

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

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 ADOPTED</b>	<b>VARIANCE 2022 - 2023</b>
<b>REVENUE</b>			
GENERAL FUND REVENUES /(a)	\$ 112,843	\$ 181,834	\$ 68,991
PRORATED LOT CLOSINGS AND DEVELOPER FUNDING (b)	463,342	449,452	(13,890)
INTEREST	-	-	-
MISCELLANEOUS	-	-	-
<b>TOTAL REVENUE</b>	<b>576,185</b>	<b>631,286</b>	<b>55,101</b>
<b>EXPENDITURES</b>			
<b>GENERAL ADMINISTRATIVE:</b>			
SUPERVISORS COMPENSATION	6,000	4,800	(1,200)
PAYROLL TAXES	459	367	(92)
PAYROLL SERVICES	350	495	145
TRAVEL PER DIEM	500	500	-
MANAGEMENT CONSULTING SERVICES	25,000	28,000	3,000
CONSTRUCTION ACCOUNTING SERVICES	2,500	9,000	6,500
PLANNING AND COORDINATING SRVCS.	36,000	36,000	-
BANK FEES	264	200	(64)
MISCELLANEOUS & MEETING ROOM RENTAL	750	750	-
AUDITING SERVICES	3,100	3,600	500
INSURANCE	26,962	30,443	3,481
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS (Increased for Bond Issuance)	4,000	4,000	-
ENGINEERING SERVICES	7,500	7,500	-
LEGAL SERVICES (Inreased for Bond Issuance)	9,000	9,000	-
WEBSITE HOSTING	2,015	2,015	-
ADMINISTRATIVE CONTINGENCY	-	-	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>124,575</b>	<b>136,845</b>	<b>12,270</b>
<b>DEBT ADMINISTRATION:</b>			
DISSEMINATION AGENT	5,000	5,000	-
TRUSTEE FEES	16,378	20,419	4,041
TRUST FUND ACCOUNTING	3,600	3,600	-
ARBITRAGE	650	650	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>25,628</b>	<b>29,669</b>	<b>4,041</b>

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

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 ADOPTED</b>	<b>VARIANCE 2022 - 2023</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>			
STREETPOLE LIGHTING	92,600	109,300	16,700
ELECTRICITY (IRRIG. & POND PUMPS)	6,000	6,000	-
WATER	9,600	9,600	-
LANDSCAPING MAINTENANCE	160,000	111,080	(48,920)
LANDSCAPE REPLINISHMENT	9,000	9,000	-
IRRIGATION MAINTENANCE	10,000	12,000	2,000
CREEK MAINTENANCE	6,000	6,000	-
POND MAINTENANCE	15,000	32,830	17,830
POND BANK MOWING	-	20,000	20,000
STORMWATER DRAIN & MAINTENANCE	-	-	-
COMPREHENSIVE FIELD SERVICES	15,000	17,000	2,000
FIELD SERVICES MILEAGE	-	-	-
GATE, FOUNTAIN, SIDEWALK & BRIDGE MAINTENANCE & ACCESS	25,000	37,000	12,000
GATE CLICKERS & POOL FOBS	1,500	3,000	1,500
PET WASTE REMOVAL	2,067	2,067	-
HOLIDAY DECORATIONS	5,000	6,000	1,000
MISCELLANEOUS FIELD EXPENSE - SECURITY MONITORING FOR CAMERAS	5,000	7,000	2,000
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>361,767</b>	<b>387,877</b>	<b>26,110</b>

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

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 ADOPTED</b>	<b>VARIANCE 2022 - 2023</b>
<b>AMENITY CENTER OPERATIONS:</b>			
POOL SERVICE CONTRACT	13,800	16,000	2,200
POOL MAINTENANCE & REPAIRS	2,500	2,500	-
POOL PERMIT	275	275	-
AMENITY MANAGEMENT	7,000	7,000	(0)
AMENITY CENTER POWER WASH	3,000	3,000	-
AMENITY CENTER CLEANING & MAINTENANCE	5,400	5,100	(300)
AMENITY CENTER PHONE & INTERNET	1,500	1,500	-
AMENITY CENTER ELECTRICITY	6,000	7,200	1,200
AMENITY CENTER WATER	9,600	9,600	-
AMENITY CENTER PEST CONTROL	1,440	720	(720)
AMENITY CENTER CAMERA	-	-	-
AMENITY CENTER CAMERA MONITORING	4,000	4,000	-
REFUSE SERVICE	2,700	-	(2,700)
LANDSCAPE MAINTENANCE & INFILL	2,500	2,500	-
MISC. AMENITY CENTER REPAIRS & MAINTENANCE	2,500	2,500	-
KEY PAD	2,000	-	(2,000)
POOL FURNITURE	-	15,000	15,000
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>64,215</b>	<b>76,895</b>	<b>12,680</b>
<b>TOTAL EXPENDITURES</b>	<b>576,185</b>	<b>631,286</b>	<b>55,101</b>
EXCESS OF REVENUE OVER (UNDER) EXPNDTRS.	-	(0)	(0)
FUND BALANCE - BEGINNING	(5,707)	-	-
INCREASE IN FUND BALANCE	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>(5,707)</b>	<b>(0)</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 ADOPTED 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)**

Total Expenditures (net)	\$ 631,286.00
County collection charges & early pmt. Disc.	\$ 43,886.19
<b>Total O&amp;M Assessment, if all ON Roll (gross)</b>	<b>\$ 675,172.19</b>
Total ERUs in District	551.89
O&M Assessment per ERU (Gross)	\$ 1,223.38
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	\$587.22	\$145,631.37
42	0.81	\$ 927	\$ 87,094	\$990.94	\$93,148.29
52	1.00	\$ 1,144	\$ 259,656	\$1,223.38	\$277,707.67
62	1.19	\$ 1,361	\$ 148,371	\$1,455.82	\$158,684.86
<b>total</b>			<b>\$ 631,286</b>		<b>\$675,172.19</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 4**  
**VILLAGES OF GLEN CREEK CDD**  
**FY 2022-2023 ADOPTED BUDGET**  
**DEBT SERVICE SCHEDULES**

	Series 2016A-1	Series 2016A-2	Series 2018A-1	Series 2018A-2	Series 2018B	Series 2022	TOTAL 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/ 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/ 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/ 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>	