
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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	37.57
Payments received	-37.57
Balance before new charges	0.00
Total new charges	39.01
Total amount you owe	\$39.01

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$35.60 by your due date instead of \$39.01. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after August 04, 2026 is considered LATE; a late payment charge of 1% will apply.

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Ways to Pay



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40891-08213

ACCOUNT NUMBER

\$39.01

TOTAL AMOUNT YOU OWE

Jun 4, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
40891-08213

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	37.57
Payment received - Thank you	-37.57
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$5.51
Non-fuel: (\$0.094600 per kWh)	\$12.10
Fuel: (\$0.032020 per kWh)	\$4.10
Electric service amount	35.91
Gross receipts tax (State tax)	0.92
Franchise fee (Reqd local fee)	2.15
Taxes and charges	3.07
Regulatory fee (State fee)	0.03
Total new charges	\$39.01
Total amount you owe	\$39.01

METER SUMMARY

Meter reading - Meter ACD9903. Next meter reading Jun 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02653		02525		128

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 14, 2026	Apr 14, 2026	May 14, 2025
kWh Used	128	99	102
Service days	30	29	30
kWh/day	4	3	3
Amount	\$39.01	\$37.57	\$32.81

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**Electric Bill Statement**

For: Mar 26, 2026 to Apr 24, 2026 (29 days)

Statement Date: Apr 24, 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****\$304.77**

TOTAL AMOUNT YOU OWE

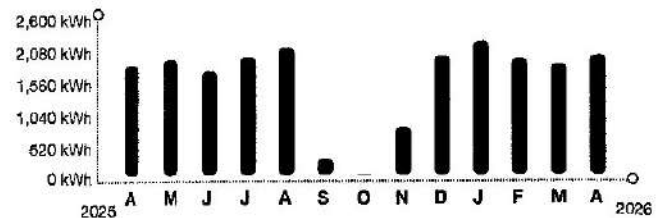
May 15, 2026

NEW CHARGES DUE BY

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WaystoPay**BILL SUMMARY**

Amount of your last bill	282.48
Payments received	-282.48
Balance before new charges	0.00
Total new charges	304.77
Total amount you owe	\$304.77

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after July 16, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

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43232-18034

ACCOUNT NUMBER

\$304.77

TOTAL AMOUNT YOU OWE

May 15, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
43232-18034

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	282.48
Payment received - Thank you	-282.48
Balance before new charges	\$0.00

New Charges

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

Base charge: \$14.20

Non-fuel: (\$0.084\$00 per kWh) \$198.94

Fuel: (\$0.032020 per kWh) \$67.34

Electric service amount 280.48

Gross receipts tax (State tax) 7.20

Franchise fee (Reqd local fee) 16.83

Taxes and charges 24.03

Regulatory fee (State fee) 0.26

Total new charges \$304.77

Total amount you owe \$304.77

METER SUMMARY

Meter reading - Meter KCD9973. Next meter reading May 27, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	82265		80162		2103

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 24, 2026	Mar 26, 2026	Apr 25, 2025
kWh Used	2103	1941	1945
Service days	29	29	30
kWh/day	72	66	64
Amount	\$304.77	\$282.48	\$275.04

KEEP IN MIND

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

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**Electric Bill Statement**

For: Mar 26, 2026 to Apr 24, 2026 (29 days)

Statement Date: Apr 24, 2026**Account Number:** 82471-36081**Service Address:**2355 28TH AVE E # LED SL
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,676.49**

TOTAL AMOUNT YOU OWE

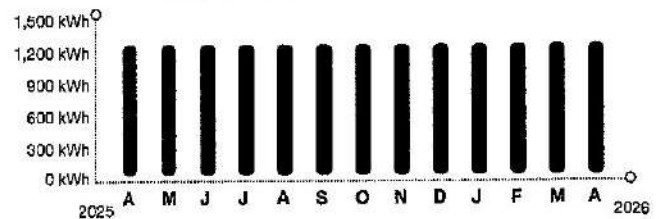
May 15, 2026

NEW CHARGES DUE BY

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WaystoPay**BILL SUMMARY**

Amount of your last bill	1,676.49
Payments received	-1,676.49
Balance before new charges	0.00
Total new charges	1,676.49
Total amount you owe	\$1,676.49

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payments received after May 15, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

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82471-36081

ACCOUNT NUMBER

\$1,676.49

TOTAL AMOUNT YOU OWE

May 15, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
82471-36081

FPL.com Page 2

0010 0012 045006

E001

BILL DETAILS

Amount of your last bill	1,676.49
Payment received - Thank you	-1,676.49
Balance before new charges	\$0.00

New Charges

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
Regulatory fee (State fee)	1.22
Total new charges	\$1,676.49
Total amount you owe	\$1,676.49

** 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 May 27, 2026.

Usage Type	Usage
Total kWh used	1326

ENERGY USAGE COMPARISON

	This Month Apr 24, 2026	Last Month Mar 26, 2026	Last Year Apr 25, 2025
Service to			
kWh Used	1326	1326	1326
Service days	29	29	30
kWh/day	46	46	44
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.

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Save energy with Business Energy Manager. We'll analyze your usage patterns and help lower your bill.

[FPL.com/BEM](https://www.fpl.com/BEM)

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



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
82471-36081

FPL.com Page 1

0011 0012 045006 ESLA

For: 03-26-2026 to 04-24-2026 (29 days)

kWh/Day: 46

Service Address:

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

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861205	74	6195	F	51		1,326	
Energy					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

FPL.com Page 2

0012 0012 045006 ESLA

For: 03-26-2026 to 04-24-2026 (29 days)

kWh/Day: 46

Service Address:

2355 26TH AVE E # LED SL

BRADENTON, FL 34208

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							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
Electric service amount							1,351.91
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
Total						1,326	1,676.49

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

**Electric Bill Statement**

For: Apr 14, 2026 to May 14, 2026 (30 days)

Statement Date: May 14, 2026

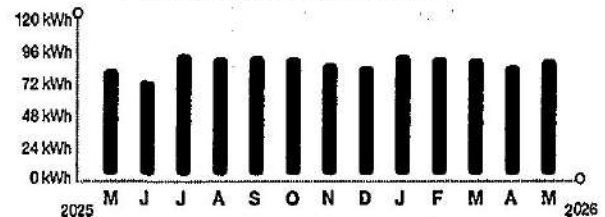
Account Number: 90956-59224

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****\$37.32**

TOTAL AMOUNT YOU OWE

Jun 4, 2026

NEW CHARGES DUE BY

Scan to
Pay
or visit
FPL.com/
WaystoPay**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	37.07
Payments received	-37.07
Balance before new charges	0.00
Total new charges	37.32
Total amount you owe	\$37.32

(See page 2 for bill details.)

KEEP IN MIND

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

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

27

5210909565922432373000000

0001 0002 042465

10

VILLAGES OF GLEN CREEK CDD
PO BOX 32414
CHARLOTTE NC 28232-2414The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

90956-59224

ACCOUNT NUMBER

\$37.32

TOTAL AMOUNT YOU OWE

Jun 4, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
90956-59224

FPL.com Page 2

0002 0002 042465

E001

BILL DETAILS

Amount of your last bill	37.07
Payment received - Thank you	-37.07
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$8.24
Non-fuel: (\$0.094600 per kWh)	\$8.90
Fuel: (\$0.032020 per kWh)	\$3.01
Electric service amount	34.35
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	\$37.32
Total amount you owe	\$37.32

METER SUMMARY

Meter reading - Meter ACD5574. Next meter reading Jun 15, 2026.

Usage Type	Current	Previous	Usage
kWh used	02559	02465	94

ENERGY USAGE COMPARISON

	This Month May 14, 2026	Last Month Apr 14, 2026	Last Year May 14, 2025
Service to			
kWh Used	94	89	86
Service days	30	29	30
kWh/day	3	3	3
Amount	\$37.32	\$37.07	\$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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[FPL.com/BEM](https://fpl.com/bem)

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Lower operating costs with On Call automatic bill credits when eligible A/C units are enrolled.

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



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: April 27, 2026
Invoice No.: 51285836
Our Ref. No.: 139425-0101

Remittance Advice

Re: Villages of Glen Creek project

Current Invoice:

04/27/26 - 51285836	\$1,235.00
Total Amount Due:	\$1,235.00

Please mail check payments to:

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

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

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



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

Date: April 27, 2026
Invoice No.: 51285836
Our Ref. No.: 139425-0101

Services through March 31, 2026

Amount due for professional services rendered regarding Villages of Glen Creek project	\$1,235.00
---	------------

Total Amount Due:	\$1,235.00
--------------------------	-------------------

Please reference your invoice number 51285836 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

03/01/26	SNB	Confer regarding pending motion to dismiss.	0.10	\$95.00
03/03/26	SNB	Prepare correspondence to D. Baldwin regarding status of hearing on motion to dismiss.	0.10	\$95.00
03/11/26	SNB	Correspond with B. Mumford regarding status of motion to dismiss and related hearing.	0.10	\$95.00
03/19/26	SNB	Confer regarding status of hearing on motion to dismiss.	0.10	\$95.00
03/20/26	SNB	Revise notice of hearing on CDD's pending motion to dismiss; Correspond with B. Mumford regarding status of hearing.	0.10	\$95.00
03/31/26	SNB	Correspond with B. Mumford regarding status of ACPLM claims.	0.10	\$95.00
03/31/26	SNB	Analyze caselaw regarding application of 489.128 bar to equitable claims and underlying reasoning for use in support of motion to dismiss; Correspond with B. Mumford regarding the same and strategy ahead of hearing on motion to dismiss.	0.70	\$665.00
Services Total:			1.30	\$1,235.00

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
Stephanie Nicole Burt	SNB	Senior Counsel	1.30	\$1,235.00
Totals			1.30	\$1,235.00



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

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

Date: April 27, 2026
Invoice No.: 51285837
Our Ref. No.: 139425-0102

Remittance Advice

Re: ACPLM, Inc

Current Invoice:

04/27/26 - 51285837	\$4,245.00
Total Amount Due:	\$4,245.00

Please mail check payments to:

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

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

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



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

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

Date: April 27, 2026
Invoice No.: 51285837
Our Ref. No.: 139425-0102

Services through March 31, 2026

Amount due for professional services rendered regarding ACPLM, Inc	\$3,920.00
---	------------

Total Expenses:	\$325.00
-----------------	----------

Total Amount Due:	\$4,245.00
--------------------------	-------------------

Please reference your invoice number **51285837** 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

03/03/26	SNB	Attention to status of ACPLM claims in Mancini action with respect to CDD.	0.10	\$95.00
03/16/26	SNB	Analyze correspondence from J. Rains regarding formal claim against CDD and board members related to lack of 255 payment bond, and confer regarding the same.	0.20	\$190.00
03/17/26	SNB	Correspond with J. Vericker regarding liability insurance related to ACPLM claims.	0.10	\$95.00
03/19/26	ABG	Attention to notice from counsel for ACPLM regarding claims against CDD members individually and analyze timeline and phase at issue; strategize regarding the same.	0.30	\$225.00
03/19/26	SNB	Analyze additional ACPLM claim letter against district and related statute governing waiver of immunity, and related elements precedent to asserting such claim; Research caselaw regarding conditions precedent and defenses to claim; Analyze timeline for policy application on defense; Confer regarding tender of defense for individual board members; Prepare initial outline of defenses to ACPLM claim.	2.30	\$2,185.00
03/27/26	SNB	Correspond regarding ACPLM's notice of claim under 768 and related strategy for response.	0.20	\$190.00
03/30/26	CDH	Attention to corresponding regarding \$80,000 demand for payment and intent to sue individual board members.	0.30	\$352.50
03/30/26	CDH	Analyze possible defenses to ACPLM payment claim.	0.50	\$587.50
Services Total:			4.00	\$3,920.00

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
Alexa B. Goldstein	ABG	Associate	0.30	\$225.00
C. David Harper	CDH	Partner	0.80	\$940.00

Villages of Glen Creek Community Development District

Our Ref. No.:139425-0102

Invoice No.: 51285837

Page 3

Foley & Lardner LLP

April 27, 2026

Stephanie Nicole Burt	SNB	Senior Counsel	2.90	\$2,755.00
Totals			4.00	\$3,920.00

Expenses Incurred

Description	Amount
Electronic Legal Research Services	\$325.00
Expenses Incurred Total	\$325.00



INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice # 7014
Date May 1, 2026
Due Date May 31, 2026
Amount Due: \$2,280.72

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - 1B_May 2026	43	\$53.04	\$2,280.72
Subtotal			\$2,280.72
Total			\$2,280.72
Payments:			\$0.00

Amount Due: \$2,280.72

Use this link to pay online: <https://app02.us.bill.com/p/streetleaf>

Notes
Make Payable to Gig Fiber LLC



INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice # 7015
Date May 1, 2026
Due Date May 31, 2026
Amount Due: \$850.00

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - 1C, 1D_May 2026	17	\$50.00	\$850.00
Subtotal			\$850.00
Total			\$850.00
Payments:			\$0.00

Amount Due: \$850.00

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Notes
Make Payable to Gig Fiber LLC



INVOICE

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Ste 1000
Tampa, FL 33607
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Gig Fiber, LLC

Bill To: Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice # 7016
Date May 1, 2026
Due Date May 31, 2026
Amount Due: \$200.00

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - 2A, 2B_May 2026	4	\$50.00	\$200.00
Subtotal			\$200.00
Total			\$200.00
Payments:			\$0.00

Amount Due: \$200.00

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Notes
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Gig Fiber, LLC

Bill To: Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice # 7017
Date May 1, 2026
Due Date May 31, 2026
Amount Due: \$300.00

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - 4A, MC-2_May 2026	6	\$50.00	\$300.00
Subtotal			\$300.00
Total			\$300.00
Payments:			\$0.00

Amount Due: \$300.00

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Notes
Make Payable to Gig Fiber LLC



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2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice # 7018
Date May 1, 2026
Due Date May 31, 2026
Amount Due: \$1,272.96

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - Ph 1A and MC-1_May 2026	24	\$53.04	\$1,272.96
Subtotal			\$1,272.96
Total			\$1,272.96
Payments:			\$0.00

Amount Due: \$1,272.96

Use this link to pay online: <https://app02.us.bill.com/p/streetleaf>

Notes
Make Payable to Gig Fiber LLC



INVOICE

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Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice # 7019
Date May 1, 2026
Due Date May 31, 2026
Amount Due: \$1,591.20

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - Phase 3_May 2026	30	\$53.04	\$1,591.20
Subtotal			\$1,591.20
Total			\$1,591.20
Payments:			\$0.00

Amount Due: \$1,591.20

Use this link to pay online: <https://app02.us.bill.com/p/streetleaf>

Notes
Make Payable to Gig Fiber LLC

INVOICE

H2 Lagoon Solutions

7015 Martha Rd

Parrish, FL 34219-8457

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.: 3005

Terms: Net 20

Invoice date: 05/01/2026

Due date: 05/31/2026

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

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.

Total\$1,950.00

View and pay

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$50,000.00

Date: 05/14/2026

Payable to: John H. Rains III, P.A.

Address: 501 E. Kennedy Blvd., Suite 750
Tampa, FL 33602

Requestor: Tiziri Amirat

Approved by: Matt O'Nolan

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release (the “Agreement”) is entered into as of May __, 2026 (the “Effective Date”), by and between ACPLM, Inc., a Florida corporation (“ACPLM”), and Villages of Glen Creek Community Development District, a special purpose government entity established pursuant to *Florida Statutes* Chapter 190 (the “District”) (ACPLM and the District shall collectively be referred to herein as the “Parties” and may be referred to individually as a “Party”).

RECITALS

WHEREAS, the District operates and manages the property known as Villages of Glen Creek, including Phase 2, located in Manatee County, Florida (the “Property”);

WHEREAS, ACPLM contends that, pursuant to an agreement with Mancini Companies (“Mancini”), it supplied labor, materials, and services for the benefit of the Property (the “Work”);

WHEREAS, ACPLM alleges that it was not fully paid for the Work (the “Non-Payment”);

WHEREAS, on or about August 15, 2025, ACPLM served the District with a “Section 768.28 Claim,” referencing the Non-Payment, alleging that the District violated Chapter 255 by failing to ensure Mancini secured the statutory payment bond addressed therein, and demanding that the District make payment to ACPLM for the Work (the “First Claim”);

WHEREAS, on or about March 16, 2026, ACPLM served the District, along with its prior board members, with a separate “Notice of Claim under Florida Statute § 768.28,” referencing the Non-Payment, alleging that the District and its related board members violated Chapter 255 by failing to ensure Mancini secured the statutory payment bond addressed therein,

and demanding that the District and related board members make payment to ACPLM for the Work (the "Second Claim") (the First Claim and Second Claim are referred to herein as the "Claims");

WHEREAS, the District disputes that Chapter 255 applies to the Property or ACPLM's Work, and otherwise disputes the Claims in full; and

WHEREAS, the Parties wish to completely and amicably compromise and resolve all issues between the Parties related to the Property, Work, Non-Payment, and Claims as set forth and otherwise stated in this Agreement.

AGREEMENT

NOW, THEREFORE, and in consideration of the promises, releases, and covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The above and foregoing recitals are true and correct and are hereby incorporated in and made a part of this Agreement.
2. **Condition Precedent.** This Agreement is conditioned upon (a) the District ratifying this Agreement, and the terms herein, at the upcoming District meeting on May 12, 2026; and (b) the Parties' receipt of a fully executed Agreement (the "Conditions").
3. **Settlement Payment.** Subject to the Conditions set forth in Paragraph 2, and in full and final settlement, compromise, and resolution of the Released Claims (as hereafter defined), the District, for itself and on behalf of the Released Parties (as hereafter defined), shall pay or cause the payment of a total sum of Fifty Thousand and no/100 dollars (\$50,000.00) (the "Payment") to ACPLM via wire transfer to the trust account of ACPLM's counsel, pursuant to the wire instructions separately provided by ACPLM's counsel, no later than ten (10) business

days from the Parties' satisfaction of the Conditions. To be clear, the District shall cause the Payment no later than ten (10) business days from the District's ratification of this Agreement and receipt of the fully executed Agreement, whichever is latest.

4. **Withdrawal of the Claims.** At the time ACPLM executes this Agreement, it shall also simultaneously provide to the District's counsel a written withdrawal of the Claims.

5. **Release.** Except for the obligations herein, ACPLM, for itself and its officers, directors, employees, subcontractors, insurers, sureties, attorneys, successors and assigns (the "Releasing Parties"), shall release, forever discharge, and acquit the District (along with its past, present, and future board members (including, without limitation, Mike Lawson, Doug Draper, Lori Price, Christie Ray, Brittney Crutchfield, Charles Clark Peterson, Trent Stephenson, John Jones, Patrick Better, and Stephen Brown), directors, agents, employees, affiliates (including, without limitation, GTIS I VGC LP), insurers, and attorneys) (collectively, the "Released Parties") of and from any and all actions, causes of action, suits, counts, debts, sums of money, accounts, contracts, agreements, promises, damages, injuries, judgments, executions, claims, and demands of any nature or kind whatsoever arising at law, in fact, or in equity, known or unknown, arising out of or related to (a) the Property, (b) the Work, (c) the Non-Payment, and (d) the Claims (collectively, the "Released Claims").

6. **Warranties and Representations.** Each of the Parties represent, warrant, and agree that (a) such Party has sought and received independent legal advice from legal counsel of its own choosing with respect to the advisability of executing this Agreement or has had the opportunity to do so; (b) it has read this Agreement in full, understands this Agreement, is satisfied with the terms and conditions of this Agreement, and is entering into this Agreement knowingly with a full understanding of its terms and conditions, and voluntarily and under no

duress; (c) it has not assigned to any other person or entity any claim or claims asserted or which could have been asserted against the other in any of their respective capacities regarding the Released Claims and that neither of them has assigned to any other persons any claims released in this Agreement, including the Released Claims; and (d) the individual(s) executing this Agreement constitute or represent the Parties and, to the extent any of them are signing on behalf of any of the Parties in a representative capacity, such signatories have the express authority to sign and bind the respective Parties hereto.

7. **Defense and Indemnity.** ACPLM separately represents and warrants to the District that ACPLM is not aware of any other lien, demand, claim, lawsuit, action, arbitration, or other proceeding related to the Work, the Non-Payment, or the Claims. Nevertheless, ACPLM agrees that it will defend, indemnify, and hold harmless the Released Parties from any third-party claims, including claims from any of ACPLM's sub-subcontractors, suppliers, materialmen, and the like, provided those claims arise out of or relate to the Work, the Non-Payment, or the Claims.

8. **Non-Disparagement.** The Parties agree that they will not impugn or disparage each other, in any manner whatsoever with respect to the matters resolved in this Agreement. If anyone asks about the matters resolved herein, the Parties shall respond only that the matters were amicably resolved.

9. **Non-Admission.** The execution of this Agreement shall not be deemed nor constitute an admission of liability or wrongdoing of any of the Parties hereto. The Parties are entering into this Agreement to resolve all disputes and claims between them and to avoid additional costs, attorney fees and risks associated with continued litigation.

10. **Non-Assignability.** The rights and obligations of the Parties herein are non-assignable, and there are no third-party beneficiaries to this Agreement.

11. **Entire Agreement/Waiver.** This Agreement contains the complete and entire agreement between the Parties with respect to the matters herein contained, and supersedes all prior negotiations, agreements, and understandings relating thereto which are merged herein. The Parties hereto waive the right to assert or claim in any action or proceeding that they were induced to enter into this Agreement by any promise, fact, occurrence, or other matter which is not expressly set forth in this Agreement or any schedule attached hereto, and all such representations, if any, are merged herein.

12. **Modification.** No modification, amendment, change, or discharge of any term or provision of this Agreement shall be valid or binding unless the same is in writing and executed by each of the Parties hereto. This Agreement may not be modified by oral discussions prior to or after its execution.

13. **Attorney's Fees.** In the event any of the Parties seek to enforce this Agreement or any of the obligations therein, the prevailing party shall be awarded their reasonable attorney's fees and costs against the opposing party.

14. **Law/Jurisdiction.** This Agreement shall be construed in accordance with and governed by the laws of the State of Florida. To the extent a Party seeks to enforce the terms of this Agreement, they shall do so in the Court in which the Property is located.

15. **Successors.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns, heirs, and personal representatives.

16. **Counterparts.** This Agreement may be executed in one or more counterparts (including by way of electronic transmission), each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

17. **Contractual Interpretation.** All of the Parties and their attorneys have participated in the drafting of this Agreement. Therefore, no rules of interpretation shall apply or be used against any of the Parties as to any alleged ambiguity herein should a dispute arise between the Parties related to any term or provision herein. This Agreement shall at all times be enforced and interpreted in accordance with the standard meanings of the words used herein with the understanding it is intended to be a full and absolute resolution of all disputes, claims and/or causes of action between the Parties hereto.

18. **Severability.** The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions, and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

19. **Electronic Transmission.** The Parties agree that a signed copy of this Agreement delivered by email or other means of electronic transmission, including but not limited to execution via DocuSign, shall be valid, binding, and deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year indicated below:

[SIGNATURE PAGES BEGIN ON THE NEXT PAGE]

Date: May <u>1ST</u> , 2026.	ACPLM, Inc. By: <u>[Signature]</u> Its: <u>PRESIDENT</u>
Date: May <u>12</u> , 2026.	Villages of Glen Creek Community Development District By: <u>[Signature]</u> Its: <u>Chair</u>



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

Service Slip/Invoice

INVOICE: 870518
DATE: 05/01/2026
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
05/01/2026		ANTS, ROACHES, SILV		
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/22/2026		

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

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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

Invoice

Date	Invoice #
5/2/2026	INV0000109150

Bill To:

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

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

[illegible]

Invoice Number	2558510
Invoice Date	April 23, 2026
Purchase Order	238202079
Customer Number	129690
Project Number	238202079

Bill To

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

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Villages of Glen Creek Community Development District		
Project Manager	Stewart, Tonja L	For Period Ending	April 23, 2026
Current Invoice Total (USD)	517.50		

Top Task	2026	2026 FY General Consulting Services			
Low Task	2026	2026 FY General Consulting Services			
<u>Professional Services</u>					
Billing Level			Current Hours	Rate	Current Amount
Level 09		Nurse, Vanessa M	0.75	190.00	142.50
Level 14		Stewart, Tonja L	1.50	250.00	375.00
		Subtotal Professional Services	<u>2.25</u>		<u>517.50</u>
Low Task Subtotal	2026 FY General Consulting Services				517.50
Top Task Subtotal	2026 FY General Consulting Services				517.50
		Total Fees & Disbursements			<u>517.50</u>
		INVOICE TOTAL (USD)			517.50

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

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

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-03-20	238202079	2026	NURSE, VANESSA M	0.25	190.00	47.50	UPDATED MAINTENANCE MAP, ADDING PARCEL MC-2	
2026-03-25	238202079	2026	NURSE, VANESSA M	0.25	190.00	47.50	RECORDED MAPPING STATUS	
2026-03-26	238202079	2026	STEWART, TONJA L	1.50	250.00	375.00	FOLLOW UP REGARDING CLOSING CONSTRUCTION ACCOUNTS AND PROCESSING REQUISITIONS	
2026-04-07	238202079	2026	NURSE, VANESSA M	0.25	190.00	47.50	RESEARCH RE: CDD OWNED ROADS	
Total subTask 2026				2.25		517.50		
Total Top Task 2026				2.25		517.50		
Total Project 238202079				2.25		517.50		

Villages of Glen Creek CDD

Meeting Date: May 12, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Charles Peterson	
Trent Stephenson	
Tony Isaacson	x
John Jones	
Stephen Brown	x

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:30p
Meeting End Time:	7:07p
Total Meeting Time:	

Time Over _____ (3) Hours:	
------------------------------	--

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Matt O'Nolan

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

May 12, 2026

Client: 001323

Matter: 000001

Invoice #: 28387

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
4/13/2026	JMV	REVIEW UPDATE FROM N. BURT; REVIEW EMAIL FROM M. O'NOLAN; REVIEW PROPOSALS FOR WUP; REVIEW PROPOSALS FOR LANDSCAPE MAINTENANCE; DRAFT EMAIL TO N. BURT.	1.0	\$405.00
4/13/2026	LC	PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE FY 2026-2027 BUDGET; REVIEW CORRESPONDENCE FROM M. NOLAN; PREPARE DRAFT LANDSCAPE AND IRRIGATION MAINTENANCE CONTRACT WITH BLOOMINGS.	2.9	\$565.50
4/14/2026	WAS	REVIEW WATER USE PERMIT CONSULTING SERVICES AGREEMENT; REVIEW APPROVED LANDSCAPE MAINTENANCE PROPSAL.	1.5	\$502.50
4/14/2026	LC	REVIEW ARDURRA PROPOSAL FOR WATER USE PERMIT CONSULTING SERVICES; PREPARE DRAFT AGREEMENT RE SAME.	1.8	\$351.00
4/15/2026	JMV	PREPARE ELECTION NOTICES; PREPARE ELECTION RESOLUTION.	0.7	\$283.50
4/15/2026	WAS	DRAFT LANDSCAPE MAINTENANCE AGREEMENT; COMMUNICATIONS WITH M. NOLAN REGARDING WATER USE PERMIT SERVICES AGREEMENT.	2.2	\$737.00
4/15/2026	LC	FINALIZE RESOLUTION SETTING LANDOWNER'S ELECTION AND PUBLICATION AD FOR GENERAL ELECTION SEATS; CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$39.00
4/16/2026	WAS	REVIEW ISSUES REGARDING ACPLM POTENTIAL LAWSUIT FOR PAYMENT AND PERFORMANCE BOND AND COMMUNICATIONS REGARDING SAME.	0.5	\$167.50

May 12, 2026

Client: 001323

Matter: 000001

Invoice #: 28387

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
4/22/2026	JMV	REVIEW EMAIL FROM M. O'NOLAN; REVIEW NOTICE FROM CITY OF BRADENTON; DRAFT EMAIL TO M. O'NOLAN.	0.5	\$202.50
4/22/2026	LC	REVIEW POSTED NOTICE FROM THE CITY OF BRADENTON RE VIOLATIONS; REVIEW PROPERTY APPRAISER INFORMATION FOR THE DISTRICT RE INCORRECT ADDRESSES FOR ALL CDD OWNED PROPERTY IN THE DISTRICT; PREPARE CORRESPONDENCE TO MANATEE COUNTY PROPERTY APPRAISER WITH LIST OF PARCELS AND UPDATED ADDRESS FOR SAME.	0.7	\$136.50
4/23/2026	JMV	REVIEW EMAILS FROM CODE ENFORCEMENT; TELEPHONE CALLS WITH CITY OF BRADENTON.	0.4	\$162.00
4/27/2026	MB	REVIEW AND REVISE RECREATIONAL FACILITIES POLICIES.	0.9	\$337.50
4/28/2026	JMV	REVIEW EMAILS FROM N. BREGG; REVIEW DRAFT AGENDA; DRAFT EMAIL TO N. BREGG; REVIEW DRAFT AGREEMENT.	0.6	\$243.00
4/28/2026	WAS	REVIEW SETTLEMENT AGREEMENT WITH ACPLM AND COMMUNICATIONS REGARDING SAME.	0.4	\$134.00
4/28/2026	MB	REVIEW AND REVISE RECREATIONAL FACILITIES POLICIES AND PARENTAL WAIVER FORMS.	1.3	\$487.50
4/29/2026	JMV	TELEPHONE CALL FROM S. BRIZENDINE RE: CDD BUDGET; REVIEW CDD BUDGET; REVIEW DRAFT SETTLEMENT AGREEMENT.	0.6	\$243.00
Total Professional Services			16.2	\$4,997.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/30/2026	Photocopies	\$0.45
Total Disbursements		\$0.45

May 12, 2026
Client: 001323
Matter: 000001
Invoice #: 28387

Page: 3

Total Services	\$4,997.00	
Total Disbursements	\$0.45	
Total Current Charges		\$4,997.45
Previous Balance		\$2,739.50
Less Payments		(\$2,739.50)
PAY THIS AMOUNT		\$4,997.45

Please Include Invoice Number on all Correspondence

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00762M

Date 05/15/2026

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

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

Description

Amount

Serial # 26-00762M

\$70.00

Notice of Qualifying Period for Candidates

RE: Board of Supervisors of the Villages of Glen Creek CDD

Published: 5/15/2026

Important Message

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

Paid

()

Total

\$70.00

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Villages of Glen Creek Community Development District (the "District") will commence at **noon on Monday June 8, 2026 and close at noon on Friday June 12, 2026**. Candidates may qualify for the office of board member of the District with the Manatee County Supervisor of Elections by contacting the Manatee County Supervisor of Elections office at (941) 741-3823 or Info@VoteManatee.gov to coordinate how to properly submit the paperwork, or submit in person at the following locations:

Manatee County Supervisor of Elections
600 301 Blvd. W, Suite 108
Bradenton FL 34205

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has two (2) seats up for election, specifically **seats 1 and 2**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Manatee County Supervisor of Elections or visit their website at www.votemanatee.com.
May 15, 2026 26-00762M

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

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Serial Number
26-00762M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

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

being a Notice of Qualifying Period for Candidates

in the matter of Board of Supervisors of the Villages of Glen Creek CDD

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

issues of 5/15/2026

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

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

Holly Botkin

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

15th day of May, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

MAY 18 2026

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

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May 15, 2026

26-00762M

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

FILE COPY

Serial Number
26-00762M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

MAY 18 2026

STATE OF FLORIDA

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Holly Botkin

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

15th day of May, 2026 A.D.

by Holly Botkin who is personally known to me.


Notary Public, State of Florida
(SEAL)



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

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

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Bradenton FL 34205

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May 15, 2026

26-00762M



Invoice

Date	Invoice #
5/19/2026	5838

Villages of Glen Creek CDD
2406 Orchid Glades Ln.,
Bradenton, FL 34208

P.O. No.	Terms

Description	Amount
50% Deposit	1,486.50
Total	\$1,486.50
Please remit checks to: 104 Gordon Rd Wilmington, NC 28401	Payments/Credits \$0.00
	Balance Due \$1,486.50

Please remit checks to:
104 Gordon Rd
Wilmington, NC 28401

For billing inquiries please reach out to AR@TrustURS.com



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

Invoice Number: 44350

Invoice Date: 05/06/2026

Bill To: Villages of Glen Creek CDD
C/o Matt O’Nolan - Rizzetta & Company
3434 Colwell Ave Suite 200
Tampa, FL 33614
Invoices: monolan@rizzetta.com

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

Date	Description	Amount
04/18/2026	Maintenance of wetland buffers and buffer compensation areas. 2 ND bimonthly event of 6 for Year 1. Contract price	\$700.00
	Total	\$700.00

****Please send all invoices to mailing address at:**
1721 Hickory Gate Dr. South
Dunedin, FL 34698



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

Phone 251-979-3868

MAINTENANCE SERVICE REPORT

Project Name: Villages of Glen Creek **Technician:** Mike Singh

Date: 04/18/2026 David Glover

Areas Treated:

Wetland Buffers and Buffer Compensation Areas

Discussion/Methodology/Herbicides:

Methodology: Foliar application via backpack sprayer to treat nuisance and exotic species in buffers and buffer compensation areas.

Planted buffer area sprayed and brush cut for invasive and nuisance vegetation to increase aesthetic appeal and ensure survivability of planted native species. See photos.

Hydrology: low

Target Species:

Guinea grass, Ragweed, Pokeweed, Switch grass, Caesar weed, Brazilian pepper tree, Bull thistle, *Spermacoce*, Torpedo grass, Barnyard grass, Dog fennel, Sweet scent (camphor weed), Balsam apple vine, Virginia creeper vine.

Weather (temp, wind, rain, etc.):

71-88 degrees, winds E at 7-9mph



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

Phone 251-979-3868

Before:



After:



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

June 2026

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$57,392.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
813 Security & Protective Services	100134	0002-0626	Security Services 06/26	\$ 5,100.00
Ardurra Group, Inc.	100144	186706	Engineering Services 05/26	\$ 925.00
Bloomings Landscape & Turf Management, Inc.	100131	2026-01062	Irrigation Repair 05/26	\$ 500.00
Bloomings Landscape & Turf Management, Inc.	100135	2026-01119	Landscape Maintenance 06/26	\$ 16,470.00
Bloomings Landscape & Turf Management, Inc.	100139	2026-01166	Landscape Replacement 06/26	\$ 900.00
Bloomings Landscape & Turf Management, Inc.	100145	2026-01173	Irrigation Repair 06/26	\$ 2,540.00
Doodycalls of Parrish FL	100136	INV-11034445202605	Dog Waste Station Supplies & Maintenance 05/26	\$ 384.00
ECS Integrations, LLC	100132	104119	Security Monitoring & Maintenance 06/26	\$ 1,500.00
ECS Integrations, LLC	100140	104135	Security Monitoring & Maintenance 06/26	\$ 1,810.00
ECS Integrations, LLC	100140	104163	Maintenance & Repair 05/26	\$ 345.00
Florida Power & Light Company	20260611-1	1608502405-052726	Electric Services 05/26	\$ 696.34
Florida Power & Light Company	20260611-1	2797566557-052726	Electric Services 05/26	\$ 32.94
Florida Power & Light Company	20260611-1	3122431327-052726	Electric Services 05/26	\$ 585.52

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20260611-1	4323218034-052726	Electric Services 05/26	\$ 346.43
Florida Power & Light Company	20260611-1	8247136081-052726	Electric Services 05/26	\$ 1,676.49
Foley & Lardner, LLP	100137	51309857	Legal Services 04/26	\$ 8,675.50
Foley & Lardner, LLP	100137	51309858	Legal Services 04/26	\$ 1,484.00
H2 Lagoon Solutions	100141	3030	Pond Maintenance 06/26	\$ 1,950.00
NaturZone Pest Control	100146	879999	Pest Control 06/26	\$ 124.00
Rizzetta & Company, Inc.	100130	INV0000109938	Accounting Services 06/26	\$ 6,636.66
Rizzetta & Company, Inc.	100133	INV0000110037	Landscape Consulting Services 05/26	\$ 1,625.00
Stantec Consulting Services, Inc.	100142	2570350	Engineering Services 05/26	\$ 617.50
Straley Robin Vericker	100138	28477	Legal Services 05/26	\$ 1,091.50
United Restoration Services LLC	100143	5915	Maintenance & Repair 06/26	<u>\$ 1,377.00</u>
Report Total				<u><u>\$ 57,392.88</u></u>



INVOICE

813 Security & Protective Services dba '813 Services'

Address:

28803 Stormcloud Pass
Wesley Chapel, FL 33543

Phone: (216) 372-0864

Email: admin@813services.com

Date:

6/1/2026

Invoice #:

0002

Bill To:

Villages of Glen Creek CDD
C/O Rizzetta
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Customer ID:

VGC

Job Description**Payment Terms**

Community Support Staffing

Due Upon Receipt

Dates**Position Description****Hourly Rate****Total**

06/01/26 - 06/30/26	Amenity Staff (204 Hours) M-Th 4p-10p, Friday-Sunday 2p-10p	\$ 25.00	\$ 5,100.00
---------------------	--	----------	-------------

Make all checks payable to
813 Security & Protective Services

If you have any questions concerning this invoice, contact
813 Security & Protective Services at
admin@813services.com

Due Upon Receipt

Total:	\$	5,100.00
---------------	-----------	-----------------

Thank you for your business!



Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
PO Box 32414
Charlotte, NC 28232

June 09, 2026

Project No: R2026-00-0142900
Invoice No: 186706

Project Manager: Edward Craig

Project R2026-00-0142900 Villages of Glen Creek; 2026 WUP20 013281.006

Professional Services from May 01, 2026 to May 31, 2026

Phase 001 Water use permit

Professional Personnel

	Hours	Amount
Craig, Edward	5.00	
Totals	5.00	
Total Labor		925.00

Billing Limits

	Current	Prior	To-Date
Total Billings	925.00	0.00	925.00
Limit			6,845.00
Remaining			5,920.00

Total this Phase 925.00

Total this Invoice 925.00

Billings to Date

	Current	Prior	Total
Labor	925.00	0.00	925.00
Totals	925.00	0.00	925.00

Ardurra Group, Inc.

Remit Address: PO Box 23402 | Tampa, FL 33623 | Remit Email: Accounts_Receivable@ardurra.com

Billing Backup

Ardurra Group, Inc. Invoice 186706 Dated 6/9/2026 Tuesday, June 9, 2026 4:12:44 PM

ProjectR2026-00-0142900Villages of Glen Creek; 2026 WUP20 013281.006

Phase001Water use permit

Professional Personnel

		Hours	Amount
4007 - Craig, Edward	4/30/2026	.50	
4007 - Craig, Edward	5/5/2026	2.75	
4007 - Craig, Edward	5/7/2026	1.75	
Totals		5.00	
Total Labor			925.00
Total this Phase			925.00
Total this Project			925.00
Total this Report			925.00

Ardurra Group, Inc.



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date **Invoice #**
5/30/2026 2026-01062

Bill To:

**Villages of Glen Creek CDD
c/o Rizzetta & Company, Inc.
2700 S. Faulkenberg Rd
Riverview, FL 33578**

		Terms	Due on receipt
Description	Qty	Rate	Amount
RainBird Clock on Club House 5/5 - Evaluation of the system. - Tracked wires and isolated issues. Tested successfully.			
Wire Tracking	4	125.00	500.00
		Total	\$500.00
		Payments/Credits	\$0.00
		Balance Due	\$500.00

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CREDIT CARD.
Please note that there is a 3% Processing Fee on Credit Card Payments.

Thank You For Your Business.

Phone #	Fax #	E-mail	Web Site
(941) 927-9765		amy@bloomingslandscape.com	www.bloomingslandscape.com



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date**Invoice #**

6/1/2026

2026-01119

Bill To:

**Villages of Glen Creek CDD
c/o Rizzetta & Company, Inc.
2700 S. Faulkenberg Rd
Riverview, FL 33578**

[illegible]**Phone #****Fax #**

E-mail

Web Site

(941) 927-9765

amy@bloomingslandscape.com

www.bloomingslandscape.com



5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date**Invoice #**

6/9/2026

2026-01166

Bill To:

**Villages of Glen Creek CDD
c/o Rizzetta & Company, Inc.
2700 S. Faulkenberg Rd
Riverview, FL 33578**

		Terms	Due on receipt
Description	Qty	Rate	Amount
Fertilizer Application			
Fertilizer Application to St. Augustine Turf (May 2026)	1	900.00	900.00
PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CREDIT CARD. Please note that there is a 3% Processing Fee on Credit Card Payments. Thank You For Your Business.		Total 900.00	
		Payments/Credits 0.00	
		Balance Due 900.00	

Phone #**Fax #**

E-mail

Web Site

(941) 927-9765

amy@bloomingslandscape.com

www.bloomingslandscape.com



Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date

Invoice #

6/11/2026

2026-01173

Bill To:

Villages of Glen Creek CDD
c/o Rizzetta & Company, Inc.
2700 S. Faulkenberg Rd
Riverview, FL 33578

Terms

Due on receipt

Description	Qty	Rate	Amount
Zones not working on Common Area Timer 6/2 - Completed necessary repairs. Tested successfully.			
1-Station Decoder	4	275.00	1,100.00
2-Station Decoder	2	450.00	900.00
King Connector	14	5.00	70.00
Rainbird Solenoid DV	2	40.00	80.00
Labor - Technician (per hour)	6	65.00	390.00

PAYMENT ACCEPTED: BANK TRANSFER (ACH) & CREDIT CARD.
Please note that there is a 3% Processing Fee on Credit Card Payments.

Thank You For Your Business.

Total	\$2,540.00
Payments/Credits	\$0.00
Balance Due	\$2,540.00

Phone #

Fax #

E-mail

Web Site

(941) 927-9765

amy@bloomingslandscape.com

www.bloomingslandscape.com

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-11034445202605
Date	May 31, 2026
Amount Due	\$384.00

Activity from May 01, 2026 to May 31, 2026

Ref	Date	Item	Description	Qty	Unit Price	Amount
I477016180	5/5/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I477016180	5/5/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I477016699	5/12/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I477016699	5/12/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I477017226	5/19/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I477017226	5/19/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00
I477017716	5/26/2026	Com-Pet Waste Station Service	Service Description	1	\$0.00	\$0.00
I477017716	5/26/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	\$12.00	\$96.00

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

Thank you for your business!

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO	SHIP TO	INVOICE	104119
Villages of Glen Creek CDD	Villages of Glen Creek CDD	DATE	06/01/2026
3434 Colwell Avenue, Suite 200	2440 Sand Gables Trail	TERMS	Net 15
Tampa, FL 33614	Bradenton, FL 34208 USA	DUE DATE	06/16/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Videofied monitoring billed annually	1	1,500.00	1,500.00T

Ways to pay



View and pay

SUBTOTAL	1,500.00
TAX	0.00
TOTAL	1,500.00
BALANCE DUE	\$1,500.00

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO

Villages of Glen Creek CDD

3434 Colwell Avenue

Suite 200

Tampa, FL 33614 USA

SHIP TO

Villages of Glen Creek CDD

2440 Sand Gables Trail

Bradenton, FL 34208 USA

INVOICE

DATE

TERMS

DUE DATE

104135

06/03/2026

Net 15

06/18/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	1- VIKING VFLEX BOARD 1 - GATE ARM KIT.	1	1,074.00	1,074.00T
	REPLACE VFLEX BOARD IN GATE MOTOR . REPLACE ARM FOR VIKING MOTOR . INSTALL AND ADJUST. TH26528	1	736.00	736.00

Ways to pay



View and pay

SUBTOTAL	1,810.00
TAX	0.00
TOTAL	1,810.00
BALANCE DUE	\$1,810.00

ECS INTEGRATIONS LLC

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



INVOICE

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

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

INVOICE 104163
DATE 06/08/2026
TERMS Net 15
DUE DATE 06/23/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
05/22/2026	The tech installed 2 closing springs on the main and side pool gate.	1	240.00	240.00
	2 closing springs 1 hinge	1	105.00	105.00T

Ways to pay



View and pay

SUBTOTAL	345.00
TAX	0.00
TOTAL	345.00
BALANCE DUE	\$345.00



JUN - 1 2026

Electric Bill Statement

For: Apr 24, 2026 to May 27, 2026 (53 days)

Statement Date: May 27, 2026

Account Number: 16085-02405

Service Address:

2355 26TH AVE E # CLUBHSE
BRADENTON, FL 34208

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

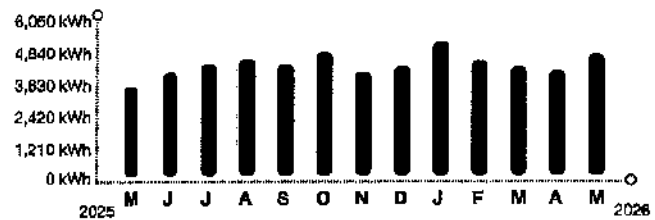
CURRENT BILL**\$696.34**

TOTAL AMOUNT YOU OWE

Jun 17, 2026

NEW CHARGES DUE BY

Pay \$643.91 instead
of \$696.34 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BBOffer

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	603.06
Payments received	-603.06
Balance before new charges	0.00
Total new charges	696.34
Total amount you owe	\$696.34

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$643.91 by your due date instead of \$696.34. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after August 17, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit www.FPL.com for more information.

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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

64391 5218160850240574369600000

0001 0012 046374

10

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

\$696.34

TOTAL AMOUNT YOU OWE

Jun 17, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
16085-02405

FPL.com Page 2

0002 0012 046374

E001

BILL DETAILS

Amount of your last bill	603.06
Payment received - Thank you	-603.06
Balance before new charges	\$0.00

New Charges

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

Base charge:	\$14.20
--------------	---------

Non-fuel: (\$0.094800 per kWh)	\$468.18
--------------------------------	----------

Fuel: (\$0.032020 per kWh)	\$158.47
----------------------------	----------

Electric service amount	640.85
-------------------------	--------

Gross receipts tax (State tax)	16.45
--------------------------------	-------

Franchise fee (Reqd local fee)	38.45
--------------------------------	-------

Taxes and charges	54.90
-------------------	-------

Regulatory fee (State fee)	0.59
----------------------------	------

Total new charges	\$696.34
-------------------	----------

Total amount you owe	\$696.34
----------------------	----------

METER SUMMARY

Meter reading - Meter ACD6724. Next meter reading Jun 25, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	08290		03341		4949

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 27, 2026	Apr 24, 2026	May 27, 2025
kWh Used	4949	4271	3671
Service days	33	29	32
kWh/day	150	147	115
Amount	\$696.34	\$603.06	\$506.68

KEEP IN MIND

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

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

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Unlock energy insights

See how, when and where your business uses energy and uncover opportunities to reduce costs.

[FPL.com/BEM](https://www.fpl.com/BEM)

Guaranteed bill credits

Lower operating costs with On Call automatic bill credits when eligible A/C units are enrolled.

[FPL.com/BusinessOnCall](https://www.fpl.com/BusinessOnCall)

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. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. 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.



JUN - 1 2026

Electric Bill Statement

For: Apr 24, 2026 to May 27, 2026 (33 days)

Statement Date: May 27, 2026

Account Number: 27975-68557

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**\$32.94**

TOTAL AMOUNT YOU OWE

Jun 17, 2026

NEW CHARGES DUE BY

Pay \$29.80 instead of
\$32.94 by your due date
to enroll in FPL Budget
Billing®. FPL.com/BBOffer

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	33.00
Payments received	-33.00
Balance before new charges	0.00
Total new charges	32.94
Total amount you owe	\$32.94

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$29.80 by your due date instead of \$32.94. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after August 17, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit www.FPL.com for more information.

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Hearing/Speech Impaired:

1-800-4OUTAGE (488-8243)
711 (Relay Service)

**Ways to Pay**

/ 27

2980 5218275756655764923000000

0003 0012 046374

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.

27975-68557

ACCOUNT NUMBER

\$32.94

TOTAL AMOUNT YOU OWE

Jun 17, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
27975-68557

FPL.com Page 2

0004 0012 046374

E001

BILL DETAILS

Amount of your last bill	33.00
Payment received - Thank you	-33.00
Balance before new charges	\$0.00

New Charges

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

Base charge: \$14.20

Minimum base bill charge: \$15.24

Non-fuel: (\$0.094600 per kWh) \$0.65

Fuel: (\$0.032620 per kWh) \$0.22

Electric service amount 30.31

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 \$32.94

Total amount you owe \$32.94

METER SUMMARY

Meter reading - Meter KJ82813. Next meter reading Jun 25, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00484		00477		7

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 27, 2026	Apr 24, 2026	May 27, 2025
kWh Used	7	8	8
Service days	33	29	32
kWh/day	0	0	0
Amount	\$32.94	\$33.00	\$27.66

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

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Unlock energy insights

See how, when and where your business uses energy and uncover opportunities to reduce costs.

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Guaranteed bill credits

Lower operating costs with On Call automatic bill credits when eligible A/C units are enrolled.

[FPL.com/BusinessOnCall](https://www.fpl.com/BusinessOnCall)

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. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. 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.



JUN - 1 2021

Electric Bill Statement

For: Apr 24, 2026 to May 27, 2026 (33 days)

Statement Date: May 27, 2026

Account Number: 31224-31327

Service Address:

2284 MIZNER BAY AVE # BOOST
BRADENTON, FL 34208

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

CURRENT BILL**\$585.52**

TOTAL AMOUNT YOU OWE

Jun 17, 2026

NEW CHARGES DUE BY

Pay \$506.95 instead
of \$585.52 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BBOffer

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	485.57
Payments received	-485.57
Balance before new charges	0.00
Total new charges	585.52
Total amount you owe	\$585.52

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$506.95 by your due date instead of \$585.52. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after August 17, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit www.FPL.com for more information.

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Hearing/Speech Impaired:

1-800-4OUTAGE (466-8243)
711 (Relay Service)

**Ways to Pay**

/ 27

50695 5218312243132702558500000

0005 0012 046374

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
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FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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for ways to pay.

31224-31327

ACCOUNT NUMBER

\$585.52

TOTAL AMOUNT YOU OWE

Jun 17, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
31224-31327

FPL.com Page 2

0006 0012 046374

E001

BILL DETAILS

Amount of your last bill	485.57
Payment received - Thank you	-485.57
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$123.04
Fuel: (\$0.032010 per kWh)	\$126.60
Demand: (\$15.03 per KW)	\$255.51

Electric service amount 538.86

Gross receipts tax (State tax) 13.83

Franchise fee (Regd local fee) 32.33

Taxes and charges 46.16

Regulatory fee (State fee) 0.50

Total new charges \$585.52

Total amount you owe \$585.52

METER SUMMARY

Meter reading - Meter KN72064. Next meter reading Jun 25, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	20197		16242		3955
Demand KW	16.57				17

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 27, 2026	Apr 24, 2026	May 27, 2025
kWh Used	3955	3212	4829
Service days	33	29	32
kWh/day	119	110	150
Amount	\$585.52	\$485.57	\$675.32

KEEP IN MIND

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

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. 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.



JUN - 1 2021

Electric Bill Statement

For: Apr 24, 2026 to May 27, 2026 (33 days)

Statement Date: May 27, 2026

Account Number: 43232-18034

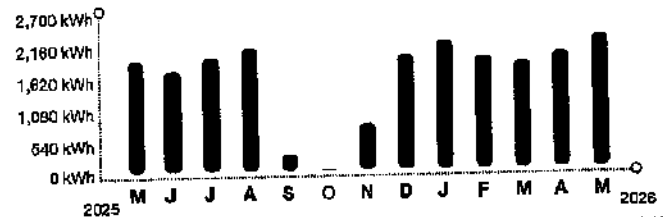
Service Address:

2450 SAND GABLES TRL #FOUNTAIN
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$346.43**

TOTAL AMOUNT YOU OWE

Jun 17, 2026

NEW CHARGES DUE BY

Pay \$244.63 instead
of \$346.43 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BBOffer**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	304.77
Payments received	-304.77
Balance before new charges	0.00
Total new charges	346.43
Total amount you owe	\$346.43

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$244.63 by your due date instead of \$346.43. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after August 17, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit www.FPL.com for more information.

Switch to FPL eBill® today and get your bill wherever you are.
FPL.com/eBillCustomer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

24463 5218432321803413464300000

0007 0012 046374

VILLAGES OF GLEN CREEK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

43232-18034

ACCOUNT NUMBER

\$346.43

TOTAL AMOUNT YOU OWE

Jun 17, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
43232-18034

FPL.com Page 2

0008 0012 046374

E001

BILL DETAILS

Amount of your last bill	304.77
Payment received - Thank you	-304.77
Balance before new charges	\$0.00

New Charges

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

Base charge: \$14.20

Non-fuel: (\$0.094800 per kWh) \$227.59

Fuel: (\$0.032020 per kWh) \$77.04

Electric service amount 318.83

Gross receipts tax (State tax) 8.18

Franchise fee (Reqd local fee) 19.13

Taxes and charges 27.31

Regulatory fee (State fee) 0.29

Total new charges \$346.43

Total amount you owe \$346.43

METER SUMMARY

Meter reading - Meter KCD9973. Next meter reading Jun 25, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	84871		82265		2406

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 27, 2026	Apr 24, 2026	May 27, 2025
kWh Used	2406	2103	2038
Service days	33	29	32
kWh/day	72	72	63
Amount	\$346.43	\$304.77	\$287.52

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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JUN - 1 2026

Electric Bill Statement

For: Apr 24, 2026 to May 27, 2026 (33 days)

Statement Date: May 27, 2026

Account Number: 82471-36081

Service Address:2355 26TH AVE E # LED SL
BRADENTON, FL 34208**VILLAGES OF GLEN CREEK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,676.49**

TOTAL AMOUNT YOU OWE

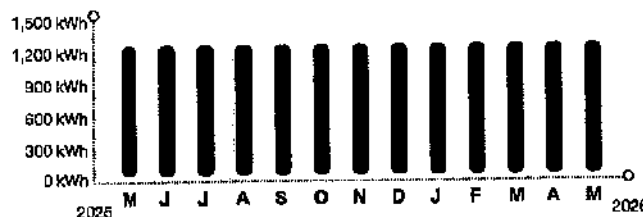
Jun 17, 2026

NEW CHARGES DUE BY

Scan to
Pay
or visit
FPL.com/
WaystoPay**BILL SUMMARY**

Amount of your last bill	1,676.49
Payments received	-1,676.49
Balance before new charges	0.00
Total new charges	1,676.49
Total amount you owe	\$1,676.49

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payments received after June 17, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit www.FPL.com for more information.

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

27

5218824713608139467610000

0009 0012 046374

VILLAGES OF GLEN CREEK CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

82471-36081

ACCOUNT NUMBER

\$1,676.49

TOTAL AMOUNT YOU OWE

Jun 17, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
82471-36081

FPL.com Page 2

0010 0012 046374

E001

BILL DETAILS

Amount of your last bill	1,676.49
Payment received - Thank you	-1,676.49
Balance before new charges	\$0.00

New Charges

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
Regulatory fee (State fee)	1.22
Total new charges	\$1,676.49
Total amount you owe	\$1,676.49

** 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 Jun 25, 2026.

Usage Type

Total kWh used

Usage

1326

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 27, 2026	Apr 24, 2026	May 27, 2025
kWh Used	1326	1328	1326
Service days	33	29	32
kWh/day	40	46	41
Amount	\$1,676.49	\$1,676.49	\$1,590.02

KEEP IN MIND

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Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
82471-36081

FPL.com Page 1

0011 0012 046374 ESLA

For: 04-24-2026 to 05-27-2026 (33 days)

kWh/Day: 40

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 2DD
TAMPA FL 33614-8390





Customer Name:
VILLAGES OF GLEN
CREEK CDD

Account Number:
82471-38061

FPL.com Page 2

0012 0012 046374 ESLA

For: 04-24-2026 to 05-27-2026 (33 days)

kWh/Day: 40

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			0.68
				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
				Electric service amount			1,351.91
				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
				Total		1,326	1,676.49

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS

H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



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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: May 31, 2026
Invoice No.: 51309857
Our Ref. No.: 139425-0102

Remittance Advice

Re: ACPLM, Inc

Current Invoice:

05/31/26 - 51309857	\$8,675.50
Total Amount Due:	\$8,675.50

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.

Foley & Lardner LLP
U.S. Bank, NA
777 E. Wisconsin Ave.
Milwaukee, WI 53202

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



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

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

Date: May 31, 2026
Invoice No.: 51309857
Our Ref. No.: 139425-0102

Services through April 30, 2026

Amount due for professional services rendered regarding ACPLM, Inc	\$7,814.50
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Total Expenses:	\$861.00
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Total Amount Due:	\$8,675.50
--------------------------	-------------------

Please reference your invoice number 51309857 with your remittance payable to Foley & Lardner LLP. Payment is due promptly upon receipt of our invoice.

Federal Employer Number:
39-0473800

Professional Services Detail

04/01/26	SNB	Confer regarding potential response to restated notice of claim from ACPLM.	0.10	\$95.00
04/03/26	SNB	Attention to correspondence from A. Mendenhall regarding related policy disclosures covering ACPLM claims.	0.10	\$95.00
04/08/26	SNB	Attention to correspondence from J. Rains regarding status of CDD response to ACPLM additional demand.	0.10	\$95.00
04/09/26	SNB	Correspond with J. Rains regarding status of board members' response to ACPLM notice of claim.	0.10	\$95.00
04/10/26	ABG	Analyze regarding asserted claims and strategize next steps and possible defenses.	0.20	\$150.00
04/10/26	KKL	Confer regarding next steps for claim and evaluation of insurance policies.	0.50	\$215.00
04/10/26	SNB	Confer and strategize regarding response to ACPLM claims and additional demand in advance of conference call with J. Rains.	0.20	\$190.00
04/13/26	ABG	Attention to recent progressions in case and strategize regarding the same.	0.20	\$150.00
04/13/26	SNB	Prepare for and attend conference call with J. Rains regarding ACPLM's claims, argument on limitations period, and potential additional documents on land ownership; Prepare summary correspondence and settlement recommendation to B. Mumford, and correspond regarding the same, including potential viability of ACPLM's limitations claims.	1.10	\$1,045.00
04/17/26	ABG	Prepare for and call with client and CDD counsel regarding case evaluation and options for next steps.	0.30	\$225.00
04/17/26	KKL	Attend conference with B. Mumford and M. Broadus regarding next steps.	0.40	\$172.00

04/17/26	SNB	Prepare for and attend conference call with B. Mumford and GTIS/CDD team regarding ACPLM recent demand and response to limitations position; Strategize regarding resolution of claim; Prepare correspondence to J. Rains regarding status of claim.	0.60	\$570.00
04/18/26	SNB	Correspond with J. Rains regarding status of ACPLM claims.	0.10	\$95.00
04/20/26	SNB	Prepare for and attend conference call with J. Rains; Prepare summary recommendation and correspond regarding proposed settlement with B. Mumford and J. Vericker; Prepare settlement communication to J. Rains with initial settlement response to ACPLM.	0.90	\$855.00
04/21/26	SNB	Attention to correspondence from J. Rains regarding status of ACPLM response to settlement counter.	0.10	\$95.00
04/22/26	SNB	Attention to correspondence from J. Rains regarding additional delay on ACPLM response to settlement offer.	0.10	\$95.00
04/24/26	SNB	Attention to correspondence from J. Rains regarding ACPLM's counter-demand, and correspond with J. Vericker and B. Mumford regarding the same; Prepare additional counter to ACPLM for resolution.	0.20	\$190.00
04/25/26	SNB	Correspond with J. Rains regarding ongoing settlement negotiations.	0.10	\$95.00
04/27/26	CDH	Confer regarding settlement strategy and resolution of claim.	0.50	\$587.50
04/27/26	CDH	Confer regarding strategy and settlement of all claims.	0.20	\$235.00
04/27/26	SNB	Confer with J. Rains regarding settlement resolution; Correspond with B. Mumford and J. Vericker regarding settlement; Confer regarding effect of settlement on strategy moving forward; Prepare draft settlement agreement.	1.40	\$1,330.00
04/28/26	SNB	Correspond with J. Rains regarding settlement; Continued preparation of settlement agreement.	1.20	\$1,140.00
Services Total:			8.70	\$7,814.50

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
Alexa B. Goldstein	ABG	Associate	0.70	\$525.00
Kristan K. Long	KKL	Paralegal	0.90	\$387.00
C. David Harper	CDH	Partner	0.70	\$822.50
Stephanie Nicole Burt	SNB	Senior Counsel	6.40	\$6,080.00
Totals			8.70	\$7,814.50

Expenses Incurred

Description	Amount
Electronic Legal Research Services	\$861.00
Expenses Incurred Total	\$861.00



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WWW.FOLEY.COM

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

Date: May 31, 2026
Invoice No.: 51309858
Our Ref. No.: 139425-0101

Remittance Advice

Re: Villages of Glen Creek project

Current Invoice:

05/31/26 - 51309858	\$1,484.00
Total Amount Due:	\$1,484.00

Please mail check payments to:

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

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

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WWW.FOLEY.COM

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

Date: May 31, 2026
Invoice No.: 51309858
Our Ref. No.: 139425-0101

Services through April 30, 2026

Amount due for professional services rendered regarding Villages of Glen Creek project	\$1,484.00
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Total Amount Due:	\$1,484.00
--------------------------	-------------------

Please reference your invoice number 51309858 with your remittance payable to Foley & Lardner LLP. Payment is due promptly upon receipt of our invoice.

Federal Employer Number:
39-0473800

Professional Services Detail

04/01/26	SNB	Confer and strategize regarding status of claims.	0.20	\$190.00
04/02/26	KKL	Confer regarding Full Circle Dairy LLC v. McKinney caselaw in support of motion to dismiss.	0.30	\$129.00
04/10/26	KKL	Prepare notice of filing caselaw and order in support of motion to dismiss (.2); prepare exhibits to notice of filing (.3).	0.50	\$215.00
04/10/26	SNB	Confer regarding separate order finding Mancini as unlicensed contractor in support of pending motion to dismiss; Prepare correspondence to D. Baldwin regarding order, additional caselaw, and sanctionable conduct necessitating dismissal; Analyze and revise notice of filing supplemental authority regarding additional caselaw and order in separation action dismissing Mancini claims in support of motion to dismiss.	0.70	\$665.00
04/23/26	SNB	Confer with J. Vericker regarding status of claim.	0.10	\$95.00
04/27/26	SNB	Confer and strategize on sanctions claim.	0.20	\$190.00
Services Total:			2.00	\$1,484.00

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
Kristan K. Long	KKL	Paralegal	0.80	\$344.00
Stephanie Nicole Burt	SNB	Senior Counsel	1.20	\$1,140.00
Totals			2.00	\$1,484.00

INVOICE

H2 Lagoon Solutions

7015 Martha Rd

Parish, FL 34219 8457

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.: 3030

Terms: Net 20

Invoice date: 06/01/2026

Due date: 06/30/2026

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

Total

\$1,950.00

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



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

Service Slip/Invoice

INVOICE: 879999
DATE: 06/01/2026
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
06/01/2026		ANTS, ROACHES, SILV		
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/27/2026		

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

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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

Invoice

Date	Invoice #
6/2/2026	INV0000109938

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
5/31/2026	INV0000110037

Bill To:

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

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

[illegible]

Invoice Number	2570350
Invoice Date	May 25, 2026
Purchase Order	238202079
Customer Number	129690
Project Number	238202079

Bill To

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

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Villages of Glen Creek Community Development District		
Project Manager	Stewart, Tonja L	For Period Ending	May 17, 2026
Current Invoice Total (USD)	617.50		

Top Task	2026	2026 FY General Consulting Services
Low Task	2026	2026 FY General Consulting Services

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 09	Nurse, Vanessa M	3.25	190.00	617.50
	Subtotal Professional Services	<u>3.25</u>		<u>617.50</u>

Low Task Subtotal	2026 FY General Consulting Services	617.50
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Top Task Subtotal	2026 FY General Consulting Services	617.50
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Total Fees & Disbursements	617.50
INVOICE TOTAL (USD)	617.50

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

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

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-03-16	238202079	2026	NURSE, VANESSA M	3.25	190.00	617.50	UPDATED MAINTENANCE MAP, ADDING PARCEL MC-2	
Total subTask 2026				3.25		617.50		
Total Top Task 2026				3.25		617.50		
Total Project 238202079				3.25		617.50		

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

June 04, 2026

Client: 001323

Matter: 000001

Invoice #: 28477

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RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/18/2026	LC	REVIEW STATUS OF AUDIT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE AUDIT DEADLINE AND WAITING TO RECEIVE AUDITOR REQUEST LETTER.	0.1	\$19.50
5/20/2026	JMV	REVIEW UPDATES FROM N. BURT.	0.3	\$121.50
5/20/2026	WAS	COMMUNICATIONS WITH N. BURT REGARDING STATUS OF MANCINI LITIGATION.	0.2	\$67.00
5/21/2026	JMV	REVIEW EMAILS FROM M. O'NOLAN RE: CDD SECURITY SYSTEM; REVIEW RECORDS REQUEST; DRAFT EMAILS TO M. O'NOLAN.	0.8	\$324.00
5/21/2026	MS	RECEIVE, REVIEW AND PROCESS ENGAGEMENT LETTER FOR ENGINEER INSPECTION OF BRIDGE; PREPARE AGREEMENT FOR THE SAME.	1.0	\$195.00
5/27/2026	JMV	PREPARE INSPECTION SERVICES AGREEMENT.	0.9	\$364.50
Total Professional Services			3.3	\$1,091.50

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Total Services	\$1,091.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,091.50
Previous Balance		\$4,997.45
Less Payments		(\$4,997.45)
PAY THIS AMOUNT		\$1,091.50

Please Include Invoice Number on all Correspondence



Invoice

Date	Invoice #
6/10/2026	5915

Bill To
Villages of Glen Creek CDD 2406 Orchid Glades Ln., Bradenton, FL 34208

P.O. No.	Terms

[illegible]

For billing inquiries please reach out to AR@TrustURS.com



URS Marine



Villages of Glen Creek			Villages of Glen Creek		
3434 Caldwell Ave Unit 200			2406 Orchid Glades Ln		
Tampa	FL	33614	Bradenton	FL	34208

Description

(9) Electrical Installation/Replacement of LED Light Fixture	
(2) Electrical Installation/Replacement of Exit/Emergency Light Combo Signs	
Electrical Installation/Replacement of (1) 20A 2-Pole Breaker, (2) 20A Single Pole	
breakers & (1) 20A GFCI Breaker	

TOTAL CHARGE FOR ABOVE WORK IS:	\$2,754
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We hereby agree to furnish labor and materials - complete in accordance with the above specifications, at above stated price.

06/10/2026	Hannah Alhalel
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This estimate is valid for 30 days from Date of issuance. Pricing does not include any permit fees, engineering fees, or architectural fees that might be required from the Area Permitting Office. We appreciate this opportunity to bid on your work.

104 Gordon Road, Wilmington, NC 28401
Phone: 844-460-2970 www.TrustURS.com

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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 **Tuesday, May 12, 2026, at 6:30 p.m.** to be held at the Spring Hill Suites by Marriott Bradenton Downtown/Riverfront, located at **102 12th Street West, Bradenton, FL 34205**

Present and constituting a quorum:

Charles Peterson	Board Supervisor, Chairman
John Jones	Board Supervisor, Assistant Secretary
Stephen Brown	Board Supervisor, Assistant Secretary
Anthony Isaacson	Board Supervisor, Assistant Secretary

Also, present were:

Matt O'Nolan	District Manager, Rizzetta & Company, Inc.
Haley Pryor	Landscape Inspection, Rizzetta & Company, Inc.
Nancy Bregg	District Coordinator, Rizzetta & Company, Inc.
Bill Mumford	Representative, GTIS Partners
Mason Bates	Representative, Steadfast

Audience	Present
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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

The Board heard comments on Security concerns, commercial vehicle parking at the clubhouse, gates being open during the day and concerns about the HOA.

THIRD ORDER OF BUSINESS**Staff Reports****A. Pond and Mitigation Maintenance Report**

On a Motion by Mr. Peterson, seconded by Mr. Jones, with all in favor, the Board approved the resignation of Patrick Bette for the Villages of Glen Creek Community Development District.

On a Motion by Mr. Jones , seconded by Mr. Peterson, with all in favor, the Board appointed Mr. Isaacson to the board, seat 5, for the Villages of Glen Creek Community Development District.

Mr. Bates presented his report to the board and spoke about pond algae.

The Board requested Steadfast follow up on pond 21.

On a Motion by Mr. Peterson, seconded by Mr. Isaason, with all in favor, the Board approved the Steadfast maintenance renewal pending draft from Counsel for the Villages of Glen Creek Community Development District.

B. Community Asset Management Report

Ms. Pryor reviewed her report with the Board and spoke about inspection with Bloomings, the gate on Sand Gables, lubber grasshoppers and weeds in beds.

The Board requested Mr. Sutton attend the next Board meeting.

C. District Counsel

Mr. Vericker was not present. There was a discussion on the settlement agreement offer on from ACPLM.

On a Motion by Mr. Peterson , seconded by Mr. Brown, with all in favor, the Board accepted the ACPLM settlement agreement offer in the amount of \$50,000, for the Villages of Glen Creek Community Development District.

D. District Engineer

Ms. Stewart presented his report to the Board.

E. District Manager Report

Mr. O’Nolan reminded the Board of Supervisors that the next regular meeting is scheduled for Tuesday, July 14, 2026, at 6:30 p.m.

Mr. O’Nolan announced the registered voter count as 410.

FOURTH ORDER OF BUSINESS**Consideration of 1st Quarter Website Audit**

On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board approved the 1st quarter website audit as presented, for the Villages of Glen Creek Community Development District.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-01,
Setting Landowner Election**

On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board adopted Resolution 2026-01, setting the Landowner election for November 10, seat 5, for the Villages of Glen Creek Community Development District.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-02,
Setting the Public Hearing for the Fiscal
Year 2026-2027 Budget**

On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board Resolution 2026-02, approving the proposed budget for FY 2026-2027 and setting the public hearing for August 11, 2026 @ 6:30p.m. The high-water mark for the approved proposed budget is 7.94% annual increase with a range of \$68.20 to \$169.08 , for the Villages of Glen Creek Community Development District.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2026-03,
Setting the Public Hearing for Rules and
Rates**

On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board adopting Resolution 2026-03, setting the public hearing for rules and rates on August 11, 2026 at 6:30 p.m. for the Villages of Glen Creek Community Development District.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2026-04,
Setting Public Hearing for Rules of
Procedure**

On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board approved Resolution 2026-04, Setting Public Hearing for Rules of Procedure, for the Villages of Glen Creek Community Development District.

NINTH ORDER OF BUSINESS**Consideration of Bridge Inspection
Proposal**

On a Motion by Mr. Peterson, seconded by Mr. Isaacson , with all in favor, the Board approved the bridge inspection proposal with a NTE of \$1800, for the Villages of Glen Creek Community Development District.

TENTH ORDER OF BUSINESS Discussion of Pet Waste Removal Services

This topic was not addressed at this time.

ELEVENTH ORDER OF BUSINESS Review of the Financial Statement for January February and March 2026

The Board reviewed the Financial Statement for January, February and March 2026.

TWELFTH ORDER OF BUSINESS Consideration of Operation and Maintenance Expenditures for March 2026

The Board reviewed the Operation and Maintenance Expenditures for March 2026.

THIRTEENTH ORDER OF BUSINESS Consideration of the Board of Supervisors Meeting Minutes for March 25, 2026

The Board of Supervisors reviewed the Board of Supervisors meeting minutes for the March 25, 2026

On a Motion by Mr. Isaacson, seconded by Mr. Brown, with all in favor, the Board approved the Operation and Maintenance Expenditures for March 2026 (\$89,707.47) and the minutes from the meeting held on March 25, 2026, as presented, for the Villages of Glen Creek Community Development District.

FOURTEENTH ORDER OF BUSINESS Supervisor Requests and Comments

Supervisor Brown recommended landscape inspection reports utilize a score card method for tracking purposes

FIFTEENTH ORDER OF BUSINESS Adjournment

Mr. O’Nolan stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Peterson, seconded by Mr. Isaccson, with all in favor, the Board adjourned the meeting at 7:07 p.m. for the Villages of Glen Creek Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman