

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

Advanced Meeting Package

***Board of Supervisors
Regular Meeting***

***Tuesday
August 28, 2018***

9:00 a.m.

***Country Inn & Suites
5610 Manor Hill Way,
Bradenton FL 34203***

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 AGENDA

District Board of Supervisors	Mike Lawson Doug Draper Lori Price Ted Sanders	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Paul Cusmano	DPFG
District Attorney	Vivek Barbar	Straley, Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

All cellular phones and pagers must be turned off during the meeting.

The District Agenda is comprised of different sections:

The meeting will begin promptly with the **first** section which is roll call of the Board of Supervisors. The **second** section is **Audience Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The **third** section is **Administrative Matters** and contains meeting minutes and financial statements. The **fourth** section is **Business Matters**. The business matters section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The **fifth** section is **Staff Reports**. This section allows the District Manager, Engineer, District Counsel and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The **sixth** section is **Public Comments** it provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, August 28 2018
Time: 9:00 a.m.
Location: **Country Inn & Suites**
5610 Manor Hill Way,
Bradenton FL 34203
Conference Call No: 563-999-2090
Code: 686859#

Business Meeting Agenda

	Exhibit(s)
I. Roll Call	
II. Audience Comments	
III. Administrative Matters	
A. Acceptance of the June 5, 2018 Meeting Minutes	1
B. Acceptance of the July 2018 Financial Statements	2
IV. Business Matters	
A. Fiscal Year 2018-2019 Budget Public Hearing	
1. Open Public Hearing	
2. Review of Budget	
3. Audience Comments	
4. Close Public Hearing	
B. Consideration and Adoption of Resolution 2018-08 Adopting the Fiscal Year 2018-2019 Budget	3
C. Budget Funding Agreement	4
D. Consideration and Adoption of Resolution 2018-09 Imposing Assessments	5
E. Consideration and Adoption of Resolution 2018-10 Supplemental Assessment	6
F. Consideration and Adoption of Resolution 2018-11 Electronic Records Policy	7
G. Consideration and Adoption of Resolution 2018-12 FY 2019 Meeting Schedule	8

Exhibit(s)

- V. Staff Reports**
 - A. District Manager**
 - B. District Counsel**
 - C. District Engineer**
- VI. Public Comments**
- VII. Adjournment**

EXHIBIT 1.

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

The Regular Meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District was held on Tuesday, June 5, 2018 at 9:00 a.m. at the Super 8 Ellenton, 5218 17th Street East, Ellenton, FL 34222.

FIRST ORDER OF BUSINESS - Roll Call

Mr. Cusmano called the meeting to order.

Present and constituting a quorum were:

Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager, DPFG
Vivek Babbar	District Attorney (<i>via phone</i>)
Tonja Stewart	District Engineer (<i>via phone</i>)

SECOND ORDER OF BUSINESS – Audience Comments

Resident John Hartney, asked for an update on the progress of the clubhouse pool. Mr. Cusmano stated that the project is moving along.

THIRD ORDER OF BUSINESS – Administrative Matters

- A. Acceptance of the May 7, 2018 Meeting Minutes
- B. Acceptance of the April 2018 Financial Statements

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **Items A & B** for the Villages of Glen Creek Community Development District.

FOURTH ORDER OF BUSINESS – Business Matters

- A. Supersede Resolution 2018-07 Adopting the 2018/2019 Proposed Budget and Setting the Public Hearing
The public hearing is set for August 22, 2018 at 9:00 AM.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved **Resolution 2018-07 Adopting the 2018/2019 Proposed Budget and Setting the Public Hearing** for August 22 at 9:00 a.m. at the Super 8 Ellenton, 5718 17th Street, Ellenton FL for the Villages of Glen Creek Community Development District.

- B. Approval of the 2017 Audit Report

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the **2017 Audit Report** for the Villages of Glen Creek Community Development District.

38

39 C. Manatee County Number of Registered Voters – 0

40 Mr. Cusmano presented the Manatee County Number of Registered Voters stating that the voter
41 count was 0.

42 **FIFTH ORDER OF BUSINESS – Staff Reports**

43 A. District Manager

44 ➤ Yellowstone Landscape Contract

45 Mr. Cusmano stated that the landscape contract has been sent to the District Attorney for
46 processing to CDD contract.

47 B. District Attorney

48 There being none, next item followed.

49 C. District Engineer

50 There being none, next item followed.

51 **SIXTH ORDER OF BUSINESS – Public Comments**

52 There being none, next item followed.

53 **SEVENTH ORDER OF BUSINESS – Adjournment**

54 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board
55 adjourned the meeting for the Villages of Glen Creek Community Development District.

56

57 **Each person who decides to appeal any decision made by the Board with respect to any matter*
58 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
59 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

60 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
61 **meeting held on _____.**

62

63 _____
64 **Signature**

65

66 **Paul Cusmano**

67 **Printed Name**

68 **Title:** ☐ Secretary ☐ Assistant Secretary

Signature

Mike Lawson

Printed Name

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 2.

Villages of Glen Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2018

Villages of Glen Creek CDD
Balance Sheet
Unaudited
July 31, 2018

	GENERAL				ACQ. & CONST		ACQ. & CONST			ACQ. & CONST		
	FUND	2016-A	2016-A1	2016-A2	2016A - 2016A2	2018A-1 (AA2)	2018A-1 (AA2)	2018A-2 (AA2)	2018B (AA1)	2018B	TOTAL	
<u>ASSETS:</u>												
CASH	\$ 4,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,023	
INVESTMENTS:												
REVENUE FUNDS	-	13,428	-	-	-	-	-	-	-	-	13,428	
INTEREST FUNDS	-	-	-	9,230	-	13,786	-	75,334	92,876	-	191,226	
COST OF ISSUANCE	-	-	-	-	-	278	-	621	674	-	1,573	
RESERVE FUNDS	-	-	118,788	104,620	-	25,517	-	87,485	107,856	-	444,266	
PREPAYMENT FUND	-	-	-	352,623	-	-	-	-	172,500	-	525,123	
ACQ-CONSTRUCTION 2016-A	-	-	-	-	262	-	-	-	-	-	262	
ACQ-CONSTRUCTION 2018A-1 (AA2)	-	-	-	-	-	-	1,928,904	-	-	-	1,928,904	
ACQ-CONSTRUCTION 2018B	-	-	-	-	-	-	-	-	-	1,371,482	1,371,482	
DEPOSITS	600	-	-	-	-	-	-	-	-	-	600	
ACCOUNTS RECEIVABLE	-	-	-	-	-	-	-	-	-	-	-	
TOTAL ASSETS	\$ 4,623	\$ 13,428	\$ 118,788	\$ 466,473	\$ 262	\$ 39,581	\$ 1,928,904	\$ 163,440	\$ 373,906	\$ 1,371,482	\$ 4,480,887	
<u>LIABILITIES:</u>												
ACCOUNTS PAYABLE	\$ 2,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 411,468	\$ -	\$ -	\$ -	\$ 413,973	
DUE TO DEVELOPER	-	-	1,188	-	-	-	-	-	-	-	1,188	
<u>FUND BALANCE:</u>												
NONSPENDABLE:	-	-	-	-	-	-	-	-	-	-	-	
UNASSIGNED:	2,118	13,428	117,600	466,473	262	39,581	1,517,436	163,440	373,906	1,371,482	4,065,726	
TOTAL LIAB. & FUND BAL.	\$ 4,623	\$ 13,428	\$ 118,788	\$ 466,473	\$ 262	\$ 39,581	\$ 1,928,904	\$ 163,440	\$ 373,906	\$ 1,371,482	\$ 4,480,887	

Villages of Glen Creek CDD

General Fund

Statement Of Revenues, Expenditures And Change In Fund Balance

For The Period Starting October 1, 2017 Ending July 31, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
I. REVENUE				
DEVELOPER FUNDING	\$ 355,319	213,191	\$ 99,950	\$ (113,241)
OFF-ROLL FUNDING	-	-	43,403	43,403
MISC. REVENUE	-	-	-	-
INTEREST	-	-	-	-
TOTAL REVENUE	355,319	213,191	143,353	(69,838)
II. EXPENDITURES				
ADMINISTRATIVE:				
PAYROLL - BOS	12,000	10,000	4,200	5,800
PAYROLL TAXES	918	765	321	444
PAYROLL SERVICES FEE	600	500	387	113
TRAVEL PER DIEM	500	417	169	248
MANAGEMENT CONSULTING SERVICES	25,000	20,833	25,830	(4,997)
CONSTRUCTION ACCOUNTING SERVICES	3,000	3,000	3,000	-
BANKING SERVICES	264	220	16	204
MISCELLANEOUS SERVICES	750	625	306	319
AUDITING SERVICES	3,200	2,667	4,046	(1,379)
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISING	2,500	2,083	1,219	864
ENGINEERING SERVICES	4,000	3,333	3,997	(664)
LEGAL SERVICES - GENERAL	7,500	6,250	20,611	(14,361)
WEBSITE HOSTING	740	617	618	(1)
ADMINISTRATIVE CONTINGENCY	4,000	3,333	-	3,333
TOTAL ADMINISTRATIVE	65,147	54,818	64,895	(10,077)
INSURANCE:				
INSURANCE (Liability, Property & Casualty)	12,300	6,267	6,267	-
TOTAL INSURANCE	12,300	6,267	6,267	-
DEBT SERVICE ADMINISTRATION:				
DISSEMINATION AGENT	5,000	5,000	5,000	-
TRUSTEE FEES	6,425	5,354	-	5,354
ARBITRAGE	500	500	650	(150)
TRUST FUNDS ACCOUNTING	3,600	3,000	3,000	-
TOTAL DEBT SERVICE ADMINISTRATION	15,525	13,854	8,650	5,204
PHYSICAL ENVIRONMENT EXPENDITURES:				
SECURITY	-	-	-	-
STREETPOLE LIGHTING	37,285	31,071	-	31,071
ELECTRICITY - (IRRIGATION & POND PUMPS)	7,992	6,660	88	6,572
WATER	24,000	20,000	-	20,000
LANDSCAPING MAINTENANCE	70,000	58,333	30,167	28,166
LANDSCAPE REPLENISHMENT	-	-	-	-
IRRIGATION MAINTENANCE	6,000	5,000	-	5,000
POND MAINTENANCE	7,200	6,000	4,142	1,858
POND BANK MOWING	18,000	15,000	-	15,000
STORMWATER DRAIN & MAINTENANCE	8,000	6,667	397	6,270
NPDES	10,000	8,333	-	8,333
SOLID WASTE DISPOSAL	3,720	3,100	-	3,100
FIELD SERVICES	6,835	5,696	8	5,688
FIELD SERVICES MILEAGE	1,500	1,250	1,382	(132)
GATE MAINTENANCE	1,500	1,250	-	1,250
TOTAL PHYSICAL ENVIRONMENT	202,032	168,360	36,184	132,176
AMENITY CENTER OPERATIONS				

Villages of Glen Creek CDD

General Fund

Statement Of Revenues, Expenditures And Change In Fund Balance

For The Period Starting October 1, 2017 Ending July 31, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
POOL SERVICE CONTRACT	6,600	5,500	-	5,500
POOL MAINTENANCE & REPAIRS	2,500	2,083	-	2,083
POOL PERMIT	275	229	-	229
AMENITY CENTER CLEANING & MAINTENANCE	1,350	1,125	-	1,125
AMENITY CENTER INTERNET	1,530	1,275	-	1,275
AMENITY CENTER ELECTRICITY	4,500	3,750	-	3,750
AMENITY CENTER WATER	1,200	1,000	-	1,000
AMENITY CENTER PEST CONTROL	360	300	240	60
REFUSE SERVICE	-	-	-	-
LANDSCAPE MAINTENANCE	4,000	3,333	-	3,333
MISC. AMENITY CENTER REPAIRS & MAINT	2,000	1,667	-	1,667
PLANNING & COORDINATING SERVICES	36,000	30,000	30,000	-
TOTAL FIELD OPERATIONS	60,315	50,263	30,240	20,023
TOTAL EXPENDITURES	355,319	293,562	146,236	147,326
EXCESS REVENUE OVER (UNDER) EXPEND.	-	(80,371)	(2,883)	77,488
FUND BALANCE - BEGINNING		-	5,000	5,000
FUND BALANCE - ENDING	\$ -	\$ (80,371)	\$ 2,117	\$ 82,488

Villages of Glen Creek CDD
CIP 2016A-2016A2
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Ending July 31, 2018

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
BOND PROCEEDS	\$ -
CF DEVELOPER FUNDING	86,014
INTEREST	8,896
TOTAL REVENUES	<u>94,910</u>
EXPENDITURES	
REQUISITION EXPENSES	2,142,078
CONSTRUCTION FUNDING REQUESTS	-
TOTAL EXPENSE	<u>2,142,078</u>
TOTAL EXPENDITURES	<u>2,142,078</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(2,047,168)
TRANSFER IN	-
FUND BALANCE - BEGINNING	2,047,430
FUND BALANCE - ENDING	<u><u>\$ 262</u></u>

Villages of Glen Creek CDD

2016A

Statement of Revenue, Expenditures And Changes In Fund Balance

For The Period Ending July 31, 2018

	ACTUAL YEAR-TO-DATE
REVENUES	
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 51,191
MISC. REVENUE	371,448
INTEREST	1,824
TOTAL REVENUES	424,463
EXPENDITURES	
DISSEMINATION AGENT	
ARBITRAGE	
TOTAL DEBT ADMINISTRATION	
TRUSTEE FEES	-
TOTAL DEBT SERVICE ADMINISTRATION	-
PRINCIPAL PAYMENT	-
INTEREST EXPENSE	-
ADMIN FEES	-
MGMT. & CONSULTING FEES	-
TRUSTEE FEES	-
LEGAL FEES	-
UNDERWRITERS FEES	-
BOND FEES & EXPENSES	-
TOTAL EXPENSE	-
TOTAL EXPENDITURES	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	424,463
TRANSFER IN	2,256
TRANSFER OUT	(413,296)
FUND BALANCE - BEGINNING	5
FUND BALANCE - ENDING	\$ 13,428

Villages of Glen Creek CDD
SERIES 2016A-1
\$3,535,000 CAPITAL IMPROVEMENT REVENUE BONDS
For The Period Starting October 1, 2017 Ending July 31, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
I. REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 256,838	214,032	\$ -	\$ (214,032)
INTEREST	-	-	1	1
OFF-ROLL FUNDING	-	-	-	-
LESS: DISCOUNT ASSESSMENTS (4%)	(10,274)	(8,562)	-	8,562
TOTAL REVENUE	246,564	205,470	1	(205,469)
II. EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	8,989	7,491	-	7,491
INTEREST EXPENSE			-	-
MAY 1, 2018	91,141	75,951	-	75,951
NOVEMBER 1, 2018	89,834	74,862	-	74,862
PRINCIPAL RETIREMENT				
MAY 1, 2018	55,000	45,833	-	45,833
TOTAL EXPENDITURES	244,964	204,137	-	204,137
EXCESS REVENUE OVER (UNDER) EXPEND.	1,600	1,333	1	(409,606)
TRANSFER IN			237,281	
TRANSFER OUT			(146,314)	
FUND BALANCE - BEGINNING		-	26,632	26,632
FUND BALANCE - ENDING	\$ 1,600.00	\$ 1,333	\$ 117,600	\$ (382,974)

Villages of Glen Creek CDD

SERIES 2016A-2

\$3,515,000 CAPITAL IMPROVEMENT REVENUE BONDS

For The Period Starting October 1, 2017 Ending July 31, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
I. REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 265,139	265,139	\$ 880,129	\$ 614,990
INTEREST	-	-	1,457	1,457
LESS: DISCOUNT ASSESSMENTS (4%)	(10,606)	(8,838)	-	8,838
TOTAL REVENUE	254,533	256,301	881,586	625,285
II. EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	9,280	7,733	-	7,733
INTEREST EXPENSE			-	-
MAY 1, 2018	94,466	78,722	92,383	(13,661)
NOVEMBER 1, 2018	94,466	78,722	-	78,722
PRINCIPAL RETIREMENT				
MAY 1, 2018	-	-	-	-
REDEMPTION EXPENSE	-	-	525,000	(525,000)
TOTAL EXPENDITURES	198,212	165,177	617,383	72,794
EXCESS REVENUE OVER (UNDER) EXPEND.	56,321	91,124	264,203	552,492
TRANSFER IN			176,015	
TRANSFER OUT			(2,083)	
FUND BALANCE - BEGINNING		-	28,339	28,339
FUND BALANCE - ENDING	\$ 56,321.00	\$ 91,124	\$ 466,474	\$ 580,831

Villages of Glen Creek CDD

2018A-1 (AA2)

Statement of Revenue, Expenditures And Changes In Fund Balance

For The Period Ending July 31, 2018

	ACTUAL YEAR-TO-DATE
REVENUES	
BOND PROCEEDS	\$ 70,483
MISC. REVENUE	-
INTEREST	16
TOTAL REVENUES	70,499
EXPENDITURES	
DISSEMINATION AGENT	
ARBITRAGE	
TOTAL DEBT ADMINISTRATION	
TRUSTEE FEES	-
TOTAL DEBT SERVICE ADMINISTRATION	-
PRINCIPAL PAYMENT	-
INTEREST EXPENSE	-
ADMIN FEES	4,978
MGMT. & CONSULTING FEES	3,528
TRUSTEE FEES	3,493
LEGAL FEES	25,500
UNDERWRITERS FEES	7,938
BOND ISSUE FEES	10,584
TOTAL EXPENSE	56,021
TOTAL EXPENDITURES	56,021
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	14,478
TRANSFER IN	-
TRANSFER OUT	25,101
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 39,579

Villages of Glen Creek CDD
2018A-1 (AA2) Acquisition & Construction
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Ending July 31, 2018

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
BOND PROCEEDS	\$ 1,928,129
CF DEVELOPER FUNDING	-
INTEREST	775
TOTAL REVENUES	<u>1,928,904</u>
EXPENDITURES	
REQUISITION EXPENSES	411,468
CONSTRUCTION FUNDING REQUESTS	-
TOTAL EXPENSE	<u>411,468</u>
TOTAL EXPENDITURES	<u>411,468</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,517,436
TRANSFER IN	-
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	<u><u>\$ 1,517,436</u></u>

Villages of Glen Creek CDD

2018A-2 (AA2)

Statement of Revenue, Expenditures And Changes In Fund Balance

For The Period Ending July 31, 2018

	ACTUAL YEAR-TO-DATE
REVENUES	
BOND PROCEEDS	\$ 232,615
MISC. REVENUE	-
INTEREST	66
TOTAL REVENUES	232,681
EXPENDITURES	
DISSEMINATION AGENT	
ARBITRAGE	
TOTAL DEBT ADMINISTRATION	
TRUSTEE FEES	-
TOTAL DEBT SERVICE ADMINISTRATION	-
PRINCIPAL PAYMENT	-
INTEREST EXPENSE	-
ADMIN FEES	-
MGMT. & CONSULTING FEES	7,901
TRUSTEE FEES	7,822
LEGAL FEES	-
UNDERWRITERS FEES	17,776
BOND ISSUANCE FEES	23,702
TOTAL EXPENSE	57,201
TOTAL EXPENDITURES	57,201
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	175,480
TRANSFER IN	-
TRANSFER OUT	(12,040)
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 163,440

Villages of Glen Creek CDD

2018B (AA1)

Statement of Revenue, Expenditures And Changes In Fund Balance

For The Period Ending July 31, 2018

	ACTUAL YEAR-TO-DATE
REVENUES	
BOND PROCEEDS	\$ 276,444
LOT CLOSINGS	172,500
INTEREST	81
TOTAL REVENUES	449,025
EXPENDITURES	
DISSEMINATION AGENT	
ARBITRAGE	
TOTAL DEBT ADMINISTRATION	
TRUSTEE FEES	-
TOTAL DEBT SERVICE ADMINISTRATION	-
PRINCIPAL PAYMENT	-
INTEREST EXPENSE	-
ADMIN FEES	-
MGMT. & CONSULTING FEES	8,571
TRUSTEE FEES	8,486
LEGAL FEES	-
UNDERWRITERS FEES	19,286
BOND ISSUANCE FEES	25,714
TOTAL EXPENSE	62,057
TOTAL EXPENDITURES	62,057
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	386,968
TRANSFER IN	-
TRANSFER OUT	(13,062)
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 373,906

Villages of Glen Creek CDD
2018B Acquisition & Construction
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Ending July 31, 2018

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
BOND PROCEEDS	\$ 1,370,931
CF DEVELOPER FUNDING	-
INTEREST	551
TOTAL REVENUES	<u>1,371,482</u>
EXPENDITURES	
REQUISITION EXPENSES	-
CONSTRUCTION FUNDING REQUESTS	-
TOTAL EXPENSE	<u>-</u>
TOTAL EXPENDITURES	<u>-</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,371,482
TRANSFER IN	-
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	<u><u>\$ 1,371,482</u></u>

Villages of Glen Creek CDD
Cash Reconciliation - General Fund
July 31, 2018

	<u>Total Cash</u>
Balance Per Bank Statement	\$ 7,143.88
Less: Outstanding Checks	<u>(3,120.40)</u>
<i>Cash Balance</i>	<u>\$ 4,023.48</u>
Beginning Cash Balance Per Books	\$ 720.17
Cash Receipts	23,014.96
Cash Disbursements	<u>(19,711.65)</u>
<i>Balance Per Books</i>	<u>\$ 4,023.48</u>

**Villages of Glen Creek
Check Register
FY2018**

DATE	Ref #	PAYEE	DESCRIPTION	RECEIPTS	DISBURSEMENTS	CASH BALANCE
09/30/2017	EOM			6,439.89	5,734.89	942.62
10/03/2017		Developer Funding	GF 2017-26	5,300.00		6,242.62
10/04/2017	2136	EGIS INSURANCE & RISK ADVISORS	Insurance FY 2018		5,300.00	942.62
10/13/2017		Developer Funding	GF 2017-23	1,459.38		2,402.00
10/13/2017	2137	Patrick Larrabee	Travel - July		122.77	2,279.23
10/13/2017	2138	STRALEY ROBIN VERICKER	Legal Svcs thru 8/15/17		561.00	1,718.23
10/18/2017		Developer Funding	GF 2017-24, 25	8,130.50		9,848.73
10/18/2017		Deposit	DS 2016	186,793.76		196,642.49
10/19/2017	2139	Aquatic Systems, Inc.	Lake & Pond Maint		514.00	196,128.49
10/19/2017	2140	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - September		4,750.00	191,378.49
10/19/2017	2141	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 8/18/17		977.00	190,401.49
10/19/2017	2142	STRALEY ROBIN VERICKER	Legal Svcs thru 8/15/17		1,829.50	188,571.99
10/19/2017	2143	Venturesin.com, Inc.	Web Site Hosting - September		60.00	188,511.99
10/19/2017	2144	Villages of Glen Creek c/o US Bank	DS		186,793.76	1,718.23
10/30/2017		Shutts & Bowen	O & M (Shutts & Bowen)	8,827.80		10,546.03
10/31/2017	2145	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - Construction Acctg		8,383.00	2,163.03
10/31/2017	EOM			210,511.44	209,291.03	2,163.03
11/02/2017		Developer Funding	GF 2017-27/GF 2018-01, 2	26,142.51		28,305.54
11/02/2017	ACH11022017	Bank United	Checks Ordered		15.60	28,289.94
11/03/2017	2146	Business Observer	Legal Ads		977.50	26,974.71
11/03/2017	2147	Genesis Land Maint.	VOIDED		0.00	26,974.71
11/03/2017	2148	STRALEY ROBIN VERICKER	Legal Services		5,969.40	20,283.56
11/03/2017	2149	US Bank Corporate Trust	Trustee Fees - Series 2016		6,411.13	13,872.43
11/03/2017	2150	Venturesin.com, Inc.	Web Site Hosting - October		60.00	13,812.43
11/03/2017	2151	Aquatic Systems, Inc.	Lake & Pond Maint - October		257.00	12,832.94
11/03/2017	2152	Bradenton Herald	Legal Ad		80.73	27,952.21
11/03/2017	2153	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 9/15/17		721.75	26,252.96
11/10/2017	ACH11102017	Paychex	EIB invoice		10.00	13,802.43
11/14/2017	2154	Metro Development Group, LLC	July-Sept - Cell Phone Reimbursemen		7.88	13,794.55
11/14/2017	2155	Patrick Larrabee	Travel - September		30.23	13,764.32
11/17/2017	2156	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - November		5,383.00	8,381.32
11/17/2017	2157	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2018		175.00	8,206.32
11/17/2017	2158	Venturesin.com, Inc.	Web Site Hosting - November		60.00	8,146.32
11/17/2017	2159	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 10/13/17		1,486.75	6,659.57
11/17/2017	2160	STRALEY ROBIN VERICKER	Legal Svcs thru 10/15/17		1,237.10	5,422.47
11/21/2017	10012	Ira D. Draper	BOS Mtgs 7/26 & 8/23/17		409.52	5,012.95
11/21/2017	10014DD	Lori K Price	BOS Mtgs 7/26 & 8/23/17		348.57	4,664.38
11/21/2017	10013	Michael S. Lawson	BOS Mtgs 7/26 & 8/23/17		369.40	4,294.98
11/21/2017	ACH11212017	Paychex	BOS Mtgs 7/26 & 8/23/17		204.43	4,090.55
11/21/2017	ACH11212017	Paychex	P/R Fee		55.50	4,035.05
11/30/2017		Developer Funding	GF 2018-03	3,001.07		7,036.12
11/30/2017	2161	STRALEY ROBIN VERICKER	Legal Svcs thru 10/15/17 - Expansion		3,001.07	4,035.05
11/30/2017		Construction Funding	2016-02 CF	5,135.00		9,170.05
11/30/2017	2162	FAULKNER ENGINEERING SERVICES	2016-02 CF		5,135.00	4,035.05
11/30/2017	EOM			29,143.58	27,271.56	4,035.05
12/05/2017	2163	Venturesin.com, Inc.	Web Site Hosting - December		60.00	3,975.05
12/14/2017		Developer Funding	GF 2018-04	7,588.00		11,563.05
12/15/2017	2164	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - December		5,383.00	6,180.05
12/15/2017	2165	STRALEY ROBIN VERICKER	Legal Svcs thru 11/15/17 (Expansion)		2,205.00	3,975.05
12/29/2017	ACH12292017	Paychex	P/R Fee		55.50	3,919.55
12/29/2017	10015	Ira D. Draper	BOS Mtg - 11/22/17		184.70	3,734.85
12/29/2017	10017DD	Lori K Price	BOS Mtg - 11/22/17		183.87	3,550.98
12/29/2017	10016	Michael S. Lawson	BOS Mtg - 11/22/17		184.70	3,366.28
12/29/2017	ACH12292017	Paychex	BOS Mtg - 11/22/17		92.63	3,273.65
12/31/2017	EOM			7,588.00	8,349.40	3,273.65
01/05/2018		Shutts & Bowen	O & M (Shutts & Bowen)	4,202.04		7,475.69
01/09/2018	2166	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - January		5,383.00	2,092.69
01/12/2018	2167	Aquatic Systems, Inc.	VOIDED		0.00	2,092.69
01/12/2018	2168	Aquatic Systems, Inc.	Lake & Pond Maint. - Nov/Dec		514.00	1,578.69
01/12/2018	2169	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 12/8/17		417.50	1,161.19
01/12/2018	2170	STRALEY ROBIN VERICKER	Legal Services		502.00	659.19
01/12/2018	2171	Venturesin.com, Inc.	Web Site Hosting - January		60.00	599.19
01/19/2018	2172	Business Observer	Legal Ad		61.63	537.56
01/26/2018		Developer Funding	GF 2018-05	19,226.91		19,764.47
01/26/2018	2173	An American Construction Group	Clean Streets/Gutter/Curbs		6,391.41	13,373.06
01/26/2018	2174	Aquatic Systems, Inc.	Lake & Pond Maint - January		257.00	13,116.06
01/26/2018	2175	Genesis Land Maintenance	Landscape Maint		11,066.00	2,050.06
01/26/2018	2176	STRALEY ROBIN VERICKER	Legal Svcs thru 12/15/17 - Expansion		1,512.50	537.56
01/31/2018	EOM			23,428.95	26,165.04	537.56
02/05/2018		Shutts & Bowen	O & M (Shutts & Bowen)	8,827.80		9,365.36
02/08/2018		Shutts & Bowen	O & M (Shutts & Bowen)	2,101.02		11,466.38
02/09/2018	2177	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - February		5,383.00	6,083.38
02/09/2018	2178	STRALEY ROBIN VERICKER	Legal Services		607.00	5,476.38
02/09/2018	2179	Venturesin.com, Inc.	Web Site Hosting - February		60.00	5,416.38
02/12/2018	ACH2122018	Paychex	Payroll Fees		30.00	5,386.38
02/14/2018	2180	Patrick Larrabee	Travel - November		30.23	5,356.15
02/15/2018	2181	Patrick Larrabee	Travel - December		30.23	5,325.92
02/22/2018	2182	Aquatic Systems, Inc.	Lake & Pond Maint - February		257.00	5,068.92
02/23/2018	2183	Bradenton Herald	Legal Ad		80.73	4,988.19
02/26/2018	2184	STRALEY ROBIN VERICKER	Legal Services		1,318.50	3,669.69
02/28/2018	EOM			10,928.82	7,796.69	3,669.69
03/01/2018		Developer Funding	GF 2018-06	7,633.00		11,302.69
03/02/2018	2185	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - March		5,383.00	5,919.69
03/02/2018	2186	Genesis Land Maintenance	Bush Hog - February		2,250.00	3,669.69
03/05/2018	2187	DOUG DRAPER	Mileage BOS Mtg - 2/28/18		47.96	3,621.73
03/13/2018	2188	Aquatic Systems, Inc.	Lake & Pond Maint - March		257.00	3,364.73
03/13/2018	2189	Florida Power & Light	Electricity		625.44	2,739.29

**Villages of Glen Creek
Check Register
FY2018**

DATE	Ref #	PAYEE	DESCRIPTION	RECEIPTS	DISBURSEMENTS	CASH BALANCE
03/13/2018	2190	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 1/12/18		527.50	2,211.79
03/13/2018	2191	Venturesin.com, Inc.	Web Site Hosting - March		60.00	2,151.79
03/15/2018	2192	LLS Tax Solutions, Inc.	Arbitrage - Series 2016A-1 2016A-2		650.00	1,501.79
03/16/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,501.70		5,003.49
03/26/2018		Developer Funding	GF 2018-07	3,032.00		8,035.49
03/27/2018	2193	Genesis Land Maintenance	Bush Hog - Jan		3,032.00	5,003.49
03/29/2018	ACH03292018	Paychex	P/R Fee		90.70	4,912.79
03/29/2018	10018	Ira D. Draper	BOS Mtg - 2/28/18		184.70	4,728.09
03/29/2018	10020DD	Lori K Price	BOS Mtg - 2/28/18		184.70	4,543.39
03/29/2018	10019	Michael S. Lawson	BOS Mtg - 2/28/18		184.70	4,358.69
03/29/2018	ACH03292018	Paychex	BOS Mtg - 2/28/18		91.80	4,266.89
03/31/2018	EOM			14,166.70	13,569.50	4,266.89
04/04/2018		Paychex	Deposit	35.70		4,302.59
04/05/2018		CF Developer Funding	2016-06-CF	861.42		5,164.01
04/05/2018	2194	BSB Design	2016-06 CF		861.42	4,302.59
04/05/2018		CF Developer Funding	2016-05 CF	14,160.59		18,463.18
04/05/2018	2195	Fishel Company	2016-05 CF		14,160.59	4,302.59
04/05/2018		CF Developer Funding	Req. 2016-91	9,860.00		14,162.59
04/05/2018	2196	Kings Engineering Associates	Req. 2016-91		9,860.00	4,302.59
04/06/2018	2197	Bradenton Herald	Legal Ad		1,013.44	3,289.15
04/10/2018	2198	Aquatic Systems, Inc.	Lake & Pond Maint - April		257.00	3,032.15
04/10/2018	2199	Patrick Larrabee	Travel - January		278.60	2,753.55
04/16/2018	2200	GRAU AND ASSOCIATES	Audit Confirmation		46.00	2,707.55
04/26/2018	2201	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - Apr / Expand boundaries		10,383.00	-7,675.45
04/26/2018		Developer Funding	GF 2018-08, 09	10,383.00		2,707.55
04/27/2018		Developer Funding	GF 2018-10	14,532.80		17,240.35
04/27/2018	2202	DISCLOSURE SERVICES, LLC	Dissemination Svcs		5,000.00	12,240.35
04/27/2018	2203	Genesis Land Maintenance	Bush Hog - April		2,250.00	9,990.35
04/27/2018	2204	GRAU AND ASSOCIATES	Audit FY 2017		4,000.00	5,990.35
04/27/2018	2205	STRALEY ROBIN VERICKER	Legal Services		2,581.40	3,408.95
04/27/2018		Shutts & Bowen	O & M (Shutts & Bowen)	5,296.68		8,705.63
04/30/2018	EOM			55,130.19	50,691.45	8,705.63
05/01/2018	2208	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - May		5,383.00	3,322.63
05/02/2018	ACH05022018	Paychex	P/R Fee		84.30	3,238.33
05/02/2018	10021	Ira D. Draper	BOS Mtg - 3/28/18		184.70	3,053.63
05/02/2018	10022	Michael S. Lawson	BOS Mtg - 3/28/18		184.70	2,868.93
05/02/2018	10023DD	Lori K Price	BOS Mtg - 3/28/18		184.70	2,684.23
05/02/2018	ACH05022018	Paychex	BOS Mtg - 3/28/18		91.80	2,592.43
05/06/2018	2207	DOUG DRAPER	Travel - BOS Mtg 3/29/18		32.70	2,559.73
05/07/2018	2206	Patrick Larrabee	Travel - February		88.40	2,471.33
05/07/2018	2209	Mike Fayad	Travel - March		249.43	2,221.90
05/07/2018	2210	Mike Fayad	Travel - April		94.83	2,127.07
05/10/2018	2211	Aquatic Systems, Inc.	Lake & Pond Maint - May		257.00	1,870.07
05/10/2018	2212	Florida Power & Light	Electricity		31.08	1,838.99
05/10/2018	ACH05102018	Paychex	Payroll Fees		10.00	1,828.99
05/14/2018		Shutts & Bowen	O&M Lot Closings	2,801.36		4,630.35
05/21/2018		Paychex	Refund on payroll fees	28.80		4,659.15
05/31/2018	ACH05312018	Paychex	P/R Fee		47.03	4,612.12
05/31/2018	10026	THEODORE SANDERS	BOS Mtg - 5/7/18		184.70	4,427.42
05/31/2018	10024	Michael S. Lawson	BOS Mtg - 5/7/18		184.70	4,242.72
05/31/2018	10025DD	Lori K Price	BOS Mtg - 5/7/18		184.70	4,058.02
05/31/2018	ACH05312018	Paychex	BOS Mtg - 5/7/18		91.80	3,966.22
05/31/2018	EOM			2,830.16	7,569.57	3,966.22
06/04/2018		CF Developer Funding	2016-09 CF	9,288.00		13,254.22
06/04/2018	2213	Willis Of Alabama	2016-09 CF		9,288.00	3,966.22
06/04/2018	2214	Mike Fayad	Travel - May		100.77	3,865.45
06/04/2018	2215	Patrick Larrabee	Travel - March		98.54	3,766.91
06/04/2018	2216	Patrick Larrabee	Travel - April		94.94	3,671.97
06/11/2018		CF Developer Funding	2016-07 CF	42.62		3,714.59
06/11/2018	2217	BSB Design	2016-07 CF		42.62	3,671.97
06/11/2018		CF Developer Funding	Req. 2016-122 & 2016-08 CF	22,879.87		26,551.84
06/11/2018	2218	Pine Lake Nursery	Req. 2016-122 & 2016-08 CF		22,879.87	3,671.97
06/12/2018	2219	Mike Fayad	Travel - May		69.30	3,602.67
06/20/2018		CF Developer Funding	2016-10 CF	28,921.00		32,523.67
06/20/2018	2220	Willis Of Alabama	2016-10 CF		28,921.00	3,602.67
06/27/2018	2221	EGIS INSURANCE & RISK ADVISORS	Insurance FY 2018		967.00	2,635.67
06/27/2018	2222	Florida Power & Light	4/25-5/25 - 2284 Mizner Bay Ave - Boost		13.04	2,622.63
06/27/2018	2223	STRALEY ROBIN VERICKER	Legal Svcs thru 4/15/18		1,764.47	858.16
06/27/2018	2224	Venturesin.com, Inc.	Web Hosting - Apr/May		137.99	720.17
06/29/2018		Developer Funding	GF 2018-11	5,383.00		6,103.17
06/29/2018	2225	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - June		5,383.00	720.17
06/30/2018	EOM			66,514.49	69,760.54	720.17
07/10/2018			O & M (Shutts & Bowen)	2,942.60		3,662.77
07/10/2018	2226	Florida Power & Light	5/25-6/26 - 2284 Mizner Bay Ave Boost		18.03	3,644.74
07/10/2018	2227	Mike Fayad	Travel - June		97.56	3,547.18
07/12/2018	2228	Genesis Land Maintenance	Storm Drain Repairs		397.00	3,150.18
07/13/2018	2229	Mike Fayad	Travel - July		47.47	3,102.71
07/18/2018			GF 2018-12	15,169.98		18,272.69
07/18/2018	2230	Aquatic Systems, Inc.	Lake & Pond Maint - Jun/Jul		514.00	17,758.69
07/18/2018	2231	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - July		5,383.00	12,375.69
07/18/2018	2232	Earth Tech	Pest Control - June		120.00	12,255.69
07/18/2018	2233	Genesis Land Maintenance	Bush Hog Svcs - March		2,250.00	10,005.69
07/18/2018	2234	STANTEC CONSULTING SERVICES, INC	Consulting services		1,565.00	8,440.69
07/18/2018	2235	STRALEY ROBIN VERICKER	Legal services		4,743.03	3,697.66
07/18/2018	2236	Venturesin.com, Inc.	Website Hosting - Jun/Jul		120.00	3,577.66
07/18/2018	2237	DOUG DRAPER	Travel - BOS Mtg - 6/5/18		47.96	3,529.70
07/24/2018			O & M (Shutts & Bowen)	4,902.38		8,432.08

**Villages of Glen Creek
Check Register
FY2018**

DATE	Ref #	PAYEE	DESCRIPTION	RECEIPTS	DISBURSEMENTS	CASH BALANCE
07/25/2018	2238	STRALEY ROBIN VERICKER	Legal Svcs thru 7/15/18		1,138.58	7,293.50
07/25/2018	2239	Tampa Print Services, Inc	Mass Mailing		305.92	6,987.58
07/25/2018	2240	Genesis Land Maintenance	Bush Hog Mowing - May		2,250.00	4,737.58
07/27/2018	ACH07272018	Paychex	P/R Fee		68.20	4,669.38
07/27/2018	10027	Ira D. Draper	BOS Mtg - 6/5/18		184.70	4,484.68
07/27/2018	10028	Michael S. Lawson	BOS Mtg - 6/5/18		184.70	4,299.98
07/27/2018	10029DD	Lori K Price	BOS Mtg - 6/5/18		184.70	4,115.28
07/27/2018	ACH07272018	Paychex	BOS Mtg - 6/5/18		91.80	4,023.48
07/31/2018	EOM			23,014.96	19,711.65	4,023.48

EXHIBIT 3.

RESOLUTION 2018-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; APPROVING A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 22, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s

Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2017/2018 and/or revised projections for fiscal year 2018/2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Budget for the Villages of Glen Creek Community Development District for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019,” as adopted by the Board of Supervisors on August 22, 2018.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
TOTAL DEBT SERVICE FUNDS	\$_____
TOTAL ALL FUNDS	\$_____*

*Not inclusive of any collection costs.

Section 3. Budget Amendments

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not

increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

Section 4. Budget Funding Agreement

The form of the Budget Funding Agreement, attached as **Exhibit "B"** hereto, is hereby approved in order to fund the Developer's portion of the budget for Fiscal Year 2018/2019.

Section 5. Effective Date.

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Villages of Glen Creek Community Development District.

PASSED AND ADOPTED THIS 28th DAY OF AUGUST, 2018.

ATTEST:

**VILLAGES OF GLEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

Exhibit A: 2018/2019 Budget
Exhibit B: Budget Funding Agreement

EXHIBIT A

**STATEMENT 1
VILLAGES OF GLEN CREEK CDD
FY 2019 PROPOSED GENERAL FUND**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 YTD - MAR	FY 2019 PROPOSED	VARIANCE FY 18 VS FY19
REVENUE						
GENERAL FUND REVENUES /(a)	\$ 75,982	\$ 106,492	\$ 355,319	\$ 86,941	\$ 448,374	\$ 93,055
INTEREST	-	-	-	-	-	-
MISCELLANEOUS	-	22	-	-	-	-
TOTAL REVENUE	75,982	106,514	355,319	86,941	448,374	93,055
EXPENDITURES						
GENERAL ADMINISTRATIVE:						
SUPERVISORS COMPENSATION	1,800	1,200	12,000	3,000	8,000	(4,000)
PAYROLL TAXES	138	92	918	230	612	(306)
PAYROLL SERVICES	473	138	600	299	600	-
TRAVEL PER DIEM	113	263	500	88	500	-
MANAGEMENT CONSULTING SERVICES	21,000	21,000	25,000	17,498	25,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	9,500	3,000	3,000	9,000	6,000
PLANNING AND COORDINATING SRVCS.	36,000	36,000	36,000	18,000	36,000	-
BANK FEES	12	24	264	56	264	-
MISCELLANEOUS	-	-	750	-	750	-
AUDITING SERVICES	2,800	3,946	3,200	46	3,600	400
INSURANCE	2,363	2,410	12,300	5,300	21,093	8,793
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	1,718	1,537	2,500	1,156	2,500	-
ENGINEERING SERVICES	908	3,889	4,000	2,432	4,000	-
LEGAL SERVICES	7,294	13,146	7,500	12,965	7,500	-
WEBSITE HOSTING	978	757	740	360	740	-
ADMINISTRATIVE CONTINGENCY	625	562	4,000	-	1,000	(3,000)
TOTAL GENERAL ADMINISTRATIVE	76,397	94,639	113,447	64,605	121,334	7,887
DEBT ADMINISTRATION:						
DISSEMINATION AGENT	-	5,000	5,000	5,000	5,000	-
TRUSTEE FEES	-	6,411	6,425	-	10,236	3,811
TRUST FUND ACCOUNTING	-	-	3,600	1,800	3,600	-
ARBITRAGE	-	-	500	650	650	150
TOTAL DEBT ADMINISTRATION	-	11,411	15,525	7,450	19,486	3,961
PHYSICAL ENVIRONMENT EXPENDITURES:						
STREETPOLE LIGHTING	-	-	37,285	-	25,000	(12,285)
ELECTRICITY (IRRIG. & POND PUMPS)	-	-	7,992	25	7,992	-
WATER	-	-	24,000	-	-	(24,000)
LANDSCAPING MAINTENANCE	-	-	70,000	16,201	160,000	90,000
LANDSCAPE REPLINISHMENT	-	-	-	7,173	5,000	5,000
IRRIGATION MAINTENANCE	-	-	6,000	-	2,000	(4,000)
CREEK MAINTENANCE	-	-	-	-	10,000	10,000
POND MAINTENANCE	-	514	7,200	3,114	3,012	(4,188)
POND BANK MOWING	-	-	18,000	-	-	(18,000)
STORMWATER DRAIN & MAINTENANCE	-	-	8,000	-	-	(8,000)
NPDES	-	-	10,000	-	-	(10,000)
CANAL MAINTENANCE	-	-	-	-	-	-
SOLID WASTE DISPOSAL	-	-	3,720	-	-	(3,720)
COMPREHENSIVE FIELD SERVICES	-	-	-	-	15,000	15,000
FIELD MANAGER	-	-	6,835	8	-	(6,835)
FIELD SERVICES MILEAGE	-	380	1,500	370	-	(1,500)
GATE MAINTENANCE	-	-	1,500	-	3,000	1,500
PET WASTE REMOVAL	-	-	-	-	3,500	3,500
HOLIDAY DECORATIONS	-	-	-	-	5,000	5,000
TOTAL PHYSICAL ENVIRONMENT	-	894	202,032	26,891	239,504	37,472
AMENITY CENTER OPERATIONS:						
POOL SERVICE CONTRACT	-	-	6,600	-	12,000	5,400
POOL MAINTENANCE & REPAIRS	-	-	2,500	-	1,500	(1,000)
POOL PERMIT	-	-	275	-	275	-
AMENITY MANAGEMENT	-	-	-	-	3,000	3,000

**STATEMENT 1
VILLAGES OF GLEN CREEK CDD
FY 2019 PROPOSED GENERAL FUND**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ADOPTED	FY 2018 YTD - MAR	FY 2019 PROPOSED	VARIANCE FY 18 VS FY19
GATE CLICKERS	-	-	-	-	5,250	5,250
AMENITY CENTER POWER WASH	-	-	-	-	3,000	3,000
AMENITY CENTER CLEANING & MAINTENANCE	-	-	1,350	-	5,700	4,350
AMENITY CENTER INTERNET	-	-	1,530	-	525	(1,005)
AMENITY CENTER ELECTRICITY	-	-	4,500	-	8,000	3,500
AMENITY CENTER WATER	-	-	1,200	-	6,500	5,300
AMENITY CENTER PEST CONTROL	-	-	360	-	1,800	1,440
REFUSE SERVICE	-	-	-	-	2,500	2,500
LANDSCAPE MAINTENANCE	-	-	4,000	-	5,000	1,000
MISC. AMENITY CENTER REPAIRS & MAINT	-	-	2,000	-	5,000	3,000
ENTRY FOBS & TRANSPONDERS	-	-	-	-	8,000	8,000
TOTAL AMENITY CENTER OPERATIONS	-	-	24,315	-	68,050	43,735
TOTAL EXPENDITURES	76,397	106,944	355,319	98,946	448,374	93,055
EXCESS OF REVENUE OVER (UNDER) EXPNDTRS.	(415)	(430)	-	(12,005)	-	-
FUND BALANCE - BEGINNING	845	430	0	0	0	-
FUND BALANCE - ENDING	430	0	0	(12,005)	0	

Fund Balance Analysis

Two Months Operating \$ 74,729

Footnotes:

(a) Revenue collections from County tax collector and/or budget funding agreement only as needed based on actuals. Draws upon budget funding agreement can only be based on actual expenditures.

STATEMENT 2
VILLAGES OF GLEN CREEK CDD
FY 2019 PROPOSED GENERAL FUND BUDGET
O&M ASSESSMENT ALLOCATION

A. ERU Assignment

Lot Width	Assigned ERU	Lot Count	Total ERU	% ERU
TH (a)	0.48	383	183.84	28.5%
42	0.81	93	75.33	11.7%
52	1.00	244	244.00	37.8%
62	1.19	120	142.80	22.1%
total		840	645.97	100.0%

B. Expenditures (O&M Assessment)

Total Expenditures (net)	\$ 448,374.00
County collection charges & early pmt. Disc.	\$ 31,170.39
Total O&M Assessment, if all ON Roll (gross)	\$ 479,544.39
Total ERUs in District	645.97
O&M Assessment per ERU (Gross)	\$ 742.36
O&M Assessment per ERU (Net)	\$ 694.11

C. Assessment Allocation

Table 1 - Current FY 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	\$ 333	\$ 127,605	\$ 356	\$ 136,476
42	0.81	\$ 562	\$ 52,287	\$ 601	\$ 55,922
52	1.00	\$ 694	\$ 169,363	\$ 742	\$ 181,137
62	1.19	\$ 826	\$ 99,119	\$ 883	\$ 106,009
total			\$ 448,374		\$ 479,544

Table 2 - Prior FY 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	\$ 264	\$ 106,972	\$ 282	\$ 114,409
42	0.81	\$ -	\$ -	\$ -	\$ -
52	1.00	\$ 550	\$ 91,895	\$ 589	\$ 98,283
62	1.19	\$ 655	\$ 115,248	\$ 700	\$ 123,260
65	1.25	\$ 688	\$ -	\$ -	\$ -
75	1.44	\$ 792	\$ 41,204	\$ 847	\$ 44,069
total			\$ 355,319		\$ 380,020

D Difference between Prior FY and Current FY (Net)

Prior Total Assmt.	Current Total Assmt.	Proposed Change, \$	Proposed Increase, %
355,319	448,374	93,055	26%

Table 3 - Difference Per Lot

Lot Width	Prior Assmt.	Current Assmt.	% Increase	\$ Increase	\$ Increase / mo
TH (a)	\$264	\$333	26%	\$69	\$6
42' (b)	-	\$562	n/a	\$562	\$47
52'	\$550	\$694	26%	\$144	\$12
62'	\$655	\$826	26%	\$171	\$14

Footnotes:

- (a) Individual Townhome ERU is based off of a 150' lot per six Townhome block.
(b) 42' Foot Lots are part of the new lot mix provided by the developer and were not in the FY 2018 lot mix

**STATEMENT 3
VILLAGES OF GLEN CREEK CDD
PROPOSED FY 2019 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE EXPENSES:			
SUPERVISORS COMPENSATION	Board of Supervisors	\$ 8,000	Statute allows \$200 per meeting per Supervisor, established at 10 meetings for 5 Supervisors
PAYROLL TAXES	Paychex	\$ 612	Calculated at 7.65% of Payroll
PAYROLL SERVICES	Paychex	\$ 600	\$55 per payroll plus year end processing
TRAVEL PER DIEM	Not Applicable	\$ 500	Estimated as needed
MANAGEMENT CONSULTING SERVICES	DPFG	\$ 25,000	
CONSTRUCTION ACCOUNTING SERVICES	DPFG	\$ 9,000	Estimated for new bond issuance
PLANNING, COORDINATING & CONTRACT SERVICES	DPFG	\$ 36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
BANK FEES	VARIOUS	\$ 264	
MISCELLANEOUS	MISC.	\$ 750	
AUDITING SERVICES	Grau & Associates	\$ 3,600	
INSURANCE	EGIS	\$ 21,093	
REGULATORY & PERMIT FEES		\$ 175	
LEGAL ADVERTISEMENTS	BRADENTON HERALD	\$ 2,500	
ENGINEERING SERVICES	VARIOUS	\$ 4,000	
LEGAL SERVICES	STRALEY ROBIN & VARIOUS OTHERS	\$ 7,500	
WEBSITE HOSTING	VENTURES INC	\$ 740	
ADMINISTRATIVE CONTINGENCY		\$ 1,000	
	TOTAL	121,334	
DEBT SERVICE ADMINISTRATION:			
DISSEMINATION AGENT	DISCLOSURE SERVICES	\$ 5,000	Dissemination to facilitate compliance with Securities & Exchange Commission continuing disclosure
TRUSTEE FEES	US BANK	\$ 10,236	Confirmed with Trustee for Series 2016 in the amount of \$6,412. Anticipated Trustee fees to cover new issuance in the amount of \$3,725.
TRUST FUND ACCOUNTING	DPFG	\$ 3,600	
ARBITRAGE	LLS Tax Solutions	\$ 650	The District is required to calculate interest from bond proceeds each year pursuant to the Internal Revenue Code.
	TOTAL	19,486	
PHYSICAL ENVIRONMENT EXPENDITURES:			
STREETPOLE LIGHTING		\$ 25,000	Assumes approx. 27 lights plus 44 lights for 4 months
ELECTRICITY (IRRIGATION PUMPS)		\$ 7,992	Estimated
WATER		\$ -	

**STATEMENT 3
VILLAGES OF GLEN CREEK CDD
PROPOSED FY 2019 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
LANDSCAPING MAINTENANCE	YELLOWSTONE	\$ 160,000	Core maintenance services of mowing, detailing, fertilization and irrigation inspection
LANDSCAPE REPLENISHMENT	YELLOWSTONE	\$ 5,000	Includes palm pruning and mulch. Estimated an additional \$15,000 for unknown replenishment expenditures
IRRIGATION MAINTENANCE	YELLOWSTONE	\$ 2,000	Estimated based on 50 zones
CREEK MAINTENANCE		\$ 10,000	pond bank mowing, etc.
POND MAINTENANCE		\$ 3,012	Current contract is for five ponds at \$251 per month.
POND BANK MOWING	YELLOWSTONE	\$ -	
STORMWATER DRAIN & MAINTENANCE		\$ -	Storm drain and wash out maintenance, repairs are as needed and vary
NPDES		\$ -	Compliance monitoring pursuant to National Pollutant Discharge Elimination System
CANAL MAINTENANCE		\$ -	Herbicide applications for control and maintenance of nuisance/exotic species growth throughout the community
SOLID WASTE DISPOSAL		\$ -	Estimated
COMPREHENSIVE FIELD SERVICE MANAGEMENT	DPPG Field Services	\$ 15,000	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 MAINTENANCE & ACCESS	DOOR KING	\$ 3,000	Estimated for two gates (entrance & rear)
PET WASTE REMOVAL	POOP 911	\$ 3,500	Estimated at \$284 per month
HOLIDAY DECORATIONS		\$ 5,000	
	TOTAL	\$ 239,504	
AMENITY CENTER OPERATIONS:			
POOL SERVICE CONTRACT	Estimated	\$ 12,000	March -Nov - 5 day cleaning & Dec - February is 4 day cleaning
POOL MAINTENANCE & REPAIRS	Estimated	\$ 1,500	Miscellaneous
POOL PERMIT		\$ 275	Based on actual from other pools of similar size
AMENITY MANAGEMENT	DPPG	\$ 3,000	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation & rules for the amenity
AMENITY CENTER POWER WASH		\$ 5,250	
GATE CLICKERS		\$ 3,000	For residents
AMENITY CENTER CLEANING & MAINTENANCE	Estimated	\$ 5,700	March - Nov is 5 day cleaning and Dec-Feb is 4 day cleaning
AMENITY CENTER PHONE & INTERNET	Estimated	\$ 525	Estimated
AMENITY CENTER ELECTRICITY	Estimated	\$ 8,000	Estimated
AMENITY CENTER WATER	Estimated	\$ 6,500	Estimated

**STATEMENT 3
VILLAGES OF GLEN CREEK CDD
PROPOSED FY 2019 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
AMENITY CENTER PEST CONTROL	Estimated	\$ 1,800	Estimated at \$150 per month
REFUSE SERVICE	Estimated	\$ 2,500	Estimated at \$225 per month for a 4 yard dumpster
LANDSCAPE MAINTENANCE	Estimated	\$ 5,000	Estimated
MISC. AMENITY CENTER REPAIRS & MAINTENANCE	Estimated	\$ 5,000	Estimated
KEY PAD		\$ 8,000	Installation and supply
	TOTAL	\$ 68,050	

Total FY 2019 \$ 448,374

EXHIBIT 4.

Budget Funding Agreement
Fiscal Year 2018/2019

This Agreement is made and entered into this 22nd day of August, 2018, by and between the **Villages of Glen Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Manatee County, Florida (hereinafter "**District**"), and **GTIS I VGC LP**, a Delaware limited partnership (hereinafter "**Developer**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in the City of Bradenton, in Manatee County, Florida, (the "**County**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2018/2019, which year commences on October 1, 2018 and concludes on September 30, 2019; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with a portion of its operations and services during Fiscal Year 2018/2019 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2018/2019, as described in Exhibit "A," and as may be amended from time to time by the District.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", as may be amended from time to time, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. The parties hereto recognize that a portion of the aforereferenced operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

3. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

6. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

7. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

8. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**Villages of Glen Creek Community
Development District**

Secretary/Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

GTIS I VGC LP
a Delaware limited partnership

Witness

By: _____
John M. Ryan
President

Witness

Exhibit "A" – Fiscal Year 2018/2019 General Fund Budget

EXHIBIT 5.

RESOLUTION 2018-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2018/2019 (“**Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operations and maintenance services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“**Uniform Method**”); and

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel’s portion of the District’s Budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll on the parcels designated in **Exhibit “B”** to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in **Exhibit “B”** through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

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

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit “A”** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits “A”** and **“B”**.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits “A”** and **“B”**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operations and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A”** and **“B.”**

B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Villages of Glen Creek Community Development District.

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2018.

ATTEST:

**VILLAGES OF GLEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

Exhibit “A” – Fiscal Year 2018/2019 Budget
Exhibit “B” – District Assessment Lien Roll
 Assessment Roll (Uniform Method)
 Assessment Roll (Direct Collect)

EXHIBIT 6.

RESOLUTION 2018-10

A RESOLUTION OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE ITS CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Villages of Glen Creek Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire assessable improvements described in the Report of the District Engineer, dated May 15, 2015, as revised on March 28, 2018, (the “**Capital Improvement Plan**”); and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously indicated its intention to finance a portion of the Capital Improvement Plan through the issuance of one or more series of bonds, which bonds would be repaid by the imposition of special assessments on the benefited property within the District; and

WHEREAS, the District previously adopted Resolution 2018-06, equalizing, approving, confirming and levying special assessments on property within the District (the “**Assessment Resolution**”), still in full force and effect; and

WHEREAS, the District is constructing and/or acquiring a certain portion of the Capital Improvement Plan (the “**2018 Project**”) described in the Report of the District Engineer dated March 28, 2018 (the “**Engineer’s Report**”) and attached as **Exhibit A**; and

WHEREAS, the District issued its \$710,000 Capital Improvement Revenue Bonds, Series 2018A-1 (Assessment Area Two) (the “**Series 2018A-1 Bonds**”), its \$1,590,000 Capital Improvement Revenue Bonds, Series 2018A-2 (Assessment Area Two) (the “**Series 2018A-2 Bonds**”), and its \$1,725,000 Subordinate Lien Capital Improvement Revenue Bonds, Series 2018B (Assessment Area One) (the “**Series 2018B Bonds**,” which, together with the Series 2018A-1 and the Series 2018A-2 Bonds, are referred to collectively herein as the “**Series 2018 Bonds**”) in accordance with the terms outline in the First Supplemental Special Assessment Methodology Report (Assessment Area Two Project) dated June 13, 2018 (the “**First Supplemental Report**”), attached as **Exhibit B**, and the Second Supplemental Special Assessment Methodology Report (Assessment Area One Project) dated June 13, 2018 (the “**Second Supplemental Report**”), attached as **Exhibit C**. (The First Supplemental Report and the Second Supplemental Report are collectively referred to hereinafter as the “**Supplemental Reports**”); and

WHEREAS, the District desires to set forth the final terms outlined in the Supplemental Reports.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Authority for this resolution. This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.

Section 2. Findings. The Board hereby finds and determines as follows:

- (a) The Engineer's Report is hereby approved and adopted.
- (b) The 2018 Project serves a proper, essential, and valid public purpose.
- (c) The 2018 Project will specially benefit the developable acreage located within the District as set forth in the Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2018 Project financed with the Series 2018 Bonds to the specially benefited properties within the District as set forth in the Supplemental Reports.
- (d) The Series 2018 Bonds will finance the construction and acquisition of a portion of the 2018 Project.
- (e) The Supplemental Reports are hereby approved and adopted.

Section 3. Assessment Lien for the Series 2018 Bonds. The Series 2018 Special Assessments shall be allocated in accordance with the Supplemental Reports.

Section 4. 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.

Section 5. Conflicts. This Resolution is intended to supplement the Assessment Resolution, which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Section 6. Effective date. This Resolution shall become effective upon its adoption.

Approved and adopted this 22nd day of August, 2018.

Attest:

**Villages of Glen Creek Community
Development District**

Paul Cusmano
Secretary

Chair/Vice Chair, Board of Supervisors

- Exhibit A:** Report of the District Engineer dated March 28, 2018
Exhibit B: First Supplemental Special Assessment Methodology Report
(Assessment Area Two Project) dated June 13, 2018
Exhibit C: Second Supplemental Special Assessment Methodology Report
(Assessment Area One Project) dated June 13, 2018

Exhibit “A”



Villages of Glen Creek Community Development District

Capital Improvement Revenue Bonds, Series 2018 Report of the District Engineer

Prepared for:

Board of Supervisors

Villages of Glen Creek

Community Development District

Prepared by:

Stantec Consulting Services Inc.

777 South Harbour Island Blvd

Suite 600

Tampa, Florida 33602

(813) 223-9500

March 28, 2018

INTRODUCTION

The Villages at Glen Creek Community Development District (the "District") encompasses approximately 240.63 acres in central Manatee County, within the City of Bradenton, Florida. The District is located within Section 31, Township 34 South, Range 18 East and Section 6, Township 35 South, Range 18 East and is vacant land with various abutting subdivisions. The District is, generally, bound by 15th Street E, 13th Avenue E, 27th Street E, and 26th Avenue E/30th Avenue E.

See Exhibit A for a Vicinity Map and Legal Description of the District.

PURPOSE

The Petition to Establish Villages of Glen Creek Community Development District was approved by the Bradenton City Council on December 13, 2006 and expanded via Ordinance 3029. The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The Master and Subdivision Infrastructure Report of the District Engineer, dated May 15, 2015, discussed the public improvements and community facilities associated with the first 478 units, as well as, a Report of the District Engineer was issued February 26, 2016 which described the public improvements and community facilities and their associated costs for Phases 1A, 1B, and 1C. The purpose of this Report of the District Engineer (the "Report") is to provide an update on how the 2016 Bond funds were spent and update the costs for Master costs for Phases 1A and 1B and the Subdivision for Phase 1B, which now totals 96 single family lots, and describe and estimate the construction costs, for the Phase 1D portion of the project, which includes 88 townhomes, and the Parcel MC-1 portion of the project which includes 21 single family lots.

See Exhibit B the Phasing Concept Plan.

THE DEVELOPER AND DEVELOPMENT

Phase 1A is complete and contains 81 platted (Manatee County Plat Book 62, Page 11) single family lots. The property owner and land developer, GTIS I VGC LP, (the "Developer") currently plans to proceed with Phase 1B (96 single family lots), 88 townhomes which are considered Phase 1D and parcel MC-1 with 21 single family lots. The remainder of District's public improvements and community facilities for the ultimate community build out will be planned in the future, depending on the real estate market conditions and needs.

The current public improvements and community facilities include collector and subdivision roads and their associated, water and wastewater mains, water management control, landscaping/irrigation/monuments, pedestrian trails and sidewalks, environmental mitigation, undergrounding of electrical service, and community amenities.

The Series 2016 Bonds is anticipated to fund the following:

1. Phase 1A,
2. the first segments of the collector roads and their associated utilities, landscaping, hardscaping, and irrigation,
3. a portion of the community perimeter landscaping and buffering,
4. a portion of the community amenity center, and
5. a portion of professional and permitting fees.

PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided as follows:

MASTER PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Master Water Management and Control

The design criteria for the District's water management and control is regulated by the City of Bradenton and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed stormwater management ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To insure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100 year storm event.

Storm sewer systems, which are considered to be part of the water management and control system, are designed to convey water from the various road rights of way into the stormwater management ponds.

All stormwater management ponds and storm sewer systems conveying water from the collector roads rights of way are considered Master Water Management and Control. These facilities will be designed in accordance with the City of Bradenton technical standards.

The District is anticipated to own and maintain these facilities.

Master District Roads

Master District Roads include collector roads that provide access to all units. They include the asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within these rights of way abutting common areas. Decorative bridges are also planned for all creek crossings and are considered a Master District Road improvement.

All Master District Roads will be designed in accordance with the City of Bradenton technical standards, and they are anticipated to be owned and maintained by the District. Virtual gates are anticipated to be used within the District's rights of way. These gates are designed to only

documents vehicular access and do not restrict access. These gate systems will be considered a Master Road Improvement.

Master Sewer and Wastewater Management

The District is located within the City of Bradenton utilities service area which will provide sewer and wastewater management service to the District.

The Master Sewer and Wastewater Management improvements will include a gravity sanitary sewer system within the collector roads rights of way and all pumping stations and force mains that will connect to an existing force main located north of the District. Also, reclaimed water line construction within the collector roads rights of way would be considered part of the Master Sewer and Wastewater Management systems.

Off-site improvements may be required to provide service to the District and are considered master improvements.

All Master Sanitary Sewer and Wastewater Management systems will be designed in accordance with City of Bradenton technical standards. It is anticipated that the City of Bradenton will own and maintain these facilities.

Master Water Supply

The District is located within the City of Bradenton utilities service area which will provide water supply for potable water service and fire protection to the property.

The Master Water Supply improvements will include 8" looped water mains within the collector roads rights of way which will supply potable water service and fire protection to the District. These services will be connected to existing facilities north of the property.

Off-site improvements may be required to provide service to the District.

The Master Water Supply systems will be designed in accordance with City of Bradenton technical standards. It is anticipated that the City of Bradenton will own and maintain these facilities.

Master Amenities

Master Amenities includes a clubhouse, pool, playground and pedestrian trails, as well as, the associated screening/buffering/fencing, parking, utilities, and landscaping and irrigation.

Master Electric Service, Undergrounding of Electrical Power, and Street Lights

The District lies within the area served by Florida Power and Light for electrical power service, and there are fees paid to convert this service from overhead to underground within the District. It is also anticipated that street lights will be constructed throughout the District, and they may be owned and maintained by the District.

Master electrical service conversion and street light costs cover electrical improvements along collector roads.

Master Landscaping, Irrigation, and Hardscaping

Community entry monumentation and landscape buffering and screening along collector road rights of ways are considered master improvements. Irrigation will also be provided in the landscaped areas.

It is anticipated that these master improvements will be owned and maintained by the District.

Master Professional Services and Permitting Fees

City of Bradenton and SWFWMD impose fees for construction permits and plan reviews. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities. The design, permitting, and construction administration fees for master improvements are considered Master Professional Services and Permitting Fees.

Fees associated with performance and warranty financial securities covering City of Bradenton infrastructure may also be required.

SUBDIVISION PUBLIC IMPROVMENTS AND COMMUNITY FACILITIES

Subdivision Water Management and Control

Storm sewer systems that collect and convey drainage from the subdivision streets are considered subdivision improvements.

These water management and control systems will be designed in accordance with the City of Bradenton technical standards.

The District is anticipated to own and maintain these facilities.

Subdivision District Roads

Subdivision District Roads include the subdivision street rights of way improvements, including the asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All subdivision streets will be designed in accordance with the City of Bradenton technical standards, and all subdivision roads are anticipated to be owned and maintained by the District.

Subdivision Sewer and Wastewater Management

The District is located within the City of Bradenton utilities service area which will provide sewer and wastewater management service to the District.

The Subdivision Sewer and Wastewater Management improvements will include a gravity sanitary sewer collection system within the subdivision roads rights of way. Also, reclaimed water

lines constructed within subdivision roads rights of way are considered Subdivision Sewer and Wastewater Management.

All Subdivision Sanitary Sewer and Wastewater Management systems will be designed in accordance with City of Bradenton technical standards. It is anticipated that the City of Bradenton will own and maintain these facilities.

Subdivision Water Supply

The District is located within the City of Bradenton utilities service area which will provide water supply for potable water service and fire protection to the property.

The Subdivision Water Supply improvements will include looped water mains within the subdivision streets rights of way which will supply potable water service and fire protection to the District. These Subdivision Water Supply improvements will connect to the Master Water Supply improvements.

The Subdivision Water Supply systems will be designed in accordance with City of Bradenton technical standards. It is anticipated that the City of Bradenton will own and maintain these facilities.

Subdivision Electric Service, Undergrounding of Electrical Power, and Street Lights

The District lies within the area served by Florida Power and Light for electrical power service, and there are fees paid to convert this service from overhead to underground within the District. It is also anticipated that street lights will be constructed throughout the District, and they may be owned and maintained by the District.

Subdivision underground electrical service conversion and street light costs cover improvements along subdivision roads.

Subdivision Landscaping, Irrigation, and Hardscaping

Landscaping, irrigation, and hardscaping within subdivision roads rights of way and/or abutting common areas are considered subdivision improvements.

It is anticipated that these improvements will be owned and maintained by the District.

Subdivision Professional Services and Permitting Fees

City of Bradenton and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities. The design, permitting, and construction administration fees for subdivision improvements are considered Subdivision Professional Services and Permitting Fees.

Fees associated with performance and warranty financial securities covering City of Bradenton infrastructure may also be required.

PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Exhibit C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

CONSTRUCTION PERMITTING

SWFWMD and City of Bradenton have issued construction permits for Phase 1BA. SWFWMD has issued mass grading permits for the approximately 80% of land area within the District which locks in design criteria for the stormwater management ponds within these areas.

SUMMARY AND CONCLUSION

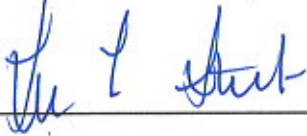
The District, as outlined above, is responsible for the functional development of the lands within the District, and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended on similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in the City of Bradenton. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.



Tonja L. Stewart
District Engineer
State of Florida Registration No. 47704

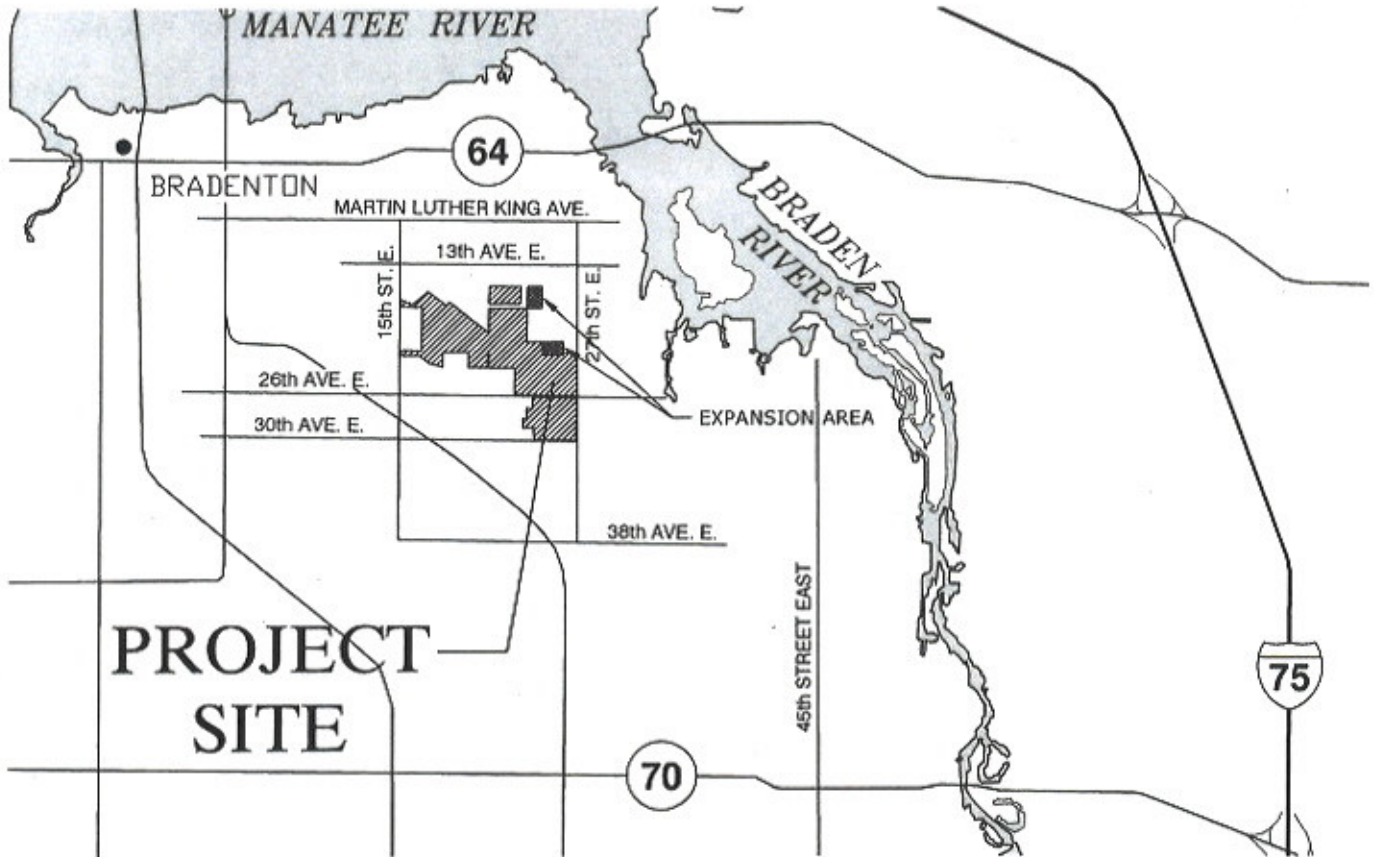
Date

EXHIBITS

- A Vicinity Map and Legal
Description of the District
- B Phasing Concept Plan
- C Construction Cost Estimate of
Public Improvements and
Community Facilities

EXHIBIT A

Q:\CH\4857\000001\Production\Drawings\Concept\Exhibits\2017-08-24\VICINITY MAP.dwg



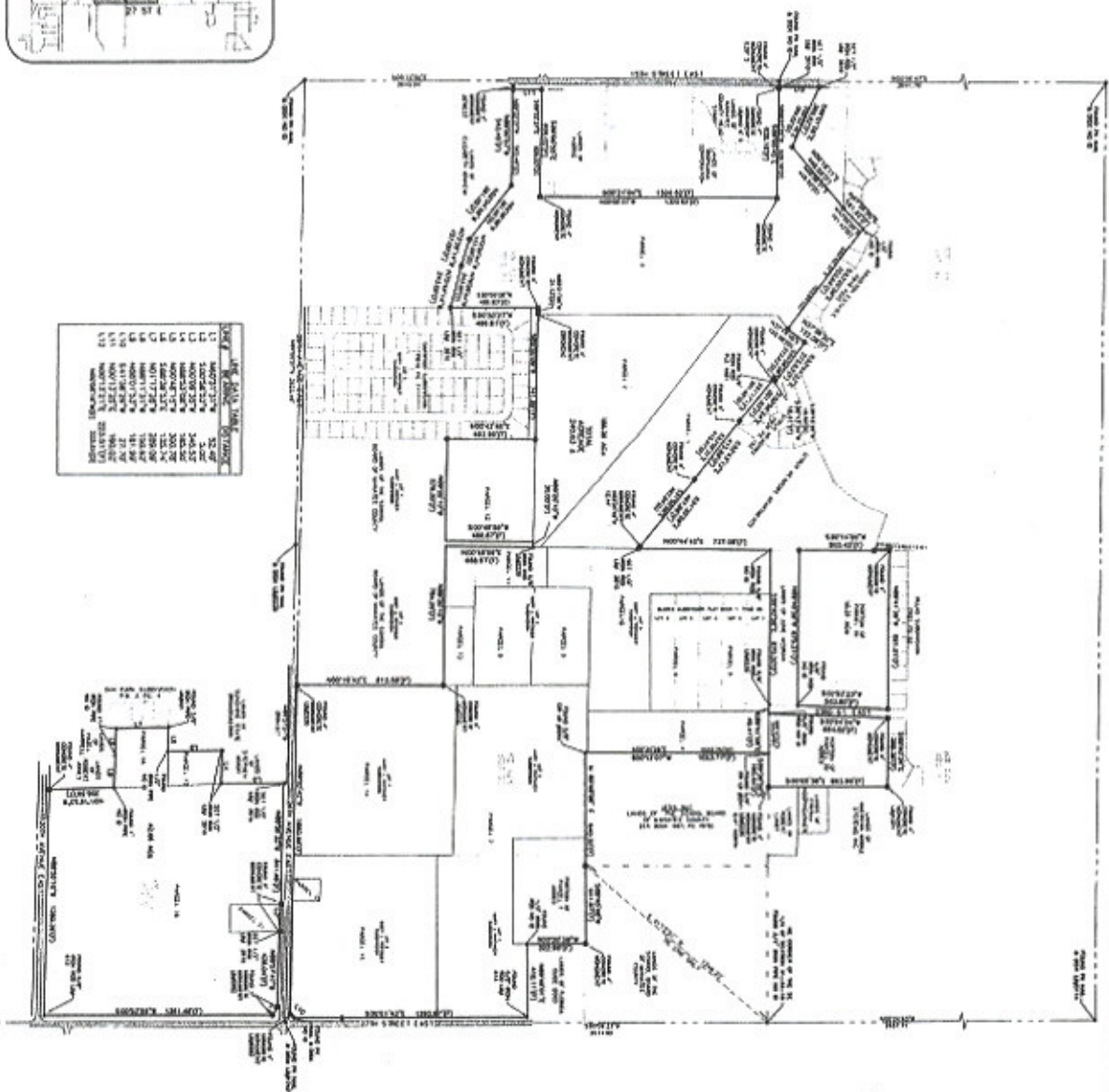
King
ENGINEERING ASSOCIATES, INC.

N.T.S.



**VILLAGES OF GLEN CREEK CDD
VICINITY MAP**

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 19 EAST A
SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



Case	Year	Year	Year
1.1	1997	1998	1999
1.2	1997	1998	1999
1.3	1997	1998	1999
1.4	1997	1998	1999
1.5	1997	1998	1999
1.6	1997	1998	1999
1.7	1997	1998	1999
1.8	1997	1998	1999
1.9	1997	1998	1999
1.10	1997	1998	1999
1.11	1997	1998	1999
1.12	1997	1998	1999

[illegible]

Legend:

- 100% (100%)
- 75% (75%)
- 50% (50%)
- 25% (25%)
- 10% (10%)
- 5% (5%)
- 1% (1%)
- 0% (0%)



KIN
ENGINEERING
ASSOCIATES, INC.

MIXON PROPERTY
P&A
METRO DEVELOPMENT, LLC

SKETCH & DESCRIPTION

1	4/1/73	received by shipmaster (or owner) & sent to	4
2	4/1/73	received by shipmaster (or owner) & sent to	4
3	4/1/73	received by shipmaster (or owner) & sent to	4
4	4/1/73	received by shipmaster (or owner) & sent to	4
5	4/1/73	received by shipmaster (or owner) & sent to	4
6	4/1/73	received by shipmaster (or owner) & sent to	4
7	4/1/73	received by shipmaster (or owner) & sent to	4
8	4/1/73	received by shipmaster (or owner) & sent to	4
9	4/1/73	received by shipmaster (or owner) & sent to	4
10	4/1/73	received by shipmaster (or owner) & sent to	4

DESCRIPTION:

PARCELS 1, 2 & 3

FROM AN IRON PIPE FOUND IN PLACE AT THE S.W. CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, RUN SOUTH 89°22'37" EAST, ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 33.00 FEET TO THE EAST MAINTAINED RIGHT OF WAY OF 15TH STREET EAST (A 66 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°22'37" EAST, ALONG THE SAID SOUTH LINE, A DISTANCE OF 626.03 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°00'37" WEST, ALONG THE WEST LINE OF THE SAID EAST 1/2, A DISTANCE OF 1320.52 FEET TO THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°22'25" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 629.16 FEET TO THE ABOVE MENTIONED AND MAINTAINED RIGHT OF WAY OF 15TH STREET EAST; THENCE NORTH 00°08'19" WEST, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 223.51 FEET; THENCE SOUTH 68°22'46" EAST, A DISTANCE OF 369.52 FEET; THENCE NORTH 49°56'31" EAST, A DISTANCE OF 448.55 FEET TO THE MOST SOUTHERLY CORNER OF LOT 45, OF KINGSTON ESTATES, AS INDICATED ON THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 32, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE, ALONG THE OUTLINE OF SAID KINGSTON ESTATES, THE FOLLOWING THREE COURSES: NORTH 47°05'02" EAST, A DISTANCE OF 161.43 FEET; AND, SOUTH 53°42'37" EAST, A DISTANCE OF 703.64 FEET TO A FOUND CONCRETE MONUMENT; AND NORTH 37°14'40" EAST, A DISTANCE OF 122.08 FEET TO A FOUND CONCRETE MONUMENT; THENCE LEAVING SAID KINGSTON ESTATES, AND ALONG THE OUTLINE OF LANDS NOW OR FORMERLY JAMES GARLAND, THE FOLLOWING FIVE COURSES: SOUTH 54°08'08" EAST, A DISTANCE OF 273.62 FEET TO A FOUND CONCRETE MONUMENT; AND, SOUTH 36°15'26" WEST, A DISTANCE OF 18.35 FEET (DEED 18.5 FEET) TO A FOUND CONCRETE MONUMENT; AND SOUTH 51°17'13" EAST, A DISTANCE OF 301.45 FEET TO A FOUND CONCRETE MONUMENT; AND SOUTH 53°05'31" EAST, A DISTANCE OF 415.91 FEET TO A FOUND CONCRETE MONUMENT; AND SOUTH 51°50'56" EAST, A DISTANCE OF 487.54 FEET TO A FOUND CONCRETE MONUMENT IN THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE LEAVING SAID GARLAND, SOUTH 00°24'44" WEST, ALONG THE SAID EAST LINE, A DISTANCE OF 583.51 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°21'09" WEST, ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1318.07 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE CONTINUE NORTH 89°21'09" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 31.13 FEET TO A FOUND CONCRETE MONUMENT AT THE NORTHWEST CORNER OF OAKWOOD SUBDIVISION, AS INDICATED ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 69, ET SEQ. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 00°09'06" WEST, ALONG THE WEST LINE OF SAID OAKWOOD SUBDIVISION, A DISTANCE OF 486.83 FEET TO A FOUND IRON PIPE AT THE MOST EASTERLY CORNER OF LANDS NOW OR FORMERLY GEORGE BRUCE; THENCE ALONG THE OUTLINE OF SAID BRUCE, THE FOLLOWING THREE COURSES: NORTH 76°05'54" WEST, A DISTANCE OF 243.00 FEET TO A FOUND IRON PIPE; AND NORTH 73°50'54" WEST, A DISTANCE OF 157.00 FEET TO A FOUND IRON PIPE; AND NORTH 52°26'38" WEST, A DISTANCE OF 115.26 FEET TO A NAIL FOUND IN TREE ROOT AT THE MOST EASTERLY CORNER OF LANDS NOW OR FORMERLY WALLY KNIPP; THENCE, ALONG THE OUTLINE OF SAID KNIPP, THE FOLLOWING TWO COURSES: NORTH 52°26'38" WEST, A DISTANCE OF 265.79 FEET; AND NORTH 89°22'37" WEST, A DISTANCE OF 563.46 FEET TO THE ABOVE MENTIONED EAST MAINTAINED RIGHT OF WAY OF 15TH STREET EAST; THENCE NORTH 00°08'15" WEST, ALONG SAID EAST MAINTAINED RIGHT OF WAY, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS LAND DESCRIBED IN O.R. BOOK 1276, PAGE 3987, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SKETCH & DESCRIPTION

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST & SECTION 6, TOWNSHIP 36 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY

PARCEL 4

BEGIN 13 1/3 CHAINS WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, RUN THENCE SOUTH 15 CHAINS, THENCE RUN WEST 13 1/3 CHAINS, THENCE RUN NORTH 15 CHAINS, THENCE RUN EAST 13 1/3 CHAINS TO THE POINT OF BEGINNING.

PARCEL 5

LOTS 1, 2 AND 3 OF CLARK'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 96, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ALSO KNOWN AS SUBDIVISION OF 10 ACRES OF LAND IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST.

PARCEL 6

LOTS 4 AND 5 OF PLAT OF SUBDIVISION OF 10 ACRES OF LAND IN SOUTHEAST QUARTER OF SECTION 31, IN TOWNSHIP 34 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 96 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ALSO KNOWN AS CLARK'S SUBDIVISION.

PARCEL 7

BEGIN AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, RUN THENCE NORTHERLY ALONG THE EAST LINE OF LOT 8 OF SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 837.7 FEET TO A POINT WHICH IS THE POINT OF BEGINNING, RUN THENCE NORTHERLY ALONG THE EAST LINES OF SAID LOT 8 AND LOT 1 OF SAID SUBDIVISION TO A POINT ON SAID EAST LINE 322.89 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT 1; RUN THENCE SOUTH 89°46'59" WEST 440.27 FEET TO A CONCRETE MONUMENT; RUN THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 1 A DISTANCE OF 322.89 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF SAID LOT 1; RUN THENCE WESTERLY ALONG THE NORTH LINES OF LOT 1 AND LOT 2 OF SAID SUBDIVISION OF THE PROPERTY OF MRS. MARY J. WHITAKER TO THE NORTHWEST CORNER OF SAID LOT 2, RUN THENCE SOUTHERLY ON A LINE FORMING AN INTERIOR ANGLE OF 89°42' WITH THE LAST DESCRIBED LINE AND ALONG THE WEST LINE OF SAID LOT 2, 735.06 FEET TO A CONCRETE MONUMENT; RUN THENCE EASTERLY A DISTANCE OF 945.3 FEET TO A POINT WHICH LIES 735.86 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE TURN AN ANGLE OF 89°00' IN A SOUTHERLY DIRECTION AND RUN 83.1 FEET TO A CONCRETE MONUMENT; THENCE TURN AN ANGLE OF 89°19' IN AN EASTERLY DIRECTION AND RUN 945.8 FEET TO A CONCRETE MONUMENT MARKING THE POINT OF BEGINNING, LESS THAT PORTION THEREOF LYING WITHIN 30 FEET WESTERLY OF THE CENTER LINE OF CONSTRUCTION OF 27TH STREET EAST, AS DESCRIBED IN THE ORDER OF TAKING RECORDED IN O.R. BOOK 275 AT PAGE 402 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 8

LOT 3 OF MARY J. WHITAKER'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS 3.36 CHAINS OFF THE WEST AND 4.906 CHAINS OFF THE NORTH, IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST;

K i n g
ENGINEERING ASSOCIATES, INC.

THE JORDAN FAMILY
MANATEE, FLORIDA
1100 1ST ST. SW
33601-2000

MIXON PROPERTY
FOR
METRO DEVELOPMENT, LLC

SKETCH & DESCRIPTION

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 E
& SECTION 6, TOWNSHIP 36 SOUTH, RANGE 18 E
MANATEE COUNTY, FLORIDA

NO.	DATE	REVISION	BY	CHKD.
1	10/1/01	INITIAL DESIGN	WJ	WJ
2	10/1/01	REVISED DESIGN	WJ	WJ
3	10/1/01	REVISED DESIGN	WJ	WJ
4	10/1/01	REVISED DESIGN	WJ	WJ

DESCRIPTION:

PARCEL 9

BEGIN AT THE NORTHEAST CORNER OF LOT 3, PLAT OF MARY J. WHITAKER'S LAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN SOUTH ON THE WEST LINE OF SAID LOT 3, 3.63 CHAINS TO THE NORTH LINE OF E.J. PETTIGREW'S TWO ACRE TRACT; THENCE RUN EAST 3.36 CHAINS, THENCE RUN NORTH TO THE NORTH LINE OF SAID LOT 3, THENCE RUN WEST 3.36 CHAINS TO THE POINT OF BEGINNING, CONTAINING 12 ACRES MORE OR LESS.

PARCEL 10

BEGIN AT THE NORTHWEST CORNER OF LOT 3 OF M.J. WHITAKER'S SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN SOUTH ON THE WEST LINE OF SAID LOT 3, 3.63 CHAINS TO THE NORTH LINE OF E.J. PETTIGREW'S TWO ACRE TRACT; THENCE RUN EAST 3.36 CHAINS, THENCE RUN NORTH TO THE NORTH LINE OF SAID LOT 3, THENCE RUN WEST 3.36 CHAINS TO THE POINT OF BEGINNING, CONTAINING 12 ACRES MORE OR LESS.

ALSO LOT 9 OF M.J. WHITAKER'S SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 11

BEGINNING AT THE NW CORNER OF LOT 6 OF MARY J. WHITAKER PLAT OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE RUN SOUTHERLY 282.47 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE RUN EAST 335.98 FEET; THENCE RUN NORTH 0°39' WEST 282.47 FEET; THENCE RUN WEST 114.75 FEET; THENCE RUN NORTH 0°38.5' WEST 392.63 FEET TO CONCRETE MONUMENT; THENCE RUN WEST 221.23 FEET MORE OR LESS TO THE WEST LINE OF LOT 3 OF SAID MARY J. WHITAKER PLAT; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 3 TO P.O.B. TOGETHER WITH AN EASEMENT OVER AND ACROSS THE WEST 30 FEET OF LOT 6 OF SAID MARY J. WHITAKER PLAT FOR A ROADWAY FOR INGRESS AND EGRESS TO THE AFORESAID PROPERTY.

PARCEL 12

THAT PART OF LOT 4, MARY J. WHITAKER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID LOT 4, ALSO BEING THE SE CORNER OF THE SW 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE S 89°21'13" W ALONG THE SOUTH LINE OF SAID SW 1/4, A DISTANCE OF 30 FEET; THENCE N 00°20'47" E, 612.91 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°20'47" E, 707.61 FEET; THENCE N 89°20'00" W 576.11 FEET; THENCE S 00°17'18" W 709.10 FEET; THENCE S 89°28'56" E 575.39 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY: LOT 4 OF MARY J. WHITAKER'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS

THAT PART OF LOT 4 OF MARY J. WHITAKER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SW CORNER OF SAID LOT 4 RUN N 00 DEG. 17'15" E, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 611.80 FEET TO THE NW CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1297, PAGE 2628, SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE N 00 DEG. 17'15" E, ALONG SAID WEST LINE, A DISTANCE OF 217.73 FEET; THENCE S 89 DEG. 39'28" E, A DISTANCE OF 576.30 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL

SKETCH & DESCRIPTION

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST & SECTION 6, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY

RECORDS BOOK 1007, PAGE 2108, SAID PUBLIC RECORDS; THENCE S 00 DEG. 24'00" W, ALONG SAID WEST LINE A DISTANCE OF 219.61 FEET TO THE NORTH LINE OF THAT AFORESAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1297, PAGE 2628; THENCE N 89 DEG. 28'15" W, ALONG SAID NORTH LINE A DISTANCE OF 575.88 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 13

THAT PART OF LOT 6, MARY J. WHITAKER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SAID LOT 6, ALSO BEING THE SW CORNER OF THE SE 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE S 89°21'13" E, ALONG THE SOUTH LINE OF SAID SE 1/4, A DISTANCE OF 787.38 FEET; THENCE N 00°08'46" E, 25.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°08'46" E, 972.92 FEET; THENCE N 89°21'32" W, 448.30 FEET; THENCE S 00°40'08" W 465.06 FEET; THENCE S 39°12'26" E, 188.63 FEET; THENCE S 88°49'27" E, 146.41 FEET; THENCE S 00°10'13" E, 361.61 FEET; THENCE S 89°21'13" E, 184.54 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY: LOT 4 OF MARY J. WHITAKER'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS

THAT PART OF LOT 6 OF MARY J. WHITAKER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SW CORNER OF SAID LOT 6 RUN N 00 DEG. 24'00" E, ALONG THE WEST LINE OF THE SAID LOT 6, A DISTANCE OF 715.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00 DEG. 24'00" E, ALONG SAID WEST LINE, A DISTANCE OF 117.16 FEET; THENCE S 89 DEG. 39'28" E, A DISTANCE OF 784.20 FEET; THENCE S 00 DEG. 00'23" W, A DISTANCE OF 812.50 FEET; THENCE N 89 DEG. 18'31" W, PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF AFORESAID LOT 6, A DISTANCE OF 186.94 FEET TO THE EASTERLY OUTLINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1297, PAGE 2628, AFORESAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY AND NORTHERLY OUTLINE OF SAID PARCEL THE FOLLOWING FIVE COURSES: N 00 DEG. 11'45" W, A DISTANCE OF 361.76 FEET; THENCE N 89 DEG. 09'08" W, A DISTANCE OF 145.86 FEET; THENCE N 38 DEG. 32'18" W, A DISTANCE OF 188.75 FEET; THENCE N 00 DEG. 25'24" W, A DISTANCE OF 182.49 FEET; THENCE N 89 DEG. 21'36" W, A DISTANCE OF 334.68 FEET TO THE POINT OF BEGINNING.

PARCEL 14

LOT 7 OF MARY J. WHITAKER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

K i n g
ENGINEERING ASSOCIATES, P.A.C.

DESIGN, SURVEY, PLANNING
2201 E. 10TH AVE., SUITE 100
TAMPA, FL 33610
813-988-1111

MIXON PROPERTY

PM

MIXON DEVELOPMENT, L.L.C.

SKETCH & DESCRIPTION

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 E & SECTION 6, TOWNSHIP 34 SOUTH, RANGE 18 E
MANATEE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/17/17	INITIAL SURVEY	JK	JK
2	10/20/17	REVISION TO THE SURVEY	JK	JK
3	10/20/17	FINAL SURVEY	JK	JK
4				

DESCRIPTION:

PARCEL 15

LOT 8 OF PLAT OF M.J. WHITAKER'S SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS BEGINNING AT A POINT FOUND BY MEASURING FROM THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, WEST ALONG THE SOUTH LINE OF SAID SECTION, 687.30 FEET; THENCE NORTH 2 DEGREES, 30 MINUTES WEST, A DISTANCE OF 25.00 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF THE NASHVILLE ROAD, THE ABOVE MENTIONED POINT OF BEGINNING; THENCE CONTINUING NORTH 2 DEGREES, 30 MINUTES WEST, A DISTANCE OF 162.00 FEET; THENCE WEST 124.00 FEET; THENCE SOUTH 2 DEGREES, 30 MINUTES EAST, A DISTANCE OF 152.00 FEET TO THE NORTH RIGHT OF WAY LINE OF THE NASHVILLE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, EAST A DISTANCE OF 124.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

ALSO LESS LAND DESCRIBED IN O.R. BOOK 1894, PAGE 6250 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 16

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS COMMENCE AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 6, 512.70 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID SECTION LINE, 157.00 FEET; THENCE SOUTH 1°22'30" EAST, 300.00 FEET TO A CONCRETE MONUMENT; THENCE EAST PARALLEL TO SAID NORTH LINE OF SECTION 6, 157.00 FEET TO A CONCRETE MONUMENT; THENCE NORTH 1°22'30" WEST 300.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, LESS ROAD RIGHT OF WAY ON NORTH FOR (NASHVILLE ROAD) 26TH AVENUE EAST.

ALSO LESS LAND DESCRIBED IN O.R. BOOK 1894, PAGE 6250 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 17

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, LESS THE WEST 470 FEET THEREOF;

LESS COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE EAST 470 FEET; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 470 FEET OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER OF NORTHEAST QUARTER A DISTANCE OF 20 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID EAST LINE 360.0 FEET; THENCE EAST 185.50 FEET; THENCE NORTH 360.0 FEET; THENCE WEST ALONG THE SOUTH LINE OF 26TH AVENUE EAST 192.33 FEET TO THE POINT OF BEGINNING.

PARCEL 18

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 388 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID EAST LINE 296 FEET TO A CONCRETE MONUMENT; THENCE WESTERLY ALONG THE NORTH LINE OF

SKETCH & DESCRIPTION

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST A
SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

THE EAST HALF OF SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF NORTHEAST QUARTER A DISTANCE OF 331.42 FEET; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 289 FEET; THENCE EASTERLY 332.71 FEET TO THE POINT OF BEGINNING.

PARCEL 19

BEGINNING AT A POINT FOUND BY MEASURING FROM THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, WEST ALONG THE SOUTH LINE OF SAID SECTION, 687.30 FEET; THENCE NORTH 2 DEGREES, 30 MINUTES WEST, A DISTANCE OF 25.00 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF THE NASHVILLE ROAD, THE ABOVE MENTIONED POINT OF BEGINNING; THENCE CONTINUING NORTH 2 DEGREES, 30 MINUTES WEST, A DISTANCE OF 162.00 FEET; THENCE WEST 124.00 FEET; THENCE SOUTH 2 DEGREES, 30 MINUTES EAST, A DISTANCE OF 152.00 FEET TO THE NORTH RIGHT OF WAY LINE OF THE NASHVILLE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, EAST A DISTANCE OF 124.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL 20

THE S 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LESS PROPERTY DESCRIBED IN DEED BOOK 323, PAGE 543, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 21

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 6, 512.70 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID SECTION LINE, 157.00 FEET; THENCE SOUTH 1°22'30" EAST, 300.00 FEET TO A CONCRETE MONUMENT; THENCE EAST PARALLEL TO SAID NORTH LINE OF SECTION 6, 157.00 FEET TO A CONCRETE MONUMENT; THENCE NORTH 1°22'30" WEST 300.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, LESS ROAD RIGHT OF WAY ON NORTH FOR (NASHVILLE ROAD) 26TH AVENUE EAST;

LESS OULT

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE N89°17'41"W, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 883.63 FT TO THE OCCUPIED NORTHWEST CORNER OF THOSE CERTAIN LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 590, PAGE 78 AND OFFICIAL RECORDS BOOK 590, PAGE 80 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S00°34'26"W, ALONG THE OCCUPIED WEST LINE OF SAID CERTAIN LANDS, A DISTANCE OF 1017.90 FT TO THE OCCUPIED SOUTHWEST CORNER THEREOF; THENCE N89°49'06"W ALONG THE WESTERLY EXTENSION OF THE OCCUPIED SOUTH LINE OF SAID CERTAIN LANDS, A DISTANCE OF 640.24 FT; THENCE N00°34'26"E, A DISTANCE OF 1023.75 FT TO THE INTERSECTION WITH AFORESAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31; THENCE S89°17'41"E, ALONG SAID NORTH LINE, DISTANCE OF 640.22 FT TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, CONTAINING 15.00 ACRES MORE OR LESS.

TOTAL SUBJECT PROPERTY CONTAINS 240.63 ACRES

NOT A BOUNDARY SURVEY

K i n g
ENGINEERING ASSOCIATES, INC.

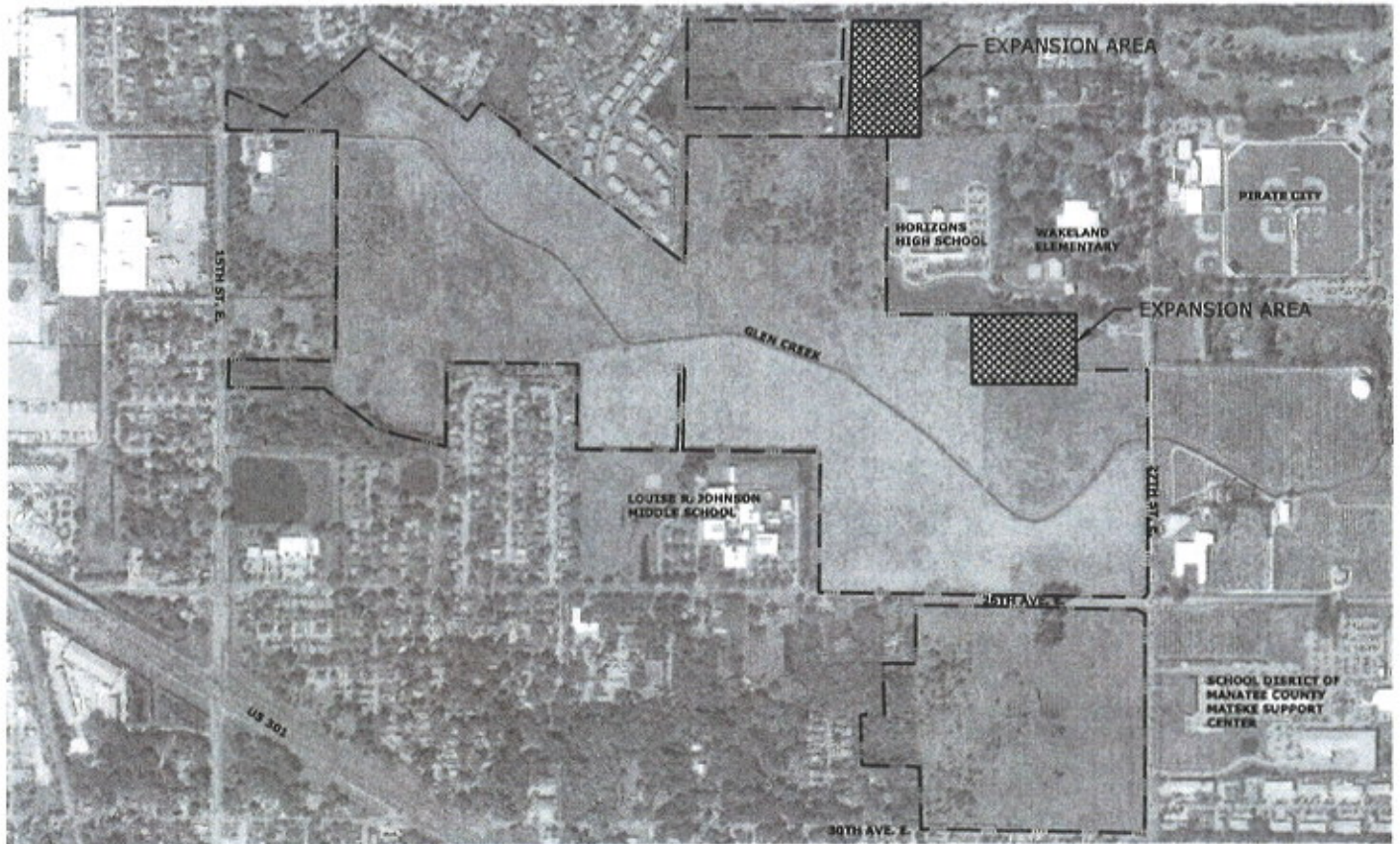
200 ANTHONY AVENUE
SUITE 100
TAMPA, FLORIDA 33606
TEL: 813-281-1111
FAX: 813-281-1112

MIXON PROPERTY
FOR
MIXON DEVELOPMENT, LLC.

SKETCH & DESCRIPTION

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 E
SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 E
MANATEE COUNTY, FLORIDA

NO.	DATE	REVISION	BY	CHKD.
1	10/1/01	REVISION 1	JK	JK
2	10/1/01	REVISION 2	JK	JK
3	10/1/01	REVISION 3	JK	JK
4	10/1/01	REVISION 4	JK	JK



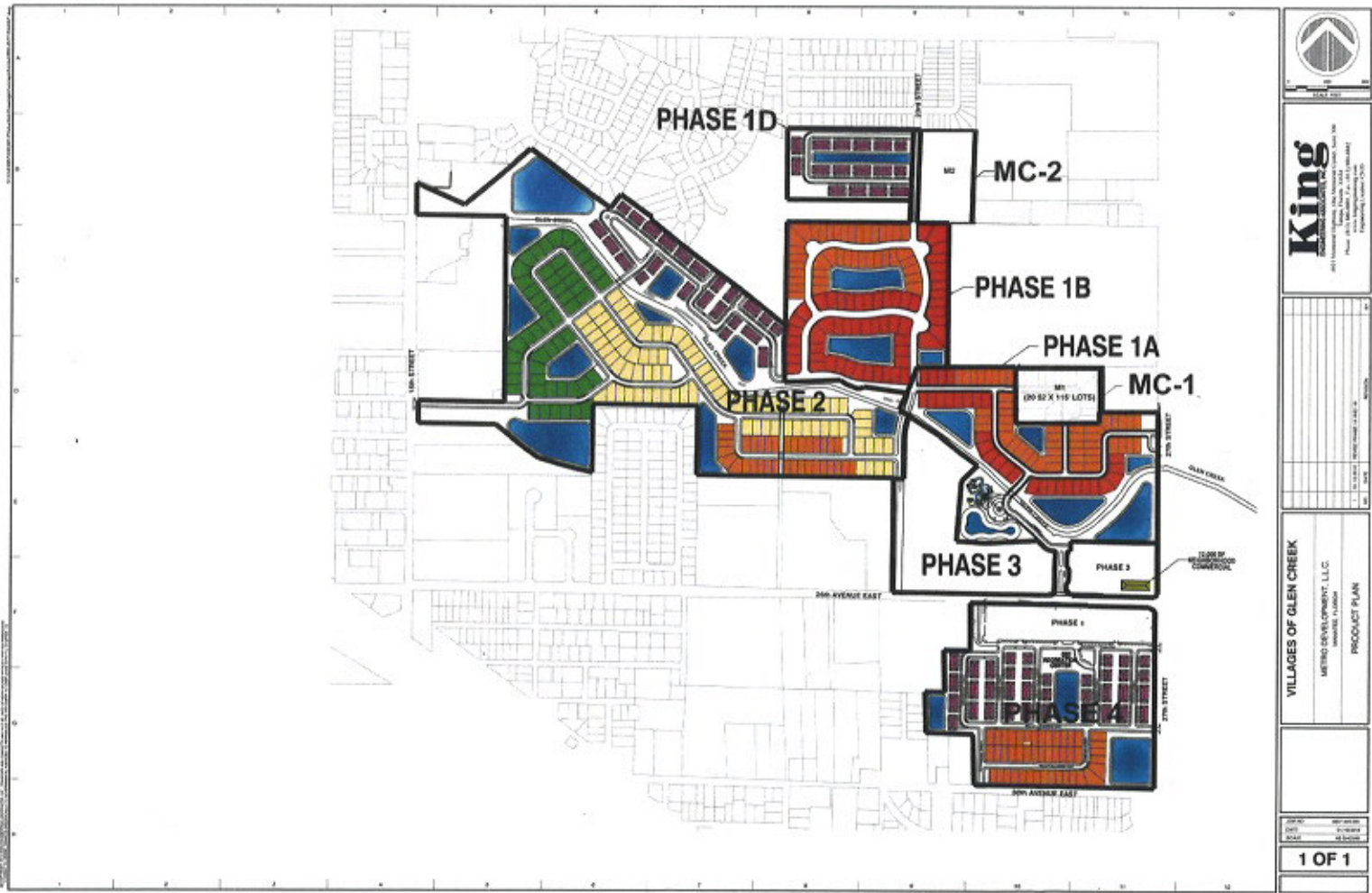
King
ENGINEERING ASSOCIATES, INC.



0 800 1600
SCALE: FEET

VILLAGES OF GLEN CREEK CDD AERIAL MAP

EXHIBIT B





100' SCALE

King

1001 Highway 101, Suite 100, San Jose, CA 95128
Phone: (408) 261-1000
Fax: (408) 261-1001
www.kingarchitect.com

NO.	DATE	DESCRIPTION
1	10/1/2011	100% PLAN
2	10/1/2011	100% PLAN
3	10/1/2011	100% PLAN
4	10/1/2011	100% PLAN
5	10/1/2011	100% PLAN
6	10/1/2011	100% PLAN
7	10/1/2011	100% PLAN
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9	10/1/2011	100% PLAN
10	10/1/2011	100% PLAN
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95	10/1/2011	100% PLAN
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97	10/1/2011	100% PLAN
98	10/1/2011	100% PLAN
99	10/1/2011	100% PLAN
100	10/1/2011	100% PLAN

VILLAGES OF GLEN CREEK

MEETING DEVELOPMENT, L.L.C.
1001 Highway 101, Suite 100, San Jose, CA 95128
Phone: (408) 261-1000
Fax: (408) 261-1001
www.kingarchitect.com

PRODUCT PLAN

1 OF 1

EXHIBIT C

VOGC 2018 Project Cost

Items	Discription	Master 1A, 1B, 1D, MC-1	Subdivision			Total
			Phase 1B	Phase 1D	Phase MC-1	
1	Water Management and Control		\$971,440	\$396,158	\$250,400	\$1,617,998
2	Roads	\$1,078,171	\$325,632	\$132,794	\$94,500	\$1,631,097
3	Water Supply	\$60,429	\$258,336	\$105,351	\$19,630	\$443,746
4	Sewer and Wastewater Management	\$188,120	\$494,592	\$201,697	\$69,000	\$953,409
5	Electrical Power		\$67,200	\$61,600		\$128,800
6	Landscaping/Irrigation/Hardscaping	\$322,300		\$50,000		\$372,300
7	Professional Services/Fees/Perf Bonds		\$276,000	\$153,396		\$429,396
	Total	\$1,649,020	\$2,393,200	\$1,100,996	\$433,530	\$5,576,746

Exhibit “B”

**VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

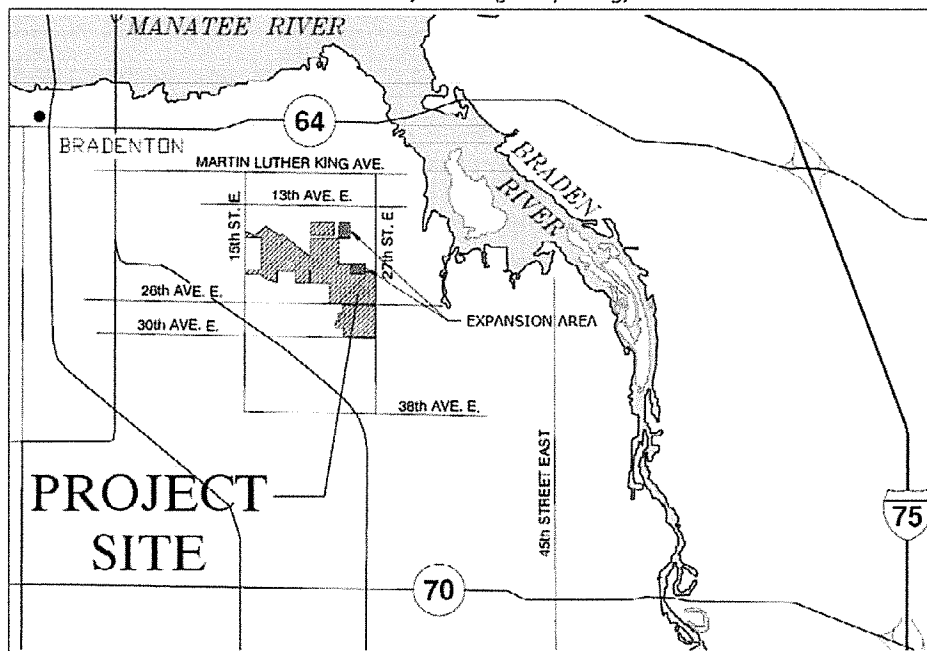
**FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT
FOR THE ISSUANCE OF**

**\$710,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-1
(Assessment Area Two Project)**

AND

**\$1,590,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-2
(Assessment Area Two Project)**

June 13, 2018 *(final pricing)*



DPFG Management & Consulting LLC
250 International Parkway, Suite 280
Lake Mary, FL
Phone: (321) 263-0132
www.dpfg.com

**FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A (ASSESSMENT AREA TWO PROJECT)**

Table of Content

List of Tables.....	3
A. Purpose of the Report	4
B. Overall Assessment Area Two Financing Plan and Purpose of the Series 2018A Bond Issuance.....	4
C. Purpose of the District and Issuer Information	4
D. Assessment Area Two Project.....	5
E. Assessment Standard	5
F. Benefits and Assessment Allocation.....	6
G. Bond Financing Program and Assessable Property.....	8
Summary of District Debt and Assignment within Assessment Area Two.....	9
H. Assessment Reallocation and True-Up	9
I. Preliminary Assessment Roll and Collection	10
J. Document Review	10
K. Conclusion.....	11
Special Benefit.....	11
Assessment Apportionment.....	11
Reasonableness of Assessment Apportionment.....	11
Best Interest	11
Appendix 1 – Prepayment Calculation Method	12
Appendix 2 - Sources and Uses of Funds for the Assessment Area Two Project.....	13
Appendix 3 - Preliminary Assessment Roll.....	14

List of Tables

Table 1 - Planned Townhome Lots, Total Assigned ERU and Ranking 6

Table 2 – Series 2018 Bond Allocation 7

Table 3 - Series 2018 Bond Allocation by Series..... 7

Table 4 - Overview of the Series 2018 A-1 Assessments..... 7

Table 5 - Overview of the Series 2018 A-2 Assessments..... 8

Table 6 – Series 2018A Assessable Property 8

Table 7 - Total District Debt Phase 1D and Phase MC-1..... 9

Table 8 - Series 2018A Assessment per Acre..... 9

Table 9 – Summary of Preliminary Assessment Roll 14

A. Purpose of the Report

This First Supplemental Special Assessment Methodology Report will describe and explain the special assessments in Assessment Area Two (the “**Series 2018A Assessments**”), which are levied in connection with the Villages of Glen Creek Community Development District (the “**District**”) Capital Improvement Revenue Bonds, Series 2018A-1 (the “**Series 2018A-1 Bonds**”) and the Capital Improvement Revenue Bonds, Series 2018A-2 (the “**Series 2018A-2 Bonds**”, and with the Series 2018A-1 Bonds collectively the “**Series 2018A Bonds**”). This report supplements and is consistent with the District’s Preliminary Improvement Area One Master Assessment Methodology Report dated May 15, 2015, Expanded Improvement Area One Master Assessment Methodology Report, dated August 23, 2017, and Expanded Improvement Area One Master Assessment Methodology Report revised May 4, 2018 and its special assessment collection practices.

B. Overall Assessment Area Two Financing Plan and Purpose of the Series 2018A Bond Issuance

Primarily, the Series 2018A Bonds fund portions of the costs to complete the District’s improvements in Phase 1D and Phase MC-1 (collectively the “**Assessment Area Two**”). Specifically, the proceeds of the Series 2018A Bonds will be used to provide funds to (i) fund a debt service reserve account for the Series 2018A Bonds, (ii) pay the costs of issuance of the Series 2018A Bonds, (iii) pay capitalized interest, and (iv) fund portions of the costs to complete the Assessment Area Two construction project.

C. Purpose of the District and Issuer Information

The District is an independent unit of special single-purpose local government of the State of Florida, created and established in accordance with Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “**Act**”), by Ordinance No. 2852 adopted by the City Council of the City of Bradenton (the “**City**”), effective December 13, 2006. The District was created for the purpose of delivering certain community development services and facilities within its jurisdiction, including the design, acquisition and/or construction of certain public infrastructure improvements consisting of, but not limited to, roadways, storm water management, water supply, sewer and wastewater management, landscape/hardscape, community amenities, and professional services and permitting fees pursuant to the Act. The District has the power to issue bonds to fund public improvements.

Encompassing approximately 240 acres, the District is located within the jurisdictional boundaries of the City of Bradenton and unincorporated Manatee County and within the master planned mixed-use community known as Villages of Glen Creek. The City approved the development as a Planned Development Project, which currently allows for 1,373 residential units with a maximum of 802 single-

family units and 571 multi-family units, including townhome units in Phase 1D and single-family units in Phase MC-1. To advance the development of Assessment Area Two properties, the District plans certain capital improvements, as more fully described in the Engineer's Report, dated April 23, 2018. To finance the construction of improvements in Assessment Area Two, the District plans to issue the proposed Series 2018A Bonds and levy the Series 2018A Assessments to repay the bonds, including interest.

D. Assessment Area Two Project

The Assessment Area Two Project includes water management and control, roads, potable water, sanitary sewer, landscape/hardscape and other associated site work. Refer to the Engineer's Report, for further details on the public improvements and community facilities. The Assessment Area Two Project contains improvements that specifically benefit 88 townhome units in Phase 1D and 21 single family lots in Phase MC-1 planned within the District. The total estimated cost of the Assessment Area Two Project is approximately \$1.534 million.

E. Assessment Standard

To finance the completion of the Assessment Area Two Project, the District will levy special assessments pledged to repay the District's bonds. Under Florida law, a valid special assessment that is made pursuant to District legislative authority requires that the property assessed must (1) derive a direct and special benefit from the improvement or service provided and (2) that the assessment must be fairly and reasonably apportioned among properties that receive the special benefits. See Sections 170.01 – 170.02 of Florida Statutes.

Although the general public outside the District will benefit from the Assessment Area Two Project, such benefits are incidental. The facilities in the Assessment Area Two Project meet the needs of the development within the District, as well as provide benefit to all residential property within the District. The property owners within the District are therefore receiving special benefits not received by those outside the boundaries of the District, and direct and cumulative benefits accrue mainly to residents in the District. Section 170.02, Florida Statutes states "Special assessments against property deemed to be benefited by local improvements, as provided for in sec. 170.01, shall be assessed upon the property specially benefited by the improvement in proportion to the benefits to be derived therefrom, said special benefits to be determined and prorated according to the foot frontage of the respective properties specially benefited by said improvement, or by such other method as the governing body of the municipality may prescribe." An Equivalent Residential Units ("ERU") benefit and assessment allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefited properties for special assessments levied by community development districts.

F. Benefits and Assessment Allocation

This report utilizes ERU as a proxy value for benefit and allocating the Series 2018A Assessments. Each proposed fifty-two foot wide lot will be assigned an equal 1.0 ERU value and ranking. This ranking is the basis upon which the benefits to other lot sizes or product types are measured. For Phase 1D, the compact townhome development results in efficient and cost-effective use of the District's infrastructure compared with lower density development across wider areas. Greater distances between homes require more material to build the District's infrastructure. Accordingly, each proposed townhome will be assigned an equal 0.66 ERU value¹ and ranking to reflect lower density development, smaller unit footprint on smaller lots, and cost-effective use of the District's infrastructure relative to the single-family development in other areas within the District. The table below summarizes the ERU assignment for the assessable units in Assessment Area Two.

Table 1 - Planned Townhome Lots, Total Assigned ERU and Ranking

Land Use	Series 2018A Assessable Units	ERU Per Unit	Total ERUs	% ERUs
Townhome	88	0.66	58.1	73.4%
52'	21	1.00	21.0	26.6%
Total	109		79.1	100.0%

In terms of benefit, the Assessment Area Two Project functions as a part of the entire public infrastructure system provided by the District. All properties within the District benefit from the public infrastructure system. The estimated total public infrastructure costs are \$27.75 million with a total of approximately \$4.7 million spent to date for the completion of water management and control, roads, water supply, sewer and wastewater management, landscaping/irrigation/hardscaping on public tracts of land, and other public improvements and community facilities. Portions of those costs have been funded with bonds issued in 2016. The benefits are, of course, the total public infrastructure with estimated costs in the amount of approximately \$4.7 million for improvements spent to date together with the anticipated master and subdivision public infrastructure associated with Phases 1D and MC-1 in Assessment Area Two.

In terms of allocation, the total Series 2018 Bond par amount will be allocated to the proposed land use based on each respective share of the total anticipated ERU.

¹ While the Master Methodology Reports originally assigned .8 ERU to each townhome unit, based on revised development plans and reduced sizing of the townhome units, the benefit allocation has been reduced to .66 ERU.

Table 2 – Series 2018 Bond Allocation

Land Use	Series 2018A Assessable Units	ERU Per Unit	Total ERUs	% ERUs	Total Series 2018 A Debt
Townhome	88	0.66	58.1	73.4%	\$1,689,226
52'	21	1.00	21.0	26.6%	\$610,774
Total	109		79.1	100.0%	\$2,300,000

It is anticipated that the Developer will payoff the Series 2018 A-2 Assessments at lot closing with a homebuilder at the amounts shown in the tables below² leaving the Series 2018 A-1 Assessment anticipated to be payable in no more than thirty annual installments at the same time and in the same manner as are ad-valorem taxes payable and collected. The table below sets forth the Series 2018 Bond amounts for each series by land use.

Table 3 - Series 2018 Bond Allocation by Series

Land Use	Series 2018A-1	Series 2018A-2	Total
Townhome	\$438,293	\$1,250,933	\$1,689,226
52'	\$271,707	\$339,067	\$610,774
Total	\$710,000	\$1,590,000	\$2,300,000

The Series 2018A Assessments will be initially levied in Assessment Area Two on Phase 1D and Phase MC-1 on an equal assessment per acre basis. Subsequently, the Series 2018A Assessments attached to developed property on a "first platted, first assessed" basis. It is expected that Phase 1D is comprised of 88 townhomes and Phase MC-1 is comprised of 21 single-family lots. The allocation of the Series 2018A Assessments to the Assessable Property ultimately secures the funding of the costs to complete the Assessment Area Two Project. The Series 2018A Assessment allocation is set forth in the tables below for each of the Series 2018A Bonds.

Table 4 - Overview of the Series 2018 A-1 Assessments

Land Use	Assessable Units	Par Amount	Par Amount/Unit	MADS	MADS/Unit
Townhome	88	\$438,293	\$4,981	\$31,491	\$358
52' Lot	21	\$271,707	\$12,938	\$19,522	\$930
Total	109	\$710,000		\$51,013	

² Refer to the Appendix for the payoff calculation method.

Table 5 - Overview of the Series 2018 A-2 Assessments

Land Use	Assessable Units	Par Amount	Par Amount/Unit	MADS	MADS/Unit
Townhome	88	\$1,250,933	\$14,215	\$71,929	\$817
52' Lot	21	\$339,067	\$16,146	\$19,496	\$928
Total	109	\$1,590,000		\$91,425	

G. Bond Financing Program and Assessable Property

The table below summarizes the assignment of Series 2018A Assessments prior to and after plat map recordation.

Table 6 – Series 2018A Assessable Property

Bond Series	Prior to Plat Map Recordation and Development	After Plat Map Recordation and Development	Payable from, and Secured by
2018A-1	10.209 Acres in Phase 1D and 5.509 Acres in Phase MC-1	88 townhomes in Phase 1D and 21 single family lots in Phase MC-1	Series 2018A-1 Assessments
2018A-2	10.209 Acres in Phase 1D and 5.509 Acres in Phase MC-1	88 townhomes in Phase 1D and 21 single family lots in Phase MC-1	Series 2018A-2 Assessments

The District will acquire or construct a portion of the Assessment Area Two Project, utilizing proceeds from the Series 2018A Bonds, secured by the Series 2018A Assessments. At time of lot closing with a builder, the Series 2018A-2 Bonds are expected to be repaid by the Series 2018A-2 Assessments levied on the Assessable Property, which is planned to include 88 townhomes and 21 single-family lots.

The Series 2018A Assessments will be allocated to the Assessable Property for finished platted townhomes and single-family lots (the “**Developed Property**”) that are owned by GTIS I VGC, LP its successors or designees (the “**Developer**”). Developed Property means all property within the District, which is (i) legally subdivided by a recorded subdivision plat into a townhome or single-family lot, (ii) has legal entitlements for development of a residential structure thereon, (iii) has been developed with a fine grade level pad contiguous to an asphalt paved road with utility laterals stubbed at the lot, (iv) and as to which a building permit and certificate of occupancy for a residential structure may be issued by City.

Summary of District Debt and Assignment within Assessment Area Two

The following table summarizes the total principal amount and maximum annual debt service (MADS) of the Series 2018A Bonds.

Table 7 - Total District Debt Phase 1D and Phase MC-1

Bond	Total Debt	MADS ³
Series 2018A-1	\$710,000	\$51,013
Series 2018A-2	\$1,590,000	\$91,425
Total	\$2,300,000	\$142,438

Each fiscal year, the CDD will direct bill or certify for collection the Series 2018A Assessments on all Assessable Property, apportioned to the various land uses, until the aggregate amount of the Series 2018A Assessments equals the debt service requirement for the Series 2018A Bonds. The tables below summarize the Series 2018A Assessment (i.e., principal and maximum annual debt service) per acre.

Table 8 - Series 2018A Assessment per Acre

Bond	Acreage (Ac)	Total Debt	Total Debt/Ac	MADS ²	MADS/Ac
Series 2018A-1	15.718	\$710,000	\$45,171	\$51,013	\$3,245
Series 2018A-2	15.718	\$1,590,000	\$101,158	\$91,425	\$5,817
Total	15.718	\$2,300,000	\$146,329	\$142,438	\$9,062

H. Assessment Reallocation and True-Up

As of this date, the Developer (defined below) has informed the District that it plans to construct a total of 88 townhomes and 21 single family lots in connection with the Assessment Area Two Project, which represents a total of 79.1 ERUs. As development occurs, it is possible that the number of lots and lot mix may change. In order to ensure that the Series 2018A Assessment allocation is maintained in accordance with the methodology specified by this report, a true-up analysis may be necessary ("True-Up Analysis").

This True-Up Analysis is utilized to ensure that the principal amount of the Series 2018A Assessments on a per unit and per acre basis never exceeds the initially allocated amount as contemplated in the assessment methodology described herein. In accordance with the True-Up Agreement to be entered

³ Interest only for the Series 2018A-2 Bonds.

into by the Developer and the District at the issuance of the Series 2018A Bonds, prior to the time a parcel within the CDD is platted and developed, or ownership is transferred by the Developer to any other entity or person with a specific number of assessable units allocated thereto, the True-Up Analysis will be conducted in accordance with the assessment methodology set forth herein and in the True-Up Agreement. As the lands within the District are developed, the allocation of the amounts assessed to and constituting a lien upon Phases 1D and MC-1 will be calculated based upon certain density assumptions, which assumptions were provided by the Developer.

At such time as acreage is contained within a proposed plat, or a deed or assignment agreement between the Developer and a transferee that specifies the residential Lots or entitlements thereto being transferred to such transferee ("**Entitlement Transfer Document**"), the Developer agrees that such proposed plat or Entitlement Transfer Document shall be presented to the District in accordance with the terms of the True-Up Agreement.

The District will allocate the Series 2018A Assessments to the property reflected in such plat or Entitlement Transfer Document in accordance with the applicable land use classifications and such reallocation will be recorded in the District's lien book. This True-Up Analysis will ensure that Series 2018A Bond debt does not accumulate disproportionately on Phases 1D and MC-1 or Undeveloped Property within the District. In the event that the density assumptions upon which this report is based change over time as determined by any True-Up Analysis such that fewer ERUs are being developed within the District than are contemplated by this Report, the True-Up Analysis will determine the amount required to be paid by the Developer to the District in order to satisfy, in whole or in part, the Series 2018A Assessments and ensure that the Series 2018A Assessments continue to be allocated ratably against the actual density within the District in accordance with the methodology set forth in this Report (the "**True-Up Obligation**"). The True-Up Agreement shall further set forth the terms associated with the Developer's satisfaction of the True-Up Obligation.

I. Preliminary Assessment Roll and Collection

A Preliminary Assessment Roll is attached in the Appendix. Upon platting of Assessment Area 2 the District expects to place the Series 2018A-1 Assessments on the Manatee County tax roll for collection and to keep directly collecting the Series 2018A-2 Assessments until paid in full. The Series 2018A-2 Assessments are expected to be paid off at lot closing with a homebuilder.

J. Document Review

The documents associated with the above referenced financing program, assessment plat and assessment roll are available for review at the District Offices at 15310 Amberly Drive, Suite 175,

Tampa, FL 33647 (tel. 813-374-9105). More information about the District can be found at www.villagesofglencreekcdd.org.

K. Conclusion

The acquisition and construction of the Assessment Area Two Project using Series 2018A Bond proceeds will be utilized for common District purposes. These Series 2018A Assessments will be levied over all Assessable Property on a fair and equitable basis as described herein. The Assessable Property will receive benefits in excess of the allocated Series 2018A Assessments. Accordingly, this is an appropriate District project that will significantly benefit the Assessable Property and enhance the District.

Special Benefit

The Assessment Area Two Project will provide special benefit to parcels within the District. The Assessment Area Two Project adds to the entire development. The public improvements yield benefits to owners in terms of meeting development needs and increasing property values.

Assessment Apportionment

The Series 2018A Assessments are fairly and equally apportioned over all Assessable Property. The benefits are quantified and assigned to parcels based on lot size since larger lot areas consume proportionately greater benefits than smaller lots or townhomes. The District has assigned proxy values to the various expected townhomes on the basis that a fifty two-foot wide lot receives the value of 1.0 ERU.

Reasonableness of Assessment Apportionment

It is reasonable, proper and just to assess the costs of the Assessment Area Two Project against lands in the District. As a result of the Assessment Area Two Project, properties in the District receive special benefit and increase in value. Based on the premise that the Project makes the properties more valuable, in return it is reasonable for the District to levy the Series 2018A Assessments against the Assessable Property within the District. The benefits will be equal to or in excess of the assessments thereon when allocated.

Best Interest

The District provides for delivering the Phases 1D and MC-1 improvements in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism to (i) fund the public improvements at a relatively low cost of capital and (ii) on a timely, "pay for itself" type basis. The exercise by the District of its powers is consistent with applicable state law. It is in the best interest of the District.

Appendix 1 – Prepayment Calculation Method

Provided that a prepayment may be made only if there are no delinquent Assessments with respect to such lot at time of prepayment, the Series 2018A Assessment Prepayment amount is calculated as follows:

Outstanding District Debt amount allocated to the subject Lot

Plus: Accrued interest on principal amount to be prepaid, calculated to next interest payment date, which shall occur at least 45 days prior to the tender of the prepayment

Less: Capitalized Interest On Hand, if any remains at time of the prepayment

Total: Equals Prepayment Amount (PA)

Plus: Reasonable administrative fees and expenses related to lien release, calculation and recordation as determined by the CDD manager (A)

Appendix 2 - Sources and Uses of Funds for the Assessment Area Two Project

Capital Improvement Revenue Bonds, Series 2018A

<u>Sources</u>	<u>Series 2018A-1</u>	<u>Series 2018A-2</u>	<u>Total</u>
Par Amount	710,000	1,590,000	2,300,000
Original Issue Discount	-6,873	-15,900	-22,773
	703,127	1,574,100	2,277,227
<u>Uses</u>			
Net Construction Proceeds	616,680	1,305,734	1,922,414
Debt Service Reserve Fund	25,506	87,450	112,956
Capitalized Interest	13,781	75,304	89,085
Cost of Issuance	47,160	105,612	152,771
	703,127	1,574,100	2,277,227

Source: FMS Bonds (Jun 13, 2018). Sources and Uses of Funds. FMS Bonds Prepared by DBC Finance.

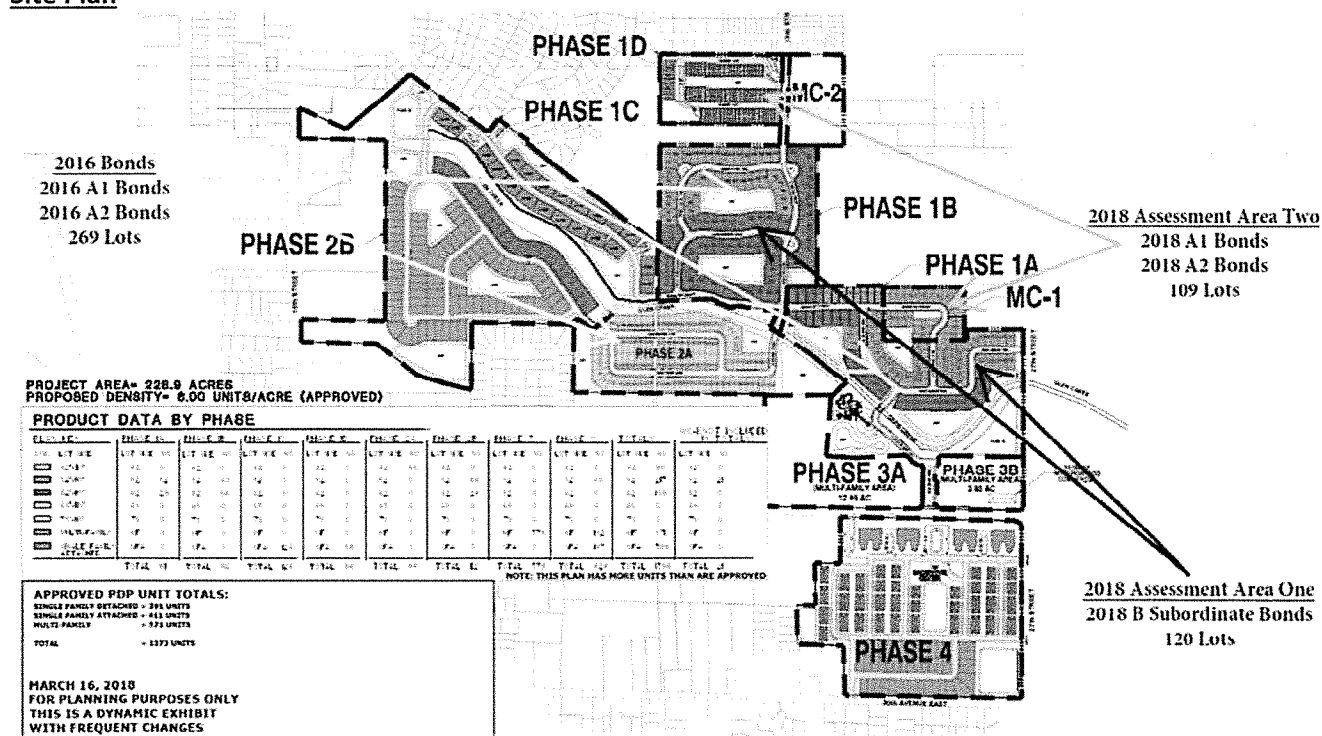
Table 9 – Summary of Preliminary Assessment Roll

Property	Acreage (Ac)	Owner	Total Series 2018A Debt	MADS /(b)
Phase 1D and Phase MC-1 /(a)	15.718	GTIS I VGC, LP	\$2,300,000	\$142,438

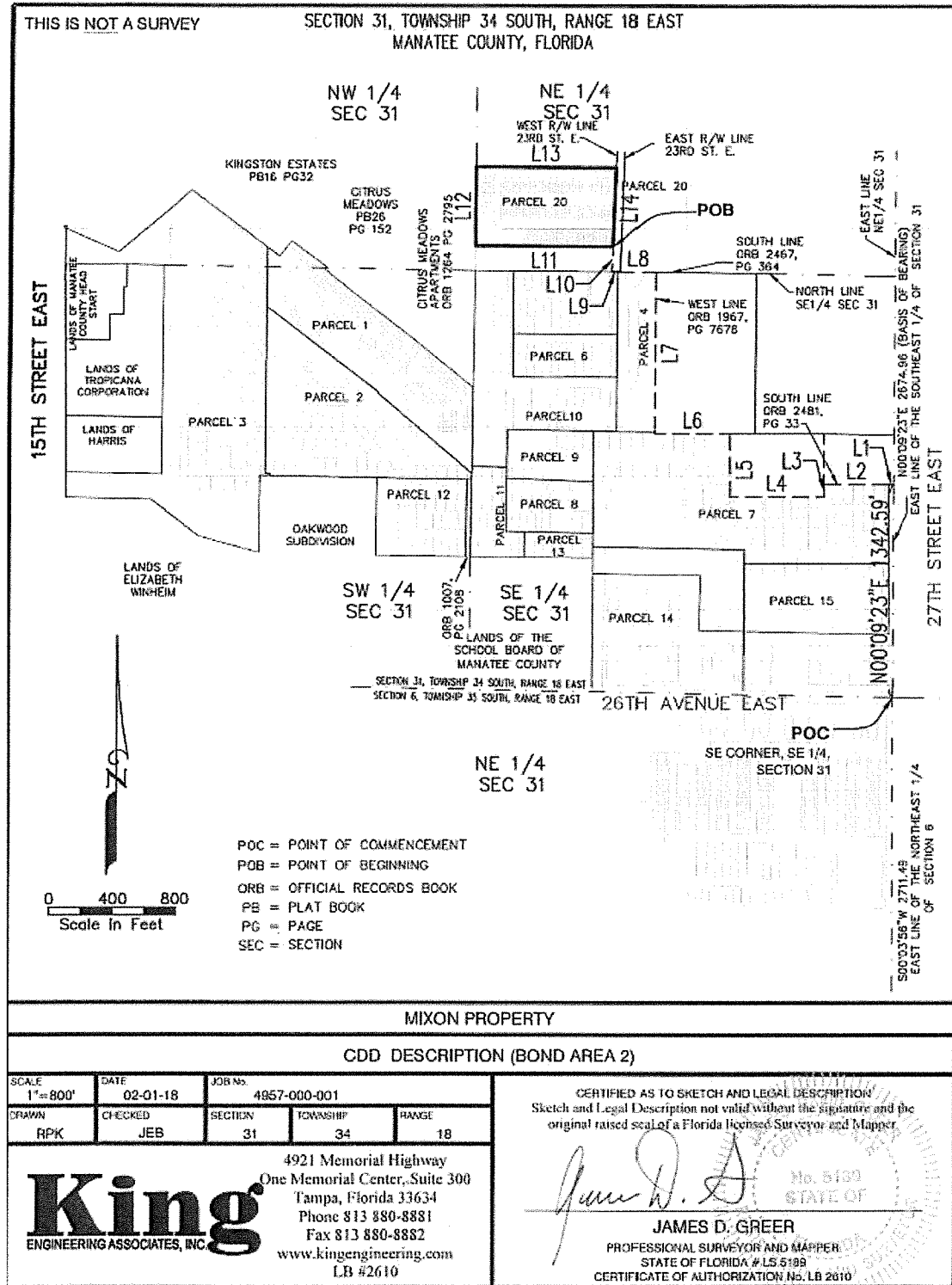
(a) Refer to the site plan, sketch and description of the parcel subject to the assessments below.

(b) Excluding early payment discounts and County collection charges.

Site Plan



Phase 1D Description and Sketch



THIS IS NOT A SURVEYSECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

Line Table		
Line No.	Bearing	Distance
L1	S89°49'01"W	29.35'
L2	S89°49'01"W	410.11'
L3	S00°20'38"E	77.01'
L4	S89°45'56"W	600.00'
L5	N00°20'38"W	400.00'
L6	S89°48'08"W	482.29'
L7	N00°12'07"E	1,023.77'
L8	N89°37'57"W	223.07'
L9	N89°41'08"W	49.41'
L10	N01°54'26"E	160.08'
L11	N89°40'59"W	875.21'
L12	N00°14'00"E	503.42'
L13	S89°41'36"E	891.24'
L14	S02°03'23"W	503.80'

MIXON PROPERTY

CDD DESCRIPTION (BOND AREA 2)

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB #2610

Sheet 2 of 3

THIS IS NOT A SURVEYSECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA**LEGAL DESCRIPTION: (BY KING ENGINEERING)**

A PORTION OF PARCEL 20 AS DESCRIBED IN OFFICIAL RECORD BOOK 2467, PAGE 364, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 00°09'23" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31 (BEING THE BASIS OF BEARING FOR THIS DESCRIPTION), A DISTANCE OF 1,342.59 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 89°49'01" WEST, A DISTANCE OF 29.35 FEET TO THE NORTHERLY LINE OF PARCEL 7; THENCE ALONG THE NORTH LINE OF SAID PARCEL 7, THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 89°49'01" WEST, A DISTANCE OF 410.11 FEET; THENCE (2) SOUTH 00°20'38" EAST, A DISTANCE OF 77.01 FEET; THENCE (3) SOUTH 89°45'56" WEST, A DISTANCE OF 600.00 FEET; (4) THENCE NORTH 00°20'38" WEST, A DISTANCE OF 400.00 FEET; (5) THENCE SOUTH 89°48'08" WEST, A DISTANCE OF 482.29 FEET TO THE EAST LINE OF PARCEL 4; THENCE ALONG SAID EAST LINE, NORTH 00°12'07" EAST, A DISTANCE OF 1,023.77 FEET TO THE NORTH LINE OF PARCEL 4; THENCE ALONG SAID NORTH LINE, NORTH 89°37'57" WEST, A DISTANCE OF 223.07 FEET; THENCE NORTH 89°41'08" WEST, A DISTANCE OF 49.41 FEET TO THE WEST RIGHT-OF-WAY LINE OF 23RD STREET EAST; THENCE NORTH 01°54'26" EAST, A DISTANCE OF 160.08 FEET TO THE POINT OF BEGINNING; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 89°40'59" WEST, A DISTANCE OF 875.21 FEET TO THE WEST BOUNDARY OF SAID PARCEL 20; THENCE, ALONG SAID WEST BOUNDARY, NORTH 00°14'00" EAST, A DISTANCE OF 503.42 FEET; THENCE, ALONG THE NORTH BOUNDARY OF SAID PARCEL 20, SOUTH 89°41'36" EAST, A DISTANCE OF 891.24 FEET TO THE SAID WEST RIGHT-OF-WAY LINE; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 02°03'23" WEST, A DISTANCE OF 503.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.209 ACRES.

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN AS SHOWN.
2. THE GEOMETRY DEPICTED HEREON IS BASED UPON THE CERTAIN SURVEY PREPARED BY KING ENGINEERING ASSOCIATES, INC., TITLED MIXON PROPERTY, JOB NUMBER 4873-000-001, DATED 02-22-2013.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AS BEING NORTH 00°09'23" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

MIXON PROPERTY

CDD DESCRIPTION (BOND AREA 2)

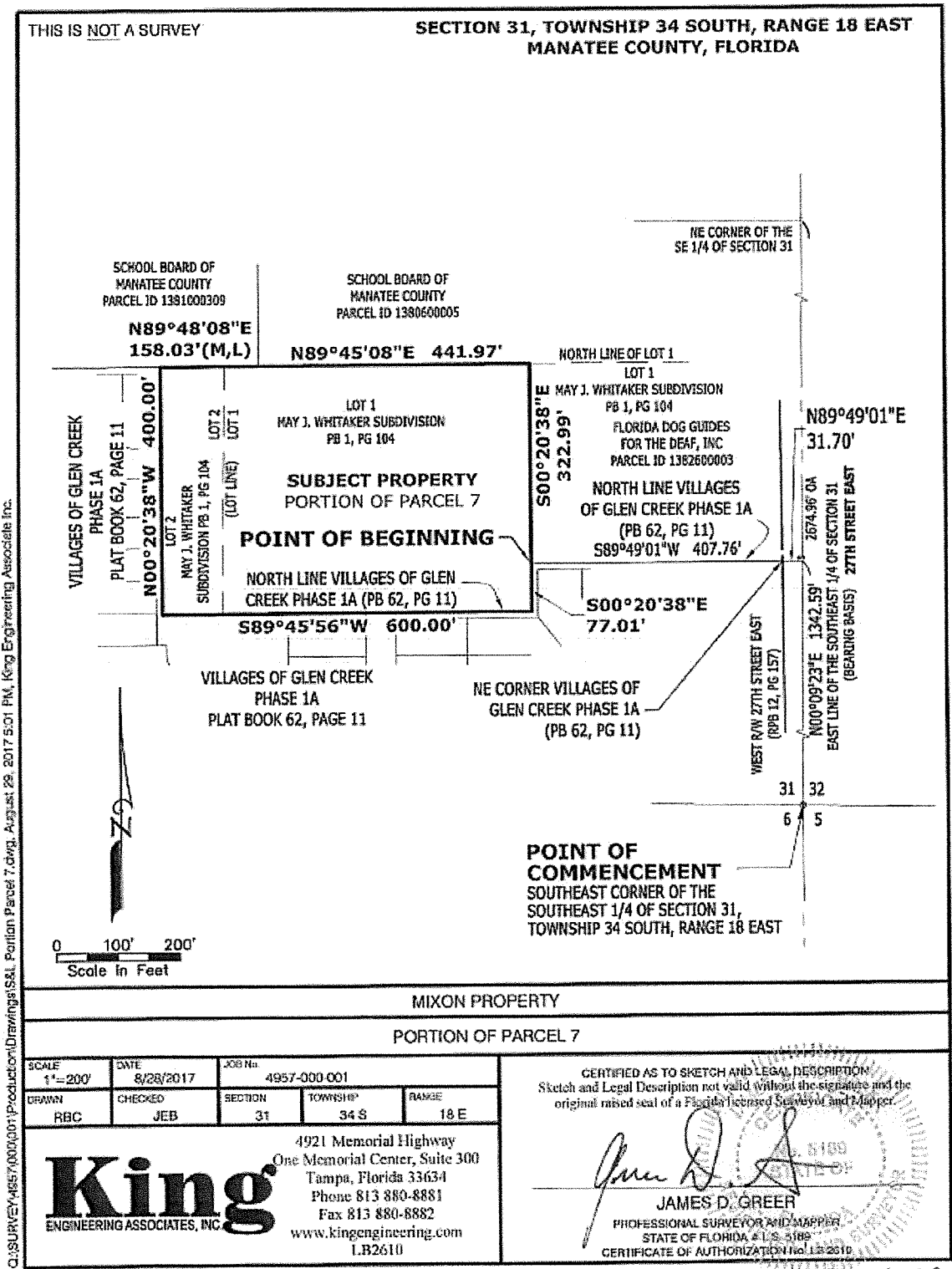
King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB #2610

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Sheet 3 of 3

Phase MC-1 Description and Sketch



THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF PARCEL 7 DESCRIBED IN OFFICIAL RECORD BOOK 2467, PAGE 364, BEING A PORTION OF LOTS 1 AND 2, MAY J. WHITAKER SUBDIVISION ACCORDING TO PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 00°09'23" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 31, A DISTANCE OF 1,342.59 FEET; THENCE, LEAVING SAID EAST LINE, SOUTH 89°49'01" WEST, A DISTANCE OF 31.70 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF 27TH STREET EAST ACCORDING TO ROAD PLAT BOOK 12, PAGE 157 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE NORTHEAST CORNER OF VILLAGES OF GLEN CREEK PHASE 1A ACCORDING TO PLAT BOOK 62, PAGE 11 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID VILLAGES OF GLEN CREEK PHASE 1A THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°49'01" WEST, A DISTANCE OF 407.76 FEET TO THE POINT OF BEGINNING; (2) SOUTH 00°20'38" EAST, A DISTANCE OF 77.01 FEET; (3) SOUTH 89°45'56" WEST, A DISTANCE OF 600.00 FEET; (4) NORTH 00°20'38" WEST, A DISTANCE OF 400.00 FEET; THENCE NORTH 89°48'08" EAST, A DISTANCE OF 158.03 FEET; THENCE NORTH 89°45'08" EAST, A DISTANCE OF 441.97 FEET; THENCE SOUTH 00°20'38" EAST, A DISTANCE OF 322.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.509 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA, AS BEING NORTH 00°09'23" EAST, AS SHOWN HEREON.
4. DISTANCES SHOWN HEREON ARE IN US FEET.

MIXON PROPERTY

PORTION OF PARCEL 7

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

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Sheet 2 of 2

Exhibit “C”

**VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

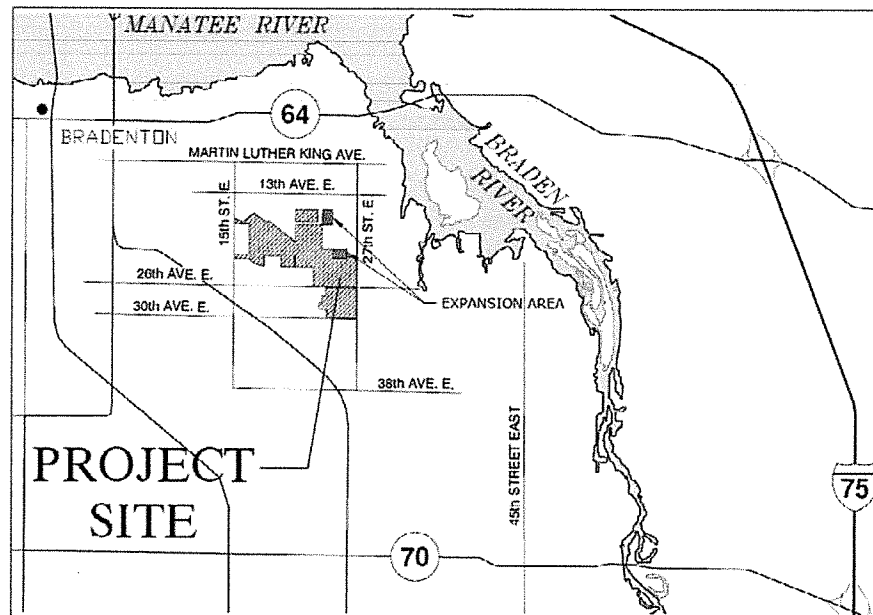
**SECOND SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY
REPORT FOR THE ISSUANCE OF PROPOSED**

**\$1,725,000 SUBORDINATE LIEN CAPITAL IMPROVEMENT REVENUE BONDS,
SERIES 2018B**

(Assessment Area One)

June 13, 2018

(final pricing)



DPFG Management & Consulting LLC
250 International Parkway, Suite 280
Lake Mary, FL
Phone: (321) 263-0132
www.dpfg.com

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

A.	PURPOSE OF THIS REPORT	4
B.	PURPOSE OF THE DISTRICT AND ISSUER INFORMATION	4
C.	OVERALL ASSESSMENT AREA ONE FINANCING PLAN AND PURPOSE OF THE SERIES 2018 BOND ISSUANCE	4
D.	PRIOR ISSUANCE OF SERIES 2016A BONDS AND SERIES 2016A ASSESSMENTS	5
E.	ORIGINAL IMPROVEMENT AREA ONE AND PHASE 1A AND 1B CONSTRUCTION PROJECT.....	6
F.	SERIES 2018B BOND FINANCING PROGRAM AND ASSESSABLE PROPERTY.....	7
	SUMMARY OF DISTRICT DEBT	7
	ASSESSABLE PROPERTY.....	7
	ASSESSMENT ALLOCATION AND BENEFITS	8
	ASSIGNMENT AND TRUE UP OF ASSESSMENTS	8
G.	ASSESSMENT ALLOCATION AND BENEFITS	9
	ASSESSMENT ALLOCATION STEPS	10
	BENEFIT ANALYSIS AND ASSESSABLE UNITS	11
H.	SERIES 2018B BONDS ASSESSMENT STANDARD.....	11
I.	PRELIMINARY ASSESSMENT ROLL AND COLLECTION.....	12
J.	DOCUMENT REVIEW	12
K.	CONCLUSION.....	12
	SPECIAL BENEFIT	12
	ASSESSMENT APPORTIONMENT	12
	REASONABLENESS OF ASSESSMENT APPORTIONMENT	13
	BEST INTEREST.....	13
L.	PREPAYMENT CALCULATION METHOD	13
M.	SOURCES AND USES OF FUNDS FOR THE SERIES 2018 AREA ONE PROJECT.....	14
N.	SITE PLAN, PHASE 1A PLAT MAP, LEGAL DESCRIPTION AND SKETCH	15
O.	PRELIMINARY ASSESSMENT ROLL	21

List of Tables

Table 1 – Anticipated Number of Lots by Phase	6
Table 2 - Total District Debt and Maximum Annual Debt Service	7
Table 3 - Assessable Property	8
Table 4 – Series 2018B Assignment of Benefit, Assigned Capital Assessment True Up, and Assessable Units Prior to and After Plat Map Recordation.....	9
Table 5 - Series 2018B Allocation to Assessable Property Prior to Plat Map Recordation.....	11
Table 6 – Assessment Allocation	21

A. Purpose of this Report

This Second Supplemental Special Assessment Methodology Report will describe and explain the special assessments (the **“Series 2018B Assessments”**) levied in connection with the Villages of Glen Creek Community Development District (the **“District”**) \$1,725,000 Subordinate Lien Capital Improvement Revenue Bonds, Series 2018B (the **“Series 2018B Bonds”**). This report supplements and is consistent with the District’s

- Preliminary Improvement Area One Master Assessment Methodology Report, dated May 15, 2015, Expanded Improvement Area One Master Assessment Methodology Report, dated August 23, 2017, and Expanded Improvement Area One Master Assessment Methodology Report revised May 4, 2018 (collectively (the **“Master Methodology Report”**));
- Improvement Area One 2016 Project Supplemental Special Assessment Methodology Report adopted in conjunction with the issuance of the \$3,535,000 Capital Improvement Revenue Bonds, Series 2016A-1 and \$3,515,000 Capital Improvement Revenue Bonds, Series 2016A-2 (the **“Series 2016 Methodology Report”**); and
- Special assessment collection practices.

B. Purpose of the District and Issuer Information

Encompassing approximately 240 acres, the District is an independent unit of special single-purpose local government of the State of Florida, created and established in accordance with Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the **“Act”**) by Ordinance No. 2852 of the City Council of the City of Bradenton, effective December 13, 2006. With the power to issue bonds, the District was created for the purpose of delivering and funding certain community development services and facilities within its jurisdiction, including the design, acquisition and/or construction of certain public infrastructure improvements consisting of, but not limited to, roadways, storm water management, water supply, sewer and wastewater management, landscape/hardscape, community amenities, and professional services and permitting fees pursuant to the Act.

To advance the development of the properties within the District, certain capital improvements were planned, as more fully described in the Engineer’s Report, dated May 15, 2015 and as supplemented by the Engineer’s Report, dated February 24, 2016. The District has validated bonds in the amount of \$57.77 million based on estimated public infrastructure construction costs assuming development of the entire District.

C. Overall Assessment Area One Financing Plan and Purpose of the Series 2018 Bond Issuance

The Series 2018B Bonds are being issued for the primary purpose of funding the costs to complete master improvement costs in Improvement Area One and costs associated with Sub-Phases 1A

(81 lots) and 1B (96 lots) of the Development (the **"Area One Phases"**) as further described in the Report of the District Engineer, dated March 28, 2018 (the **"2018 Engineer's Report"**). Specifically, the proceeds of the Series 2018B Bonds will be used to provide funds to (i) fund a debt service reserve account for the Series 2018B Bonds, (ii) pay the costs of issuance of the Series 2018B Bonds, (iii) pay capitalized interest, and (iv) fund costs to complete certain 2018 Public Improvements and Community Facilities as described in the 2018 Engineer's Report and Exhibit D (the **"Series 2018 Area One Project"**) to the Fourth Supplemental Trust Indenture dated as of June 1, 2018 between the District and the Trustee (the **"Indenture"**). The Series 2018B Bonds are secured by and payable from Series 2018B Assessments (as described herein).

D. Prior Issuance of Series 2016A Bonds and Series 2016A Assessments

In August 2016, the District issued Series 2016A-1 Bonds and Series 2016A-2 Bonds (collectively, the "Series 2016A Bonds") to finance the improvement costs associated with the development of Improvement Area One as described in the Engineer's Report, dated February 24, 2016 (the **"Series 2016 Project"**). The Series 2016A Bonds are secured by assessments levied on lands constituting the Original Improvement Area One (defined below) (the "Series 2016A Assessments"). The Series 2016 Project consists of master and subdivision improvements benefitting certain developable land, which is designated as Improvement Area One and originally comprised of 153.77 acres (the **"Original Improvement Area One"**).

In terms of allocation, the Series 2016A Assessments are initially allocated to all undeveloped property within Original Improvement Area One on a per acre basis. As lands are platted, the Series 2016A Assessments are assigned to such platted lots; thereby creating a corresponding reduction in the amount of special assessments assigned to the undeveloped property until all Series 2016A Assessments are fully allocated to platted units in Phase 1 of Original Improvement Area One. At time of lot closing with a home builder, a portion of the Series 2016A-2 Bonds are expected to be repaid by the Series 2016A-2 Assessments levied on the Assessable Property, which is planned to include the first 269 lots anticipated in Phases 1A, 1B and 1C. Note that the original Phase 1C now consists of Phases 1C, 2A and Phase 2B, and now considered Phase 2 altogether.

At this time, 81 lots have been platted in Phase 1A. Phases 1B and 2 remain un-platted. It was anticipated that the District will issue subsequent series of bonds at a later date to fund public infrastructure necessary to service the remaining phases of the District inside and outside of Improvement Area One. Any public infrastructure not funded with future bond proceeds will be funded directly by the Developer.

The Series 2016A Assessments are levied in an amount corresponding to the debt service on the Series 2016A Bonds, and on the basis of benefit received on the assessable lands within the District's Phase 1 as a result of the Series 2016 Project. It is expected that Phase 1 will have peculiar benefits from the Series 2016 Project at the time that such phase is platted and individual lots are sold, that are in excess of the benefits that will be conferred on the balance of lots in the Expanded Assessment Area One. The construction costs are used as a proxy for benefit, and are

the basis upon which to assign and adjust the Series 2016A Assessments to the proposed lots as described further below. At this point, the Series 2016 Project is nearly complete and Phase 1A is fully platted whereas the remaining property in the Original Improvement Area One is undeveloped. Therefore, Phase 1 ultimately benefits relatively more from the Series 2016 Project than the two development phases comprised of 44.352 acres that were added to the Original Improvement Area One and the Series 2016A Assessments do not apply to such added area. However, the Series 2018B Bonds will be used to complete construction of the Series 2016 Project, including improvements in Phase 1B and are repaid by the Series 2018B Assessments as described below in addition to any Series 2016A Assessments.

E. Original Improvement Area One and Phase 1A and 1B Construction Project

The Original Improvement Area One at full build out is anticipated to include 507 lots as described in the following table.

Table 1 – Anticipated Number of Lots by Phase

Phase	Lot Count
1A	81
1B	96
1C ¹	124
2A ¹	94
2B	112
Total	507

At this point, the 2018 Area One Project is planned to include master public improvements and community facilities for Phase 1A and 1B, including District roads, water management and control, landscaping, hardscape, irrigation, water supply, sewer and wastewater management, professional services and permitting fees.² Phase 1A and 1B are anticipated to contain 177 single family lots. Sub-phase 1A includes 81 finished developed and platted lots. Phase 1B is anticipated to contain 96 lots. The 2018 Area One Project master infrastructure costs identified in the 2018 Engineer's Report and Indenture are anticipated to benefit Phase 1A, 1B, and 2. The District will acquire or construct a portion of the 2018 Area One Project's master improvements benefitting Phases 1A, 1B and 2, as well as, subdivision improvements benefitting Phase 1B utilizing proceeds from the Series 2018B Bonds, which are secured by the Series 2018B Assessments.

¹ This development phase was originally labeled as Phase 1C in the Series 2016 Methodology Report.

² Refer to the 2018 Engineer's Report for further details on the public improvements and community facilities.

At the time when the 2018 Area One Project is complete and Phase 1B is platted (Sub-phase 1A is already platted), it is anticipated that Phases 1A and 1B will benefit more from the 2018 Area One Project than the balance of the Phase 2 lots in future Phases 1C, 2A, and 2B, since they are receiving more ancillary benefits as a result of master infrastructure for Phase 1 being installed. This Assessment Methodology Report takes this into account when determining the total amount of Series 2018B Assessments that will ultimately be assessed against lots in Phases 1A and 1B as they are sold to builders. As described in the 2018 Engineer's Report, the total cost of the Series 2018 Area One Project has been estimated to be approximately \$4.042 million of which approximately \$1.4 million is being financed with the Series 2018B Bonds as identified in the Indenture, and approximately \$600,000 has been funded by the developer.

F. Series 2018B Bond Financing Program and Assessable Property

As noted above, the District will acquire or construct a portion of the Series 2018 Area One Project master and subdivision infrastructure costs, utilizing proceeds from the Series 2018B Bonds, which are secured by the Series 2018B Assessments. The ultimate Series 2018B Bond principal amount has been determined based on the total 2018 Area One Project costs, as described in the 2018 Engineer's Report and Indenture, and on the basis of benefit received on the assessable lands, which include Phases 1 and 2.

Summary of District Debt

The following table summarizes the total principal amount of the Series 2018B Bonds.³

Table 2 - Total District Debt and Maximum Annual Debt Service

Bond Series	Total Par Amount	Maximum Annual Debt Service (interest only)
2018B	\$1,725,000	\$107,812.50

Each fiscal year, the CDD will direct bill collection the Series 2018B Assessments on all Assessable Property, apportioned proportionately to the Assessable Property, until the aggregate amount of the Series 2018B Assessments equals the debt service requirement for the Series 2018B Bonds.

Assessable Property

At time of lot closing with a home builder, a portion of the Series 2018B Bonds are expected to be repaid by the Series 2018B Assessments levied on the Assessable Property, which is planned to include, at least initially, all anticipated lots in Phases 1 and 2 less lots already delivered and sold to merchant home builders. Notably, 57 of the 81 platted single family lots in Phase 1A have closed with merchant home builders at this time ("**Sold Lots**"). The amounts which would have

³ Refer to the Appendix for the sources and uses of the bond financing.

otherwise been due in connection with the Series 2018B Assessments on such Sold Lots at lot closing (\$717,600 in the aggregate) will be applied by the Developer to cover costs of the 2018 Area One Project not otherwise funded with net proceeds of the Series 2018B Bonds. To date the Developer has contributed approximately \$600,000 for a portion of public master improvements and community facilities for Phase 1, such contributions offsets the Series 2018B Assessments associated with the Sold Lots, which would have been otherwise due at lot closing.⁴ Given such lot closings, the following tables summarize the Assessable Property and assessments for the Series 2018B Bonds.

Table 3 - Assessable Property

Bond Series	Phase	Prior to Plat Map Recordation and Development ⁵	After Plat Map Recordation and Development	Payable from, and Secured by
2018B	Phase 1A less Sold Lots, and Phase 1B and 2	122.04 un-platted acres (Phases 1B and 2)	24 unsold lots in Phase 1A and 96 lots in Phase 1B ⁶ (for a total of 120 lots)	Series 2018B Assessments

Assessment Allocation and Benefits

The Series 2018B Assessments constitute that portion of the District's assessments that are intended to secure repayment of the Series 2018B Bonds. The Series 2018B Assessments are levied in an amount corresponding to the debt service on the Series 2018B Bonds, and on the basis of benefit received on the assessable lands within the District's Phase 1 and 2, at least initially, as a result of the 2018 Area One Project. It is expected that Phases 1A and 1B will have peculiar benefits from the 2018 Area One Project at the time that such phase is platted and individual lots are sold, that are in excess of the benefits that will be conferred on the balance of lots in Phase 2. The construction costs are used as a proxy for benefit, and are the basis upon which to assign and adjust the Series 2018B Assessments to the proposed lots as described further below.

Assignment and True Up of Assessments

The Series 2018B Assessments, which secure the Series 2018B Bonds, will be initially levied on the 24 unsold lots in Phase 1A and then on an equal acreage basis across 122.04 gross acres comprising Phases 1B, 1C and 2. However, since it is expected that the first 120 lots comprising 24 unsold lots in Phase 1A and 96 lots in Phase 1B of the Development will have peculiar benefits

⁴ Refer to Engineer's Report for details.

⁵ Series 2018B Bonds secured by lots/land within Assessment Area One prior to expansion.

⁶ Refer to Table 4 below for details.

from the 2018 Area One Project at the time that such phases are fully developed, platted and individual lots are sold, which are in excess of the benefits that will be conferred on the balance of anticipated lots in the development, Series 2018B Assessments in excess of the amount which is initially assessed will attach to the first 120 lots in Phases 1A and 1B of the Development the time that such lots are fully developed, platted and ready for sale, with the balance of Series 2018B Assessments to be spread across the balance of developable acreage within the Development (the Series 2018B Assessment amounts in excess of the amount initially assessed are referred to herein as the "**Capital Assessment True-Up**"). After the last lot in Phases 1A and 1B is fully developed, platted and ready for sale to a home builder, it is anticipated that the Series 2018B Assessments will no longer encumber Phases 1C and 2.

Table 4 – Series 2018B Assignment of Benefit, Assigned Capital Assessment True Up, and Assessable Units Prior to and After Plat Map Recordation⁷

Construction Phase	Series 2018B Assessable Units	Assigned Debt per Lot at the time of lot sale, Capital Assessment True-Up	Total Debt Assigned at Capital Assessment True Up	Initial Assigned Debt per Lot	Total Debt Assigned Prior to Capital Assessment True Up	Total Debt Assigned After Capital Assessment True Up ⁸
1A	24	\$14,375.00	\$345,000	\$3,833	\$92,000	\$345,000
1B	96	\$14,375.00	\$1,380,000	\$3,833	\$368,000	\$1,380,000
1C and 2	330	\$0.00	\$0	\$3,833	\$1,265,000	\$0
Total	450		\$1,725,000		\$1,725,000	\$1,725,000

Once 120 lots (24 unsold lots in Phase 1A plus 96 planned lots in Phase 1B) have been platted, sold to home builders and paid Series 2018B Assessments equal to \$14,375 per lot, the Series 2018B Bonds would be fully paid off. As indicated in the table above, it is anticipated that the Series 2018B debt in the amount of \$1,725,000 is initially assigned to 450 lots in Phases 1A, 1B and 2, or \$3,833 per lot, remain outstanding until such time the 120 lots in Phases 1A and 1B are ready to be developed and sold to builders.⁹

G. Assessment Allocation and Benefits

The District levied and imposed a special assessment lien in order to secure the repayment of any

⁷ Annual debt service assessment payments are interest only (outstanding par amount times interest rate).

⁸ This assumes that Capital Assessment True-Up payments for 120 Lots occurred.

⁹ Phase 1A is already fully platted into 81 lots of which 39 lots have been sold.

bonds issued in connection with the financing of the District's capital improvement plan. The Series 2018B Assessments are levied in an amount corresponding to the debt service on the Series 2018B Bonds, and on the basis of benefit received on the Assessable Property within the District as a result of the 2018 Area One Project. It is expected that Phases 1A and 1B will have peculiar benefits from the 2018 Area One Project at the time that such phase is platted and individual lots are sold, that are in excess of the benefits that will be conferred on the balance of lots in future phase anticipated to contain 330 lots. The construction costs are used as a proxy for benefit, and are the basis upon which to assign and adjust the Series 2018B Assessments to the proposed lots as described further below.

Assessment Allocation Steps

The Series 2018B Assessments securing the Series 2018B Bonds will be assigned as follows:

- (1) The Series 2018B Assessments would initially attach and be collected from the unplatted, benefitted lands ultimately intended to include 426 single family detached lots (in Phases 1B and 2) and 24 already platted but unsold lots in Phase 1A;
- (2) As lots within such lands are platted, the Series 2018B Assessments would attach to such platted lots in the amounts identified in this report; and
- (3) As closings occur for platted lots within Phases 1A and 1B, the Series 2018B Assessments identified herein will be assigned to the applicable lots in each phase with the expectation, however, that the corresponding amount of Series 2018B Assessments levied on lots in Phase 1A and 1B would be subject to a Capital Assessment True-Up amount as described herein and would be paid off as described herein (subject to any limitations in the applicable Indenture(s)).

As described previously herein, since it is expected that Phase 1A and 1B will have peculiar benefits from the 2018 Area One Project at the time that such phase is platted and individual lots are sold, that are in excess of the benefits that will be conferred on the balance of lots in the development, Series 2018B Assessments in the total amount of \$14,375 per lot will attach to the 24 unsold lots in Phase 1A and 96 lots in Phase 1B of the development at the time that such lots are platted and fully developed, with the balance of Series 2018B Assessments to be spread across the balance of the future phases.

Accordingly, at the time that individual lots within Phase 1A and 1B of the development are sold to a home-builder by the Developer, the District will deliver an estoppel letter to the Developer evidencing that the Capital Assessment True-Up (plus any applicable interest and administrative fees) is due and payable in order to satisfy any Series 2018B Assessments applicable to such lot (the "**Assessment True-Up Payment**"). The Developer shall pay the Assessment True-Up Payment at the time that lots are sold to home-builders, otherwise, the District shall not execute an estoppel certificate to the Developer evidencing the lot is free and clear of Series 2018B Assessments.

Benefit Analysis and Assessable Units

In terms of benefit, the 2018 Area One Project functions as a part of the total public infrastructure system provided by the District. The estimated total cost of the overall public infrastructure system provided by the District, which includes the 2018 Area One Project, is \$27.575 million for the completion of recreational facilities, water management and control, roads, water supply, sewer and wastewater management, landscaping, irrigation, hardscaping on public tracts of land, and other public improvements and community facilities.¹⁰ Approximately \$1.4 million of the public infrastructure is anticipated to be funded with the Series 2018B Bonds. The 2018 Area One Project is a logical component of the District's overall public infrastructure system. As part of the 2018 Area One Project, the District's land will be developed in multiple construction phases. The construction costs are used as a proxy for benefit, and are the basis upon which to assign and adjust the Series 2018B Assessments to the proposed lots. It is anticipated that the first construction phase contains 81 lots in Phase 1A and 96 lots in Phase 1B.

In terms of allocation, the Series 2018B Assessments are levied over all undeveloped property on an equal acreage basis prior to plat map recordation. But for 81 lots Phase 1A, the land within the District is currently undeveloped comprising approximately 122.04 acres. The following table shows the Series 2018B Assessment allocation to undeveloped land.

Table 5 - Series 2018B Allocation to Assessable Property Prior to Plat Map Recordation

Bond Series	Par Amount	Acreage	Par Amount per Acres
2018B	\$1,725,000	122.04	\$14,135

H. Series 2018B Bonds Assessment Standard

To finance the completion of the 2018 Area One Project, the District will levy the Series 2018B Assessments, which are pledged to repay the District's bonds. Under Florida law, a valid special assessment that is made pursuant to District legislative authority requires that the property assessed must (1) derive a direct and special benefit from the improvement or service provided and (2) that the assessment must be fairly and reasonably apportioned among properties that receive the special benefits. See Sections 170.01 – 170.02 of Florida Statutes.

Although the general public outside the District will benefit from the 2018 Area One Project, such benefits are incidental. The facilities in the 2018 Area One Project meet the needs of the developed property within the District, as well as provide benefit to all residential property within the District. Since the 2018 Area One Project is not necessary for neighboring developments to obtain development approvals, the property owners within the District are therefore receiving special benefits not received by those outside the boundaries, and direct and cumulative benefits

¹⁰ Refer to Engineer Reports for details.

accrue mainly to residents. The benefits are quantified and assigned to parcels based on construction timing and costs. The majority of costs will be spent on the first construction phase, and so, at the time when the 2018 Area One Project is complete and the unsold 24 lots in Phase 1A and 96 lots in Phase 1B are platted, it is anticipated that the first 177 lots will benefit more from the 2018 Area One Project, than the remaining lots in Phase 2. In the event that the land is not developed in the way it is currently anticipated, a "Density True-Up" may be due in accordance with the True-Up Agreement, dated as of the date of issuance of the Series 2018B Bonds, between the District, the Developer and District Manager.

I. Preliminary Assessment Roll and Collection

A Preliminary Assessment Roll is in the Appendix. The District expects to bill and collect directly the assessments associated with the Series 2018B Bonds.

J. Document Review

The documents associated with the above referenced financing program, assessment plat and assessment roll are available for review at the District Office at 15310 Amberly Drive, Suite 175; Tampa, Florida 33647. More information about the District is available at www.villagesofglencreekcdd.org.

K. Conclusion

The acquisition and construction of the 2018 Area One Project using Series 2018B Bond proceeds will be utilized for common District purposes. The Series 2018B Assessments will be levied over all Assessable Property on a fair and equitable basis as described herein. The Assessable Property will receive benefits in excess of the allocated Series 2018B Assessments. Accordingly, this is an appropriate District project that will significantly benefit the Assessable Property and enhance the District.

Special Benefit

The 2018 Area One Project will provide special benefit to parcels within the District. The 2018 Area One Project adds to the entire development. The 2018 Area One Project yields benefits to parcel owners in terms of meeting development needs and increasing property values.

Assessment Apportionment

The Series 2018B Assessments are fairly and equally apportioned over all Assessable Property. The benefits are quantified and assigned to parcels based on construction costs and phasing.

Reasonableness of Assessment Apportionment

It is reasonable, proper and just to assess the costs of the 2018 Area One Project against lands in the District. As a result of the 2018 Area One Project, properties in the District receive special benefit and increase in value. Based on the premise that the 2018 Area One Project makes the properties more valuable, in return it is reasonable for the District to levy the Series 2018B Assessments against the Assessable Property within the District. The benefits will be equal to or in excess of the assessments thereon when allocated.

Best Interest

The District provides for delivering the Phase 1 improvements in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism to (i) fund the 2018 Area One Project at a relatively low cost of capital, and (ii) on a timely, "pay for itself" type basis. The exercise by the District of its powers is consistent with applicable state law. It is in the best interest of the District.

L. Prepayment Calculation Method

The Series 2018B Assessment obligation of a lot must be prepaid in full at lot closing, and the obligation of the lot to pay the Series 2018B Assessment permanently satisfied; provided that a prepayment may be made only if there are no delinquent Assessments with respect to such lot at time of prepayment.

The Series 2018B Assessment Prepayment amount is calculated as follows:

Assigned Debt per Lot at the time of lot sale, inclusive of Series 2018B True-Up

Plus: Accrued interest on principal amount to be prepaid, calculated to next interest payment date, which shall occur at least 45 days prior to the tender of the prepayment

Less: Capitalized Interest On Hand, if any remains at time of the prepayment

Total: Equals Prepayment Amount (PA)

Plus: Reasonable administrative fees and expenses related to lien release, calculation and recordation as determined by the CDD manager (A)

M. Sources and Uses of Funds for the Series 2018 Area One Project

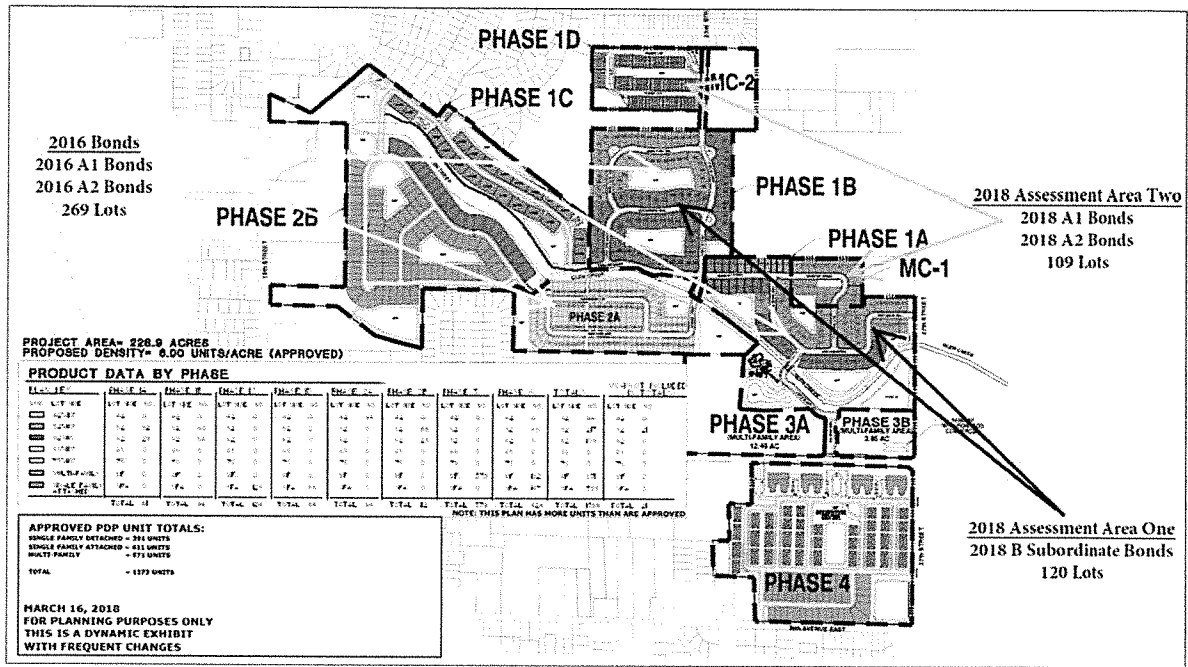
Sources

Par Amount	1,725,000.00
Less: Original issue discount	-34,500.00
Total Sources	1,690,500.00

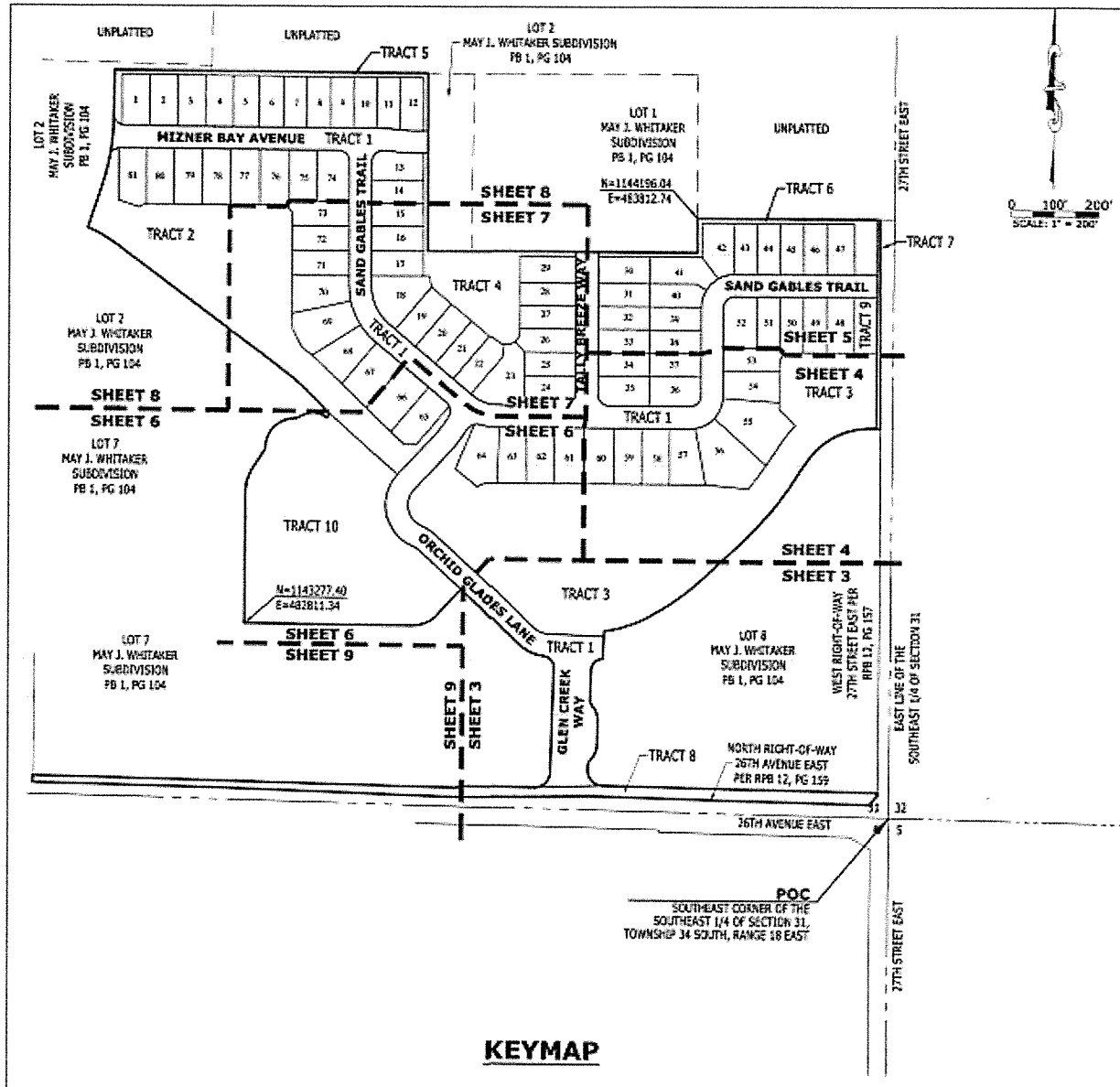
Uses

Net Construction Proceeds	1,366,645.40
Debt Service Reserve Fund	107,812.50
Capitalized Interest	92,838.54
Cost of Issuance	123,203.56
Total Uses	1,690,500.00

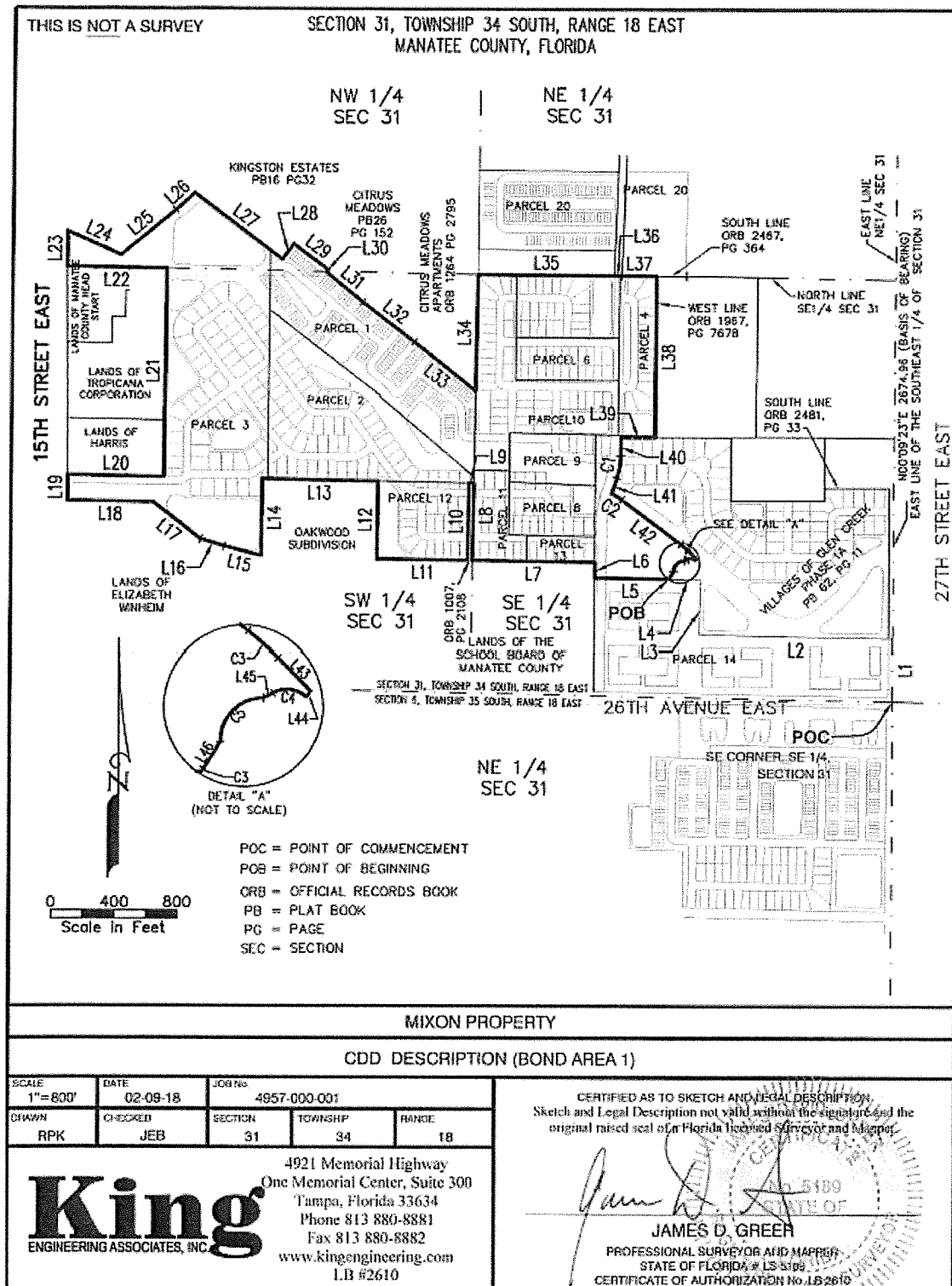
Source: FMS Bonds (Jun 13, 2018) Sources and Uses of Funds. FMS Bonds Prepared by DBC Finance.



Phase 1A



KEYMAP



THIS IS NOT A SURVEY

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

Line Table		
Line No.	Bearing	Distance
L1	N00°09'23"E	392.96'
L2	N89°02'42"W	1,232.70'
L3	N00°57'55"E	349.08'
L4	N89°01'20"W	199.10'
L5	N89°01'20"W	475.50'
L6	N00°19'42"E	98.34'
L7	N89°20'10"W	784.20'
L8	N00°48'59"E	488.67'
L9	N89°20'10"W	30.00'
L10	S00°48'59"W	488.67'
L11	N89°20'10"W	576.30'
L12	N00°42'46"E	492.20'
L13	N89°00'09"W	741.89'
L14	S00°30'27"W	486.81'
L15	N75°44'14"W	243.00'
L16	N73°29'14"W	157.00'

Line Table		
Line No.	Bearing	Distance
L17	N52°04'58"W	381.05'
L18	N89°00'57"W	543.45'
L19	N00°13'25"E	160.02'
L20	S89°00'55"E	606.02'
L21	N00°21'04"E	1,320.52'
L22	N89°00'45"W	629.16'
L23	N00°13'21"E	223.51'
L24	S66°01'06"E	369.52'
L25	N50°18'11"E	448.55'
L26	N47°26'50"E	161.42'
L27	S53°20'59"E	703.64'
L28	N37°36'20"E	122.08'
L29	S53°44'23"E	273.63'
L30	S38°13'34"W	18.41'
L31	S50°56'24"E	301.83'
L32	S52°43'12"E	415.69'

Line Table		
Line No.	Bearing	Distance
L33	S51°30'59"E	497.88'
L34	N00°44'45"E	737.08'
L35	S89°40'58"E	870.20'
L36	S89°41'08"E	49.41'
L37	S89°37'57"E	223.07'
L38	S00°12'07"W	1,023.77'
L39	S89°48'08"W	216.22'
L40	S00°44'45"W	114.31'
L41	S17°44'45"W	104.28'
L42	S53°29'21"E	469.29'
L43	S45°23'38"E	73.99'
L44	S39°49'01"W	11.60'
L45	S62°00'13"W	16.88'
L46	S32°24'36"W	50.78'

Curve Table					
Curve No.	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	483.00'	017°00'00"	143.31'	S09°14'45"W	142.78'
C2	350.00'	012°12'38"	74.59'	S59°35'41"E	74.45'
C3	450.00'	008°05'43"	63.58'	S49°26'30"E	63.53'
C4	47.93'	067°48'48"	56.73'	N84°05'23"W	53.48'
C5	67.00'	093°35'37"	109.45'	S44°45'22"W	97.68'
C6	100.00'	003°23'35"	5.92'	S30°42'49"W	5.92'

MIXON PROPERTY

CDD DESCRIPTION (BOND AREA 1)

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB #2610

THIS IS NOT A SURVEY

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

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 2467, PAGE 364, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, THENCE NORTH 00°09'23" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 31 (BEING THE BASIS OF BEARING FOR THIS DESCRIPTION), A DISTANCE OF 392.96 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 89°02'42" WEST, A DISTANCE OF 1232.70 FEET; THENCE NORTH 00°57'55" EAST, A DISTANCE OF 349.08 FEET; THENCE NORTH 89°01'20" WEST, A DISTANCE OF 199.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°01'20" WEST, A DISTANCE OF 475.50 FEET; THENCE NORTH 00°19'42" EAST, A DISTANCE OF 98.34 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 13; THENCE NORTH 89°20'10" WEST, ALONG THE SOUTH LINE OF PARCEL 13 AND PARCEL 11, RESPECTIVELY, A DISTANCE OF 784.20 FEET TO THE EAST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 1007, PAGE 2108; THENCE ALONG THE BOUNDARY OF SAID CERTAIN PROPERTY THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°48'59" EAST, A DISTANCE OF 488.67 FEET; (2) NORTH 89°20'10" WEST, A DISTANCE OF 30.00 FEET; (3) SOUTH 00°48'59" WEST, A DISTANCE OF 488.67 FEET TO THE SOUTH LINE OF SAID PARCEL 12; THENCE NORTH 89°20'10" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 576.30 FEET; THENCE NORTH 00°42'46" EAST ALONG THE WEST LINE OF SAID PARCEL 12, A DISTANCE OF 492.20 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCELS 2 AND 3, RESPECTIVELY, NORTH 89°00'09" WEST, A DISTANCE OF 741.89 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF PARCEL 3 THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 00°30'27" WEST, A DISTANCE OF 486.81 FEET; 2) NORTH 75°44'14" WEST, A DISTANCE OF 243.00 FEET; 3) NORTH 73°28'14" WEST, A DISTANCE OF 157.00 FEET; 4) NORTH 52°04'58" WEST, A DISTANCE OF 381.05 FEET; 5) NORTH 89°00'57" WEST, A DISTANCE OF 543.45 FEET; THENCE ALONG THE WEST LINE OF SAID PARCEL 3 THE FOLLOWING FIVE (5) COURSES: 1) NORTH 00°13'25" EAST, A DISTANCE OF 160.02 FEET; 2) SOUTH 89°00'55" EAST, A DISTANCE OF 606.02 FEET; 3) NORTH 00°21'04" EAST, A DISTANCE OF 1,320.52 FEET; 4) NORTH 89°00'45" WEST, A DISTANCE OF 629.16 FEET; 5) NORTH 00°13'21" EAST, A DISTANCE OF 223.51 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCELS 3 AND 1, RESPECTIVELY, THE FOLLOWING TEN (10) COURSES: 1) SOUTH 66°01'06" EAST, A DISTANCE OF 369.52 FEET; 2) NORTH 50°18'11" EAST, A DISTANCE OF 448.55 FEET; 3) NORTH 47°26'50" EAST, A DISTANCE OF 161.42 FEET; 4) SOUTH 53°20'59" EAST, A DISTANCE OF 703.64 FEET; 5) NORTH 37°36'20" EAST, A DISTANCE OF 122.08 FEET; 6) SOUTH 53°44'23" EAST, A DISTANCE OF 273.63 FEET; 7) SOUTH 38°13'34" WEST, A DISTANCE OF 18.41 FEET; 8) SOUTH 50°56'24" EAST, A DISTANCE OF 301.83 FEET; 9) SOUTH 52°43'12" EAST, A DISTANCE OF 415.69 FEET; 10) SOUTH 51°30'59" EAST, A DISTANCE OF 497.88 FEET; THENCE NORTH 00°44'45" EAST, ALONG THE WEST LINE OF SAID PARCEL 10, A DISTANCE OF 737.08 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCELS 10, 5 AND 4, RESPECTIVELY, THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°40'58" EAST, A DISTANCE OF 870.20 FEET; 2) SOUTH 89°41'08" EAST, A DISTANCE OF 49.41 FEET; 3) SOUTH 89°37'57" EAST, A DISTANCE OF 223.07 FEET; THENCE SOUTH 00°12'07" WEST, ALONG THE WEST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 1967, PAGE 7678, A DISTANCE OF 1,023.77 FEET TO THE NORTH BOUNDARY OF VILLAGES OF GLEN CREEK PHASE 1A AS RECORDED IN PLAT BOOK 62, PAGE 11 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH AND WEST BOUNDARY OF SAID VILLAGES OF GLEN CREEK PHASE 1A THE FOLLOWING TWELVE (12) COURSES: (1) SOUTH 89°48'08" WEST, A DISTANCE OF 216.22 FEET; (2) SOUTH 00°44'45" WEST, A DISTANCE OF 114.31 FEET TO A POINT ON A CURVE TO THE RIGHT; (3) SOUTHERLY 143.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 483.00 FEET, A CENTRAL ANGLE OF 17°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°14'45" WEST 142.78 FEET; (4) SOUTH 17°44'45" WEST, A DISTANCE OF 104.28 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (5) SOUTHEASTERLY 74.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 12°12'38", AND A CHORD BEARING AND DISTANCE OF SOUTH 59°35'41" EAST 74.45 FEET; (6) SOUTH 53°29'21" EAST, A DISTANCE OF 469.29 FEET TO A POINT ON A CURVE

MIXON PROPERTY

CDD DESCRIPTION (BOND AREA 1)

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB #2610

THIS IS NOT A SURVEY

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

LEGAL DESCRIPTION (CONTINUED): (BY KING ENGINEERING)

TO THE RIGHT; (7) SOUTHEASTERLY 63.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 08°05'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 49°26'29" EAST 63.53 FEET; (8) SOUTH 45°23'38" EAST, A DISTANCE OF 73.99 FEET; (9) SOUTH 39°49'01" WEST, A DISTANCE OF 11.60 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 56.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 47.93 FEET, A CENTRAL ANGLE OF 67°48'48", AND A CHORD BEARING AND DISTANCE OF NORTH 84°05'23" WEST 53.48 FEET; (10) SOUTH 62°00'13" WEST, A DISTANCE OF 16.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 109.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.00 FEET, A CENTRAL ANGLE OF 93°35'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°45'22" WEST 97.68 FEET; (11) SOUTH 32°24'36" WEST, A DISTANCE OF 50.78 FEET TO A POINT ON A CURVE TO THE LEFT; (12) SOUTHWESTERLY 5.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 03°23'35", AND A CHORD BEARING AND DISTANCE OF SOUTH 30°42'49" WEST 5.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.040 ACRES.

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN AS SHOWN.
2. THE GEOMETRY DEPICTED HEREON IS BASED UPON THE CERTAIN SURVEY PREPARED BY KING ENGINEERING ASSOCIATES, INC., TITLED MIXON PROPERTY, JOB NUMBER 4873-000-001, DATED 02-22-2013.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AS BEING NORTH 00°09'23" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

MIXON PROPERTY

CDD DESCRIPTION (BOND AREA 1)

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LB #2610

O. Preliminary Assessment Roll

Table 6 – Assessment Allocation

Phase	1A	1B	2	Total
Series 2018 B Assessable Units, not sold	24	96	330	450
Assigned Debt per Lot at the time of lot sale, Capital Assessment True-Up	\$14,375	\$14,375	\$0	
Total Debt Assigned at Capital Assessment True Up	\$345,000	\$1,380,000	\$0	\$1,725,000
Initial Assigned Debt per Lot	\$3,833.33	\$3,833.33	\$3,833.33	
Total Debt Assigned Prior to Capital Assessment True Up	\$92,000	\$368,000	\$1,265,000	\$1,725,000
Total Debt Assigned After Capital Assessment True Up	\$345,000	\$1,380,000	\$0	\$1,725,000

Lot details are set forth in the following table on the next pages.

Villages of Glen Creek CDD
Assessment Allocation and Assessment Roll

I. Developed Property

Count	Phase	Lot	Lot Size	Assigned ERU	Sold (Yes/No)	Series 2018 B Initial Assigned Par	Series 2018 B Capital True Up	Series 2016 A-1 Bond Par	Series 2016A-1 MADS	Series 2016 A-2 Bond Par	Series 2016A-2 MADS
1	1A	1	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
2	1A	2	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
3	1A	3	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
4	1A	4	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
5	1A	5	52	1.00	N	\$3,833	\$14,375	\$12,055	\$810	\$11,987	\$836
6	1A	6	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
7	1A	7	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
8	1A	8	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
9	1A	9	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
10	1A	10	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
11	1A	11	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
12	1A	12	52	1.00	N	\$3,833	\$14,375	\$12,055	\$810	\$11,987	\$836
13	1A	13	52	1.00	N	\$3,833	\$14,375	\$12,055	\$810	\$11,987	\$836
14	1A	14	52	1.00	N	\$3,833	\$14,375	\$12,055	\$810	\$11,987	\$836
15	1A	15	52	1.00	N	\$3,833	\$14,375	\$12,055	\$810	\$11,987	\$836
16	1A	16	52	1.00	N	\$3,833	\$14,375	\$12,055	\$810	\$11,987	\$836
17	1A	17	52	1.00	N	\$3,833	\$14,375	\$12,055	\$810	\$11,987	\$836
18	1A	18	52	1.00	N	\$3,833	\$14,375	\$12,055	\$810	\$11,987	\$836
19	1A	19	52	1.00	N	\$3,833	\$14,375	\$12,055	\$810	\$11,987	\$836
20	1A	20	52	1.00	N	\$3,833	\$14,375	\$12,055	\$810	\$11,987	\$836
21	1A	21	52	1.00	N	\$3,833	\$14,375	\$12,055	\$810	\$11,987	\$836
22	1A	22	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
23	1A	23	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
24	1A	24	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
25	1A	25	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
26	1A	26	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
27	1A	27	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
28	1A	28	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
29	1A	29	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
30	1A	30	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
31	1A	31	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
32	1A	32	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
33	1A	33	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
34	1A	34	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
35	1A	35	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
36	1A	36	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
37	1A	37	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
38	1A	38	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
39	1A	39	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
40	1A	40	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
41	1A	41	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
42	1A	42	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
43	1A	43	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
44	1A	44	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
45	1A	45	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
46	1A	46	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0

Villages of Glen Creek CDD
Assessment Allocation and Assessment Roll

I. Developed Property

Count	Phase	Lot	Lot Size	Assigned ERU	Sold (Yes/No)	Series 2018 B Initial Assigned Par	Series 2018 B Capital True Up	Series 2016 A-1 Bond Par	Series 2016A-1 MADS	Series 2016 A-2 Bond Par	Series 2016A-2 MADS
47	1A	47	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
48	1A	48	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
49	1A	49	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
50	1A	50	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
51	1A	51	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
52	1A	52	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
53	1A	53	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
54	1A	54	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
55	1A	55	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
56	1A	56	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
57	1A	57	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
58	1A	58	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
59	1A	59	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
60	1A	60	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
61	1A	61	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
62	1A	62	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
63	1A	63	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
64	1A	64	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
65	1A	65	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
66	1A	66	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
67	1A	67	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
68	1A	68	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
69	1A	69	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
70	1A	70	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
71	1A	71	52	1.00	N	\$3,833	\$14,375	\$12,055	\$810	\$11,987	\$836
72	1A	72	52	1.00	Y	\$0	\$0	\$12,055	\$810	\$0	\$0
73	1A	73	52	1.00	N	\$3,833	\$14,375	\$12,055	\$810	\$11,987	\$836
74	1A	74	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
75	1A	75	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
76	1A	76	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
77	1A	77	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
78	1A	78	62	1.19	Y	\$0	\$0	\$14,346	\$964	\$0	\$0
79	1A	79	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
80	1A	80	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
81	1A	81	62	1.19	N	\$3,833	\$14,375	\$14,346	\$964	\$14,265	\$995
Total	81			86.70		\$111,167	\$416,875	\$1,045,202	\$70,244	\$384,069	\$26,798

II. Allocation

Phase	1A	1B	2	Total
Series 2018 B Assessable Units, not sold	29	96	299	424
Assigned Debt per Lot at the time of lot sale, Capital Assessment True-Up	\$13,800	\$13,800	\$0	
Total Debt Assigned at Capital Assessment True Up	\$400,200	\$1,324,800	\$0	\$1,725,000
Initial Assigned Debt per Lot	\$4,068.40	\$4,068.40	\$4,068.40	
Total Debt Assigned Prior to Capital Assessment True Up	\$117,983	\$390,566	\$1,216,450	\$1,725,000
Total Debt Assigned After Capital Assessment True Up	\$400,200	\$1,324,800	\$0	\$1,725,000

EXHIBIT 7.

RESOLUTION 2018-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ELECTRONIC RECORDS POLICY AND ADDRESSING SEVERABILITY, CONFLICTS, AND 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, Chapter 190, Florida Statutes, authorizes the District to adopt policies to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of district business;

WHEREAS, the District maintains an active and continuing program for the economical and efficient management of public records of the District;

WHEREAS, the District previously adopted a resolution adopting a records retention policy and appointing a representative from the District Manager's office as the "records management liaison officer" as required by Section 257.36(5), Florida Statutes and the "Custodian of public records" as required by Section 119.011(5), Florida Statutes (together the "**Public Records Custodian**");

WHEREAS, Rule 1B-26.003, Florida Administrative Code, allows the Public Records Custodian to designate an electronic copy of an original paper record as the record (master) copy and designate the original paper copy as a duplicate;

WHEREAS, the District desires to adopt an electronic records policy as described more fully in **Exhibit A** attached hereto ("**Electronic Records Policy**"), as such policy may be amended from time to time, and authorize the Public Records Custodian to use such policy, for creating electronic copies of original paper records, designating such electronic copies as the record (master) copy, designating such original paper copies as duplicates and destroying, or otherwise disposing of, such originals in accordance with the applicable general schedule once such originals are obsolete, superseded or the administrative value is lost;

WHEREAS, consistent with Rule 1B-26.003, Florida Administrative Code, the District has undertaken a cost benefit analysis to determine that the adoption of the Electronic Records Policy would be cost-effective;

WHEREAS, the Board of Supervisors of the District (the "**Board**") finds that the contemplated Electronic Records Policy will be cost effective by, among other things, eliminating the need to store physical records; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt the Electronic Records Policy for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- 1. RECITALS.** The foregoing recitals are true and correct and incorporated herein as findings of the Board.
- 2. ADOPTION OF ELECTRONIC RECORDS POLICY.** The District hereby authorizes the Public Records Custodian to implement the Electronic Records Policy.
- 3. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
- 4. CONFLICTS.** Upon its passage, this Resolution is intended to supplement the District's prior rules and policies regarding records management, including but not limited to rules and policies adopted by prior resolutions, and, accordingly, all such prior rules and policies remain in full force and effect, except to the extent modified by this Resolution.
- 5. EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of July, 2018.

Attest:

**Villages of Glen Creek
Community Development District**

Paul Cusmano
Secretary/Assistant Secretary

Mike Lawson
Chair/Vice Chair of the Board of Supervisors

Exhibit A
Electronic Records Policy

- 1. PURPOSE OF ELECTRONIC RECORDS POLICY.** The purpose of this Electronic Records Policy (this "**Policy**") is to create a more efficient and cost effective means for retaining and managing District records by authorizing the District and its Public Records Custodian to designate electronic copies of original paper records as record, "master" copies, and to dispose of the duplicate original paper records in accordance with Florida law and rules.
- 2. DESIGNATION OF ELECTRONIC COPIES AS MASTER COPIES.** It is the policy of the District to permit the retainage and management of public records in accordance with, and pursuant to, Rule 18-26.003, Florida Administrative Code, and, more specifically, to: (i) create electronic copies of original paper records, (ii) designate all such electronic copies as the record (master) copies; and (iii) destroy, or otherwise dispose of, such originals in accordance with the applicable general schedule once such originals are obsolete, superseded or the administrative value is lost. The Public Records Custodian in his or her sole discretion may select which original paper records, if any, shall be subject to the implementation of this Policy.
- 3. DISTRICT DUTIES AND RESPONSIBILITIES.** The District and its Public Records Custodian shall develop and implement this Policy, all in compliance with Rule 18-26.003(6), Florida Administrative Code, the terms of which are incorporated herein. Among other things, the District and its Public Records Custodian shall ensure that all records are included within records retention schedules, integrate the management of electronic records with other records and information resources management programs, incorporate electronic records management objectives, responsibilities, and authorities in pertinent District directives, establish procedures for addressing records management requirements, provide training as appropriate, etc.
- 4. PUBLIC RECORDS.** The District and its Public Records Custodian shall ensure that the electronic recordkeeping systems meet all requirements for public access to records in accordance with Chapter 119, Florida Statutes. Toward that end, the District and its Public Records Custodian shall provide copies of electronic records to any person making a public records request, shall ensure that all District contracts do not impair the right of the public to access District records, shall maintain the confidentiality of records exempt from disclosure, and otherwise shall satisfy the requirements of Chapter 119, Florida Statutes, and Rule 1B-26.003(6)(g), Florida Administrative Code, the terms of which are incorporated herein.
- 5. DOCUMENTATION STANDARDS.** The District and its Public Records Custodian shall develop and maintain adequate and up-to-date technical and descriptive documentation for each electronic recordkeeping system in compliance with Rule 1B-26.003(7), Florida Administrative Code, the terms of which are incorporated herein. Among other things, and without intending to limit the requirements of Rule 18-26.003(7), Florida Administrative Code, the documentation shall include a narrative

description of the system, the physical and technical characteristics of the system, and any other technical information needed to read or process the records.

- 6. CREATION AND USE OF ELECTRONIC RECORDS.** The District and its Public Records Custodian shall comply with Rule 18-26.003(8), Florida Administrative Code, the terms of which are incorporated herein, with respect to the creation and use of electronic records. Among other things, the District and its Public Records Custodian shall provide a method for authorized users to retrieve desired records, shall provide an appropriate level of security in order to maintain the integrity of the records, shall identify the open format or standard interchange format when necessary to permit the exchange of records on electronic media, and shall provide for the disposition of the records, including, when appropriate, transfer to the Florida State Archives. Before a record (master) copy is created on an electronic recordkeeping system, the record shall be uniquely identified to enable authorized personnel to retrieve, protect, and carry out the disposition of records in the system.
- 7. LEGAL AUTHENTICATION.** Pursuant to Rule 18-26.003(9), Florida Administrative Code, the terms of which are incorporated herein, the District and its Public Records Custodian shall implement the following procedures to enhance the legal admissibility of electronic records:

 - a. Document that similar kinds of records generated and stored electronically are created by the same processes each time and have a standardized retrieval approach.
 - b. Substantiate that security procedures prevent unauthorized addition, modification, or deletion of a record and ensure systems are protected against such problems as power interruptions.
 - c. Identify the electronic media on which records are stored throughout their life cycle, the maximum time span that records remain on each storage media, and the official retention requirements as approved by the Division of Library and Information Services.
- 8. SELECTION OF ELECTRONIC RECORDS STORAGE MEDIA.** The District and its Public Records Custodian shall select appropriate media and systems for the storage of electronic records throughout their life cycle pursuant to Rule 18-26.003(10), Florida Administrative Code, the terms of which are incorporated herein. Among other things, such media and systems shall permit easy and accurate retrieval, shall retain the records in a usable format, and shall meet the standards, and be selected based on the factors, set forth in Rule 1B-26.003(10), Florida Administrative Code.
- 9. MAINTENANCE OF ELECTRONIC RECORDS.** The District and its Public Records Custodian shall maintain electronic records in a manner consistent with the standards set forth in Rule 1B-26.003(11), Florida Administrative Code, the terms of which are incorporated herein.

10. RETENTION OF ELECTRONIC RECORDS. The District and its Public Records Custodian shall ensure that all electronic records are retained and accessible for as long as required by law and pursuant to Rule 18-26.003(12), Florida Administrative Code, the terms of which are incorporated herein. Specifically, the Public Records Custodian shall schedule the retention and disposition of all electronic documents, shall establish a process for recopying, reformatting and other necessary maintenance to ensure the retention and usability of electronic records throughout their authorized life cycle, and shall transfer a copy of the electronic records to the Florida State Archives at the time specified in the record retention schedule, if applicable.

11. DESTRUCTION OF ELECTRONIC RECORDS. The District and its Public Records Custodian shall destroy electronic records only in a manner consistent with the standards set forth in Rule 1B-26.003(13), Florida Administrative Code, the terms of which are incorporated herein. At a minimum, the District and its Public Records Custodian shall destroy electronic records in a manner such that any confidential or exempt information cannot practicably be read or reconstructed, and shall ensure that recording media previously used for electronic records containing confidential or exempt information are not reused if the previously recorded information can be comprised in any way by reuse.

EXHIBIT 8.

RESOLUTION 2018-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2018/2019 attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2018/2019 annual public meeting schedule to Manatee County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2018.

ATTEST:

**VILLAGES OF GLEN CREEK
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: Paul Cusmano

Chair/ Vice Chair
Print Name: Mike Lawson

Notice of Meetings
Fiscal Year 2019
Villages of Glen Creek
Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal year 2019 Regular meetings of the Board of Supervisors of the Villages of Glen Creek Community Development District are scheduled to be held on the fourth Wednesday of every month at 9:00 a.m. at the Super 8 Ellenton, 5218 17th Street East, Ellenton FL 34222 (Manatee County). The meeting dates are as follows (exceptions in time and days are noted below):

October 24, 2018
November 28, 2018
December 26, 2018
January 23, 2019
February 27, 2019
March 27, 2019
April 24, 2019
May 22, 2019
June 26, 2019
July 24, 2019
August 28, 2019
September 25, 2019

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above, may be obtained from Development Planning and Financing Group ("DPFG"), 15310 Amberly Drive, Suite 175, Tampa, Florida 33647 at (813) 374-9105, one week prior to the meeting.

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

Pursuant with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's Office, DPFG, at the number above. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

DPFG, District Management