Rizzetta & Company

Villages of Glen Creek
Community Development District

Board of Supervisors' Meeting
October 28, 2026

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

www.Villagesofglencreek.org

VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

Tab 1

Tab 10

Tab 11

Tab 12

TAB 13

TAB 14

TAB 15

Tab 2

Tab 3

Tab 4

Tab 5

Tab 6

Tab 7

Tab 8

Tab 9

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
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	Anthony Issacson	Assistant Secretary
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VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT

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

Teams Dail in number: 321-754-9488	Phone conference ID: 124 463 577#

Board of Supervisors 10/21/2026
Villages of Glen Creek Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District will be held on **Wednesday, October 28, 2026, at 6:00 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**
2. **STAFF REPORTS**
   - **A.** Pond & Mitigation Maintenance Report ..... Tab 1
   - **B.** Community Asset Management Report ..... Tab 2
   - **C.** District Counsel
   - **D.** District Engineer
   - **E.** District Manager Report
3. **BUSINESS ITEMS**
   - **A.** Consideration of the 3rd Quarter Website Audit..... Tab 3
   - **B.** Acceptance of the District Management Addendum..... USC
   - **C.** Acceptance of the Amenity Addendum..... Tab 5
   - **D.** Acceptance of the Technology Addendum ..... USC
   - **E.** Consideration of Resolution 2027-01, Public Hearing for Rules and Rates ..... Tab 7
   - **F.** Consideration of Resolution 2027-02, Public Hearing for Rules of Procedure ..... Tab 8
   - **G.** Consideration of Security Proposals..... Tab 9
   - **H.** Discussion of RFP
4. **BUSINESS ADMINISTRATION**
   - **A.** Review of the Financial Statements for July and August 2026 ... Tab 10
   - **B.** Consideration of the Operations and Maintenance Expenditures for July and August 2026 ..... Tab 11
   - **C.** Consideration of the Board of Supervisors' Meeting Minutes for August 11, 2026,..... Tab 12
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Sincerely,

Matt O'Nolan

Matt O'Nolan District Manager

Tab 1

STEADFAST
ENVIRONMENTAL



Glen Creek CDD Aquatics

Aquatic Treatment Report

October 2026

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

Printed: Oct 20, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Sep 15, 2026

Job: SE1423 Glen Creek RAM
Title:
Added By: Mason DeBaets
Log Notes:
Sprayed all ponds for grasses
Weather Conditions:
Hazy Tue, Sep 15, 2026, 12:00 AM

90°F
77°F
Wind: 10 mph
Humidity: 94%
Total Precip: 0"

Attachments: 18




















Printed: Oct 20, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Sep 28, 2026

Job: SE1423 Glen Creek RAM
Title:
Added By: Mason DeBaets
Log Notes:
Sprayed all ponds for grasses. Sprayed pond 18 for algae
Weather Conditions:
Mostly sunny Mon, Sep 28, 2026, 9:10 AM

88°F
67°F
Wind: 6 mph
Humidity: 83%
Total Precip: 0"

Attachments: 12














Printed: Oct 20, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 13, 2026

Job: SE1423 Glen Creek RAM
Title:
Added By: Mason DeBaets
Log Notes:
Sprayed all ponds for grasses

Sprayed pond 18 for floating algae

Backpack sprayed grasses on pond 11
Weather Conditions:
Partly cloudy with fog Tue, Oct 13, 2026, 12:00 AM

87°F
67°F
Wind: 8 mph
Humidity: 93%
Total Precip: 0"

Attachments: 16















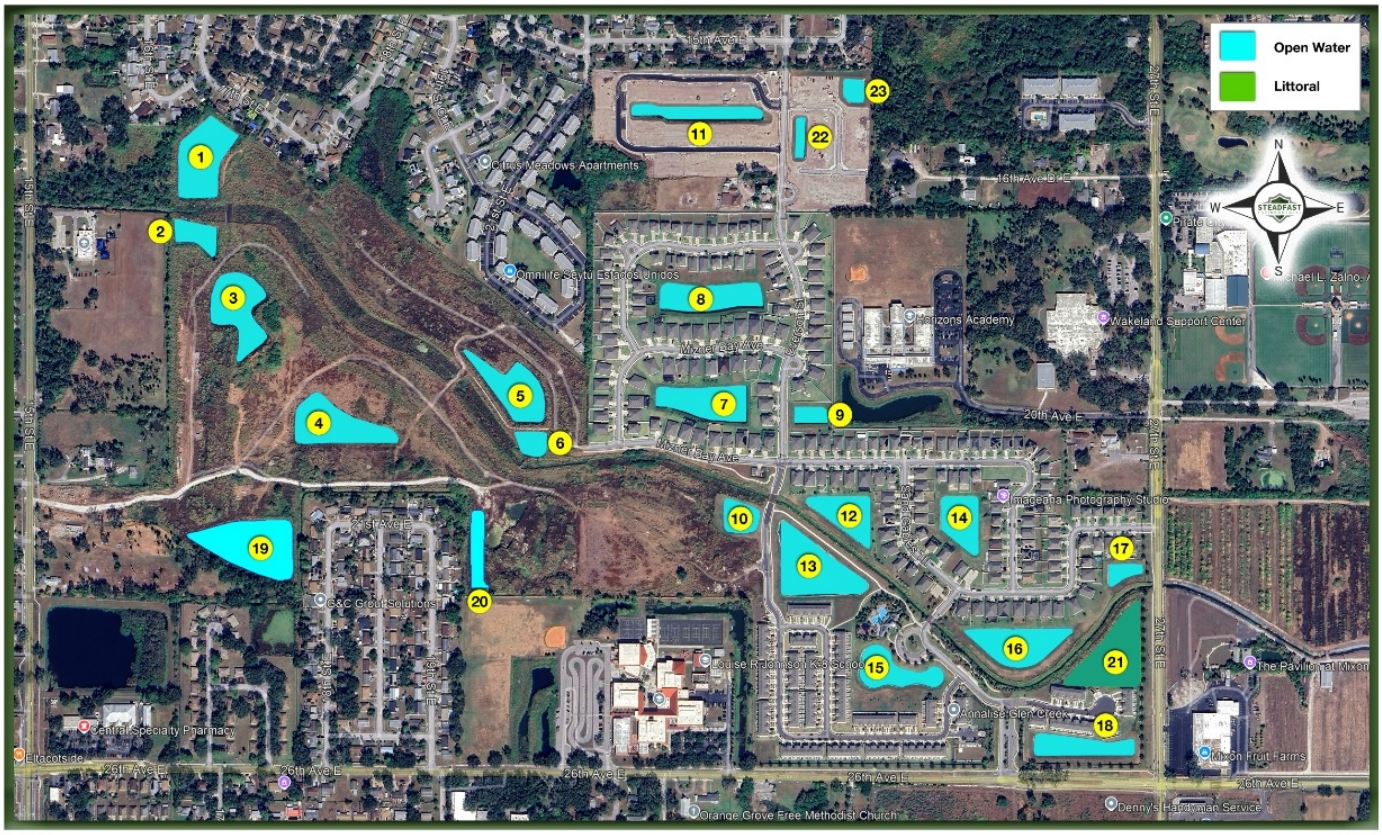



MAINTENANCE AREA

Villages of Glen Creek CDD

2651 Sand Gables Trail, Bradenton, FL 34208

Gate Code:



Tab 2

Villages of Glen Creek

COMMUNITY ASSET MANAGEMENT REPORT



August 28, 2026

Rizzetta & Company

Haley Pryor – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintance Events

- **The Blackout period for fertilizer containing nitrogen and phosporus ends on October 1st. Turf, shrubs, trees, and ornamentals shall have fertilizer application in October.**
- **A new account manager, Josh Hill, will be the landscape maintenance point of contact for Russell Landscape going forward.**

The following are action items for **Bloomings/Russell Landscape** 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. Inside the pool enclosure, a dead Palm and declined Tabebuia Tree need to be removed. Both trees adjacent to each other had deterioration of the canopy which may point to a soil deficiency in that spot. Please see proposal page. (Pic 1)

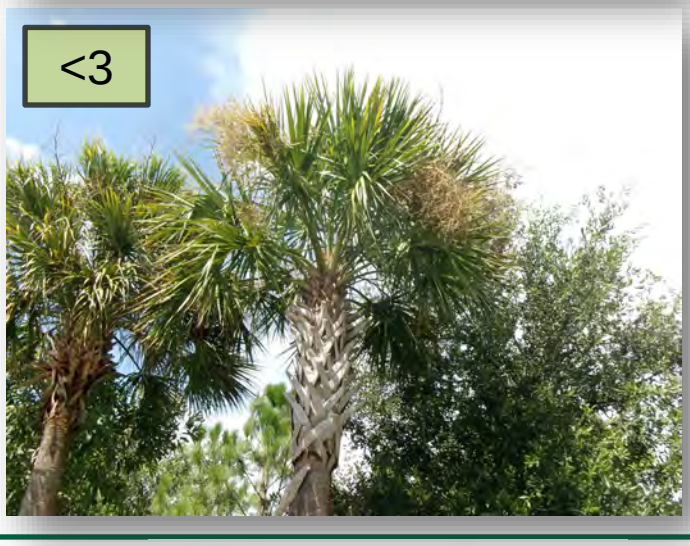


2. Mealybugs were found in the ornamental grasses inside the pool enclosure. Please inspect and treat each placement around the pool including the grasses on the outside of the fence. (Pic 2>)

3. Remove the hanging fruit, seed pods, and any dead fronds from Palm trees inside the pool enclosure and playground. Fruits dropping on pool pavers and loungers should be avoided by removal of seed pods before development. (Pic 3>)

4. Playground has Juniper in decline. Please inspect for spider mites, fungal diseases, or other pests that cause stress. Significant branches are browning and dying. Schedule the crew to trim out the dead and treat for pests or fungus.





5. A Pine Tree branch is hanging over the fence and playground walkway. Please cut back for safe clearance. (Pic 5)



6. Remove hanging fruits and dead fronds from Palm Trees around the Amenity Center. Fruits are already dropping and making a mess on the walkway. Flatwork and pavers should be free and clear of palm debris and seed pods should be removed before development. (Pic 6)



7. Please have crew blow off the build up of palm seeds that have dropped along the Amenity Center walkways. The beds in front of the Amenity Center also need debris and weeds removed during each service day. (Pic 7>)

8. The bed along the walkway between the creek and pool enclosure has not been maintained. Grass is growing in the mulch and ornamental grasses are in decline. Invasive weeds are growing and the Maple Tree needs to be trimmed where the bottom branches overhang other plants. Please schedule the crew to get this bed back into shape. This bed needs to be included in the mulching proposal. (Pic 8)



9. The turf around the Amenity Center needs to be thoroughly inspected for chinch bugs. They have gained traction in the region and cause significant decline or loss of turf. Proactive detection and treatment is highly advised.



10. The walkway behind the Amenity Center, that joins Everson St., had inconsistent edging during the weekly mowing service. One side of the walkway was edged and the other was missed. Please ensure edging is done along all flatwork during every mowing service. Skipping these details has become a community wide concern. Please execute according to contract and have the account manager inspect the entire community after every service day to ensure compliance. Grass clippings in large clumps should be removed during service. (Pic 10)



11. An entire pass of mowing behind the pool was missed and the uneven height of turf is very noticeable. Please discuss the community landscape standards with crew to correct incomplete work going forward. (Pic 11)



12. The dead Viburnum behind the pool fence that were removed need additional work. Two jagged stumps were left behind and this should be a flush if the roots can not be pulled out. (Pic 12)



13. Vine weeds and other weeds need to be removed from the Viburnum hedge that surround the pool fence. Please have crews pull weeds and vines during each service as they grow fast and will takeover plants in a short time.

14. Please remove dead plant material and ornamental grasses that are no longer viable or producing around the pool enclosure. There are dead grass clusters throughout the surrounding bed. (Pic 14)



15. Work has started on the four landscape beds at each corner of the Orchid Glades Way bridge. Please continue to clear the beds and remove weeds and dead plant material or grasses. These beds should be included in the proposal for mulching. (Pics 15a-c)







16. The ornamental grass beds on Orchid Glades Way that lead up to Sand Gables Trail have improved and look much healthier. Please instruct crews to remove weeds and dead plant material in these beds on both sides of the street. (Pic 16)



17. Along the walkway that leads to the mail kiosk, the ornamental grass beds are getting filled with weeds and declining grass that needs to be removed. Please have crews scan these beds to pull out invasive weeds and dead plant material. (Pic 17)

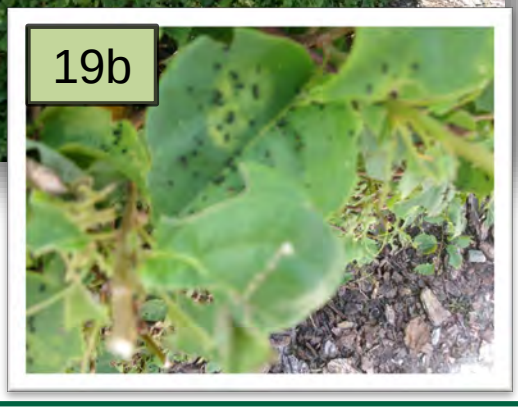


18. Along the walkway to the mail kiosk, damage to turf is shown with splotchy discoloration that looks like chemical burns. Please ensure herbicides used for weeds is not spilled on turf in the process. (Pic 18)



19. The Bougainvillea in the entrance median on Glen Creek Way needs continued treatment for Looper worms. This infestation is still active as indicated by the black specks on foliage. The placement closest to the gate is the most populated. Please treat and monitor weekly until the pests are gone. (Pics 19a&b)





20. Remove weeds and volunteer palms from the entrance median beds. In the Bougainvillea, there is a sprouting palm that has scale insects. Please remove and inspect the intentional plants for scale. (Pic 20)



21. Remove dead fronds and hanging fruits from Palms along the Glen Creek Way entrance. The median and both sides have Palms with seed pods, dead fronds, or hanging fruit that need maintenance before seeds drop on sidewalks or street.
22. Please have the turf along the entrance inspected for chinch bugs. There are some patchy sections and discoloration that could indicate chinch bug damage and toxin. Often, chinch bug presence leaves a brassy tinge to the grass before complete decline. Please inspect, diagnose, and treat accordingly. (Pic 22)



Mizner Bay Ave/Everson St.

23. The sidewalk at the corner of Mizner Bay Ave and Everson St., at the lift station, was not edged during the previous mowing event. The account manager was notified on the spot and photos of deficiencies were sent. The other walkways in the same area were skipped and mowing was inconsistent. Please instruct crews as discussed. (Pic 23)



24. Remove weedy vines growing on the Everson St. bridge. (Pic 24)



25. Please refer to the maintenance exhibit map to locate and instruct crews on the CDD maintained tract that runs along the perimeter of the community. Some sections may be blocked and will need to be cleared for mowing equipment clearance. An access point for Mizner Bay is the easement between 2407 and 2345. 27th St. E is the start of the tract and gate opening.

26. The perimeter tract behind the community fence needs regular mowing maintenance. Some sections have not been mowed behind Mizner Bay Ave. The photo below shows the access point with an orange arrow and the tract with blue arrow and outlined in red. Please send the crew to service this tract during the next visit and continue to maintain weekly. (Pic 26)

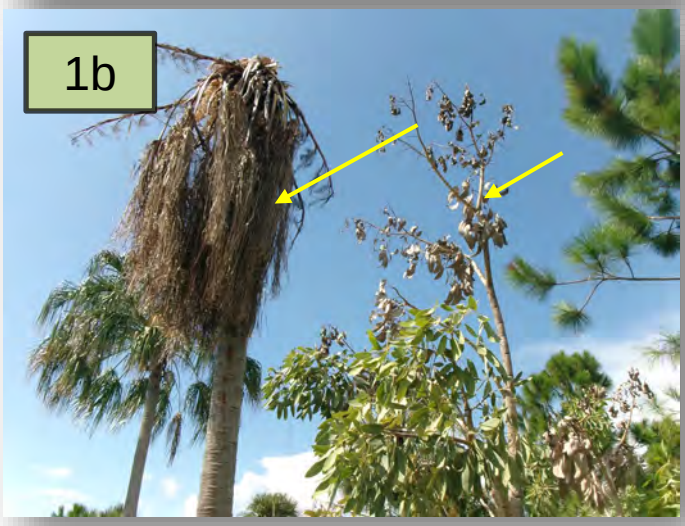


Rizzetta & Company
Professionals in Community Management

Proposals

1. Provide proposal to remove the two dead trees inside the pool enclosure. The declined Tabebuia Tree is on its way out and needs to be removed. The Palm tree is dead and needs removal and replacement. Expedited removal of the trees is recommended since this is in a pool environment and could pose a health and safety hazard. (Pics 1a&b)









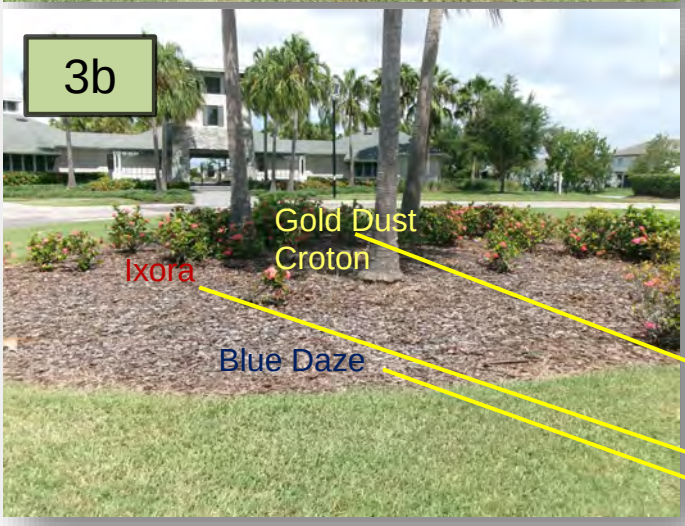


2. Provide proposal to mulch landscape beds throughout the community. Inside the pool enclosure, distinction between the plant beds and turf is needed so include these areas. The bed between the creek and Amenity Center walkway has not been mulched and should be included. The four beds on each side of the Orchid Glades bridge are the most prominent areas where maintenance and mulching is needed. Please measure these areas and quote for mulch. (Pics 2a-c)

Proposals

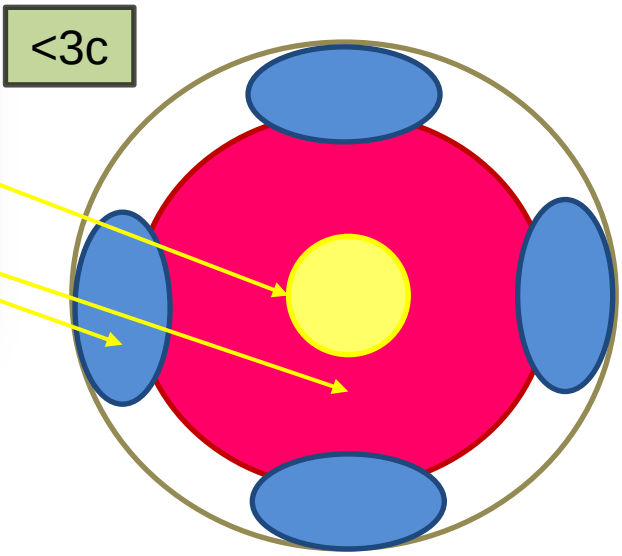
3. Provide a proposal for roundabout enhancement in front of the Amenity Center. Ixora in the roundabout rejuvenated on one half of the roundabout so, a replanting is needed to fill in the other side. Take an inventory and replant Ixora so the roundabout is cohesive and the empty side is filled in with the same species. Clusters of Blue Daze at the edge of the circle in four quadrants and Gold Dust Croton placement in the middle of the bed would be a good combination. Include fresh mulch after planting. (Pics 3a-c>)





4. Provide proposal to replant a Palm Tree in the empty tree ring with bubbler on Orchid Glades Way. This is along the walkway that goes from the bridge to the mail kiosk and across from the roundabout. (Pic 4)





Villages of Glen Creek

COMMUNITY ASSET MANAGEMENT REPORT



September 24, 2026

Rizzetta & Company

Haley Pryor – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

Summary/27th St. E/26th Ave E

General Updates, Recent & Upcoming Maintance Events

- **Fertilization application for St. Augustine, Bahia, Ornamentals, and Palms, is scheduled for October. The bag quantities for fertilizer is as follows: St. Augustine- 15/50lb bags, Bahia- 20/50lb bags, Ornamentals- 6/50lb bags, Palms- 3/50lb bags.**
- **Water restrictions have been extended to March 1st, 2027.**

The following are action items for **Bloomings/Russell Landscape** 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 perimeter tract that runs behind the community fence should be mowed and maintained every service day. Please ensure this is completed and refer to the maintenance map and Manatee Co. property appraisal website for exact CDD zones and easements. 27th St. E is the start of the tract on the eastern side of the community. (Pic 1)



2. The sidewalk at the 27th St. E entrance gate needs weeds and grass removed from expansion joints. Please instruct crews to pull out the overgrowth and treat with herbicide. (Pic 2>)
3. The Viburnum hedge along the fence line on 26th Ave E needs detail servicing. Weeds and a heavy influx of vines are blanketing the hedge in several sections. Please scan the hedge, on both sides of the Glen Creek Way entrance, and extricate the vines at the root level. (Pic 3>)
4. Growth on hedges and ornamental bushes has picked up with regular rainfall. After fertilization, steady growth will continue. Please ensure once-a-month trimming is getting done. March-November servicing requires pruning every 4 week per the landscape contract.





5. The exit monument on the corner of 26th Ave and Glen Creek Way needs detail manicuring to separate the species of trees. Please raise the canopy of the tree behind the monument so it doesn't collide with the Ligustrum on the left corner or touch the monument wall. Weeds behind the shrubs should be hand pulled and foliage trimmed so the logo isn't covered. (Pic 5)



6. Please instruct crews to separate foliage from species during the next pruning service. Jatropha trees and Duranta hedges are colliding in some beds along the entrance way. The new growth is providing nice color but it's getting a little shaggy and less manicured. (Pics 6a&b>)



7. Bougainvillea in the median is getting overcome with weedy vines and purslane weeds along the curb. Please scan the median from the beginning on 26th Ave and past the gates and pull out vines. (Pics 7a&b)







8. A Jatropha tree along an entrance bed on Glen Creek Way has fallen over. The tree was staked and may have gotten too heavy to exist on an incline. The trunk snapped from the root system so please removed the tree and a replacement may or may not be advised. (Pic 8)



9. The entrance monument needs attention. The nuisance vines are all over the shrubs and climbing the wall. Please ensure this monument is manicured during the next service. Due to the aggressive vine and weed development, please double check the crews efforts throughout the entire entrance way off of 26th Ave.

10. Seed pod removal is still needed on the palms in the median and sides of Glen Creek Way. (Pic 10)



11. In the exit corner of the entrance way, outside of the gate, a landscape bed has a Jatropha tree and Ligustrum tree colliding. Please trim goth trees so they are separated. The Indian Hawthorne at the bottom of the bed has dead plantings that need removal along with the cluster of vines at the foot of the trees. (Pic 11)



12. The ornamental grasses that border the curb on Orchid Glades Way and the mail kiosk need clean up. Bitter Melon vines and other weeds are gaining space. Please remove from the root level if possible. These grow back very fast. (Pic 12)



13. **The Palms throughout the Amenity Center still need dead fronds, hanging fruit, and seed pods removed. The landscape contract requires dead fronds to be removed as-needed and seed pods removed before full development. Please schedule crews accordingly and instruct on palm maintenance expectations. (Pics 13a&b)**





14. The four corner beds on each end of the Orchid Glades Bridge have greatly improved. Mulching is the next step needed. Please continue to remove dead plant material, debris, and weeds. The far left corner bed, facing the Amenity Center, needs more clearing. (Pics 14a&b)





Tab 3



Quarterly Compliance Audit Report

Villages of Glen Creek

Date: September 2026 - 3rd Quarter
Prepared for: Matt O'Nolan
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Helpful information:

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ADA Compliance Categories 7
Web Accessibility Glossary 11

Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

> CS/HB 967: Electronic Payments Made to Units of Local Governments
>
> GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.
> Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.
>
> Link:
> https://www.flsenate.gov/Session/Bill/2026/967https://www.flsenate.gov/Session/Bill/2026/967

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

Passed	Description
Passed	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse

Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing
**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements

Result: PASSED

Compliance Criteria

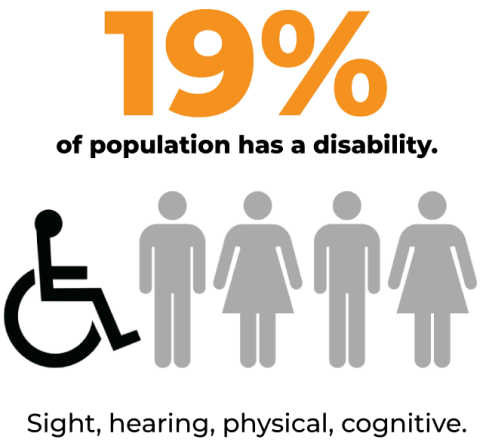
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
X	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments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

Notes: Missing contact links for District manager and board members.

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that

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

Tab 4

Tab 5

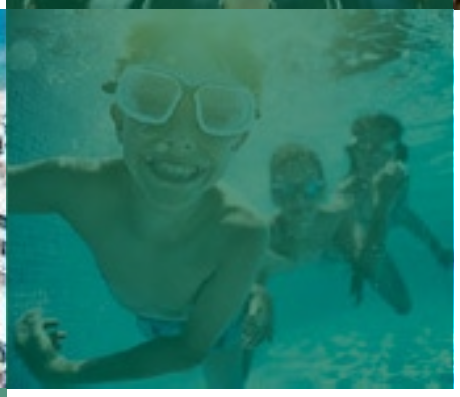
Rizzetta & Company

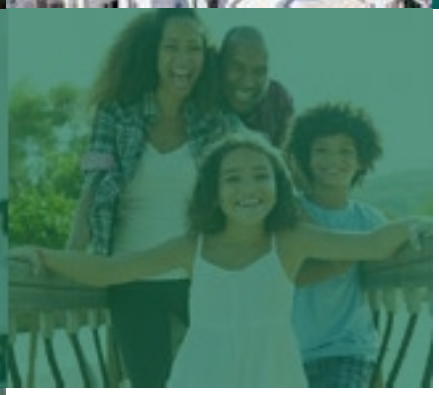
Professionals in Community Management

40th Anniversary 1986 - 2026










AMENITIES MANAGEMENT PROPOSAL

THE VILLAGES OF GLEN CREEK CDD

Prepared for: Board of Supervisors

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OUR STORY

... SO FAR

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With 40 years in the industry, Rizzetta & Company is staffed with highly experienced managers and support staff. Each of our offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

Rizzetta & Company was founded in 1986 in Tampa, Florida by William Rizzetta. The original focus of the Company was to provide professional assessment consulting services for Community Development Districts in association with the issuance of bonds. As the Company's reputation for excellent work and customer service grew, the practice expanded over the next forty years by adding related services which resulted in today's "Full Service" organization.

OFFICE LOCATIONS



HEADQUARTERS
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

OUR MILESTONES

1986
Rizzetta & Company was founded.

1992
Collection agent services were added for Community Development Districts to support the process of bond repayments.

1996
Community Development District Management services were added.

1998
As a natural counterpart to District Management, Association Management was introduced.

2008
Seeing a growing need for Amenity Services at the request of various clients, Amenity Services was introduced.

2009
In addition to the growing Amenity Management services, the need for more landscape oversight led to adding our Field Services.

2011
With the departure of various companies from the marketplace, Continuing Disclosure services were added to provide various compliance reporting for Districts and Bondholders.

2013
Due to the recession, some Districts were in financial crisis and required the formation of Special Purpose Entities to manage them through these times. Our firm was asked to take on many of these projects as an additional service.

2015
The continued growth in technology & changes to Florida Laws, Technology Services was introduced to provide website development and hosting, along with email and support services to our clients.

2020
Rizzetta & Company was designated an approved educational provider of Association Board Member Certification from the Florida Department of Business and Professional Regulation.

2023
The need for more waterways oversight led to adding Aquatic Inspection Services.

2024
Strategic business partnership with FirstService Residential.

2025
South Florida market expansion

2026
Rizzetta & Company celebrates its 40th anniversary.

BY THE
NUMBERS

40 YEARS OF EXPERIENCE EST. 1986

150+ ASSOCIATION SERVICES CLIENTS

55 ASSOCIATION SERVICES TEAM MEMBERS

25+ AMENITY SERVICES CLIENTS

100 AMENITY SERVICES TEAM MEMBERS

120+ DISTRICT SERVICES CLIENTS

50 DISTRICT SERVICES TEAM MEMBERS

OUR CORE
VALUES



WE BUILD MEMORABLE EXPERIENCES

Established in 2008, the Amenity Services division has quickly grown to over 150 full-time and part-time employees and is currently managing over twenty-five amenity facilities throughout Florida.

We provide a wide range of services for facilities in Community Development Districts and Community Associations that are cost-effective and can be customized to meet our client's needs. We are driven by creating experiences that deliver results for your community and exceed what residents expect.

Our Resort-Living Lifestyle concept is about creating memorable experiences by providing innovative programs, and events for residents of all ages. The recreational activities are carefully tailored to each community to maximize engagement and enjoyment.

MISSION STATEMENT

Others manage contracts, we manage relationships.





FIRST-CLASS SERVICE

Managing Relationships

Rizzetta & Company Amenity Services focuses on relationship management, not just contracts. While working on behalf of our boards to implement and oversee policies, enhancements, and enforcement, we understand resident expectations and work to manage and exceed what residents expect.

Training and Certification

While we know we have the best trained managers in the business, we can prove it. All managers undergo a thorough two-week training process beginning in a regional office with a division manager. Dedicated training managers oversee the new leader's progression with multiple progress testing throughout advancement in multiple training stages. Once training has completed, a final certification test is administered by division leadership and must be passed before the candidate can be allowed to move into a Clubhouse Managers role.

Metrics

While other companies may state they know what is happening property level, none can back that up. We can. Whether finances, property conditions, or division leadership presence on site, we measure everything and make it available to our boards.

Accountability

In 2022 we implemented a grueling 160-point based inspection to critique our managers' performance. This inspection sets the standards for our managers against which they are consistently critiqued. All aspects of their responsibilities are measured: conditions of facilities, fiscal management and file retention, human resource policies, procedures, and compliance, and even communication with their respective board members.

Divisional Leadership Support

Our team of division leaders have one responsibility: support our managers. All communities are visited and inspected multiple times each month by one of our upper-level team leaders. This not only ensures we are consistently involved with our communities, but that our leaders have the support they need. These visits are tracked and benchmarked, with inspection documentation retained

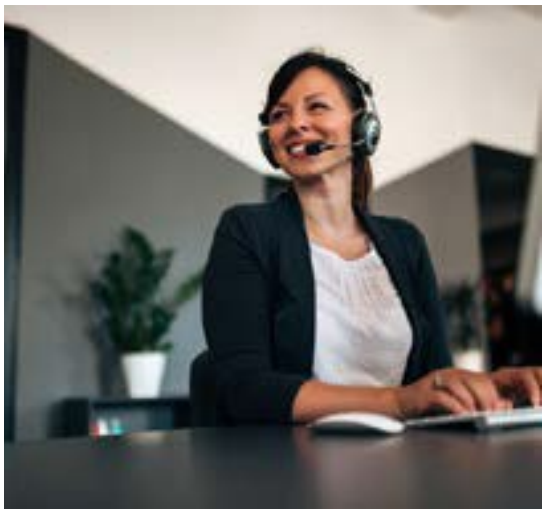
Engagement

While we know our managers are available for our board members, so is their leadership team. As a standard for division leadership, we are actively in communication with each board to ensure that we remain available to them. Each month, leadership engages different board members in our communities and invites them to meet for one-on-one discussions about their expectations and how our team is performing. You always have our attention.

Backed by Experience

Rizzetta & Company Amenity Services division leadership has over 50 years of combined customer service experience, with the majority of that in hospitality. Our division leadership team knows what it takes to be successful in a community. The division itself is supported by the Rizzetta name. Bill Rizzetta was part of the team that created Florida's first Community Development District. With over 40 years of experience, Rizzetta is the best in the business. From accounting to vendor management, Amenity Services manages all relationships knowing we have the best experience, knowledge, support, and expertise Rizzetta has to offer.





SCOPE OF SERVICE

Rizzetta & Company, is providing a proposal for professional Amenity Management Services for the Villages of Glen Creek CDD. These services are listed by the following categories:

- Management
- Personnel
- Responsibilities
- Additional services
- Litigation support services

General Management & Oversight:

- Provide the services of a Maintenance Technician
- Manage all aspects of on-site staff: recruiting, hiring, training, oversight, and evaluation.
- Perform 160-point based inspection of the Maintenance Technician's performance.
- Work closely with the board of supervisors to remediate any complaints.
- Provide prompt responses to the board of supervisors' questions and concerns.

On-site Personnel

Each team member individually contributes to the success of Rizzetta & Company by applying their skills and talents in conjunction with our communities needs. Our team represents themselves and our company in a professional manner which is really what sets us apart from the others. We carefully screen and select each employee by performing a criminal background check, which scans local, county, state, and federal databases for their present and previous residences spanning the prior seven years. Sex offender, fraud, and abuse registries are then searched, and verifications are made that there are no current wants or warrants for the individual. Civil records are searched with prior employment rigorously verified.

PERSONNEL PROFILE

While we believe the below staffing proposal allows for the highest rate of success for the community, all staffing and wages are for proposal purposes only. Each are amenable by board before final contract.

Maintenance Technician

The Maintenance Technician can identify and diagnose problems quickly and perform the necessary steps to correct the problem. Will perform the following duties:

- Responsible for day-to-day operations; development of standard operations policies and procedures.
- Assist the District Manager in managing vendor contracts relating to the amenity and community assets, as well as assisting in the development of standard operation policies and procedures.
- Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- Work with assigned contractors to ensure quality service is provided to the community.
- Inspect District common and amenity areas and report any problems to the District Manager.
- Prepare any incident or accident reports and forward to the District Manager. Ensure all building facilities adhere to proper safety standards and cleaning procedures, but not limited to:
    - General Maintenance: Replace light bulbs, control cobwebs around the clubhouse and touch up paint interior and exterior.
    - Sport Courts: Empty waste receptacles and pick up debris.
    - Swimming Pool: Blow off pool decks, arrange furniture, empty, and clean all receptacles, and adjust umbrellas.
    - Playground: Check equipment, empty receptacles and pick up debris.
    - Main Entrance & Parking Lot: Pick up litter, blow off debris.
    - Perform minor repairs to the entrance/exit gates, equipment and facilities as needed.
    - Clean and sanitize clubhouse and amenities, as needed.
- Assess conditions of roads, sidewalks, and curbs. Report any issues to District Manager.
- Check and assess street signs, monuments, and informational signs. Report any issues to District Manager.
- Process and manage work orders and update District Manager with project status and completion.
- Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.
- Any other duties assigned by District Manager.
- Ensure an immaculate overall appearance of the amenities.

General Duties for All Staff Members:

- Familiarity with District Rules, Regulations, Policies, Operating Procedures
  - Full knowledge/awareness of all rules, regulations, or policies of the District.
  - Prepare any incident or accident reports and forward to the District Manager.
- Enforce the rules, regulations, and policies of the District.
  - The Contractor's staff have the authority to have Patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
- Community Relations.
  - Meet and greet residents and guests.
  - Handle interactions professionally and forward any questions, concerns, and requests to the District Manager prior to making commitments.
  - Provide the best possible customer service to maintain a safe and comfortable environment.



PROPOSED PRICING

Description of Services Provided

Amenity Management Services

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to a one-year contract.

PERSONNEL

Maintenance Technician

Part-Time Personnel – 10 hours/week

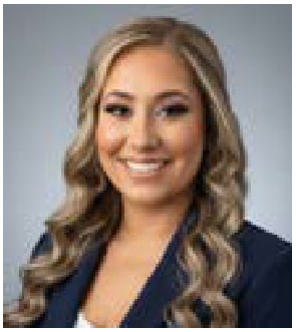
Budgeted On-site Personnel	$11,913
General Management and Oversight[1]	($5,000)
Total Annual Cost	**$11,913**

1. For the first year of the contract, the General Management and Oversight Fee of $5,000 will be waived.

EXTENDED SUPPORT FOR THE VILLAGES OF GLEN CREEK

TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage Rizzetta, you have a combined group with hundreds of years of experience at your service.



Scarlett Spongberg

Scarlett Spongberg is the Amenity Services Manager at Rizzetta & Company and oversees the day-to-day operations, programming, and curated guest experiences to maximize satisfaction.

Before this role, she was our Amenity Services Coordinator and supported key operational functions, including project documentation, onboarding, policy development, and audit preparation. Her ability to streamline processes and strengthen team communication has made her a trusted partner across departments

Scarlett's leadership journey reflects her rapid growth within Rizzetta & Company, advancing from Clubhouse Attendant to Assistant Clubhouse Manager to Amenity Services Coordinator, and ultimately into her current role. Her commitment to exceptional service began during her time at Walt Disney World, where she developed the guest service, communication, and problem-solving skills that continue to guide her leadership style today.

Scarlett brings a people-first approach to every role, ensuring that residents, visitors, and team members receive high-quality support and attention. She holds a Bachelor of Science in Public Health from the University of South Florida. She is passionate about elevating community experiences, empowering teams, and fostering environments where both staff and residents thrive.

EXTENDED SUPPORT FOR THE VILLAGES OF GLEN CREEK

TEAM MEMBERS



Lucianno Mastrionni

Lucianno Mastrionni serves as Vice President of Business Operations for Rizzetta & Company. In this role, he oversees and supports all operational functions of the organization, including HOA and CDD Operations and Accounting; Community Services Operations encompassing Amenity Management and Community Asset Management; Human Resources; Information Technology; and Marketing. Lucianno is responsible for driving client success and retention and plays a key role in the company's strategic planning, organizational development, operational leadership, talent expansion and retention, and overall growth initiatives.

Prior to joining Rizzetta & Company, Lucianno held senior leadership roles in general management and asset management within the hospitality industry, working with globally recognized hotel brands such as Hilton, Marriott, Hyatt, and IHG. He also spent more than a decade with The Walt Disney Company, where he served in guest services operations management. Most recently, Lucianno worked in hotel development and management, overseeing new hotel construction projects and leading task force general management assignments to stabilize and recover distressed properties for major hotel ownership groups worldwide.

Lucianno holds a Bachelor of Science in Aeronautics from Embry Riddle Aeronautical University and maintains his Airline Transport Pilot (ATP) license, along with multiple additional ratings and certifications.



Taylor Nielsen

Taylor Nielsen serves as Manager of Business Development for Rizzetta & Company, responsible for developing and executing strategic initiatives aimed at growth and expansion. Before taking on this role, Taylor served as a District Manager for accounts in Hillsborough, Manatee, and Pasco Counties.

Before joining the team at Rizzetta & Company, Taylor came from a background of Operations and Brand Management, with over 7 years of experience. During this time, Taylor worked in the tourism hotspot of Orlando, FL, where he was part of the top-level management overseeing the largest rental car operation in the world, generating over $100 million in annual revenue.

Taylor earned a B.A. from the University of Central Florida and is a licensed Community Association Manager as well as a licensed Real Estate Sales Associate in Florida.

LIFESTYLE & SOCIAL EVENTS

CALENDAR

Health & Wellness

- Healthy Eating Workshop
- Group Fitness Class
- Yoga at Sunrise
- Full Body Workout
- Bootcamp Training
- Run Club Meet Up

Music & Arts

- Live Music Entertainment
- Move Your Body Dance Camp
- Exploring Colors Art Class
- Paint & Sip Events



Holiday Activities

- Love is in the Air Bash
- Easter Egg Hunt
- Red, White & BBQ
- Annual Fall Fest
- Halloween Spooktakular Carnival
- Holiday Celebration

Monthly Events

- Food Truck Rally
- Trivia Night
- Bingo Fever
- Movies on the Lawn
- Themed Social Mixers

LIFESTYLE & SOCIAL COMMUNITY

EXPERIENCE



KIDS VALENTINE'S BASH



PAINT & SIP



PUMPING PAINTING & MOVIES



CAMP OUT EVENT



DOWNTON ABBEY MIXER



HOLIDAY CELEBRATION



LIVE FROM LAS VEGAS



RED, WHITE & BBQ

CLIENT

REFERENCES

Bexley
HOA Management and On-Site Amenity Staffing
Mathias Piercy, Board President
E: mathiaspiercy@gmail.com

Encore at FishHawk Ranch
HOA Management and On-Site Amenity Staffing
Dean Jennings, Board President
E: hoa-president@encorefhr.com

Triple Creek CDD
CDD Management and On-Site Amenity Staffing
Marc Carlton, Board Chairman
E: MCarlton@triplecreekcdd.com



OUR COMMITMENT TO

THE INDUSTRY

As a leader in District Management, we have a responsibility to be aware of industry-related developments and then sharing that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta holds memberships in the following professional organizations:

- Association of Florida Community Developers
- Community Associations Institute
- The Northeast Florida Builders Association
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association
- CFO Exchange Group
- Florida Association of Special District
- Urban Land Institute

GIVING BACK TO THE

COMMUNITY



Rizzetta believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.

Rizzetta & Company

Professionals in Community Management

40 Anniversary 1986 - 2026

WE BUILD

PARTNERSHIPS

THAT LAST















REGIONAL OFFICE

3434 Colwell Avenue, Suite 220

Tampa, FL 33614

813.514.0400

Celebrating 40 Years of Shaping Communities | 1.888.208.5008 | rizzetta.com

Municipal Advisor Disclaimer : Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Tab 6

Tab 7

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

AMENITY OPERATING POLICIES

Matt O'Nolan
District Manager
Rizzetta & Company, Inc.
2700 S Falkenburg Ave
Riverview, Florida 35578
PH: (813) 533-2950

PART 1: Villages of Glen Creek Community Development District
Amenity Operating Policies

Law Implemented: ss. 190.011, 190.035, Fla. Stat.
Effective Date: October 13, 2026

In accordance with Chapters 190 and 120, *Florida Statutes*, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Villages of Glen Creek Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior rules and policies of the District governing this subject matter are hereby superseded on a going forward basis.

DEFINITIONS

The following definitions shall apply to these policies in their entirety:

"Amenities" – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse pavilion, swimming pool, playground, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

"Amenities Policies" or "Policies" – shall mean all policies of the District, as amended from time to time, governing the use of the amenities, including but not limited to these "Amenity Operating Policies," the "Policy for Amenities Rates," and the "Disciplinary and Enforcement Policy."

"Annual User Fee" – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District's Policy for Amenities Rates.

"Board of Supervisors" or "Board" – shall mean the Board of Supervisors of the District.

"District" – shall mean the Villages of Glen Creek Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District (i.e., Rizzetta & Company).

"**Family"** – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the legal age of majority (i.e., 18 or as otherwise provided by law), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

"Guest" – shall mean any person, other than a Patron, who is expressly authorized by the District to use the Amenities, or invited and accompanied for the day by a Patron to use the Amenities.

"Non-Resident" – shall mean any person that does not own property within the District.

"Non-Resident Patron" – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District, and who is therefore a Patron for purposes of these Policies.

"Patron" or "Patrons" – shall mean Residents, Non-Resident Patrons, and Renters.

"Renter" – shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

"Resident" – shall mean any person or Family owning property within the District.

AUTHORIZED USERS

Generally. Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

Residents. A Resident must pay the annual operations and maintenance assessment in order to have the right to use the Amenities. Such payment must be made in accordance with the District's annual assessment collection resolution and typically will be included on the Resident's property tax bill. Payment of the assessment entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

Non-Residents. A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

Guests. Except as otherwise provided for herein, each Patron may bring a maximum of four Guests to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Patron Family consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies, including but not limited to the Policies, as the Board may adopt from time to time.

Registration / Disclaimer. In order to use the Amenities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Consent and Waiver Agreement, a copy of which is attached hereto as **Exhibit A,** along with any other paperwork that may be required by the District Manager.

ACCESS KEY FOBS

Every home is entitled to two Access Credentials, free of charge following closing of a new construction home. If a Resident leases a home, only the lessee shall be entitled to exercise the privileges of a Resident. Additional Fobs are $50 each. The maximum number of Access Key Credentials per household is limited to four (4). Resale buyers are required to purchase new Access Key Credentials if not passed on from seller. All resale buyers must re-register the old Access Key Credentials. Buyer is required to register with the District Manager to ensure fobs are transferred to new owners.

GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District, including but not limited to, these Policies.

ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE DISTRICT'S RULES AND POLICIES AS MAY BE ADOPTED AND/OR AMENDED FROM TIME TO TIME. AS SET FORTH MORE FULLY LATER HEREIN, THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY ACCIDENTS, PERSONAL INJURY, OR DAMAGE TO, OR LOSS OF PROPERTY ARISING FROM, THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES.

THE DISTRICT DOES NOT PROVIDE ANY SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., THE USE OF THE POOL, ETC. CAN RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND THOSE OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES. THE DISTRICT STRONGLY ENCOURAGES PARENTS AND LEGAL GUARDIANS TO ACCOMPANY AND SUPERVISE THEIR MINOR CHILDREN WHILE AT THE AMENITIES.

***Emergencies**:* After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager at 813-533-2950.

Hours of Operation. All hours of operation of the Amenities will be established and published by the District. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

Except as otherwise expressly stated herein, the following additional guidelines govern the use of all of the Amenities:

1. ***Guests.*** Guests must be accompanied by a Patron while using the Amenities.
2. ***Minors.*** Because the Amenities are not supervised, and for safety reasons, minors age 10 or younger must be accompanied by a responsible adult when using the Amenities. As noted above, parents and legal guardians are responsible for their minor children who use the Amenities, and the District strongly encourages parents and legal guardians to accompany and supervise their minor children while at the Amenities.
3. ***Attire.*** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
4. ***Food and Drink.*** Food and drink will be limited to designated areas only.
5. ***Alcohol.*** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenities.
6. ***No Smoking.*** Except in designated areas, smoking (including e-cigarettes) is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the District Manager.
7. ***Pets.*** With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors. Where service animals are permitted

on the grounds, they must be leashed. Patrons are responsible for picking up after all pets and animals as a courtesy to others and in accordance with the law.

8. ***Vehicles.*** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
9. ***Skateboards, Etc.*** Bicycles, skateboards, rollerblades, scooters, hover boards and other similar uses are limited to designated outdoor areas only.
10. ***Fireworks.*** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
11. ***Service Areas.*** Only District employees and staff are allowed in the service areas of the Amenities.
12. ***Courtesy.*** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
13. ***Profanity.*** Loud, profane or abusive language is prohibited.
14. ***Horseplay.*** Disorderly conduct and horseplay are prohibited.
15. ***Equipment.*** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
16. ***Littering.*** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
17. ***Solicitation and Advertising.*** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenities property unless approved in writing by the District.
18. ***Firearms.*** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
19. ***Trespassing / Loitering.*** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
20. ***Compliance with Laws.*** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
21. ***Surveillance.*** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
22. ***Lost Property.*** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the District Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

SWIMMING POOL

The following policies apply to the District's pool:

1. ***Swim at Your Own Risk.*** The pool areas are not supervised, and so all Patrons use the pool at their own risk.
2. ***Operating Hours.*** The pool areas are open from dawn to dusk only. No one is permitted in the pool at any other time unless a specific event is scheduled.
3. ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades, hover boards, skate boards or other similar items are permitted on the pool deck.
4. ***Food and Drink.*** Patrons are permitted to bring their own snacks and water to the pool; however, no food or beverages are permitted in the pool or the pool wet deck area, as defined by Florida law. Glass containers or breakable objects of any kind are not permitted.
5. ***Unsafe Behavior.*** No pushing, running, horseplay or other similarly unsafe behavior is allowed in the pool or on the pool deck area.
6. ***Diving.*** Diving is strictly prohibited at the pool.
7. ***Noise.*** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
8. ***Aquatic Toys and Recreational Equipment.*** Prohibited items include, but are not limited to, rafts, inner tubes, scuba gear, squirt guns, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are small personal floatation devices for swimming assistance, kickboards, masks, goggles, pool noodles, dive sticks, snorkels and water wings.
9. ***Entrances.*** Pool entrances, including stairs and ladders, must be kept clear at all times.
10. ***Railings.*** No swinging on ladders, fences, or railings is allowed.
11. ***Pool Furniture.*** Pool furniture is not to be removed from the pool area or placed in the pool.
12. ***Chemicals.*** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
13. ***Pets.*** Pets, (with the exception of service animals), are not permitted on the pool deck area inside the pool gates at any time.
14. ***Attire.*** Appropriate swimming attire (swimsuits) must be worn at all times.
15. ***Parties.*** Parties at the pool are prohibited, and participants may be asked to leave by the District Manager.
16. ***Prevention of Disease.*** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
17. ***Swim Diapers.*** All persons who are not reliably toilet trained must wear swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with

chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.

18. ***Pollution.*** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
19. ***Lap Lanes.*** Lap lanes are to be used only by persons swimming laps or water walking or jogging.
20. ***Reservation of Tables or Chairs.*** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them, except for up to thirty minutes.
21. ***Pool Closure.*** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
22. ***Weather.*** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
23. ***Swim Instruction.*** Except as expressly authorized by the District, swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
24. ***ADA Compliant Chair Lift.*** The chair lift(s) in the pool area are provided pursuant to the Americans with Disabilities Act. They are to be used only to facilitate usage of the pool by disabled individuals. Any use of the chair lift for other than its intended purpose is strictly prohibited.

LAKE OR POND AREAS

The lakes and ponds throughout the community are not designed for swimming, fishing or boating. We ask that you respect your fellow landowners and access the ponds through the proper access points. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow.

1. Swimming is prohibited in all ponds on District property.
2. No watercrafts of any kind are allowed in any of the ponds on District property.

PLAYGROUND AND TOT LOTS

The community provides several tot lots and playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

1. ***Footwear.*** Proper footwear is required and no loose clothing especially with strings should be worn.
2. ***Mulch.*** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
3. ***Food & Drinks.*** No food, drinks or gum are permitted at the playground.

4. ***Animals.*** No pets of any kind are permitted at the playground, with the exception of service animals.
5. ***Glass Containers.*** No glass containers are permitted at the playground.
6. ***No Jumping.*** No jumping off from any climbing bar or platform.
7. ***Disruptive Behavior.*** Profanity, rough-housing, and disruptive behavior are prohibited.
8. ***Equipment.*** If anything is wrong with the equipment or someone gets hurt, notify the District immediately.

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

USE AT OWN RISK; INDEMNIFICATION

ANY PATRON, GUEST, OR OTHER PERSON WHO PARTICIPATES IN THE ACTIVITIES (AS DEFINED BELOW), SHALL DO SO AT HIS OR HER OWN RISK, AND SHALL INDEMNIFY, DEFEND, RELEASE, HOLD HARMLESS, AND FOREVER DISCHARGE THE DISTRICT AND ITS CONTRACTORS, AND THE PRESENT, FORMER, AND FUTURE SUPERVISORS, STAFF, OFFICERS, EMPLOYEES, REPRESENTATIVES, AGENTS, AND CONTRACTORS OF EACH (TOGETHER, "INDEMNITEES"), FOR ANY AND ALL LIABILITY, CLAIMS, LAWSUITS, ACTIONS, SUITS OR DEMANDS, WHETHER KNOWN OR UNKNOWN, IN LAW OR EQUITY, BY ANY INDIVIDUAL OF ANY AGE, OR ANY CORPORATION OR OTHER ENTITY, FOR ANY AND ALL LOSS, INJURY, DAMAGE, THEFT, REAL OR PERSONAL PROPERTY DAMAGE, EXPENSES (INCLUDING ATTORNEYS' FEES, COSTS AND OTHER EXPENSES FOR INVESTIGATION AND DEFENSE AND IN CONNECTION WITH, AMONG OTHER PROCEEDINGS, ALTERNATIVE DISPUTE RESOLUTION, TRIAL COURT, AND APPELLATE PROCEEDINGS), AND HARM OF ANY KIND OR NATURE ARISING OUT OF, IN WHOLE OR IN PART, THE PARTICIPATION IN THE ACTIVITIES, BY SAID PATRON, GUEST, OR OTHER PERSON, AND ANY OF HIS OR HER GUESTS AND ANY MEMBERS OF HIS OR HER FAMILY.

SHOULD ANY PATRON, GUEST, OR OTHER PERSON, BRING SUIT AGAINST THE INDEMNITEES IN CONNECTION WITH THE ACTIVITIES OR RELATING IN ANY WAY TO THE AMENITIES, AND FAIL TO OBTAIN JUDGMENT THEREIN AGAINST THE INDEMNITEES, SAID PATRON, GUEST, OR OTHER PERSON SHALL BE LIABLE TO THE DISTRICT FOR ALL

ATTORNEYS' FEES, COSTS, AND OTHER EXPENSES FOR INVESTIGATION AND DEFENSE AND IN CONNECTION WITH, AMONG OTHER PROCEEDINGS, ALTERNATIVE DISPUTE RESOLUTION, TRIAL COURT, AND APPELLATE PROCEEDINGS. THE WAIVER OF LIABILITY CONTAINED HEREIN DOES NOT APPLY TO ANY ACT OF INTENTIONAL, WILLFUL OR WANTON MISCONDUCT BY THE INDEMNITEES.

FOR PURPOSES OF THIS SECTION, THE TERM "ACTIVITIES," SHALL MEAN THE USE OF OR ACCEPTANCE OF THE USE OF THE AMENITIES, OR ENGAGEMENT IN ANY CONTEST, GAME, FUNCTION, EXERCISE, COMPETITION, SPORT, EVENT, OR OTHER ACTIVITY OPERATED, ORGANIZED, ARRANGED OR SPONSORED BY THE DISTRICT, ITS CONTRACTORS OR THIRD PARTIES AUTHORIZED BY THE DISTRICT.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these Policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these Policies.

ATTACHMENT A: Consent and Waiver Agreement

VILLAGES OF GLEN CREEK CDD - CONSENT AND WAIVER AGREEMENT

The Villages of Glen Creek Community Development District ("**District**") owns and operates certain amenities, including a pool, and other facilities, and may from time to time offer certain amenity programs, to the District's patrons. In consideration for being allowed to use the amenities and/or participate in the amenity programs (together, "**Activities**"), I, FOR MYSELF AND ON BEHALF OF MY HEIRS, ASSIGNS, PERSONAL REPRESENTATIVES AND NEXT OF KIN, HEREBY VOLUNTARILY ASSUME ANY AND ALL RISK, INCLUDING INJURY OR DEATH TO MY PERSON AND/OR DAMAGE TO MY PROPERTY, RELATING TO THE ACTIVITIES, AND AGREE TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE DISTRICT, AND ANY OF ITS AFFILIATES, SUPERVISORS, OFFICERS, STAFF, AGENTS, EMPLOYEES, VOLUNTEERS, ORGANIZERS, OFFICIALS OR CONTRACTORS (COLLECTIVELY, THE "**INDEMNITEES**") FROM ANY CLAIM, LIABILITY, COST, OR LOSS OF ANY KIND SUSTAINED OR INCURRED BY EITHER ANY OF THE INDEMNITEES OR BY OTHER RESIDENTS, USERS OR GUESTS, AND ARISING OUT OF OR INCIDENT TO THE ACTIVITIES, INCLUDING BUT NOT LIMITED TO WHERE THE LOSS IS WHOLLY OR PARTLY THE RESULT OF INDEMNITEES' NEGLIGENCE, GROSS NEGLIGENCE OR INTENTIONAL, WILLFUL, OR WANTON MISCONDUCT. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time. I have read and understand the terms of this Consent and Waiver Agreement and have willingly signed below as my own free act, being both of lawful age and legally competent to do so. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law. If any part of this waiver is determined to be invalid by law, all other parts of this waiver shall remain valid and enforceable.

Participant Name:_____

Participant Signature:_____ Date:_____

(if Participant is 18 years of age or older)

FOR PARENTS/GUARDIANS OF PARTICIPANT OF MINOR AGE (UNDER AGE 18 AT TIME OF REGISTRATION) - This is to certify that I, as parent/guardian with legal responsibility for this participant, do consent and agree to his/her release as provided above and relating to my minor child's involvement or participation in the Activities.

Parent/Guardian Name:_____

(if Participant is a minor child)

Parent/Guardian Signature:_____ Date:_____

(if Participant is a minor child)

Address: _____

_____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact & Phone Number: _____

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

PART 2: Villages of Glen Creek Community Development District

Policy for Amenities Rates

Law Implemented: ss. 190.011, 190.035, Fla. Stat.
Effective Date: October 13, 2026

In accordance with Chapters 190 and 120, Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Villages of Glen Creek Community Development District adopted the following policies to govern rates for the District's Amenities. All prior rules and policies of the District governing this subject matter are hereby superseded on a going forward basis.

---

1. **Introduction.** This policy addresses various rates, fees and charges associated with the Amenities.

2. **Definitions.** All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenity Operating Policies of Villages of Glen Creek Community Development District, as amended from time to time.

3. **Annual User Fee.** For Non-Resident Patrons, the Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

4. **Prior Rules; Rules.** The District's prior rules and/or policies setting amenities rates are hereby rescinded. The District's Policies, as may be amended from time to time, govern all use of the Amenities.

5. **Severability**. The invalidity or unenforceability of any one or more provisions of this policy shall not affect the validity or enforceability of the remaining portions of this policy, or any part of this policy not held to be invalid or unenforceable.

PART 3: Villages of Glen Creek Community Development District

Disciplinary and Enforcement Policy

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat.
Effective Date: October 13, 2026

In accordance with Chapters 190 and 120, Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Villages of Glen Creek Community Development District adopted the following policies to govern disciplinary and enforcement matters. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

---

1. **Introduction.** This policy addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenity Operating Policies.

2. **General Policy.** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenity Operating Policies established for the safe operations of the District's Amenities.

3. **Suspension of Rights.** The District, through its Board, and District Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

   a. Submits false information on any application for use of the Amenities;
   b. Exhibits unsatisfactory behavior, deportment or appearance;
   c. Fails to pay amounts owed to the District in a proper and timely manner;
   d. Fails to abide by any District rules and policies;
   e. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
   f. Damages or destroys District property; or
   g. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

4. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those

described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period to be established by the District Manager up to a maximum of 60 days. The Board may extend or impose a suspension at a duly noticed Board meeting. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

5. **Recovery of Damages.** For any of the reasons set forth in Section 3 above, the District shall additionally have the right to recover any damages incurred by the District, including but not limited to, staff time and attorneys' fees.

6. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

7. **Severability.** If any section, paragraph, clause or provision of this policy shall be held to be invalid or ineffective for any reason, the remainder of this policy shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this policy would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING RECREATIONAL FACILITIES POLICIES AND REGULATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District owns, maintains, and operates recreational facilities;

WHEREAS, the Board of Supervisors of the District (the "**Board**") is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and regulations, and adopt rate and fee schedules for its recreational facilities; and

WHEREAS, the Board held a noticed public hearing on October 28, 2026, to receive public comment on the proposed Recreational Facilities Policies and associated rental fees.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Adoption**. The Board hereby adopts the Recreational Facilities Policies and Regulations as finalized in the form attached hereto as **Exhibit A**.

2. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

3. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **Effective Date**. This Resolution shall become effective upon adoption.

Passed and adopted on October 28, 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

Villages of Glen Creek Community Development District
Recreational Facilities Policies and Regulations

Tab 8

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE.

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

WHEREAS, the Board of Supervisors of the District (hereinafter the "**Board**") is authorized by Section 190.011(5), Florida Statutes, to adopt rules pursuant to Chapter 120, Florida Statutes; and

WHEREAS, the Board desires to adopt proposed *Rules of Procedure* prescribing the powers, duties, and functions of the officers of the District, the conduct of the business of the District, and other matters.

WHEREAS, the District set October 28, 2026, as the date for a public hearing for the proposed rules and caused notice of such public hearing to be given by publication pursuant to Section 120.54, Florida Statutes; and

WHEREAS, the District has complied with the rule making process as outlined in Section 120.54, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. The Board hereby adopts the *Rules of Procedure* as attached hereto as **Exhibit A**.

2. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

3. This resolution shall become effective immediately upon its adoption.

Passed and Adopted on October 28, 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

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 Statues, 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.

Tab 9

ECS Integrations
Phone: (863) 797-7525 (863) 968-6713
DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +
MONITORING + IT + LOCKS + GATES
LIC. EG13000790
ECSINTEGRATIONS.COM

Glen Creek - Phase 1 D - 100 DK Clickers

PROPOSAL

Date: 7/15/2026 Proposal No: TH26788

Submitted to:	GTIS Partners / Glen Creek - Phase 1 D	**Job Location:**	Glen Creek - Phase 1 D - 100 DK Clickers
Attention:	Charlie Peterson Title: LCAM	Attention:	Charlie Peterson Title:
Email:	cpeterson@terramanagementgroup.com	Email:	cpeterson@terramanagement.com
Phone:	850-544-1420 Fax:	Phone:	850-544-1420 Fax:
Address:	550 N Reo St #104	Address:	Pilsner Loop / 27th Street E Main Entrance / Res Exit
City / ST	Tampa / FL Zip: 33609	City / ST	Bradenton / FL Zip: 34208

SCOPE OF WORK:

100 - DOORKING CLICKERS @ $38.00 PER = $ 3800.00 . PRICE INCLUDES POSTAGE TO RESIDENT WITH TRACKING .

INCLUDED MATERIALS:

100 - NUMBER SPECIFIC DOORKING CLICKERS .	

INCLUSIONS:

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

CONSIDERATIONS & EXCLUSIONS:

• All work described in this proposal is to be performed during normal business hours unless otherwise noted.
• Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of $85/man hour.
• ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.• ECSI will accept payments with a credit card. These are subject to a 4% processing fee.

• Permit documents and fees are not included as specified above. Tax is excluded.
• This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
• This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
• The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
• Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

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

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

GRAND TOTAL: $3,800.00

This proposal is valid through 8/14/2026

ECSI Sales Rep: _____ **ECSI Officer:** _____ _____

(Sales Representative) (Authorizing Officer Signature) Date

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

Customer Name: _____ **Signature:** _____ _____

ECS INTEGRATIONS- rev 2021-10-11 Date

TERMS & CONDITIONS:

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

2. Warranty:

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

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

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

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

4. Subscriber Responsibilities:

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

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

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

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

B. ECSI's Remedy Upon Default.

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

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

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

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber. 7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.8.A. Limitation of Damages (cont.)

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

8. ECSI'S LIMITS OF LIABILITY:

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

8. A. Limitation of Damages (cont.)

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

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

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

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

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

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

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

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

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

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

initials:_____

Integrations
Phone: (863) 797-7525 (863) 968-6713
ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES
ECSINTEGRATIONS.COM

Date: 7/15/2026

CCTV MANAGEMENT

Proposal No: TH26787

Submitted to:	GTIS Partners / Glen Creek - Phase 1 D		**Job Location:**	Glen Creek - Phase 1 D - Camera Management	
Attention:	Charlie Peterson	Title: LCAM	Attention:	Charlie Peterson	Title: LCAM
Email:	cpeterson@terramanagementgroup.com		Email:	cpeterson@terramanagement.com	
Phone:	850-544-1420	Fax:	Phone:	850-544-1420	Fax:
Address:	550 N Reo St #104		Address:	Pilsner Loop / 27th Street E Main Entrance / Res Exit	
City / ST	Tampa / FL	Zip: 33609	City / ST	Bradenton / FL	Zip: 34208

CCTV SYSTEMS **1**

UPON WRITTEN REQUEST VIA EMAIL , ECSI WILL REVIEW / BURN VIDEO UP TO 3 TIMES PER MONTH PER SITE (1-3 HOUR TIMESTAMP) . ONLY EMAILED REQUESTS FROM AUTHORIZED PARTIES WILL BE ACCEPTED AND WILL BE PROCESSED WITHIN 48 HOURS DURING THE BUSINESS WEEK . REQUESTS ARE TO BE MADE TO GATES@ECSINTEGRATIONS.NET . ECSI WILL DO HEALTH CHECKS EVERY 36 HOURS TO INSURE THAT SYSTEM IS WORKING PROPERLY AS WELL AS CONNECTED TO THE INTERNET FOR REMOTE VIEWING .

DOES NOT INCLUDE :
* SERVICE CALLS REGARDING INTERNET LINE CONNECTION OR OTHER PROBLEMS WITH THE INTERNET EQUIPMENT
* DAMAGED EQUIPMENT OR REPLACEMENT PARTS
* ON SITE PROGRAMMING
1. - PROGRAMMING OF ENTRY DEVICES WHERE NO INTERNET LINE IS INSTALLED
2. - PURCHASE / REPLACEMENT OF ANY DEVICES
3. - ON SITE TIMERS
**INVOICED QUARTERLY IN ADVANCE

INIT **MONTHLY AMOUNT** **$85.00**

CONSIDERATIONS & EXCLUSIONS: **This proposal is valid through:** 8/14/2026

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		**SUBSCRIBER**	
By (Signature):		**By (Signature):**	
Name (Printed):		**Name (Printed):**	
Title:	**Date:**	**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 byburglary, 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 Subscribers 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 _____

ECS Integrations
Phone: (863) 797-7525 (863) 968-6713
ACCESS CONTROL + SECURITY + INTRUSION + CCTV + GATES
LIC. EG13000790
ECINTEGRATIONS.COM

GATE MANAGEMENT AGREEMENT

Date: 7/15/2026 Proposal No: TH26786

Submitted to:	GTIS Partners / Glen Creek - Phase 1 D	**Job Location:**	Glen Creek - Phase 1 D - Doorking Management
Attention:	Charlie Peterson Title: LCAM	Attention:	Charliue Peterson Title: LCAM
Email:	cpeterson@terramanagementgroup.com	Email:	cpeterson@terramanagement.com
Phone:	850-544-1420 Fax:	Phone:	850-544-1420 Fax:
Address:	550 N Reo St #104	Address:	Pilsner Loop / 27th Street E Main Entrance / Res Exit
City / ST	Tampa / FL Zip: 33609	City / ST	Bradenton / FL Zip: 34208

GATE DATABASE MANAGEMENT AGREEMENT, # OF GATES: 1

*Upon written request via email, ECS Integrations will make information changes to the telephone entry unit. Only emailed change requests from authorized parties will be accepted. Requests will be processed within 48 hours during the business week. Requests are to be submitted to gates@ecintegrations.com

BASIC PROGRAMMING INCLUDES :

* Entering & deleting directory codes, phone numbers, names, keypad & card codes
* In house back-up of system data in the event of a data loss at the unit due to vandalism or acts of nature

DOES NOT INCLUDE :

*Service calls regarding phone line connection or other issues with the telephone entry unit
*Damaged equipment or replacement hardware
* Capacity upgrades
* On-site programming:
1. - Programing of entry devices where no phone line is installed
2. - Purchase of any devices
3. - On-site timers
4. - Mass programming changes (such as assigning time zones, names, or removal of all existing information & re-loading from scratch to a fully populated data base.)

**INVOICED QUARTERLY IN ADVANCE

INIT _____ **MONTHLY AMOUNT** **$125.00**

CONSIDERATIONS & EXCLUSIONS: **This proposal is valid through:** 8/14/2026

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

Brivo Access Control &

Eagle Eye Networks Cameras

Vehicle Gates Only - Revised 8-4-26

Prepared for: Villages of Glen Creek CDD

Created by: **Thomas Giella**

Email: **Thomas@completeit.io**

Phone: **(813) 444-4355**

Complete I.T.
SERVICE & SOLUTIONS

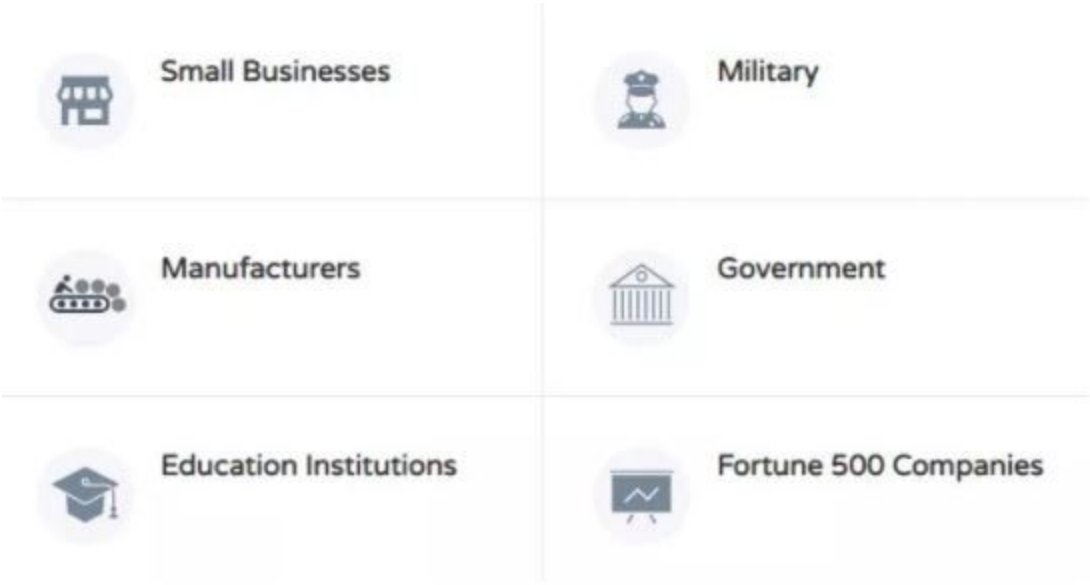
- Your Technology Professionals -

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)

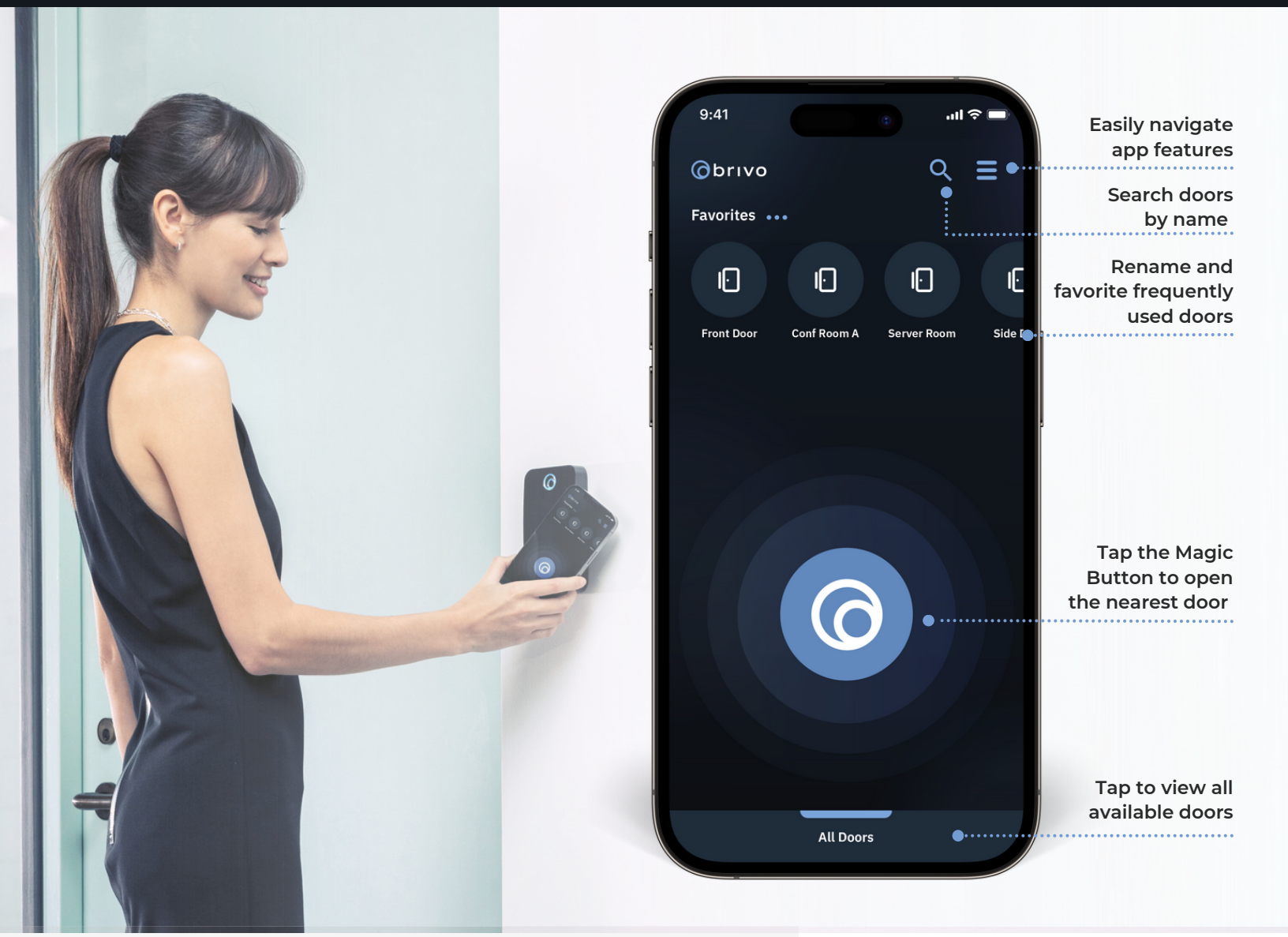
Cloud Based. Secure. Affordable. Easy To Use.

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.



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.



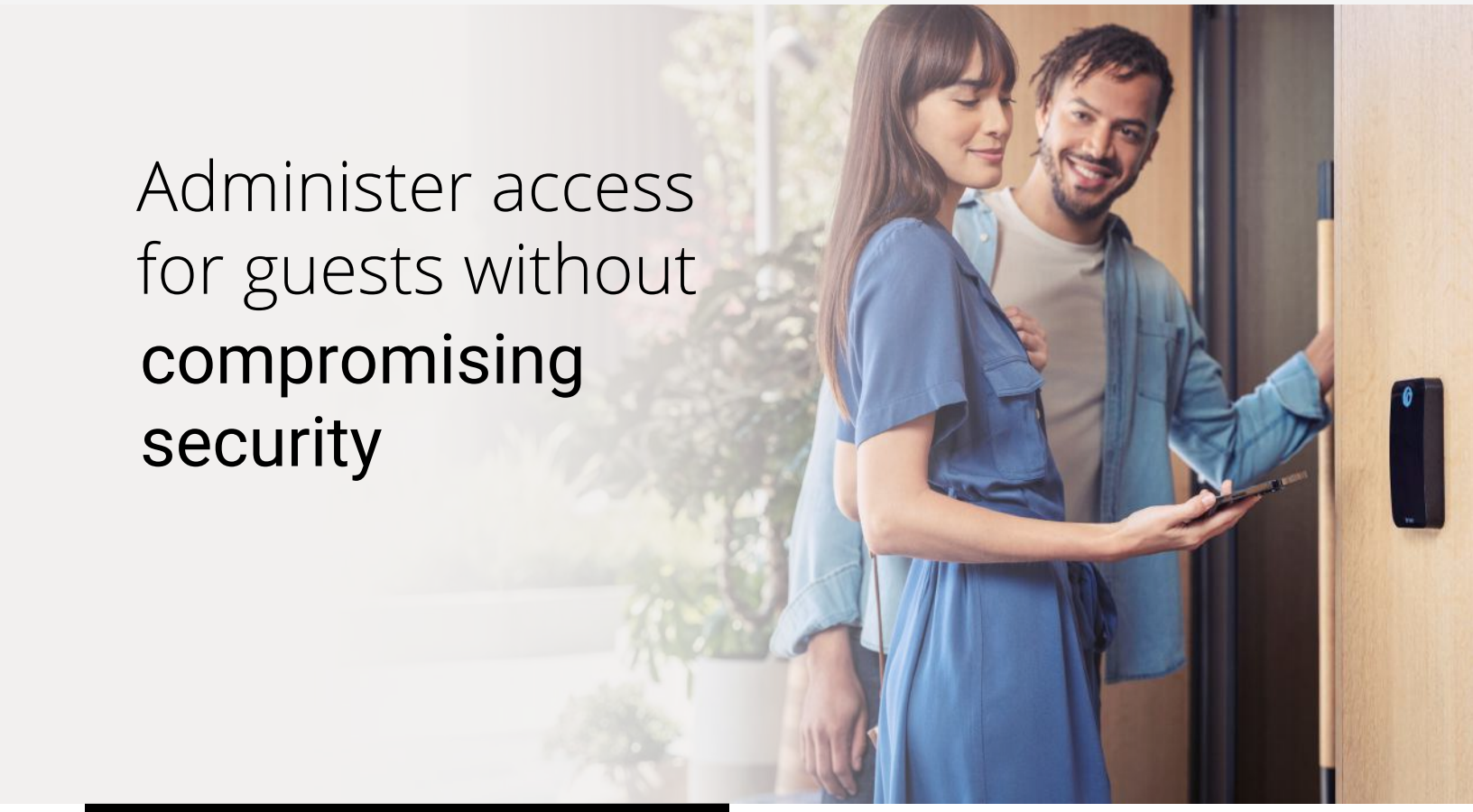
brivo
brivo.com

contact us to get started:
sales@brivo.com

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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).



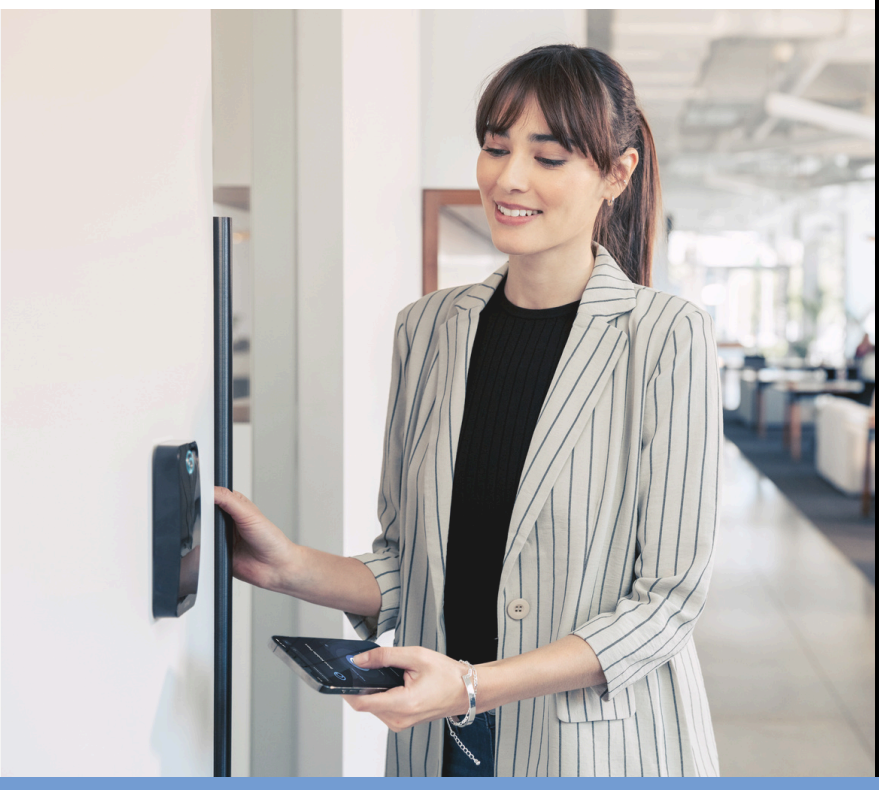
Single Gang



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



brivo
brivo.com

Contact Us
brivo.com/about/contact-us/

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EAGLE EYE NETWORKS

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

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.

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.

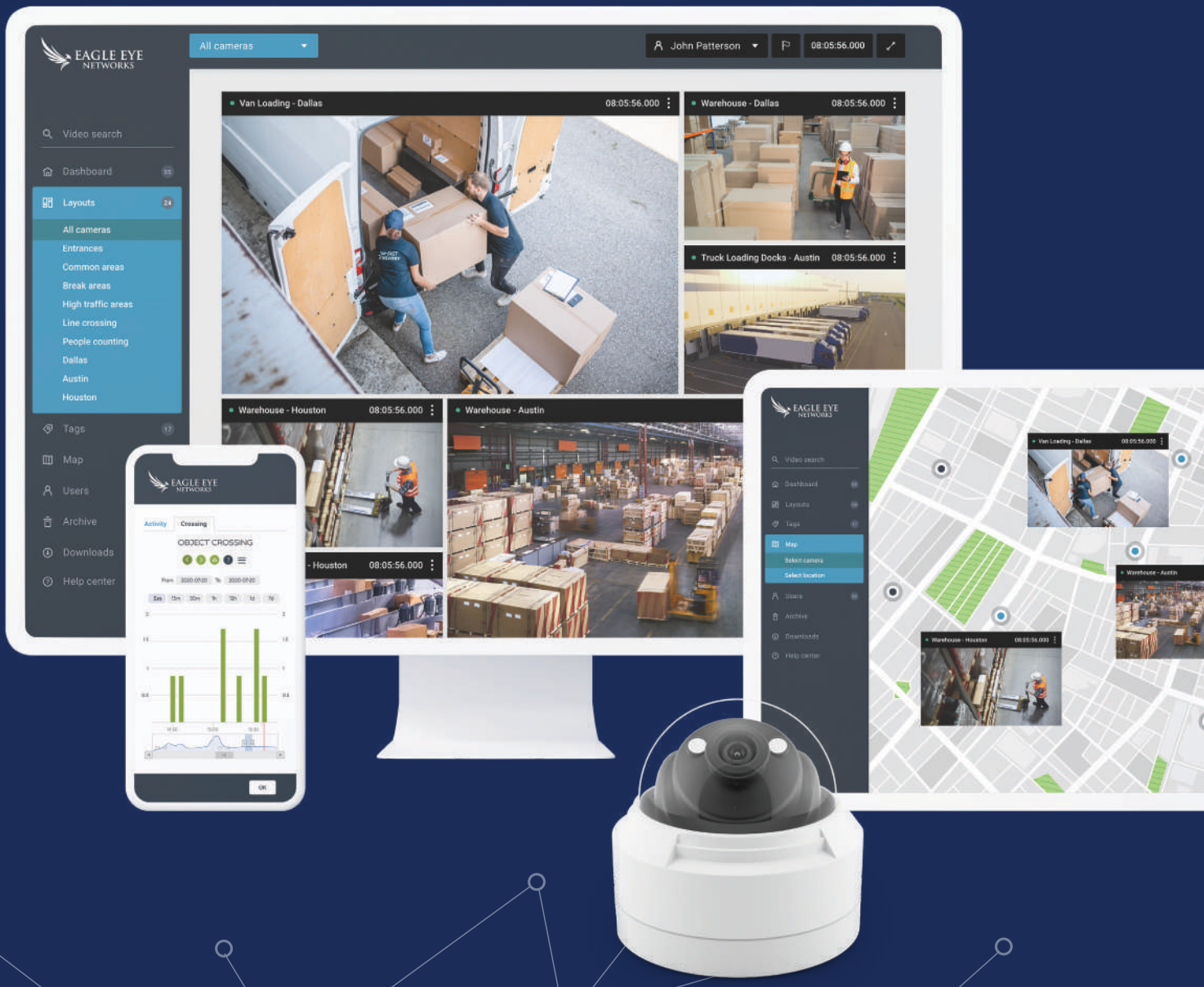
AI & ANALYTICS

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

EAGLE EYE NETWORKS

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.

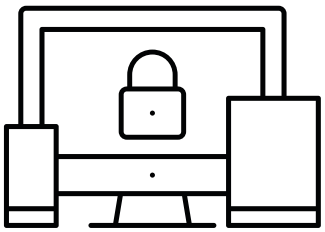
Our open API platform offers:

- 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

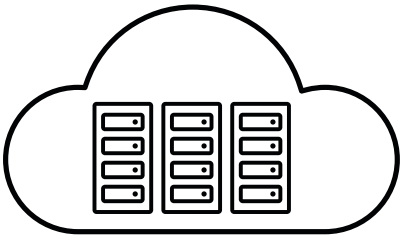
Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning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

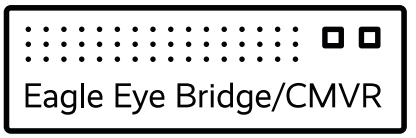
Highly Scalable Infrastructure

Eagle Eye Data Center

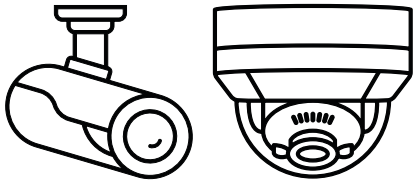
Complete Privacy Encryption™

Intelligent Bandwidth Management™

Motion Detection



Local Video Buffering

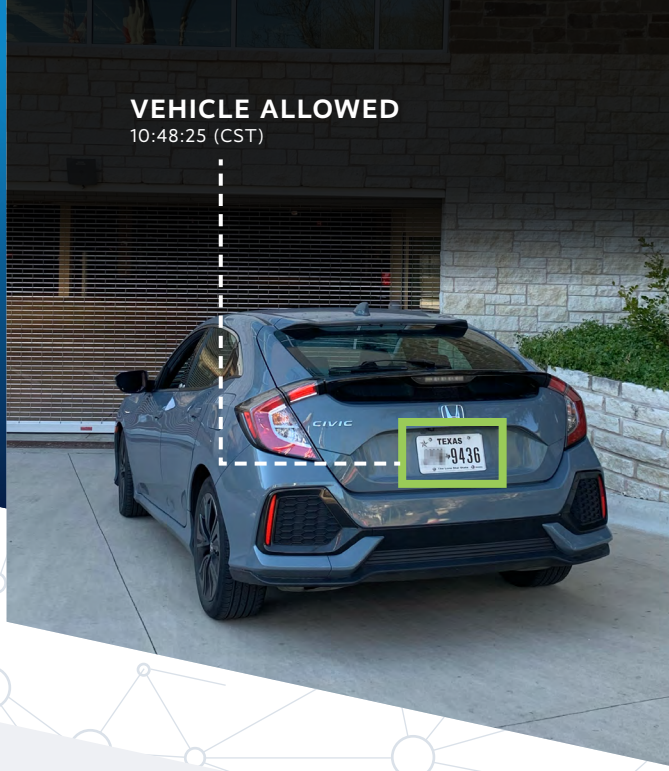


Extensive Compatibility with IP & Analog Cameras

EAGLE EYE NETWORKS

CLOUD VIDEO SURVEILLANCE

License Plate Recognition



Features:

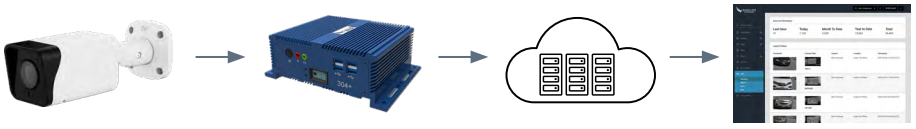
- HIGH ACCURACY AI MODEL
- WORKS WITH ANY ONVIF CAMERA
- OPERATES ON CLOUD VMS
- AUTOMATIC SOFTWARE UPDATES
- OPEN API FOR EASY INTEGRATION
- 24/7/365 CUSTOMER SUPPORT

Eagle Eye LPR

Eagle Eye LPR (license plate recognition, or automatic number plate recognition-ANPR) is an affordable, cloud-managed solution for accurate detection and recognition of license plates. Leveraging Eagle Eye's powerful artificial intelligence (AI), the system does not require onsite hardware or maintenance. Development innovations and updates are instantly delivered to customers via the cloud.

Built to operate with Eagle Eye Networks Cloud Video Management System (VMS), Eagle Eye LPR turns any existing ONVIF security camera into a highly accurate license plate reader.

EAGLE EYE LICENSE PLATE RECOGNITION



Any ONVIF Camera → Eagle Eye Bridge → Eagle Eye Data Center → Eagle Eye Vehicle Surveillance Package

Using AI and machine learning, based on millions of plate/vehicle images across multiple nations, Eagle Eye LPR delivers accurate results even in challenging conditions:

- Different fonts
- Stacked characters
- Non-standard license plates
- Dirty number plates
- Fast moving vehicles
- Poor weather conditions
- Difficult camera angles

Complete I.T.
SERVICE & SOLUTIONS

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

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:
    - North Gate - Total of 5 Cameras
        - Replacing 5 Cameras
        - Relocating & Reangling cameras for better coverage
    - East Gate - Total of 5 Cameras
        - Replacing 4 Cameras
        - Adding 1 Camera
        - Relocating & Reangling cameras for better coverage
    - Main Gate - Total of 4 Cameras
        - Replacing 4 Cameras
        - Relocating & Reangling cameras for better coverage

Access Control:

- Replace current access control system with Brivo Smart Access Control
    - North Gate - Total of 4 Access Control Points
        - 2 Pedestrian Gates
        - 1 Touchscreen Telecom Unit
        - 1 UHF Reader
    - East Gate - Total of 3 Access Control Points
        - 2 Pedestrian Gates
        - 1 UHF Reader
    - Main Gate - Total of 4 Access Control Points
        - 2 Pedestrian Gates
        - 1 Touchscreen Telecom Unit
        - 1 UHF Reader

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:
    - Vehicle sticker
    - 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.

Installation of Brivo Smart Access

2,000 Blue Keyfobs will be given at no cost!

Main Gate 1	Price
Security Cameras:	$11,460.00

- (2) EEN DT03 Starlight Cameras
- (2) EEN DB14 LPR Capable Cameras
- (1) EEN CMVR 426+
- (1) NEMA Enclosure
- (1) 15' Black Aluminum Pole
- Conduit Burial
- (4) CAT6 Drops
- Labor Included

Access Control: $25,844.00

- (1) Large NEMA Enslosure
- (2) ACS300 Controllers
- (1) Power Supply
- (1) Brivo Full Sized Reader with Keypad
- (2) Brivo Mullion Readers
- (1) 2N Touchscreen Telecom Unit
- (1) Pedestal & Enclosure for 2N Touchscreen Telecom Unit
- (3) Composite Cables
- Boring
- Labor Included

Gate 2

Security Cameras: $12,624.00

- (3) EEN DT03 Starlight Cameras
- (2) EEN DB14 LPR Capable Cameras
- (1) EEN CMVR 426+
- (1) NEMA Enclosure
- (1) 15' Black Aluminum Pole
- Conduit Burial
- Labor Included

Access Control: $25,528.00

- (1) NEMA Enslosure
- (2) ACS300
- (1) Power Supply
- (1) Brivo Full Sized Reader with Keypad
- (2) Brivo Mullion Readers

- (1) 2N Touchscreen Telecom Unit
- (1) Pedestal & Enclosure for 2N Touchscreen Telecom Unit
- (3) Composite Cables
- Boring
- Labor Included

Gate 3

Security Cameras: $10,960.00

- (2) EEN DT03 Starlight Cameras
- (2) EEN DB14 LPR Capable Cameras
- (1) EEN CMVR 426+
- (1) NEMA Enclosure
- (1) 15' Black Aluminum Pole
- Conduit Burial
- (4) CAT6 Drops
- Labor Included

Access Control: $16,710.00

- (1) Nema Enclosure
- (2) ACS300
- (1) Power Supply
- (2) Brivo Full-sized Readers
- (2) Composit Cables
- Boring
- Labor Included

UHF Readers

Readers for all three gates $27,125.00

- Nedap uPass Go UHF Reader
- Vehicle Stickers - 2000 QTY

Project Estimate Total $130,251.00

Vehicle Gates Monthly Licensing

Monthly License Fee	Price	QTY	Subtotal
Brivo Access Control Per Gate/Reader/UHF	$19.00	17	$323.00
Eagle Eye Licensing PR1 • 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.	$9.50	15	$142.50
Eagle Eye LPR (License Plate Recognition) • This license is in addition to the PR1 license above for LPR cameras	$45.00	6	$270.00
VoIP Touchscreen Telecom Units	$40.00	2	$80.00
VoIP Phone For Directory/Call Box & Brivo Local API	$45.00	2	$90.00
	Monthly Estimate		**$905.50**

Quarterly Preventative Maintenance Contract

Villages	QTY	Price	Subtotal
Village Primary Entry/Exit Gate Operators • Gate Style: Swing • Number of Operators Total: 4 • Number of Gate Leafs: 4	2	$450.00	$900.00
Village Primary Entry/Exit Gate Operators • Gate Style: Swing • Number of Operators Total: 2 • Number of Gate Leafs: 2	1	$300.00	$300.00
		Contract Quarterly Total	**$1,200.00**

Gate Health Monitoring & Pre-Approved Repair Authorization

To minimize gate downtime and eliminate delays in obtaining repair approval, Complete I.T. provides an intelligent Gate Health Monitoring solution utilizing the custom gate controllers we designed and deploy at each entrance.

These controllers continuously monitor the operational status of each gate and automatically notify both the Management Company and Complete I.T. if a gate experiences a malfunction, loses communication, or goes offline. This provides immediate visibility into issues that would otherwise go unnoticed until reported by a resident.

Once an alert is received, the Management Company can authorize Complete I.T. to dispatch a technician without requiring additional troubleshooting or multiple approval requests, significantly reducing response time and restoring service more quickly.

To further streamline the repair process, this service includes a Do Not Exceed (DNE) authorization of $1,000 per incident. If an onsite repair is required, Complete I.T. is authorized to perform repairs up to the approved DNE amount, eliminating delays caused by waiting for individual repair approvals. If the repair is expected to exceed the DNE amount, Complete I.T. will provide an estimate and obtain approval before proceeding with any additional work.

Benefits include:

- Real-time monitoring of gate communication and operational status.
- Automatic notifications when a gate malfunctions or goes offline.
- Faster response times with fewer resident complaints.
- Reduced administrative burden for Management.
- Pre-approved onsite repairs up to $1,000 DNE to minimize gate downtime.
- Complete visibility into gate health across the community.

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-cancellable 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: _____

COMPLETE I.T. CORP.
SOFTWARE SERVICES, EQUIPMENT OWNERSHIP, NOTIFICATION SERVICES, WARRANTY LIMITATIONS, LIMITATION OF LIABILITY, RETURN OF EQUIPMENT, AND FORCE MAJEURE

EQUIPMENT OWNERSHIP
All gate controllers, communication devices, cellular equipment, Barrier Arm Notification System components, software-related hardware, firmware, accessories, and other solution hardware installed or provided by Complete I.T. Corp. shall remain the sole and exclusive property of Complete I.T. Corp.

The solution hardware is provided to the District under a no-cost rental and licensing arrangement as part of the monthly service fees described in this Agreement. No ownership interest in any solution hardware, software, firmware, intellectual property, or associated systems is transferred to the District.

The monthly service fees are for Gate Controller Software as a Service (SaaS), Barrier Arm Notification System Software as a Service (SaaS), phone support, email support, cellular communication services, and the use of Contractor-owned solution hardware. All solution hardware, software, firmware, intellectual property, and associated systems remain the sole property of Complete I.T. Corp.

SOFTWARE AND NOTIFICATION SERVICES
The District acknowledges that the Gate Controller Service and Barrier Arm Notification System are software-based management tools intended solely to assist designated District personnel in monitoring gate operations and related events.

The Software as a Service (SaaS) offering includes software access, software-generated notifications, cellular communication services, phone support, email support, and the use of Contractor-owned solution hardware.

Notifications generated by the system are typically directed to the District's designated management company and other authorized recipients designated by the District.

The SaaS offering does not include active monitoring of alerts, review of notifications, dispatch services, emergency response services, security services, or management of gate operations by Complete I.T. Corp.

The District is solely responsible for ensuring that appropriate personnel receive, review, and respond to notifications generated by the systems.

Complete I.T. Corp. shall have no responsibility or liability for missed notifications, delayed notifications, communication failures, failure of District personnel, board members, residents, vendors, or the District's management company to receive, review, or act upon notifications, or any consequences arising therefrom.

SOFTWARE DISCLAIMER
The District acknowledges that software systems, communication networks, cellular services, internet services, and electronic equipment may experience interruptions, delays, outages, errors, defects, bugs, inaccuracies, or failures despite reasonable maintenance and support efforts.

Complete I.T. Corp. does not warrant that the software, hardware, cellular communications, internet connectivity, notifications, or related systems will be uninterrupted, error-free, continuously available, or free from defects.

The District further acknowledges that the Gate Controller Service and Barrier Arm Notification System are

management notification tools only and are not life-safety systems, alarm monitoring systems, security guarantees, emergency response systems, or security services.

NO GUARANTEE OF SECURITY OR INCIDENT PREVENTION

The District acknowledges that the Gate Controller Service and Barrier Arm Notification System are intended solely to assist in identifying and reporting certain gate events and conditions.

Complete I.T. Corp. does not guarantee the prevention of unauthorized access, trespassing, vandalism, theft, criminal activity, property damage, personal injury, or any other incident occurring within or around District property.

The District agrees that the systems shall not be relied upon as the sole means of security, access control, incident prevention, or emergency notification.

WARRANTY LIMITATIONS

Complete I.T. Corp. will use commercially reasonable efforts to maintain and support the Gate Controller Service and Barrier Arm Notification System and to address reported software issues brought to its attention by the District.

Except as expressly stated herein, the software, communications services, notifications, and solution hardware are provided "as is" and "as available" without any express or implied warranties, including but not limited to warranties of merchantability, fitness for a particular purpose, non-infringement, uninterrupted operation, availability, or error-free performance.

Warranty coverage expressly excludes failures, outages, interruptions, damage, delays, inaccuracies, or losses resulting from acts of God, hurricanes, floods, lightning, fire, power outages, internet outages, cellular carrier outages, vandalism, theft, misuse, abuse, unauthorized modifications, cyberattacks, force majeure events, negligence of third parties, or any event beyond the reasonable control of Complete I.T. Corp.

THIRD-PARTY SERVICES

Complete I.T. Corp. shall not be responsible for interruptions, delays, failures, outages, inaccuracies, or performance issues caused by telecommunications carriers, cellular providers, internet service providers, utility providers, equipment manufacturers, software vendors, cloud providers, or other third-party services upon which the systems depend.

LIMITATION OF LIABILITY

The District acknowledges and agrees that the Gate Controller Service and Barrier Arm Notification System are provided solely as management assistance and notification tools.

To the fullest extent permitted by law, Complete I.T. Corp. shall not be liable for any indirect, incidental, consequential, special, exemplary, punitive, or economic damages arising out of or related to the software, notifications, solution hardware, communications services, or services provided under this Agreement.

Without limiting the foregoing, Complete I.T. Corp. shall not be liable for missed notifications, delayed notifications, communication failures, software errors, software interruptions, solution hardware failures, cellular carrier outages, internet outages, utility failures, security incidents, unauthorized access events, criminal acts, trespassing, theft, vandalism, property damage, personal injury, acts of God, force majeure events, or the failure of the District, its management company, employees, agents, contractors, residents, or representatives to receive, review, act upon, or respond to notifications.

To the fullest extent permitted by law, Complete I.T. Corp.'s total cumulative liability arising out of or relating to the Gate Controller Service, Barrier Arm Notification System, related notifications, cellular communication services, or Contractor-owned solution hardware shall not exceed one (1) month's fees payable under this Agreement for the Gate Controller Service, Barrier Arm Notification System, and associated cellular communication services described in Exhibit A.

The District assumes all responsibility for monitoring, reviewing, and responding to notifications generated by the systems and for maintaining appropriate operational, security, and emergency response procedures independent of the services provided by Complete I.T. Corp.

RETURN OF CONTRACTOR-OWNED EQUIPMENT

All solution hardware provided by Complete I.T. Corp. shall remain the sole property of Complete I.T. Corp. throughout the term of this Agreement.

Upon termination or cancellation of this Agreement for any reason, the District shall provide Complete I.T. Corp. reasonable access to remove and recover all Contractor-owned solution hardware.

All solution hardware shall be returned in good working condition, ordinary wear and tear excepted. Solution hardware that is damaged, altered, missing components, rendered inoperable, improperly maintained, destroyed, lost, stolen, vandalized, or otherwise not in substantially the same operating condition as when installed shall be deemed non-returned solution hardware for purposes of this section.

The District shall bear all risk of loss for Contractor-owned solution hardware from the date of installation until the solution hardware is returned to Complete I.T. Corp. in acceptable working condition.

If any Contractor-owned solution hardware is not returned, not made available for removal, or is returned in a non-working, damaged, incomplete, altered, vandalized, or otherwise unacceptable condition within fifteen (15) days following the effective date of termination or cancellation, Complete I.T. Corp. shall invoice the District for the then-current retail sales price of the applicable Complete I.T. solution hardware as offered by Complete I.T. Corp. at the time of invoicing.

Such invoice shall be due and payable in accordance with the payment terms of this Agreement.

The District shall remain responsible for the full replacement value of any Contractor-owned solution hardware that is lost, stolen, destroyed, damaged beyond ordinary wear and tear, vandalized, altered, or otherwise rendered unrecoverable while in the District's possession, custody, or control.

FORCE MAJEURE

Complete I.T. Corp. shall not be liable for any delay, interruption, failure of performance, or inability to provide services resulting from acts of God, hurricanes, floods, storms, lightning, fire, utility failures, internet outages, cellular outages, cyberattacks, labor disputes, governmental actions, equipment manufacturer failures, software vendor failures, or other causes beyond its reasonable control.

Tab 10

Rizzetta & Company

Villages of Glen Creek Community Development District

Financial Statements (Unaudited)

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

villagesofglencreekcdd.org
rizzetta.com

Villages of Glen Creek Community Development District

Balance Sheet

As of 07/31/2026

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	152,370	0	5,925	158,295	0	0
Investments	0	2,635,177	2,690,792	5,325,970	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	18,021,968	0
Amount Available in Debt Service	0	0	0	0	0	2,635,177
Amount To Be Provided Debt Service	0	0	0	0	0	15,034,823
Total Assets	189,927	2,635,177	2,696,717	5,521,822	18,021,968	17,670,000
Liabilities						
Accounts Payable	16,076	0	1,861	17,937	0	0
Accrued Expenses	19,269	0	0	19,269	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	35,345	0	5,153	40,498	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	18,021,968	0
Net Change in Fund Balance	127,804	1,538,563	(532,872)	1,133,494	0	0
Total Fund Equity & Other Credits	154,582	2,635,177	2,691,565	5,481,324	18,021,968	0
Total Liabilities & Fund Equity	189,927	2,635,177	2,696,717	5,521,822	18,021,968	17,670,000

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	370	370
Special Assessments				
Tax Roll	1,075,060	1,075,060	488,014	(587,046)
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	886,549	(188,511)
Expenditures				
Legislative				
Supervisor Fees	6,000	5,000	2,200	2,800
Total Legislative	6,000	5,000	2,200	2,800
Financial & Administrative				
Accounting Services	57,000	47,500	18,813	28,687
Administrative Services	700	700	3,763	(3,063)
Arbitrage Rebate Calculation	650	650	0	650
Auditing Services	3,800	3,800	3,900	(100)
Bank Fees	200	167	27	140
Disclosure Report	0	0	5,833	(5,834)
Dissemination Agent	12,000	10,000	0	10,000
District Engineer	15,000	12,500	52,122	(39,621)
District Management	0	0	20,695	(20,695)
Financial & Revenue Collections	0	0	3,762	(3,763)
Legal Advertising	4,000	3,333	733	2,601
Licenses, Fees & Permits	175	146	2,675	(2,529)
Miscellaneous Mailings	3,000	2,500	1,212	1,288
Public Officials Liability Insurance	56,747	56,747	44,488	12,259
Trustees Fees	27,566	25,041	17,270	7,770
Website Hosting, Maintenance, Backup & E	2,015	2,015	2,515	(500)
Total Financial & Administrative	182,853	165,099	177,808	(12,710)
Legal Counsel				
District Counsel	9,000	7,500	138,309	(130,809)
Total Legal Counsel	9,000	7,500	138,309	(130,809)
Electric Utility Services				
Utility - Electricity	15,000	12,500	35,506	(23,005)
Utility - Street Lights-Collector Roads	148,002	123,335	59,137	64,198
Total Electric Utility Services	163,002	135,835	94,643	41,193
Water-Sewer Combination Services				
Utility Services	25,000	20,833	27,817	(6,984)
Total Water-Sewer Combination Services	25,000	20,833	27,817	(6,984)

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Stormwater Control				
Aquatic Pond Maintenance	38,000	31,667	20,745	10,921
Creek Maintenance	60,000	50,000	0	50,000
Fountain Service Repair & Maintenance	8,000	6,667	2,348	4,320
Total Stormwater Control	106,000	88,334	23,093	65,241
Other Physical Environment				
Field Services	17,000	14,166	0	14,166
Gate Maintenance & Repair	7,600	6,334	7,322	(988)
Holiday Decorations	10,000	10,000	6,012	3,987
Irrigation Maintenance & Repair	25,000	20,833	8,991	11,843
Landscape - Mulch	35,000	29,167	0	29,166
Landscape Maintenance	215,000	179,166	124,626	54,541
Landscape Replacement Plants, Shrubs, Tr	30,000	25,000	900	24,100
Miscellaneous Expense	15,000	12,500	0	12,500
Tree Trimming Services	10,000	8,334	0	8,333
Total Other Physical Environment	364,600	305,500	147,851	157,648
Road & Street Facilities				
Sidewalk Maintenance & Repair	48,288	40,240	390	39,850
Total Road & Street Facilities	48,288	40,240	390	39,850
Parks & Recreation				
Amenity Center - Water/Trash Utility Ser	5,000	4,166	0	4,167
Amenity Facility - Maintenance & Repair	3,000	2,500	12,211	(9,711)
Amenity Management Service Contracts	7,000	5,834	0	5,833
Dog Waste Station Supplies & Maintenance	2,100	1,750	5,565	(3,814)
Electrical & Mechanical-Fitness	8,200	6,833	0	6,833
Employee - Payroll Processing Fees	495	412	0	413
Employee - Payroll Taxes	459	383	0	382
ID & Access Cards	10,000	8,333	0	8,333
Janitorial Service	25,000	20,833	0	20,834
Landscape Maintenance - Contingency	2,500	2,084	0	2,083
Lifeguard/Pool Monitors	39,000	32,500	0	32,500
Miscellaneous Maintenance & Repair	5,000	4,166	1,378	2,788
Pest Control Contract	1,138	949	1,249	(300)
Pool Furniture Replacement	5,000	4,166	0	4,166
Pool Maintenance	2,500	2,084	15,750	(13,666)
Pool Permits	275	275	250	25
Pool Service Contract	30,000	25,000	5,850	19,150
Security System Monitoring Services & Ma	4,000	3,333	47,184	(43,851)
Telephone, Internet, Cable	1,500	1,250	754	496
Total Parks & Recreation	152,167	126,851	90,191	36,661
Contingency				
Miscellaneous Contingency	18,150	15,125	6,158	8,967
Other Costs	0	0	50,475	(50,475)
Total Contingency	18,150	15,125	56,633	(41,508)
Total Expenditures	1,075,060	910,317	758,935	151,382

387 General Fund

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Expenditures	0	164,743	127,614	(37,129)
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	164,743	154,582	(10,161)

387 Debt Service Fund S2016 **Villages of Glen Creek Community Development District**
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,406	6,406
Special Assessments				
Tax Roll	347,294	347,294	205,203	(142,090)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	335,186	335,185
Total Revenues	347,294	347,294	546,795	199,501
Expenditures				
Debt Service				
Interest	232,294	232,294	230,619	1,675
Principal	115,000	115,000	115,000	0
Total Debt Service	347,294	347,294	345,619	1,675
Total Expenditures	347,294	347,294	345,619	1,675
Total Excess of Revenues Over(Under) Expenditures	0	0	201,176	201,176
Fund Balance, Beginning of Period	0	0	184,189	184,189
Total Fund Balance, End of Period	0	0	385,365	385,365

387 Debt Service Fund S2018 **Villages of Glen Creek Community Development District**
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,955	10,955
Special Assessments				
Off Roll	0	0	83,053	83,053
Prepayments	0	0	1,162,550	1,162,550
Tax Roll	119,763	119,763	20,943	(98,819)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	60,990	60,989
Total Revenues	119,763	119,763	1,338,491	1,218,728
Expenditures				
Debt Service				
Interest	104,763	104,763	102,747	2,016
Principal	15,000	15,000	15,000	0
Total Debt Service	119,763	119,763	117,747	2,016
Total Expenditures	119,763	119,763	117,747	2,016
Total Excess of Revenues Over(Under) Expenditures	0	0	1,220,744	1,220,744
Fund Balance, Beginning of Period	0	0	118,542	118,542
Total Fund Balance, End of Period	0	0	1,339,286	1,339,286

387 Debt Service Fund S2022

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	23,250	23,250
Special Assessments				
Tax Roll	772,519	772,519	129,708	(642,811)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	732,760	732,760
Total Revenues	772,519	772,519	885,718	113,199
Expenditures				
Debt Service				
Interest	547,519	547,519	544,075	3,444
Principal	225,000	225,000	225,000	0
Total Debt Service	772,519	772,519	769,075	3,444
Total Expenditures	772,519	772,519	769,075	3,444
Total Excess of Revenues Over(Under) Expenditures	0	0	116,643	116,643
Fund Balance, Beginning of Period	0	0	793,884	793,884
Total Fund Balance, End of Period	0	0	910,527	910,527

387 Capital Projects Fund S2016

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	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

387 Capital Projects Fund S2018

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12	12
Total Revenues	0	0	12	12
Total Excess of Revenues Over(Under) Expenditures	0	0	12	12
Fund Balance, Beginning of Period	0	0	427	427
Total Fund Balance, End of Period	0	0	439	439

387 Capital Projects Fund S2022

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	88,173	88,173
Total Revenues	0	0	88,173	88,173
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	635,099	(635,099)
Total Other Physical Environment	0	0	635,099	(635,099)
Total Expenditures	0	0	621,058	(621,058)
Total Excess of Revenues Over(Under) Expenditures	0	0	(532,885)	(532,885)
Fund Balance, Beginning of Period	0	0	3,218,086	3,218,086
Total Fund Balance, End of Period	0	0	2,685,201	2,685,201

Villages of Glen Creek CDD
Investment Summary
July 31, 2026

Account	Investment		Balance as of July 31, 2026
US Bank Series 2016 A1-2 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	$	211,609
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		36,645
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		27,134
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		2,298
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		134,611
US Bank Series 2022 AA4 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		495,519
	Total Debt Service Fund Investments	**$**	**2,635,177**
US Bank Series 2018 A-1 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	$	439
US Bank Series 2022 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		700
US Bank Series 2022 AA4 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		620,156
US Bank Series 2022 3A3B Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		10
US Bank Series 2022 PH4 4A Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		2,069,480
US Bank Series 2022 AA4 PH Mc2 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		7
	Total Capital Projects Fund Investments	**$**	**2,690,792**

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 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
387, 206						
	387 General Fund	07/22/2026	City of Bradenton	2627796	Water Services 06/26	439.84
	387 General Fund	07/22/2026	City of Bradenton	2627812	Water Services 06/26	2,166.68
	387 General Fund	07/28/2026	Florida Power & Light Company	8247136081-072726	Electric Services 07/26	1,676.49
	387 General Fund	07/28/2026	Florida Power & Light Company	4323218034-072726	Electric Services 07/26	336.43
	387 General Fund	07/28/2026	Florida Power & Light Company	3122431327-072726	Electric Services 07/26	599.47
	387 General Fund	07/28/2026	Florida Power & Light Company	2797566557-072726	Electric Services 07/26	33.04
	387 General Fund	07/28/2026	Florida Power & Light Company	1608502405-072726	Electric Services 07/26	654.50
	387 General Fund	07/31/2026	Steadfast Contractors Alliance, LLC	SA-16928	Aquatic Maintenance 11/25	1,695.00
	387 General Fund	07/31/2026	Steadfast Contractors Alliance, LLC	SA-20696	Aquatic Maintenance 03/26	1,695.00
	387 General Fund	07/31/2026	Steadfast Contractors Alliance, LLC	SA-25355	Aquatic Maintenance 07/26	1,695.00
	387 General Fund	07/31/2026	Steadfast Contractors Alliance, LLC	SA-24071	Aquatic Maintenance 06/26	1,695.00
	387 General Fund	07/31/2026	Steadfast Contractors Alliance, LLC	SA-22925	Aquatic Maintenance 05/26	1,695.00
	387 General Fund	07/31/2026	Steadfast Contractors Alliance, LLC	SA-21814	Aquatic Maintenance 04/26	1,695.00
Sum for 387, 206						**16,076.45**
Sum for 387						**16,076.45**
Sum Total						**16,076.45**

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/2026.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.

Rizzetta & Company

Villages of Glen Creek Community Development District

Financial Statements (Unaudited)

August 31, 2026

Prepared by: Rizzetta & Company, Inc.

villagesofglencreekcdd.org
rizzetta.com

Villages of Glen Creek Community Development District

Balance Sheet

As of 08/31/2026

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	115,245	255,979	5,925	377,149	0	0
Investments	0	1,375,308	2,698,301	4,073,609	0	0
Prepaid Expenses	11,283	0	0	11,282	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	18,021,968	0
Amount Available in Debt Service	0	0	0	0	0	1,631,287
Amount To Be Provided Debt Service	0	0	0	0	0	14,788,713
Total Assets	155,995	1,631,287	2,704,226	4,491,507	18,021,968	16,420,000
Liabilities						
Accounts Payable	20,144	0	1,861	22,005	0	0
Accrued Expenses	13,749	0	0	13,749	0	0
Due To Other	16,045	0	3,292	19,337	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	16,420,000
Total Liabilities	49,938	0	5,153	55,091	0	16,420,000
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	18,021,968	0
Net Change in Fund Balance	79,278	534,673	(525,364)	88,586	0	0
Total Fund Equity & Other Credits	106,056	1,631,287	2,699,073	4,436,416	18,021,968	0
Total Liabilities & Fund Equity	155,995	1,631,287	2,704,226	4,491,507	18,021,968	16,420,000

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	382	382
Special Assessments				
Tax Roll	1,075,060	1,075,060	488,014	(587,046)
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	886,561	(188,499)
Expenditures				
Legislative				
Supervisor Fees	6,000	5,500	3,000	2,500
Total Legislative	6,000	5,500	3,000	2,500
Financial & Administrative				
Accounting Services	57,000	52,250	20,694	31,556
Administrative Services	700	700	4,139	(3,439)
Arbitrage Rebate Calculation	650	650	0	650
Auditing Services	3,800	3,800	3,900	(100)
Bank Fees	200	183	27	156
Disclosure Report	0	0	6,417	(6,416)
Dissemination Agent	12,000	11,000	0	11,000
District Engineer	15,000	13,750	53,375	(39,626)
District Management	0	0	22,764	(22,764)
Financial & Revenue Collections	0	0	4,139	(4,139)
Legal Advertising	4,000	3,667	733	2,934
Licenses, Fees & Permits	175	160	2,675	(2,515)
Miscellaneous Mailings	3,000	2,750	1,212	1,538
Public Officials Liability Insurance	56,747	56,747	44,488	12,259
Trustees Fees	27,566	27,566	18,334	9,232
Website Hosting, Maintenance, Backup & E	2,015	2,015	2,615	(600)
Total Financial & Administrative	182,853	175,238	185,512	(10,274)
Legal Counsel				
District Counsel	9,000	8,250	152,315	(144,065)
Total Legal Counsel	9,000	8,250	152,315	(144,065)
Electric Utility Services				
Utility - Electricity	15,000	13,750	39,032	(25,281)
Utility - Street Lights-Collector Roads	148,002	135,669	65,700	69,968
Total Electric Utility Services	163,002	149,419	104,732	44,687
Water-Sewer Combination Services				
Utility Services	25,000	22,917	27,112	(4,196)
Total Water-Sewer Combination Services	25,000	22,917	27,112	(4,196)

387 General Fund

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Stormwater Control				
Aquatic Pond Maintenance	38,000	34,833	22,440	12,394
Creek Maintenance	60,000	55,000	0	55,000
Fountain Service Repair & Maintenance	8,000	7,333	2,348	4,985
Total Stormwater Control	106,000	97,166	24,788	72,379
Other Physical Environment				
Field Services	17,000	15,584	0	15,584
Gate Maintenance & Repair	7,600	6,966	10,916	(3,950)
Holiday Decorations	10,000	10,000	6,012	3,988
Irrigation Maintenance & Repair	25,000	22,917	8,991	13,926
Landscape - Mulch	35,000	32,083	0	32,083
Landscape Maintenance	215,000	197,084	125,876	71,208
Landscape Replacement Plants, Shrubs, Tr	30,000	27,500	900	26,600
Miscellaneous Expense	15,000	13,750	0	13,750
Tree Trimming Services	10,000	9,166	0	9,166
Total Other Physical Environment	364,600	335,050	152,695	182,355
Road & Street Facilities				
Sidewalk Maintenance & Repair	48,288	44,264	390	43,874
Total Road & Street Facilities	48,288	44,264	390	43,874
Parks & Recreation				
Amenity Center - Water/Trash Utility Ser	5,000	4,584	0	4,584
Amenity Facility - Maintenance & Repair	3,000	2,750	13,531	(10,781)
Amenity Management Service Contracts	7,000	6,416	0	6,416
Dog Waste Station Supplies & Maintenance	2,100	1,925	6,045	(4,120)
Electrical & Mechanical-Fitness	8,200	7,517	0	7,517
Employee - Payroll Processing Fees	495	454	0	454
Employee - Payroll Taxes	459	420	0	421
ID & Access Cards	10,000	9,167	0	9,166
Janitorial Service	25,000	22,917	0	22,917
Landscape Maintenance - Contingency	2,500	2,291	0	2,292
Lifeguard/Pool Monitors	39,000	35,750	0	35,750
Miscellaneous Maintenance & Repair	5,000	4,584	1,378	3,204
Pest Control Contract	1,138	1,043	1,382	(338)
Pool Furniture Replacement	5,000	4,583	0	4,583
Pool Maintenance	2,500	2,292	17,700	(15,408)
Pool Permits	275	275	250	25
Pool Service Contract	30,000	27,500	5,850	21,650
Security System Monitoring Services & Ma	4,000	3,666	52,534	(48,867)
Telephone, Internet, Cable	1,500	1,375	753	621
Total Parks & Recreation	152,167	139,509	99,423	40,086
Contingency				
Miscellaneous Contingency	18,150	16,638	7,031	9,607
Other Costs	0	0	50,475	(50,475)
Total Contingency	18,150	16,638	57,506	(40,868)
Total Expenditures	1,075,060	993,951	807,473	186,478

387 General Fund

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Expenditures	0	81,109	79,088	(2,021)
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	81,109	106,056	24,947

387 Debt Service Fund S2016

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,476	7,476
Special Assessments				
Prepayments	0	0	8,953	8,953
Tax Roll	347,294	347,294	205,204	(142,090)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	335,186	335,186
Total Revenues	347,294	347,294	556,819	209,525
Expenditures				
Debt Service				
Interest	232,294	232,294	230,619	1,675
Principal	115,000	115,000	115,000	0
Total Debt Service	347,294	347,294	345,619	1,675
Total Expenditures	347,294	347,294	345,619	1,675
Total Excess of Revenues Over(Under) Expenditures	0	0	211,200	211,200
Fund Balance, Beginning of Period	0	0	184,188	184,188
Total Fund Balance, End of Period	0	0	395,388	395,388

387 Debt Service Fund S2018 **Villages of Glen Creek Community Development District**
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	14,674	14,674
Special Assessments				
Off Roll	0	0	83,053	83,053
Prepayments	0	0	1,162,550	1,162,550
Tax Roll	119,763	119,763	20,944	(98,819)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	60,989	60,990
Total Revenues	119,763	119,763	1,342,210	1,222,448
Expenditures				
Debt Service				
Interest	104,763	104,763	119,934	(15,172)
Principal	15,000	15,000	1,265,000	(1,250,000)
Total Debt Service	119,763	119,763	1,384,934	(1,265,172)
Total Expenditures	119,763	119,763	1,384,934	(1,265,172)
Total Excess of Revenues Over(Under) Expenditures	0	0	(42,724)	(42,724)
Fund Balance, Beginning of Period	0	0	118,542	118,542
Total Fund Balance, End of Period	0	0	75,818	75,818

387 Debt Service Fund S2022

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	25,779	25,779
Special Assessments				
Off Roll	0	0	8,791	8,791
Prepayments	0	0	238,235	238,235
Tax Roll	772,519	772,519	129,707	(642,812)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	732,760	732,760
Total Revenues	772,519	772,519	1,135,272	362,753
Expenditures				
Debt Service				
Interest	547,519	547,519	544,075	3,444
Principal	225,000	225,000	225,000	0
Total Debt Service	772,519	772,519	769,075	3,444
Total Expenditures	772,519	772,519	769,075	3,444
Total Excess of Revenues Over(Under) Expenditures	0	0	366,197	366,197
Fund Balance, Beginning of Period	0	0	793,884	793,884
Total Fund Balance, End of Period	0	0	1,160,081	1,160,081

387 Capital Projects Fund S2016

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	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

387 Capital Projects Fund S2018

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	14	14
Total Revenues	0	0	14	14
Total Excess of Revenues Over(Under) Expenditures	0	0	14	14
Fund Balance, Beginning of Period	0	0	427	427
Total Fund Balance, End of Period	0	0	441	441

387 Capital Projects Fund S2022

Villages of Glen Creek Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	95,681	95,681
Total Revenues	0	0	95,681	95,681
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	635,100	(635,100)
Total Other Physical Environment	0	0	635,100	(635,100)
Total Expenditures	0	0	621,059	(621,059)
Total Excess of Revenues Over(Under) Expenditures	0	0	(525,378)	(525,378)
Fund Balance, Beginning of Period	0	0	3,218,086	3,218,086
Total Fund Balance, End of Period	0	0	2,692,708	2,692,708

Villages of Glen Creek CDD

Investment Summary

August 31, 2026

Account	Investment		Balance as of August 31, 2026
US Bank Series 2016 A1-2 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	$	212,680
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		36,818
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		13,493
US Bank Series 2018 A-2 Prepayment	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		0
US Bank Series 2018 A-2 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		0
US Bank Series 2022 Revenue	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		3,076
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		136,361
US Bank Series 2022 AA4 Reserve	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		495,519
	Total Debt Service Fund Investments	**$**	**1,375,308**
US Bank Series 2018 A-1 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801	$	441
US Bank Series 2022 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		702
US Bank Series 2022 AA4 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		621,910
US Bank Series 2022 3A3B Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		13
US Bank Series 2022 PH4 4A Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		2,075,227
US Bank Series 2022 AA4 PH Mc2 Construction	First American Funds Inc SHS-Y Treasury Oblig Fd 3801		8
	Total Capital Projects Fund Investments	**$**	**2,698,301**

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 08/01/2026 to 08/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
387, 206						
	387 General Fund	08/31/2026	Ardurra Group, Inc.	191965	Engineering Services 08/26	832.50
	387 General Fund	08/26/2026	City of Bradenton	2645110	Water Services 07/26	249.27
	387 General Fund	08/26/2026	City of Bradenton	2645126	Water Services 07/26	1,046.14
	387 General Fund	08/28/2026	DeStefano Engineering Group PL	14741	Visual Observation 08/26	872.50
	387 General Fund	08/31/2026	ECS Integrations, LLC	104609	Gate Maintenance & Repair 08/26	490.00
	387 General Fund	08/31/2026	ECS Integrations, LLC	104648	Gate Maintenance & Repair 08/26	240.00
	387 General Fund	08/14/2026	Florida Power & Light Company	3122431327-082626	Electric Services 08/26	734.68
	387 General Fund	08/14/2026	Florida Power & Light Company	1608502405-082626	Electric Services 08/26	618.18
	387 General Fund	08/14/2026	Florida Power & Light Company	9095659224-081426	Electric Services 08/26	36.81
	387 General Fund	08/14/2026	Florida Power & Light Company	4323218034-082626	Electric Services 08/26	316.88
	387 General Fund	08/14/2026	Florida Power & Light Company	8247136081-082626	Electric Services 08/26	1,676.49
	387 General Fund	08/14/2026	Florida Power & Light Company	0571297217-081426	Electric Services 08/26	69.36
	387 General Fund	08/14/2026	Florida Power & Light Company	4089108213-081426	Electric Services 08/26	41.08
	387 General Fund	08/14/2026	Florida Power & Light Company	2797566557-082626	Electric Services 08/26	32.94
	387 General Fund	08/28/2026	Foley & Lardner, LLP	51364880	Legal Services 07/26	6,710.00
	387 General Fund	08/20/2026	Stantec Consulting Services, Inc.	2606218	Engineering Services 07/26	588.50
	387 General Fund	08/31/2026	Straley Robin Vericker	28963	Legal Services 08/26	5,589.00
Sum for 387, 206						**20,144.33**
Sum for 387						**20,144.33**
Sum Total						**20,144.33**

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/2026.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.

Tab 11

Villages of Glen Creek Community Development District

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

Operation and Maintenance Expenditures
July 2026
For Board Approval

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

The total items being presented: **$103,368.57**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
813 Security & Protective Services	100158	0003-0726	Security Services 07/26	$	5,400.00
Ardurra Group, Inc.	100170	188379	Engineering Services 06/26	$	647.50
Bloomings Landscape & Turf Management, Inc.	100147	2026-01191	Irrigation Repair 06/26	$	375.00
Bloomings Landscape & Turf Management, Inc.	100147	2026-01255	Irrigation Repair 06/26	$	181.00
Bloomings Landscape & Turf Management, Inc.	100159	2026-01312	Landscape Maintenance 07/26	$	16,470.00
Cellgate	100148	0126101-IN	Security Monitoring & Maintenance 04/26	$	285.00
City of Bradenton	100149	2593434	Water Services 05/26	$	329.51
City of Bradenton	100149	2593450	Water Services 05/26	$	2,335.54
City of Bradenton	100149	2601623	Water Services 06/26	$	2,740.32
City of Bradenton	100149	2610607	Water Services 06/26	$	462.76
Coastal Mechanical Inc.	100162	2291	Maintenance & Repair 06/26	$	390.00
DeStefano Engineering Group PL	100178	14623	Visual Observation 07/26	$	900.00

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Dibartolomeo, McBee, Hartley & Barnes, PA	100150	90113655	Auditing Services FY23/24	$	3,850.00
Dibartolomeo, McBee, Hartley & Barnes, PA	100150	90119537	Auditing Services FY24/25	$	3,850.00
Doodycalls of Parrish FL	100165	INV-110344452020606	Dog Waste Station Supplies & Maintenance 06/26	$	480.00
ECS Integrations, LLC	100151	104196	Gate Maintenance & Repair 06/26	$	240.00
ECS Integrations, LLC	100151	104267	Gate Maintenance & Repair 06/26	$	955.00
ECS Integrations, LLC	100161	104276	Gate Phones 07/26	$	930.00
ECS Integrations, LLC	100161	104277	Gate Maintenance & Repair 07/26	$	780.00
ECS Integrations, LLC	100161	104352	Maintenance & Repair 07/26	$	1,650.00
ECS Integrations, LLC	100161	104353	Gate Phones 07/26	$	420.00
ECS Integrations, LLC	100161	104354	Maintenance & Repair 07/26	$	1,900.00
ECS Integrations, LLC	100161	104357	Gate Phones 07/26	$	465.00
ECS Integrations, LLC	100163	104403	Maintenance & Repair 07/26	$	935.00

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
ECS Integrations, LLC	100174	104436	Gate Maintenance & Repair 07/26	$	240.00
Florida Power & Light Company	20260706-1	0571297217-061526	Electric Services 06/26	$	73.34
Florida Power & Light Company	20260727-1	0571297217-071526	Electric Services 07/26	$	74.32
Florida Power & Light Company	20260706-1	1608502405-062526	Electric Services 06/26	$	544.73
Florida Power & Light Company	20260706-1	2797566557-062526	Electric Services 06/26	$	32.94
Florida Power & Light Company	20260706-1	3122431327-062526	Electric Services 06/26	$	600.96
Florida Power & Light Company	20260706-1	4089108213-061526	Electric Services 06/26	$	41.08
Florida Power & Light Company	20260727-1	4089108213-071526	Electric Services 07/26	$	41.35
Florida Power & Light Company	20260706-1	4323218034-062526	Electric Services 06/26	$	306.56
Florida Power & Light Company	20260706-1	8247136081-062526	Electric Services 06/26	$	1,675.99
Florida Power & Light Company	20260706-1	9095659224-061526	Electric Services 06/26	$	38.07
Florida Power & Light Company	20260727-1	9095659224-071526	Electric Services 07/26	$	37.97

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Foley & Lardner, LLP	100152	51327048	Legal Services 05/26	$	4,989.39
Foley & Lardner, LLP	100152	51327049	Legal Services 05/26	$	570.00
Foley & Lardner, LLP	100176	51343190	Legal Services 06/26	$	425.00
Foley & Lardner, LLP	100176	51343255	Legal Services 06/26	$	6,197.50
Gig Fiber, LLC	100153	2643	Solar Equipment Lease 04/24	$	1,550.00
Gig Fiber, LLC	100153	7286	Solar Equipment Lease 06/26	$	2,280.72
Gig Fiber, LLC	100153	7287	Solar Equipment Lease 06/26	$	892.33
Gig Fiber, LLC	100153	7288	Solar Equipment Lease 06/26	$	209.96
Gig Fiber, LLC	100153	7289	Solar Equipment Lease 06/26	$	314.94
Gig Fiber, LLC	100153	7290	Solar Equipment Lease 06/26	$	1,272.96
Gig Fiber, LLC	100153	7291	Solar Equipment Lease 06/26	$	1,591.20
Gig Fiber, LLC	100171	7573	Solar Equipment Lease 07/24	$	1,272.96

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Gig Fiber, LLC	100171	7574	Solar Equipment Lease 07/24	$	2,280.72
Gig Fiber, LLC	100171	7575	Solar Equipment Lease 07/24	$	1,591.20
Gig Fiber, LLC	100171	7576	Solar Equipment Lease 07/24	$	209.96
Gig Fiber, LLC	100171	7577	Solar Equipment Lease 07/24	$	314.94
Gig Fiber, LLC	100171	7578	Solar Equipment Lease 07/24	$	892.33
H2 Lagoon Solutions	100172	3068	Pond Maintenance 07/26	$	1,950.00
H2 Lagoon Solutions	100175	3076	Pond Maintenance 06/26	$	150.00
NaturZone Pest Control	100173	889630	Pest Control 07/26	$	132.68
Rizzetta & Company, Inc.	100157	INV0000110612	Accounting Services 07/26	$	6,636.66
Rizzetta & Company, Inc.	100169	INV0000111268	Mass Mailing - Budget Notice 07/26	$	1,211.92
Stantec Consulting Services, Inc.	100164	2584989	Engineering Services 06/26	$	992.50
Straley Robin Vericker	100166	28704	Legal Services 06/26	$	4,375.50

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
The Observer Group, Inc.	100177	26-01242M	Legal Advertising 07/26	$	231.88
The Observer Group, Inc.	100177	26-01316M	Legal Advertising 07/26	$	78.75
Tony Isaacson	100154	TI051226-387	Board of Supervisors Meeting 05/12/26	$	200.00
U.S. Bank	100160	8228887	Trustee Fees S2022A 06/01/26-05/31/27	$	4,256.13
United Restoration Services LLC	100167	5916	Maintenance & Repair 06/26	$	1,274.00
United Restoration Services LLC	100155	5927	Maintenance & Repair 06/26	$	1,377.00
United Restoration Services LLC	100155	5931	Maintenance & Repair 06/26	$	1,486.50
United Restoration Services LLC	100168	6032	Maintenance & Repair 07/26	$	780.00
Wetland Management Services, LLC	100156	44392	Aquatic Maintenance 06/26	$	700.00
Report Total				**$**	**103,368.57**

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: 7/1/2026

Invoice #: 0003

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	Security Staff (204 Hours) M-Th 4p-10p, Friday-Sunday 2p-10p	$ 25.00	$ 5,100.00
4th of July	Security Staff (8 Hours) Holiday Staffing Rate	$ 37.50	$ 300.00

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: $ 5,400.00

Thank you for your business!

ARDURRA

July 10, 2026
Project No: R2026-00-0142900
Invoice No: 188379

Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
PO Box 32414
Charlotte, NC 28232

Project Manager: Edward Craig

Project R2026-00-0142900 Villages of Glen Creek; 2026 WUP20 013281.006

Professional Services from June 01, 2026 to June 30, 2026

Phase 001 Water use permit

Professional Personnel

		Hours	Amount
Craig, Edward		3.50	
	Totals	3.50	
	Total Labor		**647.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	647.50	925.00	1,572.50
Limit			6,845.00
Remaining			5,272.50

Total this Phase **647.50**

Total this Invoice **647.50**

Billings to Date

	Current	Prior	Total	Received	AR Balance
Labor	647.50	925.00	1,572.50		
Totals	**647.50**	**925.00**	**1,572.50**	**925.00**	**647.50**

Billing Backup

Friday, July 10, 2026

Ardurra Group, Inc. Invoice 188379 Dated 7/10/2026 11:50:29 AM

Project R2026-00-0142900 Villages of Glen Creek; 2026 WUP20 013281.006

Phase 001 Water use permit

Professional Personnel

		Hours	Amount
4007 - Craig, Edward	6/2/2026	1.75	
4007 - Craig, Edward	6/4/2026	1.75	
Totals		3.50	
Total Labor			**647.50**

Total this Phase	**647.50**
Total this Project	**647.50**
Total this Report	**647.50**

Bloomings
Landscape & Turf Management Inc.

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
6/17/2026	2026-01191

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
Zone 9 - Irrigation system evaluated 6/10 - changed decoder. Tested successfully.			
RainBird 1-Station Decoder	1	275.00	275.00
DBO/B (Direct Bury) Connector	2	7.50	15.00
King Connector	4	5.00	20.00
Labor - 1 Technician (per hour)	1	65.00	65.00

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	$375.00
Payments/Credits	$0.00
Balance Due	$375.00

Phone #	Fax #	E-mail	Web Site
(941) 927-9765		amy@bloomingslandscape.com	www.bloomingslandscape.com

Bloomings
Landscape & Turf Management Inc.

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
6/30/2026	2026-01255

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
Leaking Valve in Zone 31 6/4 - Fixed & repaired leak at valve. Tested successfully.			
2" PVC Fitting	6	8.00	48.00
2" PVC Pipe	1	3.00	3.00
Labor - 1 Technician (per hour)	2	65.00	130.00

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	$181.00
Payments/Credits	$0.00
Balance Due	$181.00

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 #
7/1/2026	2026-01312

Bill To:

Villages of Glen Creek CDD
c/o Rizzetta & Company, Inc.
2700 S. Faulkenberg Rd
Riverview, FL 33578

Terms Net 30

Description	Qty	Rate	Amount
Month of July			
Monthly: Landscape Maintenance		15,470.00	15,470.00
Monthly: Irrigation Maintenance		1,000.00	1,000.00

Total	$16,470.00
Payments/Credits	$0.00
Balance Due	$16,470.00

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

Invoice

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

Invoice Number: 0126101-IN
Invoice Date: 4/1/2026
Salesperson: 1005
Tax Schedule: FL3274600

New! Automatic Bank Draft Now Available
Call 855-694-2837, option 4 or email billing@cell-gate.com to enroll

Villages of Glen Creek
3434 Colwell Ave
Tampa, FL 33614

Customer Number: 0018985
Customer P.O.:
Ship VIA:
Terms: Net 15 Days
Service Period Service Apr-Jun '26

Contact:

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

Net Invoice:	285.00
Sales Tax:	0.00
Invoice Total:	$285.00
	0.00
Invoice Balance:	$285.00

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
2593434	05/27/2026	601178	20069576	06/16/2026

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
04/02/2026 - 05/08/2026	1 COMMERCIAL	19801729	1268	1286	18	74.22
04/02/2026 - 05/08/2026	BLOW OFF METER	23270584	0	0	0	0.00
	WATER BASE					32.61
	SEWER USAGE					84.87
	SEWER BASE					48.18
	COMMERCIAL GARBAGE					73.42
	UTILITY TAX					10.68
	COMMERCIAL STORM WATER					5.53

STAYING SAFE WHEN USING LITHIUM-ION BATTERIES IS IMPORTANT. ALWAYS USE THE MANUFACTURER PROVIDED BATTERY AND CHARGER AND PLUG DIRECTLY INTO AN OUTLET. DO NOT DISPOSE IN TRASH BUT RATHER A COLLECTION SITE. CONTACT BRADENTON FIRE DEPARTMENT FOR MORE INFO 941-932-9600 [CY4]

Current Charges	329.51
Previous Balance	309.45
Less Payments Received	309.45
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	0.00
Total Amount Due	**$329.51**

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	2593434	Due Date	06/16/2026	Amount Due	$329.51

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

60117802006957600000032951 1

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
2593450	05/27/2026	601185	20069576	06/16/2026

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
	RECLAIM	**25008894**	**15361**	**19687**	**4326**	**2,123.22**
	UTILITY TAX					**212.32**

STAYING SAFE WHEN USING LITHIUM-ION BATTERIES IS IMPORTANT. ALWAYS USE THE MANUFACTURER PROVIDED BATTERY AND CHARGER AND PLUG DIRECTLY INTO AN OUTLET. DO NOT DISPOSE IN TRASH BUT RATHER A COLLECTION SITE. CONTACT BRADENTON FIRE DEPARTMENT FOR MORE INFO 941-932-9600 [CY4]

Current Charges	2,335.54
Previous Balance	1,918.83
Less Payments Received	1,918.83
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	0.00
Total Amount Due	**$2,335.54**

C2

C2

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

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

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

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

Service Address	Account Number	Customer ID
2284 MIZNER BAY AVE	60118520069576	20069576

Bill Number	2593450	Due Date	06/16/2026	Amount Due	$2,335.54

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

60118502006957600000233554 1

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
2610623	06/24/2026	601185	20069576	07/14/2026

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
	RECLAIM	**25008894**	**19687**	**24375**	**4688**	**2,278.88**
	UTILITY TAX					**227.89**

DELINQUENT

IMPORTANT NOTICE INSERTED IS THE 2025 CITY WATER TREATMENT CONSUMER CONFIDENCE REPORT. HURRICANE SEASON IS HERE! REGISTER FOR EMERGENCY MESSAGES WITH CODE RED AT WWW.BRADENTONFL.GOV/EMERGENCY. TO MAKE PAYMENTS OR CHECK ACCOUNT BALANCE PLEASE CALL 877-631-7796. [CY4]

****IMPORTANT MESSAGE****
YOUR PREVIOUS BALANCE OF 2569.09 MUST BE PAID IMMEDIATELY TO PREVENT SERVICES FROM BEING SHUT OFF AND A SERVICE FEE ASSESSED. DISCONNECTED SERVICE IS SUBJECT TO AN INCREASED DEPOSIT. PLEASE CALL 877-631-7796 TO MAKE YOUR PAYMENT BY PHONE TODAY.

Current Charges	2,506.77
Previous Balance	2,335.54
Less Payments Received	0.00
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	233.55
Total Amount Due	**$5,075.86**

C2

C2

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

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

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

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

Service Address		Account Number	Customer ID
2284 MIZNER BAY AVE		60118520069576	20069576
Bill Number	2610623	Due Date 07/14/2026	**Amount Due** **$5,075.86**

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

60118502006957600000507586 6

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
2610607	06/24/2026	601178	20069576	07/14/2026

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
05/08/2026 - 06/12/2026	1 COMMERCIAL	19801729	1286	1314	28	118.22
05/08/2026 - 06/12/2026	BLOW OFF METER	23270584	0	96	96	0.00
	WATER BASE					32.61
	SEWER USAGE					136.77
	SEWER BASE					48.18
	COMMERCIAL GARBAGE					73.42
	UTILITY TAX					15.08
	COMMERCIAL STORM WATER					5.53

DELINQUENT

IMPORTANT NOTICE INSERTED IS THE 2025 CITY WATER TREATMENT CONSUMER CONFIDENCE REPORT. HURRICANE SEASON IS HERE! REGISTER FOR EMERGENCY MESSAGES WITH CODE RED AT WWW.BRADENTONFL.GOV/EMERGENCY. TO MAKE PAYMENTS OR CHECK ACCOUNT BALANCE PLEASE CALL 877-631-7796. [CY4]

****IMPORTANT MESSAGE****
YOUR PREVIOUS BALANCE OF 362.46 MUST BE PAID IMMEDIATELY TO PREVENT SERVICES FROM BEING SHUT OFF AND A SERVICE FEE ASSESSED. DISCONNECTED SERVICE IS SUBJECT TO AN INCREASED DEPOSIT. PLEASE CALL 877-631-7796 TO MAKE YOUR PAYMENT BY PHONE TODAY.

Current Charges	429.81
Previous Balance	329.51
Less Payments Received	0.00
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	32.95
Total Amount Due	**$792.27**

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	2610607	Due Date 07/14/2026	**Amount Due** **$792.27**

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

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

Amount Enclosed $ _____

CITY OF BRADENTON
PO BOX 1339
BRADENTON FL 34206-1339

60117802006957600000079227 3

COASTAL MECHANICAL INC.

9720 Princess Palm Ave Ste 149
Tampa, FL 33619 US
(813) 499-5171
Brett.angarola@coastal-mech.net

INVOICE

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

INVOICE	2291
DATE	06/23/2026
TERMS	Net 30
DUE DATE	07/23/2026

DESCRIPTION	QTY	RATE	AMOUNT
Reinstalled (1) stop sign at the community side entrance.	1	390.00	390.00T

SUBTOTAL	390.00
TAX	27.30
TOTAL	417.30
BALANCE DUE	**$417.30**

Short paid sales tax - Tax Exempt

INVOICE

DeStefano Engineering Group PL
341 Interstate Blvd
Sarasota, FL 34240-8597

rocki@destefanoengineering.com
+1 (941) 315-2328
www.DeStefanoEngineering.com

Villages of Glen Creek CDD:266319 Villages of Glen Creek, Bradenton - Observation of Bridge

Bill to
Villages of Glen Creek CDD
3434 Colwell Ave Suite 200
Tampa, Fl 33614

Invoice details
Invoice no.: 14623
Terms: Due on receipt
Invoice date: 07/28/2026
Due date: 08/02/2026

Project: 266319 Villages of Glen Creek

Date	Product or service	Description	Qty	Rate	Amount
07/28/2026	**Upfront Client RETAINER**	50% upfront Client Retainers for Task 1 – Limited Visual Observation and Observation Report – estimated at $1,800.	1	$900.00	$900.00

Total **$900.00**

Ways to pay

VISA BANK

PLEASE MAIL PAYMENTS TO:
341 Interstate Blvd.
Sarasota, Fl 34240

Note to customer

Mail Payments To:
341 Interstate Blvd.
Sarasota, Fl 34240

View and pay

Dibartolomeo, McBee, Hartley & Barnes, PA
2222 Colonial Road, Suite 201
Fort Pierce, FL 34950
Tel: 461-8833
Fax: (772) 461-8872

Villages of Glen Creek Community Development District
Kai Mgt Svcs
2502 N Rocky Point Dr Ste 1000

October 6, 2025
Invoice: 90113655

Services rendered regarding audited financial statements for the year ended September 30, 2024.	$3,850.00
Invoice Total	**$3,850.00**

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
3,850.00	0.00	0.00	0.00	3,850.00

Dibartolomeo, McBee, Hartley & Barnes, PA
2222 Colonial Road, Suite 201
Fort Pierce, FL 34950
Tel: 461-8833
Fax: (772) 461-8872

Villages of Glen Creek Community Development District
c/o Rizzetta & Company
3434 Colwell Ave Ste 200

June 25, 2026
Invoice: 90119537

Services rendered regarding audited financial statements for the year ended September 30, 2025.	$3,850.00
Invoice Total	**$3,850.00**

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
3,850.00	0.00	0.00	3,850.00	7,700.00

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-11034445202606
Date	June 30, 2026
Amount Due	$480.00

Activity from June 01, 2026 to June 30, 2026

Ref	Date	Item	Description	Qty	Unit Price	Amount
I477018239	6/2/2026	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I477018239	6/2/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	$12.00	$96.00
I477018730	6/9/2026	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I477018730	6/9/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	$12.00	$96.00
I477019282	6/16/2026	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I477019282	6/16/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	$12.00	$96.00
I477019762	6/23/2026	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I477019762	6/23/2026	Com-Pet Waste Station Service	Com-Pet Waste Station Service	8	$12.00	$96.00
I477020256	6/30/2026	Com-Pet Waste Station Service	Service Description	1	$0.00	$0.00
I477020256	6/30/2026	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
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	104196
DATE	06/15/2026
TERMS	Net 15
DUE DATE	06/30/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
06/09/2026	The tech tested the gates, loops, and sensors. Everything worked fine. The car that was hit was parked in a location that isn't monitored by the gates due to the gates setup.	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	104267
DATE	06/30/2026
TERMS	Net 15
DUE DATE	07/15/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	1- VIKING GREEN MOTOR BOARD . 2- LOOP DETECTORS . 1- 120V AC SURGE SUPPRESSOR .	0.50	1,165.00	582.50T
	REPLACE 1 - GREEN VIKING MOTOR BOARD . REPLACE 2 - LOOP DETECTORS . INSTALL 120V AC SURGE SUPPRESSOR . TH26629	0.50	745.00	372.50

Ways to pay

View and pay

SUBTOTAL	955.00
TAX	0.00
TOTAL	955.00
BALANCE DUE	**$955.00**

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

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

INVOICE	104276
DATE	07/01/2026
TERMS	Net 15
DUE DATE	07/16/2026

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

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

INVOICE	104277
DATE	07/01/2026
TERMS	Net 15
DUE DATE	07/16/2026

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

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

INVOICE	104352
DATE	07/01/2026
TERMS	Net 15
DUE DATE	07/16/2026

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**

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INVOICE

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3434 Colwell Avenue, Suite 200
Tampa, FL 33614

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

INVOICE	104353
DATE	07/01/2026
TERMS	Net 15
DUE DATE	07/16/2026

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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Polk City, FL 33868 US
chris@ecsintegrations.com

INVOICE

BILL TO	SHIP TO		
Villages of Glen Creek CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Villages of Glen Creek CDD 2440 Sand Gables Trail Bradenton, FL 34208 USA	INVOICE DATE TERMS DUE DATE	104354 07/01/2026 Net 15 07/16/2026

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**

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INVOICE

BILL TO	SHIP TO		
Villages of Glen Creek CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Villages of Glen Creek CDD 2440 Sand Gables Trail Bradenton, FL 34208 USA	INVOICE DATE TERMS DUE DATE	104357 07/01/2026 Net 15 07/16/2026

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

Ways to pay

View and pay

SUBTOTAL	465.00
TAX	0.00
TOTAL	465.00
BALANCE DUE	**$465.00**

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chris@ecsintegrations.com

INVOICE

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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	104403
DATE	07/08/2026
TERMS	Net 15
DUE DATE	07/23/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	FIELD WELD REPAIR / SPRAY PAINT REPAIR . ADJUST LIMITS .TH27785/GP	1	935.00	935.00T

Ways to pay

View and pay

SUBTOTAL	935.00
TAX	0.00
TOTAL	935.00
BALANCE DUE	**$935.00**

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chris@ecsintegrations.com

INVOICE

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Suite 200
Tampa, FL 33614 USA

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

INVOICE	104436
DATE	07/20/2026
TERMS	Net 15
DUE DATE	08/04/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
07/15/2026	After troubleshooting, the tech found that the main gate breaker has no power. The breaker is on, but no power. The tech was able to get the back gate exit tag 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**

FPL.

JUN 2 2 2026

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 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.

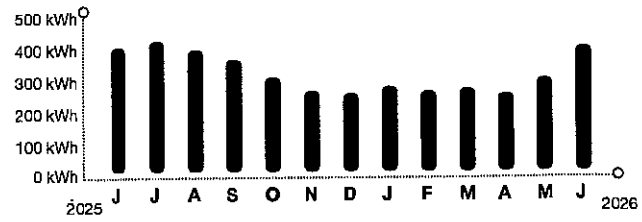
CURRENT BILL

$73.34
TOTAL AMOUNT YOU OWE

Jul 6, 2026
NEW CHARGES DUE BY

Pay $59.09 instead of $73.34 by your due date to enroll in FPL Budget Billing®. **FPL.com/BusBB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	58.49
Payments received	-58.49
Balance before new charges	0.00
Total new charges	73.34
Total amount you owe	**$73.34**

(See page 2 for bill details.)

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Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

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VILLAGES OF GLEN CREEK CDD
3434 COLWELL AVE STE 2D0
TAMPA FL 33614-839D

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05712-97217	$73.34	Jul 6, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		58.49
Payment received - Thank you		-58.49
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)*	$39.82	
Fuel: *($0.032020 per kWh)*	$13.48	
Electric service amount	67.50	
Gross receipts tax (State tax)	1.73	
Franchise fee (Reqd local fee)	4.05	
Taxes and charges	5.78	
Regulatory fee (State fee)	0.06	
Total new charges		$73.34
Total amount you owe		**$73.34**

METER SUMMARY

Meter reading - Meter ACD9366. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	07783		07362		421

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	421	313	425
Service days	32	30	30
kWh/day	13	10	14
Amount	$73.34	$58.49	$71.04

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JUL 2 0 2026

Electric Bill Statement
For: Jun 15, 2026 to Jul 15, 2026 (30 days)
Statement Date: Jul 15, 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.

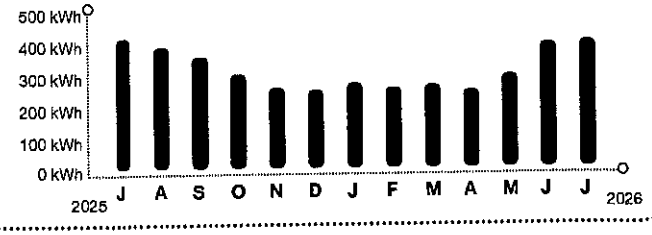
CURRENT BILL

$74.32
TOTAL AMOUNT YOU OWE

Aug 5, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	73.34
Payments received	-73.34
Balance before new charges	0.00
Total new charges	74.32
Total amount you owe	**$74.32**

(See page 2 for bill details.)

KEEP IN MIND

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Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

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VILLAGES OF GLEN CREEK CDD
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TAMPA FL 33614-8390

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05712-97217	$74.32	Aug 5, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		73.34
Payment received - Thank you		-73.34
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)*	$40.50	
Fuel: *($0.032020 per kWh)*	$13.70	
Electric service amount	68.40	
Gross receipts tax (State tax)	1.76	
Franchise fee (Reqd local fee)	4.10	
Taxes and charges	5.86	
Regulatory fee (State fee)	0.06	
Total new charges		$74.32
Total amount you owe		**$74.32**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	08211		07783		428

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2026	Jun 15, 2026	Jul 15, 2025
kWh Used	428	421	444
Service days	30	32	32
kWh/day	14	13	14
Amount	$74.32	$73.34	$73.45

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JUN 29 2026

Electric Bill Statement
For: May 27, 2026 to Jun 25, 2026 (29 days)
Statement Date: Jun 25, 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.

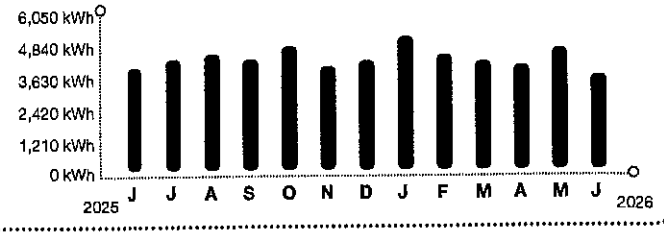
CURRENT BILL

$544.73
TOTAL AMOUNT YOU OWE

Jul 16, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	696.34
Payments received	-696.34
Additional Activity	-1.63
Balance before new charges	-1.63
Total new charges	546.36
Total amount you owe	**$544.73**

(See page 2 for bill details.)

KEEP IN MIND

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Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

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

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16085-02405	$544.73	Jul 16, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		696.34
Payment received - Thank you		-696.34
Additional activity		
Deposit Interest		-1.63
Balance before new charges		-$1.63
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$365.06	
Fuel: *($0.032020 per kWh)*	$123.57	
Electric service amount	502.83	
Gross receipts tax (State tax)	12.90	
Franchise fee (Reqd local fee)	30.17	
Taxes and charges	43.07	
Regulatory fee (State fee)	0.46	
Total new charges		$546.36
Total amount you owe		**$544.73**

METER SUMMARY

Meter reading - Meter ACD6724. Next meter reading Jul 27, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	12149		08290		3859

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 25, 2026	May 27, 2026	Jun 25, 2025
kWh Used	3859	4949	4219
Service days	29	33	29
kWh/day	133	150	145
Amount	$546.36	$696.34	$580.23

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JUN 29 2026

Electric Bill Statement
For: May 27, 2026 to Jun 25, 2026 (29 days)
Statement Date: Jun 25, 2026
Account Number: 27975-66557
Service Address:
2355 28TH AVE E #PUMP
BRADENTON, FL 34208

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

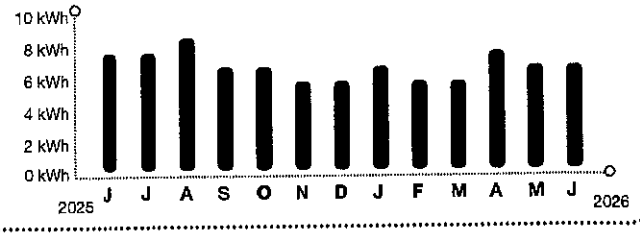
CURRENT BILL

$32.94
TOTAL AMOUNT YOU OWE

Jul 16, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	32.94
Payments received	-32.94
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

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Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

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VILLAGES OF GLEN CREEK CDD
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TAMPA FL 33614-8390

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27975-66557	$32.94	Jul 16, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		32.94
Payment received - Thank you		-32.94
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: *($0.032020 per kWh)*	$0.22	
Electric service amount	30.31	
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		$32.94
Total amount you owe		**$32.94**

METER SUMMARY

Meter reading - Meter KJ82813. Next meter reading Jul 27, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00491		00484		7

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 25, 2026	May 27, 2026	Jun 25, 2025
kWh Used	7	7	8
Service days	29	33	29
kWh/day	0	0	0
Amount	$32.94	$32.94	$27.66

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JUN 29 2026

Electric Bill Statement
For: May 27, 2026 to Jun 25, 2026 (29 days)
Statement Date: Jun 25, 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

$600.96
TOTAL AMOUNT YOU OWE

Jul 16, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	585.52
Payments received	-585.52
Additional Activity	–1.04
Balance before new charges	–1.04
Total new charges	602.00
Total amount you owe	**$600.96**

(See page 2 for bill details.)

KEEP IN MIND

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Ways to Pay

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31224-31327	$600.96	Jul 16, 2026	$ _____
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		585.52
Payment received - Thank you		-585.52
Additional activity		
Deposit Interest		-1.04
Balance before new charges		-$1.04
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$33.71	
Non-fuel: *($0.031110 per kWh)*	$115.70	
Fuel: *($0.032010 per kWh)*	$119.05	
Demand: *($15.03 per KW)*	$285.57	
Electric service amount	554.03	
Gross receipts tax (State tax)	14.22	
Franchise fee (Reqd local fee)	33.24	
Taxes and charges	47.46	
Regulatory fee (State fee)	0.51	
Total new charges		$602.00
Total amount you owe		**$600.96**

METER SUMMARY

Meter reading - Meter KN72064. Next meter reading Jul 27, 2026.

Usage Type	Current	- Previous	= Usage
kWh used	23916	20197	3719
Demand KW	18.51		19

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 25, 2026	May 27, 2026	Jun 25, 2025
kWh Used	3719	3955	3736
Service days	29	33	29
kWh/day	128	119	128
Amount	$602.00	$585.52	$515.41

KEEP IN MIND

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FPL

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 40891-08213
Service Address:
2532 EVERSON ST # FIRE
BRADENTON, FL 34208

JUN 2 2 2021

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

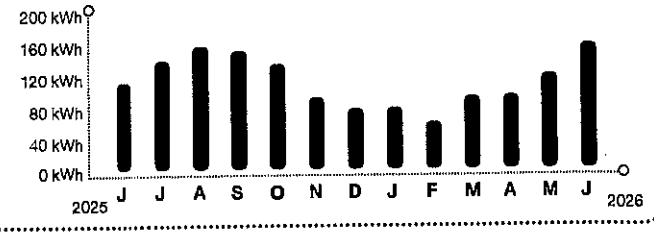
CURRENT BILL

$41.08
TOTAL AMOUNT YOU OWE

Jul 6, 2026
NEW CHARGES DUE BY

Pay $36.21 instead of $41.08 by your due date to enroll in FPL Budget Billing®. **FPL.com/BusBB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	39.01
Payments received	-39.01
Balance before new charges	0.00
Total new charges	41.08
Total amount you owe	**$41.08**

(See page 2 for bill details.)

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0003 0004 046826

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40891-08213	$41.08	Jul 6, 2026	$ _____
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		39.01
Payment received - Thank you		-39.01
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$2.21	
Non-fuel: *($0.094600 per kWh)*	$15.99	
Fuel: *($0.032020 per kWh)*	$5.41	
Electric service amount	37.81	
Gross receipts tax (State tax)	0.97	
Franchise fee (Reqd local fee)	2.27	
Taxes and charges	3.24	
Regulatory fee (State fee)	0.03	
Total new charges		$41.08
Total amount you owe		**$41.08**

METER SUMMARY

Meter reading - Meter ACD9903. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02822		02653		169

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	169	128	119
Service days	32	30	30
kWh/day	5	4	4
Amount	$41.08	$39.01	$33.76

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JUL 2 0 2021

Electric Bill Statement
For: Jun 15, 2026 to Jul 15, 2026 (30 days)
Statement Date: Jul 15, 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.

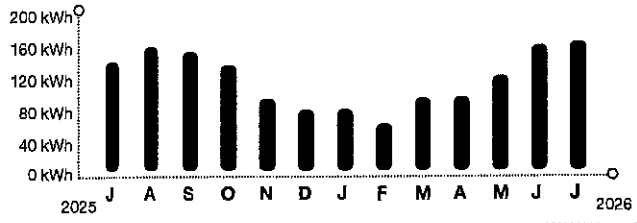
CURRENT BILL

$41.35
TOTAL AMOUNT YOU OWE

Aug 5, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	41.08
Payments received	-41.08
Balance before new charges	0.00
Total new charges	41.35
Total amount you owe	**$41.35**

(See page 2 for bill details.)

KEEP IN MIND

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VILLAGES OF GLEN CREEK CDD
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40891-08213	$41.35	Aug 5, 2026	$ _____
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		41.08
Payment received - Thank you		-41.08
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$1.81	
Non-fuel: *($0.094600 per kWh)*	$16.47	
Fuel: *($0.032020 per kWh)*	$5.57	
Electric service amount	38.05	
Gross receipts tax (State tax)	0.98	
Franchise fee (Reqd local fee)	2.28	
Taxes and charges	3.26	
Regulatory fee (State fee)	0.04	
Total new charges		$41.35
Total amount you owe		**$41.35**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	02996		02822		174

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2026	Jun 15, 2028	Jul 15, 2025
kWh Used	174	169	148
Service days	30	32	32
kWh/day	6	5	5
Amount	$41.35	$41.08	$35.28

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JUN 29 2026

Electric Bill Statement
For: May 27, 2026 to Jun 25, 2026 (29 days)
Statement Date: Jun 25, 2026
Account Number: 43232-18034
Service Address:
2450 SAND GABLES TRL #FOUNTAIN
BRADENTON, FL 34208

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

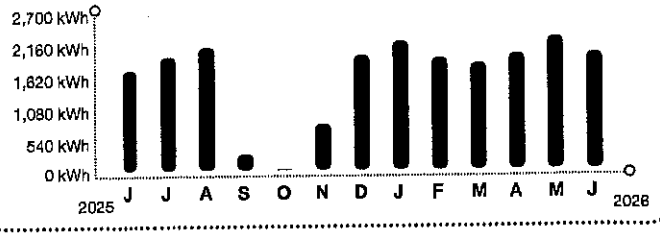
CURRENT BILL

$306.56
TOTAL AMOUNT YOU OWE

Jul 16, 2026
NEW CHARGES DUE BY

Pay $248.47 instead of $306.56 by your due date to enroll in FPL Budget Billing®. **FPL.com/BusBB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	346.43
Payments received	-346.43
Balance before new charges	0.00
Total new charges	306.56
Total amount you owe	**$306.56**

(See page 2 for bill details.)

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

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43232-18034	$306.56	Jul 16, 2026	$ _____
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		346.43
Payment received - Thank you		-346.43
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)*	$20D.18	
Fuel: *($0.032020 per kWh)*	$67.75	
Electric service amount	282.13	
Gross receipts tax (State tax)	7.24	
Franchise fee (Reqd local fee)	16.93	
Taxes and charges	24.17	
Regulatory fee (State fee)	0.26	
Total new charges		$306.56
Total amount you owe		**$306.56**

METER SUMMARY

Meter reading - Meter KCD9973. Next meter reading Jul 27, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	86787		84671		2116

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 25, 2026	May 27, 2026	Jun 25, 2025
kWh Used	2116	2406	1837
Service days	29	33	29
kWh/day	72	72	63
Amount	$306.56	$346.43	$260.54

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Electric Bill Statement
For: May 27, 2026 to Jun 25, 2026 (29 days)
Statement Date: Jun 25, 2026
Account Number: 82471-36081
Service Address:
2355 26TH AVE E # LED SL
BRADENTON, FL 34208

JUN 29 2026

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

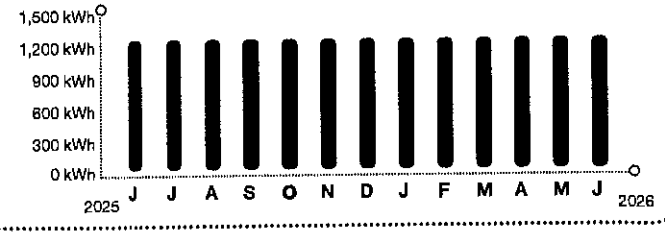
CURRENT BILL

$1,675.99
TOTAL AMOUNT YOU OWE

Jul 16, 2026
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,676.49
Payments received	-1,676.49
Additional Activity	-0.50
Balance before new charges	-0.50
Total new charges	1,676.49
Total amount you owe	**$1,675.99**

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after July 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.

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VILLAGES OF GLEN CREEK CDD
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82471-36081	$1,675.99	Jul 16, 2026	$ _____
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,676.49
Payment received - Thank you		-1,676.49
Additional activity		
Deposit Interest		-0.50
Balance before new charges		-$0.50
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		**$1,675.99**

**** 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 Jul 27, 2026.

Usage Type	Usage
Total kWh used	1326

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 25, 2026	May 27, 2026	Jun 25, 2025
kWh Used	1326	1326	1326
Service days	29	33	29
kWh/day	46	40	46
Amount	$1,676.49	$1,676.49	$1,590.02

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 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.

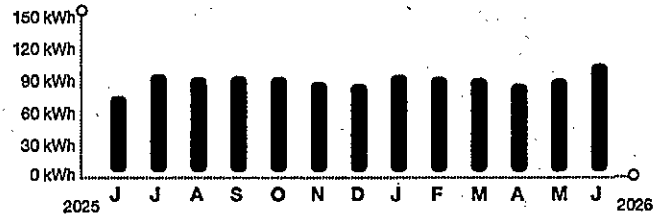
CURRENT BILL

$38.07
TOTAL AMOUNT YOU OWE

Jul 6, 2026
NEW CHARGES DUE BY

Pay $34.90 instead of $38.07 by your due date to enroll in FPL Budget Billing®. **FPL.com/BusBB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	37.32
Payments received	-37.32
Balance before new charges	0.00
Total new charges	38.07
Total amount you owe	**$38.07**

(See page 2 for bill details.)

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Ways to Pay

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

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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90956-59224	$38.07	Jul 6, 2026	$ _____
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		37.32
Payment received - Thank you		-37.32
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$7.04	
Non-fuel: *($0.094600 per kWh)*	$10.31	
Fuel: *($0.032020 per kWh)*	$3.49	
Electric service amount	35.04	
Gross receipts tax (State tax)	0.90	
Franchise fee (Regd local fee)	2.10	
Taxes and charges	3.00	
Regulatory fee (State fee)	0.03	
Total new charges		$38.07
Total amount you owe		**$38.07**

METER SUMMARY

Meter reading - Meter ACD5574. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02668		02559		109

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	109	94	77
Service days	32	30	30
kWh/day	3	3	3
Amount	$38.07	$37.32	$31.44

KEEP IN MIND

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Electric Bill Statement
For: Jun 15, 2026 to Jul 15, 2026 (30 days)
Statement Date: Jul 15, 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.

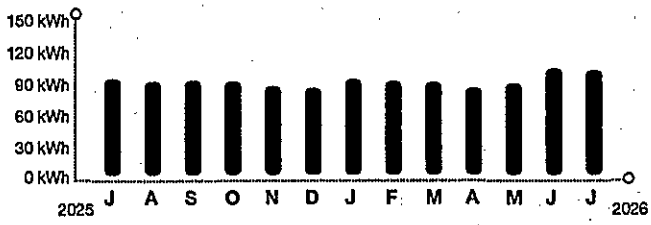
CURRENT BILL

$37.97
TOTAL AMOUNT YOU OWE

Aug 5, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	38.07
Payments received	*-38.07*
Balance before new charges	0.00
Total new charges	37.97
Total amount you owe	**$37.97**

(See page 2 for bill details.)

KEEP IN MIND

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

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VILLAGES OF GLEN CREEK CDD
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90956-59224	$37.97	Aug 5, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		38.07
Payment received - Thank you		-38.07
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$7.20	
Non-fuel: *($0.094600 per kWh)*	$10.11	
Fuel: *($0.032020 per kWh)*	$3.43	
Electric service amount	34.94	
Gross receipts tax (State tax)	0.90	
Franchise fee (Read local fee)	2.10	
Taxes and charges	3.00	
Regulatory fee (State fee)	0.03	
Total new charges		$37.97
Total amount you owe		**$37.97**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	02775		02668		107

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 15, 2026	Jun 15, 2026	Jul 15, 2025
kWh Used	107	109	99
Service days	30	32	32
kWh/day	4	3	3
Amount	$37.97	$38.07	$32.60

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.

FOLEY & LARDNER LLP

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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: June 30, 2026
Invoice No.: 51327048
Our Ref. No.: 139425-0101

Remittance Advice

Re: Villages of Glen Creek project

Current Invoice:

06/30/26 - 51327048	$4,989.39
Total Amount Due:	**$4,989.39**

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: June 30, 2026
Invoice No.: 51327048
Our Ref. No.: 139425-0101

Services through May 31, 2026

Amount due for professional services rendered regarding Villages of Glen Creek project	$4,957.00
Total Expenses:	$32.39
Total Amount Due:	**$4,989.39**

Please reference your invoice number 51327048 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

05/05/26	SNB	Confer regarding upcoming hearing on motion to dismiss; Analyze and revise correspondence to court regarding hearing and related materials.	0.40	$380.00
05/07/26	SNB	Confer with D. Baldwin regarding status of Mancini decision on pending claims against CDD in light of threatened 57.105 claims; Prepare caselaw for upcoming hearing on motion to dismiss and related correspondence to court in advance of the same.	1.30	$1,235.00
05/08/26	SNB	Confer regarding court correspondence on upcoming hearing on motion to dismiss.	0.10	$95.00
05/12/26	SNB	Correspond with B. Mumford regarding status of claim.	0.10	$95.00
05/19/26	SNB	Correspond with D. Baldwin regarding Mancini's intent to pursue claims.	0.10	$95.00
05/19/26	SNB	Prepare argument outline for hearing on CDD's motion to dismiss due to lack of licensure, and ability to dismiss with prejudice.	0.70	$665.00
05/20/26	SNB	Prepare for and attend hearing on motion to dismiss; Prepare correspondence to B. Mumford regarding status of ruling.	0.90	$855.00
05/28/26	KKL	Confer regarding Magistrate order on motion to dismiss and next steps.	0.40	$172.00
05/28/26	SNB	Attention to correspondence from J. McCaskey regarding order on motion to dismiss; Confer and strategize regarding potential objection to the same; Confer with D. Baldwin regarding intention to proceed forward on claims; Prepare correspondence to B. Mumford regarding suggested stratetgy for resolution.	0.60	$570.00
05/29/26	ABG	Attention to recent progressions in case including magistrate's report and recommendation and strategize regarding the same including possible exemption filing, answer, summary judgment, and sanctions.	0.30	$225.00

05/29/26	SNB	Attention to correspondence from B. Mumford regarding outcome of hearing and confer regarding the same; Analyze MI Homes transcript for use in support of summary judgment and potential sanctions motion; Strategize regarding exemption filing.	0.60	$570.00
		Services Total:	5.50	$4,957.00

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
Alexa B. Goldstein	ABG	Associate	0.30	$225.00
Kristan K. Long	KKL	Paralegal	0.40	$172.00
Stephanie Nicole Burt	SNB	Senior Counsel	4.80	$4,560.00
Totals			**5.50**	**$4,957.00**

Expenses Incurred

Description	Amount
Shipping Charges	$32.39
Expenses Incurred Total	**$32.39**

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

Date: June 30, 2026
Invoice No.: 51327049
Our Ref. No.: 139425-0102

Remittance Advice

Re: ACPLM, Inc

Current Invoice:

06/30/26 - 51327049	$570.00
Total Amount Due:	**$570.00**

Please mail check payments to:

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

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

Date: June 30, 2026
Invoice No.: 51327049
Our Ref. No.: 139425-0102

Services through May 31, 2026

Amount due for professional services rendered regarding ACPLM, Inc	$570.00
Total Amount Due:	**$570.00**

Please reference your invoice number 51327049 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

05/01/26	SNB	Attention to correspondence from J. Rains regarding draft settlement agreement and executed agreement; Analyze letter confirming withdrawal of statutory claims against CDD and board members under settlement agreement; Correspond with B. Mumford regarding the same and related payment deadline.	0.20	$190.00
05/05/26	SNB	Correspond with J. Vericker regarding upcoming meeting to ratify ACPLM settlement.	0.10	$95.00
05/12/26	SNB	Attention to settlement agreement and correspond with B. Mumford regarding ratification and payment deadline; Correspond with J. Rains confirming settlement status.	0.10	$95.00
05/13/26	SNB	Attention to fully executed settlement agreement and correspondence from M. O'Nolan regarding payment instructions; Correspond with J. Rains and J. Vericker regarding the same.	0.10	$95.00
05/18/26	SNB	Attention to correspondence from B. Mumford regarding settlement payment confirmation; Correspond with J. Rains regarding payment and closure of case file.	0.10	$95.00
		Services Total:	0.60	$570.00

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
Stephanie Nicole Burt	SNB	Senior Counsel	0.60	$570.00
Totals			**0.60**	**$570.00**

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WWW.FOLEY.COM

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

Date: July 27, 2026
Invoice No.: 51343190
Our Ref. No.: 139425-0102

Remittance Advice

Re: ACPLM, Inc

Current Invoice:

07/27/26 - 51343190	$425.00
Total Amount Due:	**$425.00**

Please mail check payments to:

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

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

Date: July 27, 2026
Invoice No.: 51343190
Our Ref. No.: 139425-0102

Services through June 30, 2026

Amount due for professional services rendered regarding ACPLM, Inc	$425.00
Total Amount Due:	**$425.00**

Please reference your invoice number 51343190 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

06/09/26	CDH	Complete audit response.	0.20	$235.00
06/09/26	SNB	Prepare audit response.	0.20	$190.00
		Services Total:	0.40	$425.00

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
C. David Harper	CDH	Partner	0.20	$235.00
Stephanie Nicole Burt	SNB	Senior Counsel	0.20	$190.00
Totals			**0.40**	**$425.00**

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

Date: July 27, 2026
Invoice No.: 51343255
Our Ref. No.: 139425-0101

Services through June 30, 2026

Amount due for professional services rendered regarding Villages of Glen Creek project	$5,972.50
Total Expenses:	$225.00
Total Amount Due:	**$6,197.50**

Please reference your invoice number 51343255 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

06/01/26	SNB	Analyze second amended complaint; Prepare answer and affirmative defenses to second amended complaint; Prepare motion to strike fee demand as to count I.	1.70	$1,615.00
06/04/26	CDH	Prepare response to audit inquiry.	0.20	$235.00
06/04/26	KWAR	Coordinate and process audit letter request received from VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT, prepare and transmit audit inquiry email, review and compile timekeeper responses, finalize audit letter response for same.	1.80	$495.00
06/04/26	SNB	Confer regarding magistrate ruling, draft answer and response deadline, and strategy for summary judgment.	0.20	$190.00
06/05/26	KWAR	Update draft audit letter response for VILLAGES OF GLEN CREEK CDD, prepare.	0.60	$165.00
06/09/26	KWAR	Process receipt of disclosures and update audit letter response for VILLAGES OF GLEN CREEK CDD; prepare DocuSign and transmit audit letter response for PBP signature; process receipt of executed same.	2.10	$577.50
06/09/26	MAOK	Audit letter review.	0.40	$560.00
06/09/26	SNB	Prepare audit response.	0.40	$380.00
06/10/26	KWAR	Finalize audit letter response for VILLAGES OF GLEN CREEK CDD, prepare correspondence and transmit same to Dibartolomeo, McBee, Hartley & Barnes; update files for completed response.	1.20	$330.00
06/15/26	SNB	Attention to court order adopting magistrate report and recommendation, and confer regarding the same.	0.10	$95.00
06/17/26	SNB	Prepare correspondence to H. Magazino regarding status of claim in response to additional audit request.	0.20	$190.00
06/22/26	SNB	Revise draft answer and affirmative defenses to Second Amended Complaint, and correspond with B. Mumford regarding the same.	0.50	$475.00

06/22/26	SNB	Attention to correspondence from H. Magazino regarding audit disclosure.	0.10	$95.00
06/24/26	SNB	Prepare follow up correspondence to D. Baldwin regarding status of dismissal.	0.10	$95.00
06/25/26	SNB	Prepare follow up correspondence to B. Mumford regarding draft answer and affirmative defenses.	0.10	$95.00
06/29/26	SNB	Attention to, and finalize, complaint response; Set team call.	0.20	$190.00
06/30/26	SNB	Correspond with B. Mumford regarding status of filings; Prepare amended answer for corrected exhibit enclosures, and confer regarding the same.	0.20	$190.00
		Services Total:	10.10	$5,972.50

Professional Services Summary

Service Provider	Initials	Title	Hours	Amount
C. David Harper	CDH	Partner	0.20	$235.00
Mike A. Okaty	MAOK	Partner	0.40	$560.00
Kimberly A. Warren	KWAR	Project Assistant	5.70	$1,567.50
Stephanie Nicole Burt	SNB	Senior Counsel	3.80	$3,610.00
Totals			**10.10**	**$5,972.50**

Expenses Incurred

Description	Amount
VERITEXT CORP. - Court reporter services at 5.20.26 hearing - 06/01/26.	$225.00
Expenses Incurred Total	**$225.00**

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1070
Tampa, FL 33607-1449 US
(813) 800-5323
matthew@streetleaf.com

INVOICE

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

SHIP TO
Villages of Glen Creek CDD
United States

INVOICE	2643
DATE	04/16/2024
DUE DATE	05/16/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Security Deposit	Security Deposit_Villages of Glen Creek CDD, 1C, 1D	61	100.00	6,100.00

SUBTOTAL	6,100.00
TAX	0.00
TOTAL	6,100.00
PAYMENT	4,550.00
BALANCE DUE	**$1,550.00**

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 #	7286
Date	Jun 1, 2026
Terms	Net 30
Due Date	Jul 1, 2026
Amount Due:	$2,280.72

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - 1B_June 2026	43	$53.04	$2,280.72

Subtotal	$2,280.72
Total	$2,280.72
Payments:	$0.00

Amount Due: $2,280.72

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Gig Fiber, LLC

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1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7287
Date	Jun 1, 2026
Terms	Net 30
Due Date	Jul 1, 2026
Amount Due:	$892.33

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - 1C, 1D_June 2026	17	$52.49	$892.33

Subtotal	$892.33
Total	$892.33
Payments:	$0.00

Amount Due: $892.33

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1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7288
Date	Jun 1, 2026
Terms	Net 30
Due Date	Jul 1, 2026
Amount Due:	$209.96

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - 2A, 2B_June 2026	4	$52.49	$209.96

Subtotal	$209.96
Total	$209.96
Payments:	$0.00

Amount Due: $209.96

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1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7289
Date	Jun 1, 2026
Terms	Net 30
Due Date	Jul 1, 2026
Amount Due:	$314.94

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - 4A, MC-2_June 2026	6	$52.49	$314.94

Subtotal	$314.94
Total	$314.94
Payments:	$0.00

Amount Due: $314.94

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1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7290
Date	Jun 1, 2026
Terms	Net 30
Due Date	Jul 1, 2026
Amount Due:	$1,272.96

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - Ph 1A and MC-1_June 2026	24	$53.04	$1,272.96

Subtotal	$1,272.96
Total	$1,272.96
Payments:	$0.00

Amount Due: $1,272.96

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1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7291
Date	Jun 1, 2026
Terms	Net 30
Due Date	Jul 1, 2026
Amount Due:	$1,591.20

Item	Quantity	Price	Amount
Solar Equipment Lease Income Villages of Glen Creek CDD - Phase 3_June 2026	30	$53.04	$1,591.20

Subtotal	$1,591.20
Total	$1,591.20
Payments:	$0.00

Amount Due: $1,591.20

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1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7573
Date	Jul 1, 2026
Due Date	Jul 31, 2026
Amount Due:	$1,272.96

Item	Quantity	Price	Amount
Solar Equipment Lease Income Vivir LLC	24	$53.04	$1,272.96

Subtotal	$1,272.96
Total	$1,272.96
Payments:	$0.00

Amount Due: $1,272.96

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Gig Fiber, LLC

Bill To:
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1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7574
Date	Jul 1, 2026
Due Date	Jul 31, 2026
Amount Due:	$2,280.72

Item	Quantity	Price	Amount
Solar Equipment Lease Income West Hillcrest CDD - Phase 1 and 2	43	$53.04	$2,280.72

Subtotal	$2,280.72
Total	$2,280.72
Payments:	$0.00

Amount Due: $2,280.72

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1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7575
Date	Jul 1, 2026
Due Date	Jul 31, 2026
Amount Due:	$1,591.20

Item	Quantity	Price	Amount
Solar Equipment Lease Income Westwood of Pasco	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

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Gig Fiber, LLC

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1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7576
Date	Jul 1, 2026
Due Date	Jul 31, 2026
Amount Due:	$209.96

Item	Quantity	Price	Amount
Solar Equipment Lease Income Winthrop Place HOA	4	$52.49	$209.96

Subtotal	$209.96
Total	$209.96
Payments:	$0.00

Amount Due: $209.96

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Gig Fiber, LLC

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1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7577
Date	Jul 1, 2026
Due Date	Jul 31, 2026
Amount Due:	$314.94

Item	Quantity	Price	Amount
Solar Equipment Lease Income Woodsong POA - Woodsong Ranch	6	$52.49	$314.94

Subtotal	$314.94
Total	$314.94
Payments:	$0.00

Amount Due: $314.94

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Gig Fiber, LLC

Bill To:
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1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7578
Date	Jul 1, 2026
Due Date	Jul 31, 2026
Amount Due:	$892.33

Item	Quantity	Price	Amount
Solar Equipment Lease Income Zephyr Lakes CDD	17	$52.49	$892.33

Subtotal	$892.33
Total	$892.33
Payments:	$0.00

Amount Due: $892.33

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.: 3068
Terms: Net 20
Invoice date: 07/01/2026
Due date: 07/31/2026

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

Total **$1,950.00**

Ways to pay

BANK

Note to customer

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

View and pay

Invoice

H2 Lagoon Solutions
7015 Martha Rd
Parrish, FL 34219-8457 USA
9412505629
h2poolservices@gmail.com
H2lagoonsolutions.com

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3076	07/06/2026	$150.00	08/05/2026	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Repair Services	Pool Shower Repair 6/30/26	1	150.00	150.00

Ways to pay

View and pay

SUBTOTAL	150.00
TAX	0.00
TOTAL	150.00
BALANCE DUE	**$150.00**

Service Slip/Invoice

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

INVOICE: 889630
DATE: 07/01/2026
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
07/01/2026		ANTS, ROACHES, SILV			

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	06/19/2026			

Service	Description	Price
CONTRACT COMM	Monthly Pest & Rodent Control Service	$132.68

Please include your Invoice Number on your Payment. Thank you!

SUBTOTAL	$132.68
TAX	$0.00
TOTAL	$132.68

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE. All Rights Reserved.

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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

Invoice

Date	Invoice #
7/2/2026	INV0000110612

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,881.33	$1,881.33
Administrative Services	1.00	$376.25	$376.25
Annual Dissemination Services	1.00	$583.33	$583.33
Financial & Revenue Collections Services	1.00	$376.25	$376.25
Landscape Consulting Services	1.00	$1,250.00	$1,250.00
Management Services	1.00	$2,069.50	$2,069.50
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$6,636.66
Total	$6,636.66

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

Invoice

Date	Invoice #
7/23/2026	INV0000111268

Bill To:

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

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	$1,211.92	$1,211.92

Subtotal	$1,211.92
Total	$1,211.92

Stantec

INVOICE

Invoice Number	2584989
Invoice Date	June 24, 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 **June 12, 2026**
Current Invoice Total (USD) 992.50

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
Level 14	Stewart, Tonja L	1.50	250.00	375.00
	Subtotal Professional Services	4.75		992.50

Low Task Subtotal	**2026 FY General Consulting Services**	992.50
Top Task Subtotal	2026 FY General Consulting Services	992.50
	Total Fees & Disbursements	992.50
	INVOICE TOTAL (USD)	**992.50**

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. #
2026-05-18	238202079	2026	NURSE, VANESSA M	1.25	190.00	237.50	PREPARED CERTIFICATES OF COMPLETION FOR SERIES 2018A-1 (AA2) & 2022 (AA4)	
2026-05-28	238202079	2026	NURSE, VANESSA M	0.50	190.00	95.00	RESEARCH RE: CERTIFICATES OF COMPLETION	
2026-05-28	238202079	2026	STEWART, TONJA L	1.50	250.00	375.00	REQUISITIONS	
2026-05-29	238202079	2026	NURSE, VANESSA M	1.25	190.00	237.50	REQUISITIONS	
2026-06-01	238202079	2026	NURSE, VANESSA M	0.25	190.00	47.50	REQUISITIONS	
			Total subTask 2026	**4.75**		**992.50**		
			Total Top Task 2026	**4.75**		**992.50**		
			Total Project 238202079	**4.75**		**992.50**		

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

July 14, 2026
Client: 001323
Matter: 000001
Invoice #: 28704

RE: General

For Professional Services Rendered Through June 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
6/4/2026	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	$445.50
6/4/2026	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025; PREPARE DRAFT RESPONSE LETTER RE SAME.	0.5	$97.50
6/10/2026	LC	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.4	$273.00
6/15/2026	JMV	REVIEW DRAFT AUDIT; PREPARE RESPONSE TO T. AMIRIT.	1.0	$405.00
6/15/2026	LC	RESEARCH RE PLATS AND OWNERSHIP OF COMMON AREAS, DRAINAGE AND ROADWAYS IN THE DISTRICT; PREPARE LIST OF TRACTS TO BE DEEDED TO THE DISTRICT.	1.6	$312.00
6/17/2026	JMV	REVIEW EMAIL FROM M. O'NOLAN; CONFERENCE CALL RE: CDD AMENITY POLICIES; REVIEW EMAIL RE: CDD AUDIT; PREPARE RESPONSE TO CDD AUDITOR.	1.5	$607.50
6/17/2026	CAW	REVIEW PLATS AND PROPERTY INFORMATION TO VERIFY STATUS OF PLATTED TRACTS; EMAIL CORRESPONDENCE REGARDING TURNOVER OF DISTRICT TRACTS; PREPARE FOR AND ATTEND PHONE CALL WITH DISTRICT MANAGER.	1.6	$600.00
6/17/2026	LC	CONFERENCE CALL WITH M. O'NOLAN RE STREET PARKING AND ROADS BLOCKED.	0.3	$58.50

SERVICES

Date	Person	Description of Services	Hours	Amount
6/19/2026	CAW	REVIEW AGREEMENT WITH DE STEFANO ENGINEERING; PREPARE ADDENDUM TO ENGINEERING AGREEMENT; UPDATE ANTI-HUMAN TRAFFICKING AFFIDAVIT.	1.4	$525.00
6/22/2026	JMV	REVIEW UPDATE FROM N. BURT; REVIEW EMAL FROM B. MUMFORD; REVIEW EMAIL FROM CDD AUDITOR; DRAFT EMAIL TO CDD AUDITOR.	0.6	$243.00
6/25/2026	JMV	PREPARE RESOLUTIONS FOR CDD BUDGET AND ASSESSMENTS; PREPARE LEGAL NOTICES; REVIEW EMAIL FROM N. BURT; REVIEW DRAFT ANSWER; DRAFT EMAIL TO N. BURT.	1.9	$769.50
6/25/2026	LC	TRANSMIT MAILED NOTICE LETTER AND PUBLICATION ADS WITH INSTRUCTIONS TO DISTRICT MANAGER'S OFFICE.	0.2	$39.00
		Total Professional Services	13.1	$4,375.50

Total Services	$4,375.50	
Total Disbursements	$0.00	
Total Current Charges		$4,375.50
Previous Balance		$1,091.50
Less Payments		*($1,091.50)*
PAY THIS AMOUNT		**$4,375.50**

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 # 26-01242M **Date 07/17/2026**

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 # 26-01242M **Notice of Public Hearing** **RE:** Meeting on August 11, 2026 at 6:30pm **Published:** 7/17/2026	$231.88

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$231.88**

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.

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Serial Number
26-01242M

Business Observer

JUL 2 0 2026

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

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

being a Notice of Public Hearing

in the matter of Meeting on August 11, 2026 at 6:30pm

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

See Attached

issues of 7/17/2026

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,

17th day of July, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

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

FILE COPY

JUL 2 0 2026

Notice of Public Hearing and Board of Supervisors Meeting of the Villages of Glen Creek Community Development District

The Board of Supervisors (the "**Board**") of the Villages of Glen Creek Community Development District (the "**District**") will hold a public hearing and a meeting Tuesday, August 11, 2026, at 6:30 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and tbe proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.villagesofglencreekcdd.org at least 2 days before the meeting or may be obtained hy contacting the District Manager's office via email at MONolan@rizzetta.com or via phone at (813) 533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
Table of Proposed Fiscal Year 2026-2027
Operation and Maintenance Assessments

TOTAL O&M BUDGET	**$1,271,616.00**
COLLECTION COSTS @ 3%	**$41,019.87**
EARLY PAYMENT DISCOUNT @ 4.0%	**$54,693.16**
TOTAL O&M ASSESSMENT	**$1,367,329.03**

LOT SIZE	UNITS	PER LOT OPERATION & MAINTENANCE ASSESSMENT
Townhomes	**598**	**$926.78**
Single Family 42'	**82**	**$1,563.94**
Single Family 52'	**225**	**$1,930.79**
Single Family 62'	**109**	**$2,297.64**

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

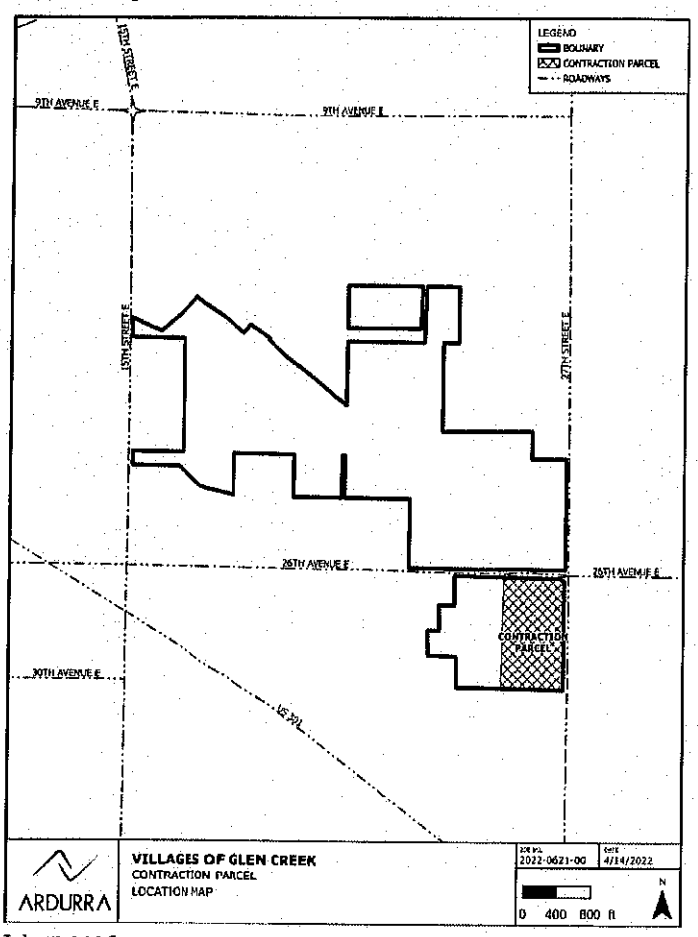
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made hy the Board with respect to any matter considered at the public hearing or meeting is advised that 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.

Matt O'Nolan
District Manager



July 17, 2026

26-01242M

FILE COPY

Serial Number
26-01242M

Business Observer

JUL 2 0 2021

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

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in the matter of Meeting on August 11, 2026 at 6:30pm

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Holly Botkin

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17th day of July, 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

PS 182

JUL 2 0 2021

Notice of Public Hearing and Board of Supervisors Meeting of the Villages of Glen Creek Community Development District

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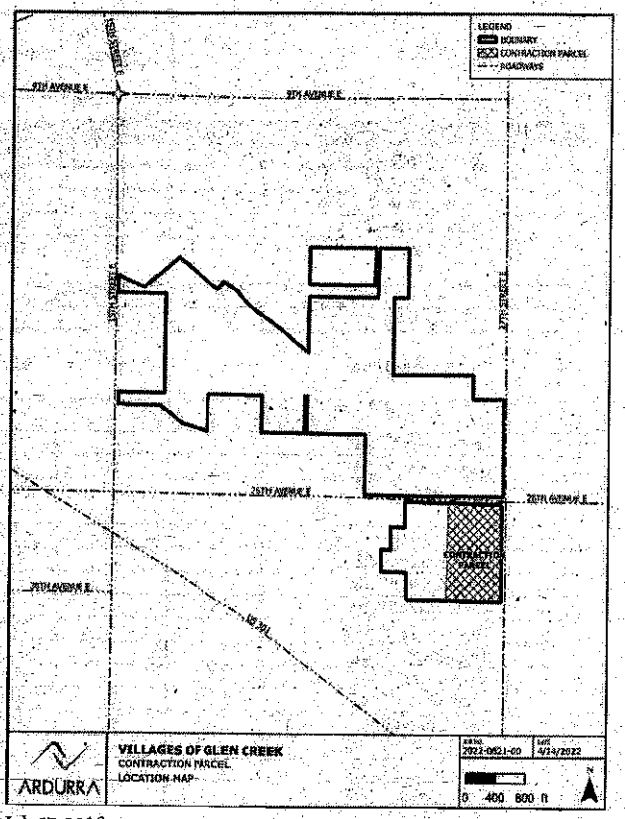
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Matt O'Nolan
District Manager



July 17, 2026

26-01242M

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01316M **Date 07/24/2026**

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 # 26-01316M **Notice of Public Hearing** **RE:** Meeting on August 11, 2026 at 6:30pm **Published:** 7/24/2026	$78.75

Important Message	Paid	()
Please include our Serial # on your check **Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**	**Total**	**$78.75**

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.

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Legal Advertising

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Matt O'Nolan
District Manager
July 24, 2026 26-01316M

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Serial Number
26-01316M

Business Observer

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Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

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Holly Botkin

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24th day of July, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

JUL 27 2026

Notice of Public Hearing and Board of Supervisors Meeting of the Villages of Glen Creek Community Development District

The Board of Supervisors (the "Board") of the Villages of Glen Creek Community Development District (the "District") will hold a public hearing and a meeting Tuesday, August 11, 2026, at 6:30 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.villagesofglencreekcdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at MONolan@rizzetta.com or via phone at (813) 533-2950.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that 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.

Matt O'Nolan
District Manager
July 24, 2026

26-01316M

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

FILE COPY

Serial Number
26-01316M

Business Observer

JUL 27 2026

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

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

being a Notice of Public Hearing

in the matter of Meeting on August 11, 2026 at 6:30pm

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

issues of 7/24/2026

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,

24th day of July, 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 PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.villagesofglencreekcdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at MONolan@rizzetta.com or via phone at (813) 533-2950.

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Matt O'Nolan
District Manager
July 24, 2026

26-01316M

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

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

Invoice Number:	8228887
Account Number:	255221000
Invoice Date:	06/25/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

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

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2022A ASSESSMENT AREA FOUR REVENUE ACCOUNT

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE $4,256.13

All invoices are due upon receipt.

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

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2022A ASSESSMENT AREA FOUR REVENUE ACCOUNT

Invoice Number:	8228887
Account Number:	255221000
Current Due:	$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

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



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

Invoice Number: 8228887
Invoice Date: 06/25/2026
Account Number: 255221000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2022A ASSESSMENT AREA FOUR REVENUE ACCOUNT

Accounts Included In This Relationship: 255221000, 255221001, 255221002, 255221003, 255221004, 255221005, 255221006, 255221007, 255221008

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	$3,950.00
Subtotal Administration Fees - In Advance 06/01/2026 - 05/31/2027				**$3,950.00**
Incidental Expenses 06/01/2026 to 05/31/2027	3,950.00	0.0775		$306.13
Subtotal Incidental Expenses				**$306.13**
TOTAL AMOUNT DUE				**$4,256.13**

UNITED RESTORATION SERVICES

UNITED WE STAND. TOGETHER WE REBUILD.

Invoice

Date	Invoice #
6/10/2026	5916

Bill To

Villages of Glen Creek CDD
2406 Orchid Glades Ln.,
Bradenton, FL 34208

P.O. No.	Terms

Description	Amount
Electrician service call • Inspected electrical panels and breakers. Reviewed panel and identified several breakers require replacement. • Inspected emergency lighting and exit signage throughout facility and documented deficiencies requiring correction. Replace: door locks (4), light bulbs (8) Install: Truss sign, electrical room sign	1,274.00

Total	$1,274.00
Payments/Credits	$0.00
Balance Due	$1,274.00

Please remit checks to:
104 Gordon Rd
Wilmington, NC 28401

For billing inquiries please reach out to AR@TrustURS.com

URS Marine

Client Information

Villages of Glen Creek		
3434 Caldwell Ave Unit 200		
Tampa	FL	33614

Property Information

Villages of Glen Creek		
2406 Orchid Glades Ln		
Bradenton	FL	34208

Description

Electrician service call	
• Inspected electrical panels and breakers. Reviewed panel and identified several	
breakers require replacement.	
• Inspected emergency lighting and exit signage throughout facility and documented	
deficiencies requiring correction.	
Replace: door locks (4), light bulbs (8) Install: Truss sign, electrical room sign	

TOTAL CHARGE FOR ABOVE WORK IS:	$1,274

We hereby agree to furnish labor and materials - complete in accordance with the above specifications, at above stated price.

Date	URS Marine Representative
06/10/2026	Hannah Alhalel

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

UNITED RESTORATION SERVICES

UNITED WE STAND. TOGETHER WE REBUILD.

Invoice

Date	Invoice #
6/12/2026	5927

Bill To

Villages of Glen Creek CDD
2406 Orchid Glades Ln.,
Bradenton, FL 34208

P.O. No.	Terms
	Due on receipt

Description	Amount
2406 Orchid Glades Ln., Bradenton, FL 34208	
Final Bill	
(9) Electrical Installation/Replacement of LED Light Fixture	1,377.00
(2) Electrical Installation/Replacement of (1) 20A 2-Pole Breaker, (2) 20A Single Pole Breakers and (1) 20A GFCI Breaker	

Thank you for your business.

Total	$1,377.00
Payments/Credits	$0.00
Balance Due	$1,377.00

Please remit checks to:
104 Gordon Rd
Wilmington, NC 28401

For billing inquiries please reach out to AR@TrustURS.com

UNITED RESTORATION SERVICES

UNITED WE STAND. TOGETHER WE REBUILD.

Invoice

Date	Invoice #
6/17/2026	5931

Bill To

Villages of Glen Creek CDD
2406 Orchid Glades Ln.,
Bradenton, FL 34208

P.O. No.	Terms
	Due on receipt

Description	Amount
Villages of Glen Creek CDD 2406 Orchid Glades Ln., Bradenton, FL 34208	
Final Bill	
Remove and dispose of existing charcoal grill Remove and dispose of existing charcoal disposal box Supply and install new charcoal grill Supply and install new charcoal disposal box Paint monument signage (2) Tighten outdoor shower	1,486.50

Thank you for your business.

Total	$1,486.50
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

UNITED RESTORATION SERVICES

UNITED WE STAND. TOGETHER WE REBUILD.

Invoice

Date	Invoice #
7/17/2026	6032

Bill To

Villages of Glen Creek CDD
3434 Caldwell Ave. Unit 200
Tampa, FL 33614

P.O. No.	Terms
	Due on receipt

Description	Amount
2406 Orchid Glades Ln., Bradenton, FL 34208	
Fix solar light on the mailbox Replace two "No Parking Signs"	780.00

Thank you for your business.

Total	$780.00
Payments/Credits	$0.00
Balance Due	$780.00

Please remit checks to:
104 Gordon Rd
Wilmington, NC 28401

For billing inquiries please reach out to AR@TrustURS.com

Telephone 251-979-3868
Mail: 1721 Hickory Gate Dr. South, Dunedin, FL 34698 Email hughwest@wetmanservices.com

Invoice Number:	44392	**Invoice Date:**	06/30/2026
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	**Villages of Glen Creek -Phase 1D** - Maintenance

Date	Description	Amount
06/17/2026	Maintenance of wetland buffers and buffer compensation areas. 3RD 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

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
August 2026
For Board Approval

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

The total items being presented: **$53,182.78**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
813 Security & Protective Services	100182	0004-387	Security Services 08/26	$	5,350.00
Ardurra Group, Inc.	100190	190130	Engineering Services 07/26	$	832.50
Charles Peterson	100187	CP081126-387	Board of Supervisors Meeting 08/11/26	$	200.00
City of Bradenton	100180	2627796	Water Services 06/26	$	439.84
City of Bradenton	100181	2627812	Water Services 06/26	$	2,166.68
ECS Integrations, LLC	100197	104402	Gate Maintenance & Repair 07/26	$	935.00
ECS Integrations, LLC	100197	104571	Gate Maintenance & Repair 08/26	$	240.00
ECS Integrations, LLC	100197	104577	Gate Maintenance & Repair 08/26	$	955.00
Florida Power & Light Company	20260814-01	1608502405-072726	Electric Services 07/26	$	654.50
Florida Power & Light Company	20260814-01	2797566557-072726	Electric Services 07/26	$	33.04
Florida Power & Light Company	20260814-01	3122431327-072726	Electric Services 07/26	$	599.47
Florida Power & Light Company	20260814-01	4323218034-072726	Electric Services 07/26	$	336.43

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Florida Power & Light Company	20260814-01	8247136081-072726	Electric Services 07/26	$	1,676.49
Gig Fiber, LLC	100193	7841	Solar Equipment Lease 08/26	$	2,280.72
Gig Fiber, LLC	100193	7842	Solar Equipment Lease 08/26	$	892.33
Gig Fiber, LLC	100193	7843	Solar Equipment Lease 08/26	$	209.96
Gig Fiber, LLC	100193	7844	Solar Equipment Lease 08/26	$	314.94
Gig Fiber, LLC	100193	7845	Solar Equipment Lease 08/26	$	1,272.96
Gig Fiber, LLC	100193	7846	Solar Equipment Lease 08/26	$	1,591.20
H2 Lagoon Solutions	100194	3095	Pond Maintenance 08/26	$	1,950.00
John W. Jones	100188	JJ081126-387	Board of Supervisors Meeting 08/11/26	$	200.00
NaturZone Pest Control	100183	899294	Pest Control 08/26	$	132.68
Owens Electric, Inc.	100191	42911923	Gate Maintenance & Repair 08/26	$	264.00
Owens Electric, Inc.	100198	43020247	Gate Maintenance & Repair 08/26	$	470.25

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Rizzetta & Company, Inc.	100179	INV0000111327	Accounting Services 08/26	$	6,636.66
Steadfast Contractors Alliance, LLC	100185	SA-16928	Aquatic Maintenance 11/25	$	1,695.00
Steadfast Contractors Alliance, LLC	100185	SA-20696	Aquatic Maintenance 03/26	$	1,695.00
Steadfast Contractors Alliance, LLC	100185	SA-21814	Aquatic Maintenance 04/26	$	1,695.00
Steadfast Contractors Alliance, LLC	100185	SA-22925	Aquatic Maintenance 05/26	$	1,695.00
Steadfast Contractors Alliance, LLC	100185	SA-24071	Aquatic Maintenance 06/26	$	1,695.00
Steadfast Contractors Alliance, LLC	100185	SA-25355	Aquatic Maintenance 07/26	$	1,695.00
Steadfast Contractors Alliance, LLC	100195	SA-26628	Aquatic Maintenance 08/26	$	1,695.00
Stephen J Brown	20260818-01	SB081126-387	Board of Supervisors Meeting 08/11/26	$	200.00
Straley Robin Vericker	100186	28809	Legal Services 07/26	$	4,707.00
Tony Isaacson	100189	TI081126-387	Board of Supervisors Meeting 08/11/26	$	200.00
U.S. Bank	100184	8277987	Trustee Fees S2018 07/01/26-06/30/27	$	4,256.13

Villages of Glen Creek Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
United Restoration Services LLC	100192	6128	Maintenance & Repair 08/26	$ 1,220.00
United Restoration Services LLC	100196	6145	Maintenance & Repair 08/26	$ 100.00
Report Total				**$ 53,182.78**

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: 8/3/2026

Invoice #: 0004

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
08/01/26 - 08/31/26	Security Staff (214 Hours) M-Th 4p-10p, Friday-Sunday 2p-10p	$ 25.00	$ 5,350.00

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: $ 5,350.00

Thank you for your business!

ARDURRA

August 12, 2026
Project No: R2026-00-0142900
Invoice No: 190130

Villages of Glen Creek CDD
rizzettacddinvoices@avidbill.com
PO Box 32414
Charlotte, NC 28232

Project Manager: Edward Craig

Project R2026-00-0142900 Villages of Glen Creek; 2026 WUP20 013281.006

Professional Services from July 01, 2026 to July 31, 2026

Phase 001 Water use permit

Professional Personnel

		Hours	Rate	Amount	
Craig, Edward		4.50	185.00	832.50	
	Totals	4.50		832.50	
	Total Labor				**832.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	832.50	1,572.50	2,405.00
Limit			6,845.00
Remaining			4,440.00

Total this Phase **832.50**

Total this Invoice **832.50**

Billings to Date

	Current	Prior	Total	Received	AR Balance
Labor	832.50	1,572.50	2,405.00		
Totals	**832.50**	**1,572.50**	**2,405.00**	**1,572.50**	**832.50**

Billing Backup

Wednesday, August 12, 2026

Ardurra Group, Inc. Invoice 190130 Dated 8/12/2026 2:36:06 PM

Project R2026-00-0142900 Villages of Glen Creek; 2026 WUP20 013281.006

Phase 001 Water use permit

Professional Personnel

		Hours	Rate	Amount	
4007 - Craig, Edward	7/8/2026	1.25	185.00	231.25	
4007 - Craig, Edward	7/9/2026	2.00	185.00	370.00	
4007 - Craig, Edward	7/21/2026	.75	185.00	138.75	
4007 - Craig, Edward	7/27/2026	.50	185.00	92.50	
Totals		4.50		832.50	
Total Labor					**832.50**

Total this Phase	**832.50**
Total this Project	**832.50**
Total this Report	**832.50**

Villages of Glen Creek CDD

Meeting Date: August 11, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Charles Peterson	x
Trent Stephenson	
Tony Isaacson	x
John Jones	x
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:	7:28p
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

20 2010 DY11 SIN 0725 NNNNYNNN 002879 T:0008 239775 (1of1)

90030_60117820069576 60117820069576

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

JUL 3 1 2021

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
2627796	07/22/2026	601178	20069576	08/11/2026

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
06/12/2026 - 07/09/2026	1 COMMERCIAL	19801729	1314	1343	29	122.62
06/12/2026 - 07/10/2026	BLOW OFF METER	23270584	96	0	-96	0.00
	WATER BASE					32.61
	SEWER USAGE					141.96
	SEWER BASE					48.18
	COMMERCIAL GARBAGE					73.42
	UTILITY TAX					15.52
	COMMERCIAL STORM WATER					5.53

HURRICANE SEASON HAS ARRIVED! BE PREPARED, REGISTER FOR EMERGENCY MESSAGES WITH CODE RED BY VISITING WWW.BRADENTONFL.GOV/EMERGENCY. DOWNLOAD THE CITY OF BRADENTON APP WITH THE SUNGLASSES LOGO FOR CITYWIDE INFORMATION AND A MORE CONVENIENT WAY TO PAY YOUR BILL.[CY4]

Current Charges	439.84
Previous Balance	792.27
Less Payments Received	792.27
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	0.00
Total Amount Due	**$439.84**

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	2627796	Due Date	08/11/2026	Amount Due	$439.84

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

002879

Amount Enclosed $ _____

********AUTO**MIXED WKG 2879 T8:11

VILLAGES OF GLEN CREEK (CDD)
C/O RIZZETTA & COMPANY INC.
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

CITY OF BRADENTON
PO BOX 1339
BRADENTON FL 34206-1339

60117802006957600000043984 2

7720 2010 DY11 SIN 0725 NNNNYNNN 002880 T:0008 239775 (1of1)

90030_60118520069576 60118520069576

City of Bradenton

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

JUL 3 1 2026

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
2627812	07/22/2026	601185	20069576	08/11/2026

Service Date	Description	Meter	Previous Meter Reading	Current Meter Reading	Usage	Charge
	RECLAIM	25008894	24375	28344	3969	1,969.71
	UTILITY TAX					196.97

HURRICANE SEASON HAS ARRIVED! BE PREPARED, REGISTER FOR EMERGENCY MESSAGES WITH CODE RED BY VISITING WWW.BRADENTONFL.GOV/EMERGENCY. DOWNLOAD THE CITY OF BRADENTON APP WITH THE SUNGLASSES LOGO FOR CITYWIDE INFORMATION AND A MORE CONVENIENT WAY TO PAY YOUR BILL.[CY4]

Current Charges	2,166.68
Previous Balance	5,075.86
Less Payments Received	5,075.86
Deposits/Interest Applied	0.00
Adjustments	0.00
Late Charges	0.00
Total Amount Due	**$2,166.68**

C2

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

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

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

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

Service Address	Account Number	Customer ID
2284 MIZNER BAY AVE	60118520069576	20069576

Bill Number	2627812	Due Date	08/11/2026	Amount Due	$2,166.68

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

002880

Amount Enclosed $ _____

********AUTO**MIXED WKG 2880 T8:11

VILLAGES OF GLEN CREEK (CDD)
C/O RIZZETTA & COMPANY INC.
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

CITY OF BRADENTON
PO BOX 1339
BRADENTON FL 34206-1339

60118502006957600002166687

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	104402
DATE	07/08/2026
TERMS	Net 15
DUE DATE	07/23/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	FIELD WELD REPAIR / SPRAY PAINT REPAIR . ADJUST LIMITS .TH27785/GP	1	935.00	935.00T

Ways to pay

View and pay

SUBTOTAL	935.00
TAX	0.00
TOTAL	935.00
BALANCE DUE	**$935.00**

ECS INTEGRATIONS LLC

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

INVOICE

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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	104571
DATE	08/24/2026
TERMS	Net 15
DUE DATE	09/08/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
08/14/2026	After troubleshooting, the tech got the remotes back working. The cell communicator and receiver were getting no power. The tech rewired both so they can receive power. Tested, and the remotes work fine.	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

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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	104577
DATE	08/25/2026
TERMS	Net 15
DUE DATE	09/09/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
08/19/2026	Finale Invoice			
	1- VIKING GREEN MOTOR BOARD . 2- LOOP DETECTORS . 1- 120V AC SURGE SUPPRESSOR .	0.50	1,165.00	582.50T
	REPLACE 1 - GREEN VIKING MOTOR BOARD . REPLACE 2 - LOOP DETECTORS . INSTALL 120V AC SURGE SUPPRESSOR . TH26629	0.50	745.00	372.50

Ways to pay

View and pay

SUBTOTAL	955.00
TAX	0.00
TOTAL	955.00
BALANCE DUE	**$955.00**

FPL.

JUL 3 0 2026

Electric Bill Statement
For: Jun 25, 2026 to Jul 27, 2026 (32 days)
Statement Date: Jul 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.

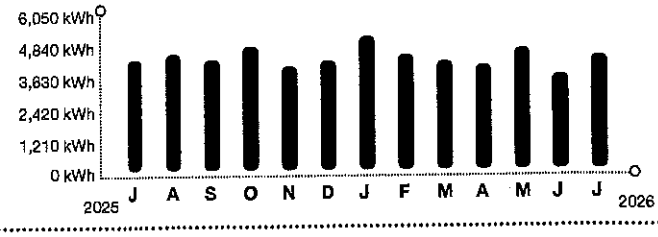
CURRENT BILL

$654.50
TOTAL AMOUNT YOU OWE

Aug 17, 2026
NEW CHARGES DUE BY

Pay $643.52 instead of $654.50 by your due date to enroll in FPL Budget Billing®. **FPL.com/BusBB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	544.73
Payments received	-544.73
Balance before new charges	0.00
Total new charges	654.50
Total amount you owe	**$654.50**

(See page 2 for bill details.)

KEEP IN MIND

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Hearing/Speech Impaired: 711 (Relay Service)
Ways to Pay

FPL.

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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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16085-02405	$654.50	Aug 17, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		544.73
Payment received - Thank you		-544.73
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)*	$439.41	
Fuel: *($0.032020 per kWh)*	$148.73	
Electric service amount	602.34	
Gross receipts tax (State tax)	15.46	
Franchise fee (Reqd local fee)	36.14	
Taxes and charges	51.60	
Regulatory fee (State fee)	0.56	
Total new charges		$654.50
Total amount you owe		**$654.50**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	16794		12149		4645

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 27, 2026	Jun 25, 2026	Jul 25, 2025
kWh Used	4645	3859	4564
Service days	32	29	30
kWh/day	145	133	152
Amount	$654.50	$546.36	$625.36

KEEP IN MIND

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

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Electric Bill Statement
For: Jun 25, 2026 to Jul 27, 2026 (32 days)
Statement Date: Jul 27, 2026
Account Number: 27975-66557
Service Address:
2355 26TH AVE E #PUMP
BRADENTON, FL 34208

JUL 30 2021

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

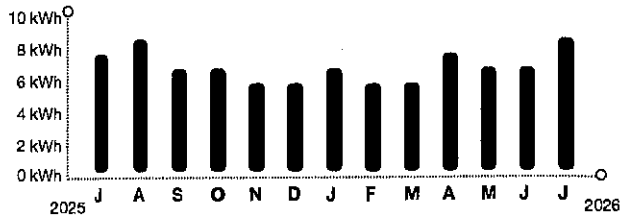
CURRENT BILL

$33.04
TOTAL AMOUNT YOU OWE

Aug 17, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®.
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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	32.94
Payments received	-32.94
Balance before new charges	0.00
Total new charges	33.04
Total amount you owe	**$33.04**

(See page 2 for bill details.)

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Ways to Pay

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

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27975-66557	$33.04	Aug 17, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		32.94
Payment received - Thank you		-32.94
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$15.08	
Non-fuel: *($0.094600 per kWh)*	$0.84	
Fuel: *($0.032020 per kWh)*	$0.29	
Electric service amount	30.41	
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		$33.04
Total amount you owe		**$33.04**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00500		00491		9

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 27, 2026	Jun 25, 2026	Jul 25, 2025
kWh Used	9	7	8
Service days	32	29	30
kWh/day	0	0	0
Amount	$33.04	$32.94	$27.60

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JUL 3 0 2021

Electric Bill Statement
For: Jun 25, 2026 to Jul 27, 2026 (32 days)
Statement Date: Jul 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

$599.47
TOTAL AMOUNT YOU OWE

Aug 17, 2026
NEW CHARGES DUE BY

Pay $530.74 instead of $599.47 by your due date to enroll in FPL Budget Billing®. **FPL.com/BusBB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	600.96
Payments received	-600.96
Balance before new charges	0.00
Total new charges	599.47
Total amount you owe	**$599.47**

(See page 2 for bill details.)

KEEP IN MIND

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Ways to Pay

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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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31224-31327	$599.47	Aug 17, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		600.96
Payment received - Thank you		-600.96
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$33.71	
Non-fuel: *($0.031110 per kWh)*	$99.74	
Fuel: *($0.032010 per kWh)*	$102.62	
Demand: *($15.03 per KW)*	$315.63	
Electric service amount	551.70	
Gross receipts tax (State tax)	14.16	
Franchise fee (Reqd local fee)	33.10	
Taxes and charges	47.26	
Regulatory fee (State fee)	0.51	
Total new charges		$599.47
Total amount you owe		**$599.47**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	27122		23916		3206
Demand KW	20.91				21

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 27, 2026	Jun 25, 2026	Jul 25, 2025
kWh Used	3206	3719	2886
Service days	32	29	30
kWh/day	100	128	96
Amount	$599.47	$602.00	$400.59

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JUL 3 0 2021

Electric Bill Statement
For: Jun 25, 2026 to Jul 27, 2026 (32 days)
Statement Date: Jul 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.

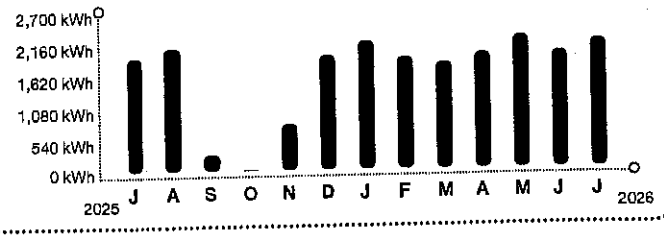
CURRENT BILL

$336.43
TOTAL AMOUNT YOU OWE

Aug 17, 2026
NEW CHARGES DUE BY

Pay $252.16 instead of $336.43 by your due date to enroll in FPL Budget Billing®. **FPL.com/BusBB**

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	306.56
Payments received	-306.56
Balance before new charges	0.00
Total new charges	336.43
Total amount you owe	**$336.43**

(See page 2 for bill details.)

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

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43232-18034	$336.43	Aug 17, 2026	$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		306.56
Payment received - Thank you		-306.56
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)*	$220.71	
Fuel: *($0.032020 per kWh)*	$74.70	
Electric service amount	309.61	
Gross receipts tax (State tax)	7.95	
Franchise fee (Reqd local fee)	18.58	
Taxes and charges	26.53	
Regulatory fee (State fee)	0.29	
Total new charges		$336.43
Total amount you owe		**$336.43**

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	89120		86787		2333

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 27, 2026	Jun 25, 2026	Jul 25, 2025
kWh Used	2333	2116	2076
Service days	32	29	30
kWh/day	72	72	69
Amount	$336.43	$306.56	$292.08

KEEP IN MIND

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JUL 3 0 2021

Electric Bill Statement
For: Jun 25, 2026 to Jul 27, 2026 (32 days)
Statement Date: Jul 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.

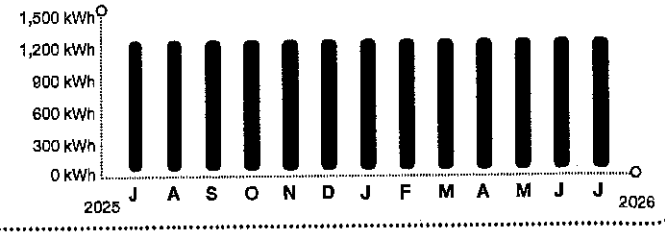
CURRENT BILL

$1,676.49
TOTAL AMOUNT YOU OWE

Aug 17, 2026
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,675.99
Payments received	-1,675.99
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 August 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.

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Ways to Pay

/ 27

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

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82471-36081	$1,676.49	Aug 17, 2026	$ _____
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,675.99
Payment received - Thank you		-1,675.99
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 Aug 26, 2026.

Usage Type	Usage
Total kWh used	1326

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 27, 2026	Jun 25, 2026	Jul 25, 2025
kWh Used	1326	1326	1326
Service days	32	29	30
kWh/day	41	46	44
Amount	$1,676.49	$1,676.49	$1,587.02

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.
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For: 06-25-2026 to 07-27-2026 (32 days)
kWh/Day: 41
Service Address:
2355 26TH AVE E # LED SL
BRADENTON, FL 34208

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861205	74	6195	F	51		1,326	
Energy					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

FPL.

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

For: 06-25-2026 to 07-27-2026 (32 days)
kWh/Day: 41
Service Address:
2355 26TH AVE E # LED SL
BRADENTON, FL 34208

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		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

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 #	7841
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$2,280.72

Item	Quantity	Price	Amount
Solar Equipment Lease Villages of Glen Creek CDD - 1B_August 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 #	7842
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$892.33

Item	Quantity	Price	Amount
Solar Equipment Lease Villages of Glen Creek CDD - 1C, 1D_August 2026	17	$52.49	$892.33

Subtotal	$892.33
Total	$892.33
Payments:	$0.00

Amount Due: $892.33

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 #	7843
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$209.96

Item	Quantity	Price	Amount
Solar Equipment Lease Villages of Glen Creek CDD - 2A, 2B_August 2026	4	$52.49	$209.96

Subtotal	$209.96
Total	$209.96
Payments:	$0.00

Amount Due: $209.96

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 #	7844
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$314.94

Item	Quantity	Price	Amount
Solar Equipment Lease Villages of Glen Creek CDD - 4A, MC-2_August 2026	6	$52.49	$314.94

Subtotal	$314.94
Total	$314.94
Payments:	$0.00

Amount Due: $314.94

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 #	7845
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$1,272.96

Item	Quantity	Price	Amount
Solar Equipment Lease Villages of Glen Creek CDD - Ph 1A and MC-1_August 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

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 #	7846
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$1,591.20

Item	Quantity	Price	Amount
Solar Equipment Lease Villages of Glen Creek CDD - Phase 3_August 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.: 3095
Terms: Net 20
Invoice date: 08/01/2026
Due date: 08/31/2026

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

Total **$1,950.00**

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

Service Slip/Invoice

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

INVOICE: 899294
DATE: 08/01/2026
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
08/01/2026		ANTS, ROACHES, SILV			

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	07/21/2026			

Service	Description	Price
CONTRACT COMM	Monthly Pest & Rodent Control Service	$132.68

Please include your Invoice Number on your Payment. Thank you!

SUBTOTAL	$132.68
TAX	$0.00
TOTAL	$132.68

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE. All Rights Reserved.

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 42911923
Invoice Date 8/13/2026
Completed Date 8/13/2026
Payment Term Due Upon Receipt
Due Date 8/13/2026

Billing Address
Villages of Glen Creek c/o Rizzetta
2355 26th Avenue East
Bradenton, FL 34208 USA

Job Address
Villages of Glen Creek
2355 26th Avenue East
Bradenton, FL 34208 USA

Description of work

Arrived on site to troubleshoot the main gate for the community. Found the breaker for the gate was on the left side of the property behind some trees. Flipped the breaker to the On position. Found the Exit side of the gate works properly, but the Entrance side was not operation. Informed the customer that they will need to contact a Gate company. Also let the customer know where the panel is for the future.
While on site we were asked to troubleshoot power going to the water fountains at the clubhouse. Found that the water drinking fountain was working properly and the breaker was holding. No problem found.

Service #	Description	Quantity	Your Price	Total
Service Call ELEC-DIA	Regular call for evaluation of the client request; includes travel.	1.00	$99.00	$99.00
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	1.00	$165.00	$165.00

Sub-Total	$264.00
Tax	$0.00
Total	$264.00
Payment	$0.00
Balance Due	$264.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 43020247
Invoice Date 8/21/2026
Completed Date 8/21/2026
Payment Term Due Upon Receipt
Due Date 8/21/2026

Billing Address
Villages of Glen Creek c/o Rizzetta
2355 26th Avenue East
Bradenton, FL 34208 USA

Job Address
Villages of Glen Creek
2355 26th Avenue East
Bradenton, FL 34208 USA

Description of work

8/19/26: Arrived on site to troubleshoot power for the main gate for the community that had stopped working. Found the breaker was holding while I was here. I called the gate company, and they said the breaker tripped when his technician was out. We will need to coordinate with them so we can both be out to try to see why it's tripping.

8/21/26: Met with the gate company to troubleshoot gate breakers tripping. Found there was faulty communication equipment that is no longer being used that caused the breakers to trip. Disconnected the equipment and tested for proper operation.

Service #	Description	Quantity	Your Price	Total
Service Call ELEC-DIA	Regular call for evaluation of the client request; includes travel.	1.00	$99.00	$99.00
1HR LBR-1.00 SVC	1 Labor Hours - Service Technician	2.25	$165.00	$371.25

Sub-Total	$470.25
Tax	$0.00
Total	$470.25
Payment	$0.00
Balance Due	$470.25

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

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

Invoice

Date	Invoice #
8/2/2026	INV0000111327

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,881.33	$1,881.33
Administrative Services	1.00	$376.25	$376.25
Annual Dissemination Services	1.00	$583.33	$583.33
Financial & Revenue Collections Services	1.00	$376.25	$376.25
Landscape Consulting Services	1.00	$1,250.00	$1,250.00
Management Services	1.00	$2,069.50	$2,069.50
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$6,636.66
Total	$6,636.66

Invoice

Steadfast Alliance

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

Date	Invoice #
11/1/2025	SA-16928

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SE1423
Glen Creek RAM

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
OM-VGC-256				Net 30	SE1423 Glen Creek RAM

Quantity	Description	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	1,695.00		1,695.00

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

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

Invoice

Steadfast Alliance

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

Date	Invoice #
3/2/2026	SA-20696

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SE1423 Glen Creek RAM

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
OM-VGC-256				Net 30	SE1423 Glen Creek RAM

Quantity	Description	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	1,695.00		1,695.00

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

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

Invoice

Steadfast Alliance

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

Date	Invoice #
4/1/2026	SA-21814

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SE1423
Glen Creek RAM

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
OM-VGC-256				Net 30	SE1423 Glen Creek RAM

Quantity	Description	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	1,695.00		1,695.00

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

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

Invoice

Steadfast Alliance

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

Date	Invoice #
5/1/2026	SA-22925

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SE1423
Glen Creek RAM

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
OM-VGC-256				Net 30	SE1423 Glen Creek RAM

Quantity	Description	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	1,695.00		1,695.00

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

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

Invoice

Steadfast Alliance

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

Date	Invoice #
6/1/2026	SA-24071

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SE1423
Glen Creek RAM

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
Recurring OM-VGC-256				Net 30	SE1423 Glen Creek RAM

Quantity	Description	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	1,695.00		1,695.00

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

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

Invoice

Steadfast Alliance

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

Date	Invoice #
7/1/2026	SA-25355

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SE1423
Glen Creek RAM

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
OM-VGC-256				Net 30	SE1423 Glen Creek RAM

Quantity	Description	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	1,695.00		1,695.00

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

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

Invoice

Steadfast Alliance

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

Date	Invoice #
8/1/2026	SA-26628

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SE1423
Glen Creek RAM

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
OM-VGC-256				Net 30	SE1423 Glen Creek RAM

Quantity	Description	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	1,695.00		1,695.00

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

August 14, 2026
Client: 001323
Matter: 000001
Invoice #: 28809

RE: General

For Professional Services Rendered Through July 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
7/1/2026	JMV	REVIEW EMAIL FROM M. O'NOLAN; REVIEW DRAFT TERMIS AND CONDITIONS; DRAFT EMAIL TO M. O'NOLAN.	0.6	$243.00
7/2/2026	CAW	EMAIL CORRESPONDENCE REGARDING TURNOVER OF PLATTED TRACTS.	0.2	$75.00
7/11/2026	JMV	PREPARE RESOLUTION FOR CDD BUDGET HEARING; PREPARE RESOLUTION FOR CDD O/M ASSESSMENT HEARING.	1.0	$405.00
7/13/2026	JMV	CONFERENCE CALL WITH M. O'NOLAN; REVIEW DRAFT POLICIES.	0.6	$243.00
7/13/2026	CAW	RESEARCH OWNERSHIP OF PLATTED RIGHT-OF-WAY; PREPARE FOR AND ATTEND CALL WITH DISTRICT MANAGER.	0.5	$187.50
7/13/2026	LC	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.9	$175.50
7/16/2026	CAW	REVIEW TWO LEGALS AND SKETCHES FOR LANDSCAPING BUFFER TRACTS.	0.5	$187.50
7/16/2026	LC	TRANSMIT RESOLUTION ADOPTING BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS ON BUDGET TO DISTRICT MANAGER'S OFFICE.	0.2	$39.00
7/20/2026	JMV	REVIEW EMAILS FROM L. NELSON; REVIEW ASSESSMENT AREA FOUR DOCUMENTS; REVIEW CONTRACT ASSIGNMENT PROVISIONS.	1.3	$526.50

SERVICES

Date	Person	Description of Services	Hours	Amount
7/21/2026	CAW	PHONE AND EMAIL CORRESPONDENCE REGARDING ASSIGNMENT OF 2022 BOND DOCUMENTS; REVIEW EXISTING BOND DOCUMENTS FOR ASSIGNMENT PROVISIONS; REVIEW LEGAL AND SKETCH FOR LANDSCAPE BUFFER TRACT; PREPARE 2 SPECIAL WARRANTY DEEDS.	2.0	$750.00
7/22/2026	CAW	PREPARE PARTIAL ASSIGNMENT OF TRUE-UP AGREEMENT; PREPARE PARTIAL ASSIGNMENT OF DEVELOPMENT ACQUISITION AGREEMENT; PREPARE PARTIAL ASSIGNMENT OF CONTINUING DISCLOSURE AGREEMENT; EMAIL CORRESPONDENCE WITH BOND COUNSEL.	2.0	$750.00
7/23/2026	CAW	EMAIL CORRESPONDENCE REGARDING PARTIAL ASSIGNMENT OF 2022 BOND DOCUMENTS.	0.2	$75.00
7/24/2026	CAW	EMAIL CORRESPONDENCE WITH TITLE COMPANY TO ORDER TITLE REPORTS.	0.3	$112.50
7/28/2026	CAW	REVIEW EMAIL CORRESPONDENCE REGARDING PROPOSED SUB-DECLARATION FOR GLEN CREEK TOWNHOMES.	0.5	$187.50
7/31/2026	CAW	REVIEW PROPOSED SUB-DECLARATION AND RELATED MASTER DECLARATION.	2.0	$750.00
		Total Professional Services	12.8	$4,707.00

Total Services	$4,707.00	
Total Disbursements	$0.00	
Total Current Charges		$4,707.00
Previous Balance		$4,375.50
Less Payments		*($4,375.50)*
PAY THIS AMOUNT		**$4,707.00**

Please Include Invoice Number on all Correspondence

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

Invoice Number:	8277987
Account Number:	226961000
Invoice Date:	07/24/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Villages Glen Creek CDD
C/O District Manager
3434 Colwell Ave
Suite 200
Tampa, FL 33614
United States
VILLAGES GLEN CREEK CDD 2018

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE $4,256.13

All invoices are due upon receipt.

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

VILLAGES GLEN CREEK CDD 2018

Invoice Number:	8277987
Account Number:	226961000
Current Due:	$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

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

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

Invoice Number:	8277987
Invoice Date:	07/24/2026
Account Number:	226961000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

VILLAGES GLEN CREEK CDD 2018

Accounts Included In This Relationship: 226961000 226961001 226961003 226961004 226961006 226961007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	$3,950.00
Subtotal Administration Fees - In Advance 07/01/2026 - 06/30/2027				**$3,950.00**
Incidental Expenses 07/01/2026 to 06/30/2027	3,950.00	0.0775		$306.13
Subtotal Incidental Expenses				**$306.13**
TOTAL AMOUNT DUE				**$4,256.13**

UNITED RESTORATION SERVICES

UNITED WE STAND. TOGETHER WE REBUILD.

Invoice

Date	Invoice #
8/17/2026	6128

Bill To

Villages of Glen Creek CDD
2406 Orchid Glades Ln.,
Bradenton, FL 34208

P.O. No.	Terms
	Due on receipt

Description	Amount
Power wash driveway Straighten and repair fence	1,220.00

Thank you for your business.

Total	$1,220.00
Payments/Credits	$0.00
Balance Due	$1,220.00

Please remit checks to:
104 Gordon Rd
Wilmington, NC 28401

For billing inquiries please reach out to AR@TrustURS.com

UNITED RESTORATION SERVICES

UNITED WE STAND. TOGETHER WE REBUILD.

Invoice

Date	Invoice #
8/20/2026	6145

Bill To
Villages of Glen Creek CDD 3434 Caldwell Ave Unit 200

P.O. No.	Terms
	Due on receipt

Description	Amount
Service Call: Charcoal Disposal Bin and Outdoor Light Fixture Adjustment	100.00

Thank you for your business.

Total	$100.00
Payments/Credits	$0.00
Balance Due	$100.00

Please remit checks to:
104 Gordon Rd
Wilmington, NC 28401

For billing inquiries please reach out to AR@TrustURS.com

Tab 12

MINUTES OF MEETING

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

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Villages of Glen Creek Community Development District was held on **Tuesday, August 11, 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**
Stephen Brown	**Board Supervisor, Assistant Secretary**
Anthony Isaacson	**Board Supervisor, Assistant Secretary**
John Jones	**Board Supervisor, Assistant Secretary**

Also, present were:

Matt O'Nolan	**District Manager, Rizzetta & Company, Inc.**
Nancy Bregg	**District Coordinator, Rizzetta & Company, Inc.**
Haley Pryor	**Community Asset Management, Rizzetta & Company**
Bill Mumford	**Representative, GTIS Partners**
Andrew Graff	**Representative, GTIS Partners**
Steve Sutton	**Representative, Bloomings**
Eric Cerda	**Representative, Bloomings**
Mason Debaets	**Representative, Steadfast**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. O'Nolan called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS **Public Comments**

The Board heard comments on HOA lack of communication, landscaping and parking.

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THIRD ORDER OF BUSINESS STAFF REPORT

A. Public Hearing on Fiscal Year 2026-2027 Final Budget

1. Public Comments on the fiscal Year 2026-2027 Final Budget

On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board approved opening the public hearing for the fiscal year 2026-2027 final budget, for the Villages of Glen Creek Community Development District**.**

On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board approved closing the public hearing for the fiscal year 2026-2027 final budget, for the Villages of Glen Creek Community Development District**.**

2. Consideration of Resolution 2026-05, Adopting the Final Budget for Fiscal Year 2026-2027

On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board The Board adopted resolution 2026-05, adopting the final budget for FY 26-27 with a 7.94% increase, for the Villages of Glen Creek Community Development District**.**

B. Public Hearing on Fiscal Year 2026-2027 Assessments

1. Public Comments on the Fiscal Year 2026-2027 Special Assessments

On a Motion by Mr. Peterson, seconded by Mr. Isaccson, with all in favor, the Board approved opening the public hearing on the levying of assessments, for the Villages of Glen Creek Community Development District**.**

On a Motion by Mr. Peterson, seconded by Mr. Brown, with all in favor, the Board approved closing the public hearing on the levying of assessments, for the Villages of Glen Creek Community Development District**.**

2. Consideration of Resolution 2026-06, Levying O&M Assessments for Fiscal Year 2026-2027

On a Motion by Mr. Peteson, seconded by Mr. Isaccson, with all in favor, the Board adopting resolution 2026-06, levying assessments, for the Villages of Glen Creek Community Development District**.**

FOURTH ORDER OF BUSINESS Staff Reports

A. Pond & Mitigation Maintenance Report

Mr. Debates spoke to the Board about erosion, midge flies and algae.

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B. Community Asset Management

Ms. Pryor spoke to the Board about her report, weeds, pests and pathogens.

Mr. Sutton spoke about the landscaping concerns and will have a 30-day action plan to resolve crew changes and additional support in the community. Mr. Sutton committed to a 14-day resolution for red in inspection report.

Mr. Hyder from 813 Security updated the Board and spoke about parking.

C. District Counsel

Mr. Vericker was not present at the meeting.

D. District Engineer

Ms. Stewart was not present at the meeting.

E. District Manager Report

Mr. Mumford updated the Board about ongoing construction in the neighborhood.

Mr. O'Nolan reminded the Board of Supervisors that the next regular meeting is scheduled for Tuesday, October 13, 2026, at 6:00 p.m.

FIFTH ORDER OF BUSINESS BUSINESS ITEMS

A. Consideration of Resolution 2026-07, Setting the Meeting Schedule for FY 2026-2027

> On a Motion by Mr. Peterson, seconded by Mr. Issacson, with all in favor, the Board adopted resolution 2026-07, setting the meeting schedule for fiscal year 2026-2027, for the Villages of Glen Creek Community Development District**.**

B. Consideration of Resolution 2026-08, Authorizing Associations to Enforce Deed Restrictions

> On a Motion by Mr. Peterson, seconded by Mr. Brown, with all in favor, the Board adopted resolution 2026-08, authorizing Associations to enforce deed restrictions, for the Villages of Glen Creek Community Development District**.**

C. Consideration of Resolution 2026-09, Setting the Public Hearing for Rules and Rates

> On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board adopted resolution 2026-09, setting the public hearing for rules and rates, for the Villages of Glen Creek Community Development District**.**

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D. Consideration Resolution 2026-10, Setting Public Hearing for Rules of Procedure

> On a Motion by Mr. Peterson, seconded by Mr. Issacson, with all in favor, the Board adopted resolution 2026-10, setting the public hearing for rules of procedure on October 28, 2026 at 6:00 p.m., for the Villages of Glen Creek Community Development District**.**

F. Ratification of the 2025 Final Financial Audit

> On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board ratified the 2025 final financial audit, for the Villages of Glen Creek Community Development District**.**

G. Consideration of Holiday Lighting Proposal

> On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board approved the Decorating Elves Holiday lighting proposal pending contract from counsel, for the Villages of Glen Creek Community Development District**.**

G. Consideration of Goals and Objectives Annual Reporting

> On a Motion by Mr. Peterson, seconded by Mr. Brown, with all in favor, the Board accepted that they met the goals and objectives for fiscal year 2025-2026, for the Villages of Glen Creek Community Development District**.**

H. Consideration of Goals and Objectives for FY 26-27

> On a Motion by Mr. Peterson, seconded by Mr. Brown, with all in favor, the Board adopted the goals and objectives for fiscal year 2026 as financial transparency and budget consciousness, for the Villages of Glen Creek Community Development District**.**

I. Consideration of Arbitrage Proposals

> On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board accept the renewal for the arbitrage rebate counselors as presented, for the Villages of Glen Creek Community Development District**.**

J. Consideration of ECS Internet Services Proposal

> On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board approved the ECS proposal #TH26619 for an additional $140.00 per month, for the Villages of Glen Creek Community Development District**.**

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K. Consideration of Complete IT Proposal

> On a Motion by Mr. Peterson, seconded by Mr. Isaacson, with all in favor, the Board approved the Complete IT amenity access control and surveillance, for the Villages of Glen Creek Community Development District**.**

L. Discussion of HOA Declarations

> On a Motion by Mr. Brown, seconded by Mr. Peterson, with all in favor, the Board approved authorizing the Chair to work with Counsel and staff to finalize language for HOA declarations, for the Villages of Glen Creek Community Development District**.**

M. Discussion of Phase 2 Storm Pipe Easement

> On a Motion by Mr. Isaacson, seconded by Mr. Peterson, with all in favor, the Board approved authorizing the Chair to work with Counsel and staff on phase 2 storm pipe easement, for the Villages of Glen Creek Community Development District**.**

SIXTH ORDER OF BUSINESS BUSINESS ADMINISTRATION

A. Review of the Financial Statement for June 2026

The Board reviewed the Financial Statement for July 2026.

B. Consideration of Operation and Maintenance Expenditures for April, May and June 2026

The Board reviewed the Operation and Maintenance Expenditures for April, May and June 2026.

C. Consideration of the Board of Supervisors Meeting Minutes for May 12, 2026

The Board of Supervisors reviewed the Board of Supervisors meeting minutes for the May 12, 2026

> On a Motion by Mr. Isaacson, seconded by Mr. Brown, with all in favor, the Board approved the Operation and Maintenance Expenditures for April ($44,095.48), May ($108,303.70) and June ($57,392.88) 2026 and the minutes from the meeting held on May 12, 2026, as presented, for the Villages of Glen Creek Community Development District.

SEVENTH ORDER OF BUSINESS Supervisor Requests and Comments

No requests were made from the Board.

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EIGHTH 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. Brown, with all in favor, the Board adjourned the meeting at 7:28 p.m. for the Villages of Glen Creek Community Development District**.**

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Secretary/Assistant Secretary

Chairman/Vice Chairman

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