

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

***Advanced Meeting Package***

***Workshop Meeting***

***Date/Time:***  
***Tuesday, July 26, 2022***  
***6:00 P.M.***

***Location:***  
***Springhill Suites by Marriott Bradenton Downtown/Riverfront***  
***102 12th Street West***  
***Bradenton, FL 34205***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.***

# Villages of Glen Creek Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

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Board of Supervisors

**Villages of Glen Creek Community Development District**

Dear Supervisors:

A Meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District is scheduled for **Tuesday, July 26, 2022, at 6:00 P.M.** at the **Springhill Suites by Marriott Bradenton Downtown/Riverfront, 102 12th Street West, Bradenton, FL 34205.**

The advanced copy of the workshop agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Patricia Thibault*

Patricia Thibault

District Manager

813-564-7847

CC: Attorney  
Engineer  
District Records

**District: VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:** Tuesday, July 26, 2022

**Time:** 6:00 P.M.

**Location:** Springhill Suites by Marriott  
Bradenton Downtown/Riverfront  
102 12th Street West  
Bradenton, FL 34205

**Dial In: 1-646-931-3860**  
**Meeting ID: 765 408 9133**  
**Passcode: 12345**

## ***Workshop Agenda***

*For any questions as to the agenda packet, please contact [patricia@breezehome.com](mailto:patricia@breezehome.com)*

**I. Roll Call**

**II. Business Items**

A. Presentation of Proposed Budget FY 2022-2023

**Exhibit 1**

**III. Audience Comments**

**IV. Adjournment**

# **EXHIBIT 1**

**STATEMENT 1**  
**VILLAGES OF GLEN CREEK CDD**  
**FY 2023 PRELIMINARY PROPOSED GENERAL FUND**

|  | <b>FY 2019<br/>ACTUAL</b> | <b>FY 2020<br/>ACTUAL</b> | <b>FY 2021<br/>ACTUAL</b> | <b>FY 2022<br/>ADOPTED</b> | <b>FY 2023<br/>PROPOSED</b> | <b>VARIANCE 2022 - 2023</b> |
|--|---------------------------|---------------------------|---------------------------|----------------------------|-----------------------------|-----------------------------|
| <b>REVENUE</b>                                     |                           |                           |                           |                            |                             |                             |
| GENERAL FUND REVENUES /(a)                         | \$ 60,347                 | \$ 82,764                 | \$ 103,053                | \$ 112,843                 | \$ 126,448                  | \$ 13,605                   |
| PRORATED LOT CLOSINGS AND DEVELOPER FUNDING (b)    | 396,942                   | 344,132                   | 328,923                   | 463,342                    | 504,838                     | 41,496                      |
| INTEREST   | 1                         | -                         | -                         | -                          | -                           | -                           |
| MISCELLANEOUS                                      | 449                       | -                         | 142                       | -                          | -                           | -                           |
| <b>TOTAL REVENUE</b>                               | <b>457,739</b>            | <b>426,896</b>            | <b>432,118</b>            | <b>576,185</b>             | <b>631,286</b>              | <b>55,101</b>               |
| <b>EXPENDITURES</b>                                |                           |                           |                           |                            |                             |                             |
| <b>GENERAL ADMINISTRATIVE:</b>                     |                           |                           |                           |                            |                             |                             |
| SUPERVISORS COMPENSATION                           | 1,800                     | 2,400                     | 2,404                     | 6,000                      | 4,800                       | (1,200)                     |
| PAYROLL TAXES                                      | 138                       | 184                       | 168                       | 459                        | 367                         | (92)                        |
| PAYROLL SERVICES                                   | 247                       | 147                       | 149                       | 350                        | 495                         | 145                         |
| TRAVEL PER DIEM                                    | 107                       | -                         | -                         | 500                        | 500                         | -                           |
| MANAGEMENT CONSULTING SERVICES                     | 24,996                    | 24,996                    | 25,000                    | 25,000                     | 28,000                      | 3,000                       |
| CONSTRUCTION ACCOUNTING SERVICES                   | 9,000                     | 4,500                     | 2,500                     | 2,500                      | 9,000                       | 6,500                       |
| PLANNING AND COORDINATING SRVCS.                   | 36,000                    | 36,000                    | 36,000                    | 36,000                     | 36,000                      | -                           |
| BANK FEES  | 127                       | 148                       | 158                       | 264                        | 200                         | (64)                        |
| MISCELLANEOUS & MEETING ROOM RENTAL                | -                         | 317                       | 396                       | 750                        | 750                         | -                           |
| AUDITING SERVICES                                  | 3,973                     | 3,100                     | 3,250                     | 3,100                      | 3,600                       | 500                         |
| INSURANCE  | 19,598                    | 23,411                    | 25,937                    | 26,962                     | 30,443                      | 3,481                       |
| REGULATORY AND PERMIT FEES                         | 175                       | 175                       | 200                       | 175                        | 175                         | -                           |
| LEGAL ADVERTISEMENTS (Increased for Bond Issuance) | 3,719                     | 597                       | 1,093                     | 4,000                      | 4,000                       | -                           |
| ENGINEERING SERVICES                               | 3,994                     | 4,471                     | 7,081                     | 7,500                      | 7,500                       | -                           |
| LEGAL SERVICES (Inreased for Bond Issuance)        | 6,163                     | 10,911                    | 4,952                     | 9,000                      | 9,000                       | -                           |
| WEBSITE HOSTING                                    | 2,826                     | 931                       | 2,015                     | 2,015                      | 2,015                       | -                           |
| ADMINISTRATIVE CONTINGENCY                         | 495                       | 267                       | 425                       | -                          | -                           | -                           |
| <b>TOTAL GENERAL ADMINISTRATIVE</b>                | <b>113,358</b>            | <b>112,554</b>            | <b>111,728</b>            | <b>124,575</b>             | <b>136,845</b>              | <b>12,270</b>               |

**STATEMENT 1**  
**VILLAGES OF GLEN CREEK CDD**  
**FY 2023 PRELIMINARY PROPOSED GENERAL FUND**

|  | <b>FY 2019<br/>ACTUAL</b> | <b>FY 2020<br/>ACTUAL</b> | <b>FY 2021<br/>ACTUAL</b> | <b>FY 2022<br/>ADOPTED</b> | <b>FY 2023<br/>PROPOSED</b> | <b>VARIANCE 2022 - 2023</b> |
|--|---------------------------|---------------------------|---------------------------|----------------------------|-----------------------------|-----------------------------|
| <b>DEBT ADMINISTRATION:</b>                            |                           |                           |                           |                            |                             |                             |
| DISSEMINATION AGENT                                    | 12,000                    | 10,000                    | 10,000                    | 5,000                      | 5,000                       | -                           |
| TRUSTEE FEES   | 16,378                    | 3,025                     | 15,637                    | 16,378                     | 20,419                      | 4,041                       |
| TRUST FUND ACCOUNTING                                  | 3,600                     | 3,600                     | 3,600                     | 3,600                      | 3,600                       | -                           |
| ARBITRAGE  | 1,300                     | -                         | 1,300                     | 650                        | 650                         | -                           |
| <b>TOTAL DEBT ADMINISTRATION</b>                       | <b>33,278</b>             | <b>16,625</b>             | <b>30,537</b>             | <b>25,628</b>              | <b>29,669</b>               | <b>4,041</b>                |
| <b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>              |                           |                           |                           |                            |                             |                             |
| STREETPOLE LIGHTING                                    | -                         | 3,306                     | 13,536                    | 92,600                     | 109,300                     | 16,700                      |
| ELECTRICITY (IRRIG. & POND PUMPS)                      | 5,549                     | 4,883                     | 3,949                     | 6,000                      | 6,000                       | -                           |
| WATER  | 11,996                    | 9,659                     | 8,264                     | 9,600                      | 9,600                       | -                           |
| LANDSCAPING MAINTENANCE                                | 184,188                   | 193,838                   | 139,910                   | 160,000                    | 111,080                     | (48,920)                    |
| LANDSCAPE REPLINISHMENT                                | -                         | 1,195                     | -                         | 9,000                      | 9,000                       | -                           |
| IRRIGATION MAINTENANCE                                 | 2,061                     | 2,121                     | 6,909                     | 10,000                     | 12,000                      | 2,000                       |
| CREEK MAINTENANCE                                      | -                         | -                         | -                         | 6,000                      | 6,000                       | -                           |
| POND MAINTENANCE                                       | 7,173                     | 22,429                    | 3,579                     | 15,000                     | 32,830                      | 17,830                      |
| POND BANK MOWING                                       | -                         | -                         | -                         | -                          | 20,000                      | 20,000                      |
| STORMWATER DRAIN & MAINTENANCE                         | -                         | -                         | -                         | -                          | -                           | -                           |
| COMPREHENSIVE FIELD SERVICES                           | 7,504                     | 12,864                    | 14,353                    | 15,000                     | 17,000                      | 2,000                       |
| FIELD SERVICES MILEAGE                                 | 682                       | -                         | -                         | -                          | -                           | -                           |
| GATE, FOUNTAIN, SIDEWALK & BRIDGE MAINTENANCE & ACCESS | 1,241                     | 12,787                    | 14,961                    | 25,000                     | 37,000                      | 12,000                      |
| GATE CLICKERS & POOL FOBS                              | 9,473                     | -                         | 1,400                     | 1,500                      | 3,000                       | 1,500                       |
| PET WASTE REMOVAL                                      | 2,267                     | 1,550                     | 2,067                     | 2,067                      | 2,067                       | -                           |
| HOLIDAY DECORATIONS                                    | -                         | -                         | 5,000                     | 5,000                      | 6,000                       | 1,000                       |
| MONITORING FOR CAMERAS IN FY 21                        | 10,799                    | -                         | 7,375                     | 5,000                      | 7,000                       | 2,000                       |
| <b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>         | <b>242,932</b>            | <b>264,632</b>            | <b>221,303</b>            | <b>361,767</b>             | <b>387,877</b>              | <b>26,110</b>               |

**STATEMENT 1**  
**VILLAGES OF GLEN CREEK CDD**  
**FY 2023 PRELIMINARY PROPOSED GENERAL FUND**

|  | <b>FY 2019<br/>ACTUAL</b> | <b>FY 2020<br/>ACTUAL</b> | <b>FY 2021<br/>ACTUAL</b> | <b>FY 2022<br/>ADOPTED</b> | <b>FY 2023<br/>PROPOSED</b> | <b>VARIANCE 2022 - 2023</b> |
|--|---------------------------|---------------------------|---------------------------|----------------------------|-----------------------------|-----------------------------|
| <b>AMENITY CENTER OPERATIONS:</b>          |                           |                           |                           |                            |                             |                             |
| POOL SERVICE CONTRACT                      | 14,650                    | 13,600                    | 13,050                    | 13,800                     | 16,000                      | 2,200                       |
| POOL MAINTENANCE & REPAIRS                 | -                         | -                         | 2,955                     | 2,500                      | 2,500                       | -                           |
| POOL PERMIT                                | 250                       | 250                       | 250                       | 275                        | 275                         | -                           |
| AMENITY MANAGEMENT                         | -                         | 7,583                     | 5,000                     | 7,000                      | 7,000                       | (0)                         |
| AMENITY CENTER POWER WASH                  | 3,250                     | 3,000                     | 2,500                     | 3,000                      | 3,000                       | -                           |
| AMENITY CENTER CLEANING & MAINTENANCE      | 6,974                     | 5,200                     | 4,200                     | 5,400                      | 5,100                       | (300)                       |
| AMENITY CENTER PHONE & INTERNET            | 525                       | 1,483                     | 1,159                     | 1,500                      | 1,500                       | -                           |
| AMENITY CENTER ELECTRICITY                 | 5,619                     | 5,346                     | 7,194                     | 6,000                      | 7,200                       | 1,200                       |
| AMENITY CENTER WATER                       | -                         | 8,214                     | 14,666                    | 9,600                      | 9,600                       | -                           |
| AMENITY CENTER PEST CONTROL                | 1,440                     | 1,200                     | 2,595                     | 1,440                      | 720                         | (720)                       |
| AMENITY CENTER CAMERA                      | -                         | 7,870                     | -                         | -                          | -                           | -                           |
| AMENITY CENTER CAMERA MONITORING           | -                         | -                         | -                         | 4,000                      | 4,000                       | -                           |
| REFUSE SERVICE                             | -                         | -                         | -                         | 2,700                      | -                           | (2,700)                     |
| LANDSCAPE MAINTENANCE & INFILL             | 25,432                    | -                         | -                         | 2,500                      | 2,500                       | -                           |
| MISC. AMENITY CENTER REPAIRS & MAINTENANCE | -                         | 1,114                     | -                         | 2,500                      | 2,500                       | -                           |
| KEY PAD                                    | -                         | -                         | -                         | 2,000                      | -                           | (2,000)                     |
| POOL FURNITURE                             | -                         | -                         | -                         | -                          | 15,000                      | 15,000                      |
| <b>TOTAL AMENITY CENTER OPERATIONS</b>     | <b>58,140</b>             | <b>54,861</b>             | <b>53,569</b>             | <b>64,215</b>              | <b>76,895</b>               | <b>12,680</b>               |
| <b>TOTAL EXPENDITURES</b>                  | <b>447,708</b>            | <b>448,672</b>            | <b>417,137</b>            | <b>576,185</b>             | <b>631,286</b>              | <b>55,101</b>               |
| EXCESS OF REVENUE OVER (UNDER) EXPNDTRS.   | 10,031                    | (21,776)                  | 14,981                    | -                          | -                           | (0)                         |
| FUND BALANCE - BEGINNING                   | (8,943)                   | 1,089                     | (20,688)                  | (5,707)                    | -                           | -                           |
| INCREASE IN FUND BALANCE                   | -                         | -                         | -                         | -                          | -                           | -                           |
| <b>FUND BALANCE - ENDING</b>               | <b>1,089</b>              | <b>(20,688)</b>           | <b>(5,707)</b>            | <b>(5,707)</b>             | <b>-</b>                    |                             |

**Footnotes:**

Un-platted lands will received an O&M assessment for CDD administrative services. Developer will enter into an O&M deficit funding agreement for the FY 2022/2023 budget to cover any shortfalls in the FY 2022/2023 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed

**STATEMENT 2  
VILLAGES OF GLEN CREEK CDD  
FY 2023 PROPOSED GENERAL FUND BUDGET  
O&M ASSESSMENT ALLOCATION**

**A. ERU Assignment**

| Lot Width    | Assigned ERU | Lot Count  | Total ERU     | % ERU         |
|--------------|--------------|------------|---------------|---------------|
| TH (a)       | 0.48         | 248        | 119.04        | 21.57%        |
| 42           | 0.81         | 94         | 76.14         | 13.80%        |
| 52           | 1.00         | 227        | 227.00        | 41.13%        |
| 62           | 1.19         | 109        | 129.71        | 23.50%        |
| <b>total</b> |              | <b>678</b> | <b>551.89</b> | <b>100.0%</b> |

**B. Expenditures (O&M Assessment)**

|   |                      |
|---|----------------------|
| <b>Total Expenditures (net)</b>                         | \$ 631,286.16        |
| County collection charges & early pmt. Disc.            | \$ 43,886.20         |
| <b>Total O&amp;M Assessment, if all ON Roll (gross)</b> | <b>\$ 675,172.36</b> |
| Total ERUs in District                                  | 551.89               |
| O&M Assessment per ERU (Gross)                          | \$ <b>1,223.38</b>   |
| O&M Assessment per ERU (Net)                            | \$ 1,143.86          |

**C. Assessment Allocation (b)**

**Table 1 - Proposed FY 2023 Allocation of AR (as if all On-Roll)**

| Lot Width    | Assigned ERU | Net Assmt/Lot | Total Net Assmt   | Gross Assmt/Lot | Total Gross Assmt |
|--------------|--------------|---------------|-------------------|-----------------|-------------------|
| TH (a)       | 0.48         | \$ 549        | \$ 136,165        | \$ 587          | \$ 145,631        |
| 42           | 0.81         | \$ 927        | \$ 87,094         | \$ 991          | \$ 93,148         |
| 52           | 1.00         | \$ 1,144      | \$ 259,656        | \$ 1,223        | \$ 277,708        |
| 62           | 1.19         | \$ 1,361      | \$ 148,371        | \$ 1,456        | \$ 158,685        |
| <b>total</b> |              |               | <b>\$ 631,286</b> |                 | <b>\$ 675,172</b> |

**Table 2 - FY 2022 Allocation of AR (as if all On-Roll)**

| Lot Width    | Assigned ERU | Net Assmt/Unit | Total Net Assmt   | Gross Assmt/Unit | Total Gross Assmt |
|--------------|--------------|----------------|-------------------|------------------|-------------------|
| TH (a)       | 0.48         | \$ 501         | \$ 124,280        | \$ 536           | \$ 132,920        |
| 42           | 0.81         | \$ 846         | \$ 79,492         | \$ 904           | \$ 85,018         |
| 52           | 1.00         | \$ 1,044       | \$ 236,993        | \$ 1,117         | \$ 253,468        |
| 62           | 1.19         | \$ 1,242       | \$ 135,421        | \$ 1,329         | \$ 144,834        |
| <b>total</b> |              |                | <b>\$ 576,185</b> |                  | <b>\$ 616,241</b> |

**D Difference between FY 2022 and FY 2023 (Net)**

**Table 3 - Difference Per Lot**

| Lot Width | FY 2022 Assmt. | FY 2023 Assmt. | % Increase | \$ Increase  | \$ Increase / mo |
|-----------|----------------|----------------|------------|--------------|------------------|
| TH (a)    | \$ 501         | \$549          | 9.6%       | <b>\$48</b>  | <b>\$4</b>       |
| 42'       | \$846          | \$927          | 9.5%       | <b>\$81</b>  | <b>\$7</b>       |
| 52'       | \$1,044        | \$1,144        | 9.6%       | <b>\$100</b> | <b>\$8</b>       |
| 62'       | \$1,242        | \$1,361        | 9.6%       | <b>\$119</b> | <b>\$10</b>      |

**Footnotes:** Change in Net Budget \$ 55,101

**STATEMENT 3  
VILLAGES OF GLEN CREEK CDD  
CONTRACT SUMMARY**

| FINANCIAL STATEMENT CATEGORY               | SERVICE PROVIDER (VENDOR) | ANNUAL AMOUNT OF CONTRACT | PO # | COMMENTS (SCOPE OF SERVICE)   |
|--|---------------------------|---------------------------|------|---|
| <b>ADMINISTRATIVE EXPENSES:</b>            |                           |                           |      |   |
| SUPERVISORS COMPENSATION                   | Board of Supervisors      | \$ 4,800                  |      | Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor |
| PAYROLL TAXES                              | Innovative                | \$ 367                    |      | Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll  |
| PAYROLL SERVICES                           | Innovative                | \$ 495                    |      | Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation  |
| TRAVEL PER DIEM                            |                           | \$ 500                    |      | Estimated as needed for Supervisor travel   |
| MANAGEMENT CONSULTING SERVICES             | Breeze                    | \$ 28,000                 |      | The District received Management, Accounting and Assessment services as part of a Management Agreement.   |
| CONSTRUCTION ACCOUNTING SERVICES           | Breeze                    | \$ 9,000                  |      | Construction accounting services are provided for the processing of requisitions and funding request for the District. New series anticipated to be released by July 2022.  |
| PLANNING, COORDINATING & CONTRACT SERVICES | Breeze                    | \$ 36,000                 |      | Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure  |
| BANK FEES                                  | Bank United               | \$ 200                    |      | Fees associated with maintaining the District's bank accounts and the ordering of checks  |
| MISCELLANEOUS                              | Miscellaneous             | \$ 750                    |      | Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items   |
| AUDITING SERVICES                          | Dibartolomeo              | \$ 3,600                  |      | State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter  |
| INSURANCE                                  | EGIS                      | \$ 30,443                 |      | The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received from EGIS  |
| REGULATORY & PERMIT FEES                   | State of Florida          | \$ 175                    |      | The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity  |
| LEGAL ADVERTISEMENTS                       | BRADENTON HERALD          | \$ 4,000                  |      | The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.   |

**STATEMENT 3  
VILLAGES OF GLEN CREEK CDD  
CONTRACT SUMMARY**

| FINANCIAL STATEMENT CATEGORY | SERVICE PROVIDER (VENDOR)      | ANNUAL AMOUNT OF CONTRACT | PO # | COMMENTS (SCOPE OF SERVICE)  |
|------------------------------|--------------------------------|---------------------------|------|--|
| ENGINEERING SERVICES         | VARIOUS                        | \$ 7,500                  |      | Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments   |
| LEGAL SERVICES               | STRALEY ROBIN & VARIOUS OTHERS | \$ 9,000                  |      | The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager           |
| WEBSITE HOSTING              | CAMPUS SUITE                   | \$ 2,015                  |      | The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight |
| ADMINISTRATIVE CONTINGENCY   |                                | \$ -                      |      |  |
|                              | <b>TOTAL</b>                   | <b>136,845</b>            |      |  |

**STATEMENT 3  
VILLAGES OF GLEN CREEK CDD  
CONTRACT SUMMARY**

| FINANCIAL STATEMENT CATEGORY              | SERVICE PROVIDER (VENDOR) | ANNUAL AMOUNT OF CONTRACT | PO # | COMMENTS (SCOPE OF SERVICE)   |
|---|---------------------------|---------------------------|------|---|
| <b>DEBT SERVICE ADMINISTRATION:</b>       |                           |                           |      |   |
| DISSEMINATION AGENT                       | DISCLOSURE SERVICES       | \$ 5,000                  |      | The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service as contracted        |
| TRUSTEE FEES                              | US BANK                   | \$ 20,419                 |      | The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees confirmed by the Trustee   |
| TRUST FUND ACCOUNTING                     | BREEZE                    | \$ 3,600                  |      | Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements  |
| ARBITRAGE                                 | LLS Tax Solutions         | \$ 650                    |      | The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July                |
|   | <b>TOTAL</b>              | <b>29,669</b>             |      |   |
| <b>PHYSICAL ENVIRONMENT EXPENDITURES:</b> |                           |                           |      |   |
| STREETPOLE LIGHTING                       |                           | \$ 109,300                |      | The District is incorporating streetlights throughout the District. Currently with FPL there are 51 streetlights at \$1,350 monthly. Gig Fiber streetlights for Phases 1A(17), 1B(56), 1C(20), MC-2(7), 2A(26), and 2B(32).   |
| ELECTRICITY (IRRIGATION PUMPS)            | Florida Power & Light     | \$ 6,000                  |      | Estimated for electrical services related to the irrigation and pond pumps. There are currently 4 meters: 26th Ave E. Pump, Orchid Glades Lane Gate, 27th St E. Gate, Sand Gables Trail fountain, Mizner Bay Ave. Amounts are based on current average expenditures |
| WATER                                     | City of Bradenton         | \$ 9,600                  |      | Estimated water utility services related to the operations of the District. There is one water meter located at 2284 Mizner Bay. There was a large credit of \$7,800 in early FY 2022. Average amount is \$800 monthly  |
| LANDSCAPING MAINTENANCE                   | Prince Landscaping        | \$ 111,080                |      | Core maintenance services of mowing, detailing, fertilization and irrigation inspection. Base contract \$67,380 for common areas and amenity center is at \$23,700. An additional \$20,000 for bush hogging   |
| LANDSCAPE REPLENISHMENT                   | Prince Landscaping        | \$ 9,000                  |      | Estimated an additional \$5,000 for unknown replenishment expenditures - as well as \$4,000 for tot lot mulch   |
| LANDSCAPE IRRIGATION                      | Prince Landscaping        | \$ 12,000                 |      | Estimated based on the maintenance of 50 irrigation zones. Includes lift station maintenance and repairs due to pumps running irrigation. Increased for lift station repairs  |
| CREEK MAINTENANCE                         | Steadfast                 | \$ 6,000                  |      | Creek maintenance provided on an annual basis for ditch mowing as requested based on the needs of the District.   |

**STATEMENT 3  
VILLAGES OF GLEN CREEK CDD  
CONTRACT SUMMARY**

| FINANCIAL STATEMENT CATEGORY   | SERVICE PROVIDER (VENDOR) | ANNUAL AMOUNT OF CONTRACT | PO #           | COMMENTS (SCOPE OF SERVICE)  |
|--|---------------------------|---------------------------|----------------|--|
| POND MAINTENANCE   | Solitude                  | \$ 32,830                 |                | The District has a contract for the monthly care and maintenace of the lakes and ponds throughout the District. Current contract is for five ponds at \$294 per month, until 12/01/22 and then contract increases to \$303 monthly . Additionally an estimate was obtained to add 19 more ponds                      |
| POND BANK MOWING   |                           | \$ 20,000                 |                | Pond Bank mowing break out from the primary contract based on the needs of the District for the additional ponds that will be coming online in FY 2023   |
| STORMWATER DRAIN & MAINTENANCE   |                           | \$ -                      |                | Storm drain and wash out maintenance, repairs are as needed  |
| COMPREHENSIVE FIELD SERVICE MANAGEMENT                                 | Breeze                    | \$ 17,000                 |                | Directs day to day operations of District and oversees Field Services & Amenity Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare monthly written reports to the Board, including mileage for field tech. |
| FIELD SERVICES   |                           | \$ -                      |                |  |
| FIELD SERVICES MILEAGE   |                           | \$ -                      |                |  |
| GATE, FOUNTAIN, SIDEWALK & BRIDGE MAINTENANCE & ACCESS                 | DOOR KING                 | \$ 37,000                 |                | Infrastructure repairs estimated for two gates (entrance & rear) - \$6,000 Incl (\$200/mo Door King and Contact One) . Added \$1,700 for fontain maintenance. Adding \$14,000 for bridge maintenance. Added \$10,000 for sidewalk repair   |
| GATE CLICKERS & POOL FOBS  |                           | \$ 3,000                  |                | The Districts provides access cards and fobs for new residents. The budget considers 50 clickers at 30 each for replacements for now = 1500. Just replacing existing clickers, no new home phases to be added.   |
| PET WASTE REMOVAL  | POOP 911                  | \$ 2,067                  | OM-VC-DPFG-019 | The District provides for pet waste removal in the District. The current contract is for 5 pet waste stations at \$172.25 pe rmonth.   |
| HOLIDAY DECORATIONS  |                           | \$ 6,000                  |                | The budget allows for expenditures related to holiday decorations in the District.   |
| MISCELLANEOUS FIELD EXPENSE - SECURITY MONITORING FOR CAMERAS IN FY 21 |                           | \$ 7,000                  |                | Estimated for miscellaneous expenditures as needed   |
|  | <b>TOTAL</b>              | <b>\$ 387,877</b>         |                |  |
| <b>AMENITY CENTER OPERATIONS:</b>                                      |                           |                           |                |  |

**STATEMENT 3  
VILLAGES OF GLEN CREEK CDD  
CONTRACT SUMMARY**

| FINANCIAL STATEMENT CATEGORY          | SERVICE PROVIDER (VENDOR) | ANNUAL AMOUNT OF CONTRACT | PO #           | COMMENTS (SCOPE OF SERVICE)  |
|---------------------------------------|---------------------------|---------------------------|----------------|--|
| POOL SERVICE CONTRACT                 | H2 Pool                   | \$ 16,000                 | OM-VC-DPFG-022 | Commercial Pool Cleaning to include adjustment of chemistry, brushing, netting, cleaning filters, and vaccumming as needed. March - November is \$1,150 monthly for 5x weekly and Dec - Feb is \$1,050 for 4x weekly service. Total cost of pool services is \$13,500. Additional is for any additional cleanings that may be required |
| POOL MAINTENANCE & REPAIRS            | Estimated                 | \$ 2,500                  |                | Miscellaneous expenditures related to routine repairs and maintenance  |
| POOL PERMIT                           |                           | \$ 275                    |                | Based on actual from other pools of similar size   |
| AMENITY MANAGEMENT                    | Breeze                    | \$ 7,000                  |                | Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation & rules for the amenity \$584/mo  |
| AMENITY CENTER POWER WASH             | H2 Pool                   | \$ 3,000                  | OM-VC-DPFG-022 | Power washing at 1x per month at \$250 per month   |
| AMENITY CENTER CLEANING & MAINTENANCE | H2 Pool                   | \$ 5,100                  | OM-VC-DPFG-022 | Janitorial service for clubhouse restrooms and pool area. Mar - Nov cleaning is \$450 per month for five day cleaning and Dec - February is \$350 per month for 4 day cleaning . Total cleanings is \$5,100 annually   |
| AMENITY CENTER PHONE & INTERNET       | Spectrum                  | \$ 1,500                  |                | Contract for internet service at the amenity center is at \$125 per month  |
| AMENITY CENTER ELECTRICITY            | Estimated                 | \$ 7,200                  |                | Electric utility services provided at the amenity center. The current Meter is located at 2355 26th Ave. E. is approximaltey \$600 per month   |
| AMENITY CENTER WATER                  | Estimated                 | \$ 9,600                  |                | Water utility services provided at the amenity center. The Meter is located at 2406 Orchid Glades Lane is \$800 avg per month .  |
| AMENITY CENTER PEST CONTROL           | Nature Zone               | \$ 720                    |                | The District provides for pest control services at the amenity center . It is currently Contracted at \$60 per month   |
| AMENITY CENTER CAMERA                 |                           | \$ -                      |                |  |
| AMENITY CENTER CAMERA MONITORING      |                           | \$ 4,000                  |                | The District provides for security monitoring at the amenity center. Contracted yearly at 3,000 plus an additional 1,000 for service charges/repair. Cameras were installed Feb 2020   |
| REFUSE SERVICE                        | Estimated                 | \$ -                      |                | Eliminated as pool service will consider in their level of service   |
| LANDSCAPE MAINTENANCE & INFILL        | Estimated                 | \$ 2,500                  |                | Landscape infill as needed.  |

**STATEMENT 3  
VILLAGES OF GLEN CREEK CDD  
CONTRACT SUMMARY**

| FINANCIAL STATEMENT CATEGORY               | SERVICE PROVIDER (VENDOR) | ANNUAL AMOUNT OF CONTRACT | PO # | COMMENTS (SCOPE OF SERVICE)                                  |
|--|---------------------------|---------------------------|------|--|
| MISC. AMENITY CENTER REPAIRS & MAINTENANCE | Estimated                 | \$ 2,500                  |      | Furniture, electric, plumbing repairs at the amenity center. |
| KEY PAD                                    |                           | \$ -                      |      | Moved to gate maintenance                                    |
| POOL FURNITURE                             |                           | \$ 15,000                 |      | Replacement of pool furntiure                                |
|  | <b>TOTAL</b>              | <b>\$ 76,895</b>          |      |  |
| INCREASE IN RESERVES                       |                           | \$ -                      |      |  |

**STATEMENT 4  
VILLAGES OF GLEN CREEK CDD  
FY 2022-2023 ADOPTED BUDGET  
DEBT SERVICE SCHEDULES**

|   | Series<br>2016A-1 | Series<br>2016A-2 | Series<br>2018A-1 | Series<br>2018A-2 | Series<br>2018B | Series<br>2022   | TOTAL<br>FY23 BUDGET |
|---|-------------------|-------------------|-------------------|-------------------|-----------------|------------------|----------------------|
| <b>REVENUE</b>                                |                   |                   |                   |                   |                 |                  |                      |
| SPECIAL ASSESSMENTS - ON-ROLL - GROSS         | \$254,091         |                   | \$54,559          |                   |                 | \$314,652        | \$623,302            |
| SPECIAL ASSESSMENTS - OFF ROLL - NET          |                   | \$194,078         |                   | \$69,025          | \$57,813        |                  | \$320,916            |
| LESS: EARLY PAYMENT DISCOUNT                  | (10,164)          | -                 | (2,182)           | -                 | -               | (12,586)         | (\$24,932)           |
| <b>TOTAL REVENUE</b>                          | <b>243,927</b>    | <b>194,078</b>    | <b>52,376</b>     | <b>\$69,025</b>   | <b>\$57,813</b> | <b>\$302,066</b> | <b>919,286</b>       |
| <b>EXPENDITURES</b>                           |                   |                   |                   |                   |                 |                  |                      |
| COUNTY - ASSESSMENT COLLECTION FEES           | 6,352             | -                 | 1,364             | -                 | -               | 7,866            | 15,583               |
| INTEREST EXPENSE                              |                   |                   |                   |                   |                 |                  |                      |
| 05/01/23                                      | 84,134            | 70,278            | 18,006            | 34,513            | 28,906          | 94,149           | 329,986              |
| 11/01/23                                      | 82,472            | 68,800            | 18,006            | 34,513            | 28,906          | 92,731           | 325,428              |
| PRINCIPAL RETIREMENT                          |                   |                   |                   |                   |                 |                  |                      |
| 05/01/23                                      | 70,000            | 55,000            | -                 | -                 | -               | 105,000          | 230,000              |
| 11/01/23                                      | -                 | -                 | 15,000            | -                 | -               | -                | 15,000               |
| <b>TOTAL EXPENDITURES</b>                     | <b>242,959</b>    | <b>194,078</b>    | <b>52,376</b>     | <b>69,025</b>     | <b>57,813</b>   | <b>299,746</b>   | <b>915,997</b>       |
| <b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b> | <b>969</b>        | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>        | <b>2,320</b>     | <b>3,289</b>         |
| <b>FUND BALANCE - ENDING</b>                  | <b>\$ 969</b>     | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>     | <b>\$2,320</b>   | <b>\$ 3,289</b>      |

**Table 1. Series 2016A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)**

| LOT WIDTH    | LOTS       | ERU  | TOTAL ERU     | % ERU W/<br>ADJUSTMENT | TOTAL ASSMTS     | ASSMT / LOT |
|--------------|------------|------|---------------|------------------------|------------------|-------------|
| 52           | 143        | 1.00 | 143.00        | 55.91%                 | \$142,061        | \$993       |
| 62           | 126        | 1.19 | 149.94        | 44.09%                 | \$112,030        | \$889       |
| <b>Total</b> | <b>269</b> |      | <b>292.94</b> | <b>100.00%</b>         | <b>\$254,091</b> |             |

**Table 2. Series 2018A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)**

| LOT WIDTH    | LOTS       | ERU  | TOTAL ERU    | % ERU W/<br>ADJUSTMENT | TOTAL ASSMTS    | ASSMT / LOT |
|--------------|------------|------|--------------|------------------------|-----------------|-------------|
| TH           | 88         | 0.66 | 58.08        | 61.73%                 | \$33,680        | \$383       |
| 52           | 21         | 1.00 | 21.00        | 38.27%                 | \$20,879        | \$994       |
| <b>Total</b> | <b>109</b> |      | <b>79.08</b> | <b>100.00%</b>         | <b>\$54,559</b> |             |

**Table 3. Series 2022 Allocation of Maximum Annual Debt Service (GROSS MADS)**

| LOT WIDTH    | LOTS       | ERU  | TOTAL ERU     | % ERU W/<br>ADJUSTMENT | TOTAL ASSMTS     | ASSMT / LOT |
|--------------|------------|------|---------------|------------------------|------------------|-------------|
| 42           | 94         | 0.81 | 75.92         | 41.82%                 | \$131,594        | \$1,400     |
| 52           | 77         | 1.00 | 77.00         | 42.42%                 | \$133,461        | \$1,733     |
| 62           | 24         | 1.19 | 28.62         | 15.76%                 | \$49,598         | \$2,067     |
| <b>Total</b> | <b>195</b> |      | <b>181.54</b> | <b>100.00%</b>         | <b>\$314,652</b> |             |