

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

***Advanced Meeting Package***

***Regular Meeting***

***Date / Time:***

*Tuesday, May 24, 2022  
6:00 p.m.*

***Location:***

*Springhill Suites by Marriott Bradenton Downtown/Riverfront  
102 12<sup>th</sup> Street West  
Bradenton, FL 34205*

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

# Villages of Glen Creek Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

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Board of Supervisors

**Villages of Glen Creek Community Development District**

Dear Board Members:

A Meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District is scheduled for **Tuesday, May 24, 2022 at 6:00 p.m.** at the **Springhill Suites by Marriott Bradenton Downtown/Riverfront, 102 12th Street W, Bradenton, Florida 34205.**

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

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

Sincerely,

*Patricia Thibault*

Patricia Thibault

District Manager

813-564-7847

CC: Attorney  
Engineer  
District Records

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

**Date of Meeting:** Tuesday, May 24, 2022

**Time:** 6:00 p.m.

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

**Meeting Call In:** 301-715-8592

**Meeting ID:** 898 1394 7429

**Passcode:** 209793

## ***Agenda***

*Note: For the full agenda packet, please contact [patricia@breezehome.com](mailto:patricia@breezehome.com)*

### **I. Roll Call**

### **II. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*

### **III. Business Matters**

A. Presentation of Proposed Budget FY 2022-2023 *(To Be Distributed)*

B. Consideration & Adoption of **Resolution 2022-08**, Approving Proposed Budget and Setting Public Hearing (FY 2022-2023)

**Exhibit 1**

➤ **Exhibit A:** Proposed Budget for FY 2022-2023 *(To Be Distributed)*

C. Consideration & Adoption of **Resolution 2022-09**, Supplemental Assessment Resolution

**Exhibit 2**

➤ **Exhibit A** –Fourth Supplemental Special Assessment Methodology Report dated April 27, 2022

➤ **Exhibit B**–Report of the District Engineer dated February 2, 2022

D. Service Agreement Amendment – Innovative Employer Solutions, Inc.

**Exhibit 3**

E. Amortization Recalculation Agreement Villages of Glenn Creek CDD

**Exhibit 4**

F. Consideration of **Trimmers Holiday Décor Tampa Proposal - \$5,000.00**

**Exhibit 5**

### **IV. Consent Agenda**

A. Acceptance of the March 2022 Unaudited Financial Statements

**Exhibit 6**

B. Presentation of Villages of Glenn Creek CDD Number of  
Qualified Electors

**Exhibit 7**

C. Ratification of Contracts

**Exhibit 8**

**V. Staff Reports**

A. District Manager

1. Field Team Update

B. District Attorney

C. District Engineer

**VI. Audience Comments – New Business –** *(limited to 3 minutes per individual)*

**VII. Supervisor Requests**

**VIII. Adjournment**

# **EXHIBIT 1**

## RESOLUTION 2022-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Villages of Glen Creek Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 23, 2022

HOOR: 6:00 p.m.

LOCATION: SpringHill Suites by Marriott  
Bradenton Downtown/Riverfront  
102 12<sup>th</sup> Street West  
Bradenton, Florida

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 24, 2022.**

Attest:

**Villages of Glen Creek Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2022/2023**

## **EXHIBIT 2**



**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2022A CAPITAL IMPROVEMENT REVENUE BONDS (ASSESSMENT AREA FOUR); SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2022A CAPITAL IMPROVEMENT REVENUE BONDS (ASSESSMENT AREA FOUR); ADOPTING THE SUPPLEMENTAL ENGINEER'S REPORT; ADOPTING THE FOURTH SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Villages of Glen Creek Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements (the "**Assessment Area Four Project**") as described in the Master and Subdivision Infrastructure Report of the District Engineer dated May 15, 2015 (the "**Engineer's Report**");

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") issued its \$7,500,000 Capital Improvement Revenue Bonds, Series 2022A (Assessment Area Four) (the "**Series 2022A Bonds**") to finance a portion of the Assessment Area Four Project;

**WHEREAS**, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2022A Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2022A Bonds;

**WHEREAS**, the Series 2022A Bonds will be repaid by special assessments on the benefited property within the District;

**WHEREAS**, the District previously levied master special assessments in accordance with the terms outlined in the Preliminary Improvement Area One Master Assessment Methodology Report dated May 15, 2015, adopted pursuant to Resolution No. 2015-10, along with the Expanded Improvement Area One Master Assessment Methodology Report dated August 23, 2017, revised May 4, 2018, adopted pursuant to Resolution No. 2018-01 (the "**Assessment Resolutions**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

**WHEREAS**, now that the final terms of the Series 2022A Bonds have been established, it is necessary to approve the Fourth Supplemental Special Assessment Methodology Report dated April 27, 2022 (the "**Supplemental Assessment Report**"), and attached hereto as **Exhibit A**; and the Report of the District Engineer dated February 2, 2022 (the "**Supplemental Engineer's Report**") attached hereto as **Exhibit B**.

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

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
  - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

- b. The Supplemental Engineer's Report is hereby approved and ratified.
  - c. The Assessment Area Four Project will serve a proper, essential, and valid public purpose.
  - d. The Assessment Area Four 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 Assessment Area Four Project to be financed with the Series 2022A Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
  - e. The Series 2022A Bonds will finance the construction and acquisition of a portion of the Assessment Area Four Project.
  - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
4. **Assessment Lien for the Series 2022A Bonds.** The special assessments for the Series 2022A Bonds shall be allocated in accordance with the Supplemental Assessment Report.
5. **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.
6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain 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.
7. **Effective Date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 24th day of May, 2022.

**Attest:**

**Villages of Glen Creek Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

Exhibit A –Fourth Supplemental Special Assessment Methodology Report dated April 27, 2022  
Exhibit B–Report of the District Engineer dated February 2, 2022

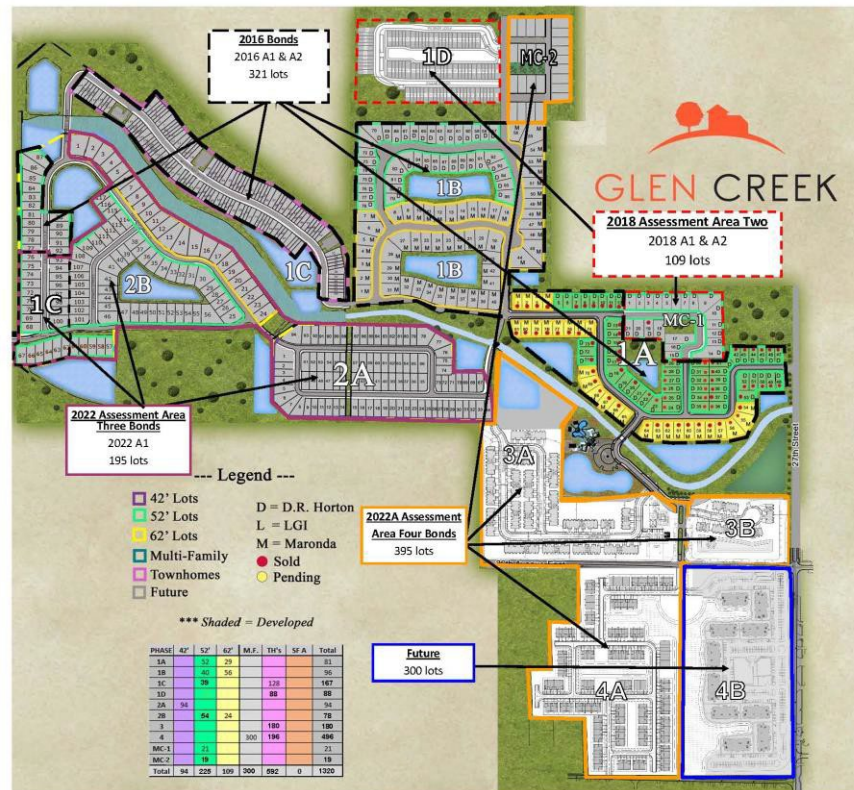
**Exhibit A**  
**Fourth Supplemental Special Assessment Methodology Report dated April 27, 2022**

**Exhibit B**  
**Report of the District Engineer dated February 2, 2022**

# VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

## FOURTH SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT FOR THE ISSUANCE OF

### \$7,500,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2022A (Assessment Area Four)



April 27, 2022

Prepared by

Breeze  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32746

**FOURTH SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY  
REPORT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2022A  
(ASSESSMENT AREA FOUR)**

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## 1. OVERVIEW

The Villages of Glen Creek Community Development District (the “**CDD**” or “**District**”) is a local unit of special-purpose government established pursuant to, and existing in accordance with, Chapter 190, Florida Statutes (the “**Act**”). 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, undergrounding of electrical power and professional services and permitting fees pursuant to the Act. To advance the development of the properties within the District, certain capital improvements have been planned, as described in the Villages of Glen Creek Community Development District Master and Subdivision Infrastructure Report of the District Engineer, dated May 15, 2015 (the “**CIP**”) based on estimated CIP construction costs of \$27.75 million. To finance the construction of the CIP, the District plans to issue bonds in multiple series and levy Special Assessments to repay the bonds, including interest.

## 2. MASTER ASSESSMENT ALLOCATION

The District determined to implement a portion of the CIP and to defray the cost thereof by levying Special Assessments on benefitted property and expressed an interest to issue bonds to provide the funds needed therefor prior to the collection of Special Assessments. The costs of the CIP are assessed against the benefitted property using the methods consistent with the District’s Preliminary Improvement Area One Master Assessment Methodology Report, dated May 15, 2015, and the Expanded Improvement Area One Master Assessment Methodology Report, dated August 23, 2017, revised May 4, 2018 (collectively the “**Master AMR**”); and Special Assessment collection practices.

These methodologies result in Special Assessments set forth in the assessment roll, which is part of the Master AMR and included in the Appendix herein. The Special Assessments are initially levied over all Undeveloped Property within the District on an equal acreage basis anticipated for the development of all lots within the District. Subsequently, the Special Assessments attach to Developed Property on a “first platted, first assessed basis” according to the assessment allocation methodology. The Master AMR relates to the anticipated development of up to 800 residential lots and the levy of not to exceed \$38,015,000 Capital Improvement Revenue Bonds to be issued in one or more series to be payable from and secured by certain Special Assessments as described in the Master AMR.



## 1. PURPOSE OF THIS REPORT

This Fourth Supplemental Special Assessment Methodology Report ("**Fourth SAMR**") relates to the issuance of the District's Capital Improvement Revenue Bonds, Series 2022A (Assessment Area Four) (the "**Series 2022A Bonds**"), which are being issued to fund portions of the CIP, as described in the Capital Improvement Revenue Bonds, Series 2022A (Assessment Area Four) Report of the District Engineer, dated February 2, 2022 (the "**Engineer's Report**"), necessary to service residential lots planned for in Phases 3A, 3B, 4A and MC-2 (the "**Assessment Area Four Project**"). The Assessment Area Four Project costs are estimated to total \$7.02 million. This report provides an assessment methodology for analyzing the benefits derived from the Assessment Area Four Project, determines a fair and equitable allocation of such benefits and provides the Special Assessments rates associated with the Series 2022A Bonds (the "**Series 2022A Assessments**") among 395 lots planned for the development of Assessment Area Four Project in Phases 3A, 3B, 4A and MC-2 ("**Assessment Area Four**"). As described above, the District levied Special Assessments in the amount of not to exceed \$38,015,000 pursuant to the Master AMR<sup>1</sup>, which report is supplemented by this Fourth SAMR. Any capitalized terms not otherwise defined herein will have the meaning ascribed to such term in the Master AMR. However, this Fourth AMR controls and supersedes the Master AMR, in case of any inconsistencies between this Fourth AMR and the Master AMR. Consistent with the Master AMR, the methodologies herein allocate debt Special Assessments to residential properties based upon the benefits derived from the construction and use of the Assessment Area Four Project improvements. This report utilizes Assessment Area Four Project costs as a proxy value for benefit from public improvements and allocates the Special Assessments accordingly.

The Series 2022A Assessment allocation method is based on front foot, or frontage, which is a standard measurement of land applied at the frontage, or linear distance, along a street. This method considers that benefits and costs from the Assessment Area Four Project improvements accrue to each lot based on lot frontage. For example, compared with narrower lot frontage in higher density tracts within the District, relative wider lot frontage requires more material to build water, sewer and road improvements for which there is a correlated higher cost to cover the distance between lots and connections to the system of District improvements. This report utilizes Equivalent Residential Units ("**ERU**") to allocate the Special Assessments based on lot frontage. Each constructed unit on a 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 widths are measured. While there is Undeveloped Property (defined below), the Series 2022A Assessments will remain levied against all 2022A Assessable Property (defined below) on an equal acreage basis.<sup>2</sup> As the 2022A Assessable Property becomes Developed Property (defined below), the Series 2022A Assessments

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<sup>1</sup> Based on bond principal amount sized for funding of all the CIP costs and adjusted for allowable bond financing costs including capitalized interest, reserves and cost of issuance.

<sup>2</sup> Refer to the Appendix for a Assessment Roll for details and legal description and sketch of the areas.

will be re-allocated to those Lots constituting Developed Property based on its lot width and equal lot basis.

## **2. PRIOR BONDS**

### *Series 2016 Bonds*

In August 2016, the District issued its \$3,535,000 Capital Improvement Revenue Bonds, Series 2016A-1 Bonds, and \$3,515,000 Capital Improvement Revenue Bonds, Series 2016A-2 Bonds (collectively, the "**Series 2016A Bonds**"). Proceeds from the Series 2016A Bonds were used to fund the improvement costs associated with the development of Improvement Area One (now designated "Assessment Area One") as described in the Capital Improvement Revenue Bonds, Series 2016 Report of the District Engineer, dated February 24, 2016 (the "**Series 2016 Project**") consisting of master and subdivision improvements benefitting the Original Improvement Area One (hereinafter defined). The District pledged to repay the Series 2016A Bonds with Special Assessments (the "**Series 2016A Assessments**") levied on lands originally comprised of 153.77 acres (the "**Original Improvement Area One**") and was planned to include the first 269 lots anticipated in Phases 1A, 1B and 1C.<sup>3</sup>

### *Series 2018A Bonds*

In June 2018, the District issued its \$710,000 Capital Improvement Revenue Bonds, Series 2018A-1 (Assessment Area Two), and \$1,590,000 Capital Improvement Revenue Bonds, Series 2018A-2 (Assessment Area Two) (collectively, the "**Series 2018A Bonds**") and pledged to repay the Series 2018A Bonds with Special Assessments (the "**Series 2018A Assessments**") in order to fund a portion of the CIP necessary for development of the second construction phase within the District. The Series 2018A Bonds are secured by and payable from the Series 2018A Assessments levied on anticipated 109 single family lots in development phases 1D and MC-1 ("Assessment Area Two"). The Series 2018A Assessments are levied on approximately 15.718 acres of land comprising Phases 1D and MC-1 until development and platting. Currently, the Series 2018A Assessments are levied and absorbed by 21 developed and platted lots and the remaining undeveloped acreage in Assessment Area Two.

### *Series 2018B Bonds*

Simultaneously with the issuance of the Series 2018A Bonds, the District issued its \$1,725,000 Subordinate Lien Capital Improvement Revenue Bonds, Series 2018B (Assessment Area One) (the "**Series 2018B Bonds**") for the primary purpose of funding costs to complete master improvement costs in Assessment Area One and costs associated with Phase 1A (81 lots) and Phase 1B (96 lots). The Series 2018B Assessments, which secure the Series 2018B Bonds, were initially levied on 24 platted lots in Phase 1A, and on an equal basis across 122.04 gross acres comprising Phases 1B, 1C, and 2. At this time, there have been 81 lots platted in Phase 1A and 96

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<sup>3</sup> Note that the original Phase 1C now consists of Phases 1C, 2A and 2B and was part of Assessment Area One. Phase 2A and Phase 2B are now assigned to Assessment Area Three along with portions of Phase 1C (23 lots), the remaining lots in Phase 1C (144) remain in Assessment Area One.

lots in Phase 1B, and 79 lots in Phase 1A have been sold to homebuilders of which 22 lots paid the Series 2018B Assessments in full as anticipated. Since not all of the 120 lots in Phases 1A and 1B that secure the Series 2018B Bonds have been sold to homebuilders, the Series 2018B Bonds are currently outstanding in the amount of \$925,000. Phases 2A and 2B remain un-platted.

#### *Series 2022 Assessment Area Three Bonds*

In January 2022, the District issued its \$5,250,000 Capital Improvement Revenue and Refunding Bonds, Series 2022 (Assessment Area Three) (the "**Series 2022 Bonds**"). Proceeds from the Series 2022 Bonds were used refund a portion of the Series 2018B Bonds with the remaining funds to be used to fund the improvement costs associated with the development of Assessment Area Three as described in the Capital Improvement Revenue and Refunding Bonds, Series 2022 (Assessment Area Three) Report of the District Engineer, dated September 28, 2021 (the "**Series 2022 Project**") consisting of master and subdivision improvements benefitting Assessment Area Three. The District pledged to repay the Series 2022 Bonds with Special Assessments (the "**Series 2022 Assessments**") levied on lands originally comprised of 41.655 acres and planned to include 195 lots in a portion of Phase 1C and Phases 2A and 2B.

#### *Designated Assessment Areas for Prior Bonds*

Originally planned for 124 townhomes at the time of the Series 2018B Bond issuance, Phase 1C has been redesigned into 167 single-family residential lots. Phase 1C has been divided into two areas, consisting of 144 lots in Assessment Area One and 23 lots in Assessment Area Three. The table below illustrates the prior bonds and associated assessment areas for the District by bond series, phase and product type.

**Table 1. Designated Assessment Areas for Prior Bonds**

|                    | Assessment Area One         |           |            |            | Assessment Area Two |           |            | Assessment Area Three |           |           |            |
|--------------------|-----------------------------|-----------|------------|------------|---------------------|-----------|------------|-----------------------|-----------|-----------|------------|
| Bond Series        | 2016A-1, 2016A-2 and 2018B* |           |            |            | 2018A-1 and 2018A-2 |           |            | 2022                  |           |           |            |
| Product Type/Phase | 1A                          | 1B        | 1C         | Total      | 1D                  | MC-1      | Total      | 1C                    | 2A        | 2B        | Total      |
| TH                 | 0                           | 0         | 128        | <b>128</b> | 88                  | 0         | <b>88</b>  | 0                     | 0         | 0         | <b>0</b>   |
| 42                 | 0                           | 0         | 0          | <b>0</b>   | 0                   | 0         | <b>0</b>   | 0                     | 94        | 0         | <b>94</b>  |
| 52                 | 52                          | 40        | 16         | <b>108</b> | 0                   | 21        | <b>21</b>  | 23                    | 0         | 54        | <b>77</b>  |
| 62                 | 29                          | 56        | 0          | <b>85</b>  | 0                   | 0         | <b>0</b>   | 0                     | 0         | 24        | <b>24</b>  |
| <b>Total</b>       | <b>81</b>                   | <b>96</b> | <b>144</b> | <b>321</b> | <b>88</b>           | <b>21</b> | <b>109</b> | <b>23</b>             | <b>94</b> | <b>78</b> | <b>195</b> |

\* 2018B debt is on all of 1B, all of 1C in Assessment Area One and 2 lots in 1A.

### 3. ASSESSMENT AREA FOUR PROJECT BOND FINANCING PROGRAM FOR ASSESSMENT AREA FOUR

As noted above, this Fourth SAMR relates to the issuance of the District's Series 2022A Bonds, which are being issued to fund portions of the CIP, as described in the Capital Improvement Revenue Bonds, Series 2022A (Assessment Area Four) Report of the District Engineer, dated February 2, 2022, necessary to service residential lots planned in Phases 3A, 3B, 4A and MC- 2. Accordingly, the Series 2022A Bonds principal amount has been determined based on an amount sufficient to fund portions of the cost of the Assessment Area Four Project, fund a debt service reserve account for the Series 2022A Bonds, pay costs of issuance of the 2022A Bonds, pay capitalized interest and reflect the maximum annual assessment level permitted pursuant to certain builder contracts.

Based on the foregoing determination, the total size of the Series 2022A Bonds is \$7,500,000, which is payable from and secured by the Series 2022A Assessments. The Developer is anticipating prepaying a portion of the Series 2022A Assessments upon lot closings to homebuilders in accordance with the maximum annual assessment levels set in the builder contracts and the Special Assessment component that is spread equally across lot types (the "Paydown"). The Developer is not required to make any Paydown prepayments on the Series 2022A Assessments. However, the Developer anticipates making prepayments comprising the total amount of approximately \$3,425,000. The tables below set forth the Series 2022A Bonds par amount and maximum annual debt service ("MADS") per lot prior to anticipated Paydowns.

**Table 2. Series 2022A Bond Sizing for Assessment Area Four**

| Lot Type      | Lots       | Par                | Par/Lot  | MADS             | MADS/Lot |
|---------------|------------|--------------------|----------|------------------|----------|
| TH – Ph 3A/3B | 180        | \$1,771,739        | \$9,843  | \$117,000        | \$650    |
| TH – Ph 4A    | 196        | \$5,109,166        | \$26,067 | \$337,609        | \$1,722  |
| 52'-MC-2      | 19         | \$619,095          | \$32,584 | \$40,909         | \$2,153  |
| <b>Total</b>  | <b>395</b> | <b>\$7,500,000</b> |          | <b>\$495,519</b> |          |

The size of the Series 2022A Bonds in turn determines the Series 2022A Assessments levied to pay debt service. The Series 2022A Bond principal plus interest is expected to be repaid by the Series 2022A Assessments levied on the 2022A Assessable Property as follows.

**Table 3. Assessable Property in Assessment Area Four**

| Bond Series        | Prior to Plat Map Recordation and Development      | After Plat Map Recordation and Development | Payable from, and Secured by |
|--------------------|--|--|------------------------------|
| Series 2022A Bonds | 46.477 Acres comprising Phases 3A, 3B, 4A and MC-2 | 395 single-family residential type lots    | Series 2022A Assessments     |

### *Series 2022A Assessment Allocation*

Prior to the 2022A Assessable Property becoming Developed Property, the Series 2022A Assessments will be allocated to the 2022A Assessable Property on an equal acreage basis. Upon recordation of a plat map and completion of Lot development, the Series 2022A Assessments will be allocated to each Lot based on its assigned ERU as set forth in the tables above.

Each Fiscal Year, the District will certify for collection the Series 2022A Assessments on all 2022A Assessable Property, apportioned proportionately to the various land uses identified in the Appendix, until the aggregate amount of the Series 2022A Assessments equals the Special Assessment Requirement (defined below) for the Series 2022A Bonds.

### *Assessment Reallocation and True-Up*

In connection with the Assessment Area Four Project, as of this date, the Developer (defined below) has informed the District that it plans to construct a total of 395 lots, which represents a total of 267.16 ERUs. As development occurs, it is possible that the number of lots and lot mix may change. In order to ensure that the Series 2022A 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 2022A Assessments on a per lot 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 into by the Developer and the District at the issuance of the Series 2022A Bonds, prior to the time a parcel within the District 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 the 2022A Assessable Property 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 2022A Assessments to the 2022A Assessable Property reflected in such plat or Entitlement Transfer Document in accordance with the applicable land use classifications, and the remaining 2022A Assessable Property within the District, and such reallocation will be recorded in the District’s lien book. This True-Up Analysis will ensure that the Series 2022A Bond debt does not accumulate disproportionately on 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 or lots 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 2022A Assessments and ensure that the Series 2022A 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.

#### **4. ALLOCATION OF BENEFITS OF ASSESSMENTS**

##### *Assessment Standard*

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.

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.”

The ERU 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. Although the general public outside the District will benefit from the Assessment Area Four Project, such benefits are incidental. The facilities in the Assessment Area Four Project meet the needs of the developed property within the District, as well as provide benefit to the 2022A Assessable Property within the District. While there may be incidental benefits from certain master improvements included in the Assessment Area Four Project to other properties within the District, it is anticipated that the remaining portions of the master improvements in the CIP will be funded through future bond issuances and those properties will pay their fair share of the cumulative cost of all master improvements. Certain master improvements are necessarily required to be constructed first and by completing those master improvements in one stage the District is able to reduce mobilization and overall costs for all residents. The property owners within the 2022A Assessable Property are therefore receiving special benefits not received by those outside the boundaries, and direct and cumulative benefits accrue mainly to future residents in the 2022A Assessable Property.

##### *Assessment Methodology*

These benefit and allocation approaches are based on the principle that dwelling units on a similar size lot will receive a relatively equal and direct benefit from the District’s improvements, and all lots regardless of lot frontage will receive a relative uniform direct benefit from the District’s

master improvements. The direct benefits from these improvements include increased use, enjoyment, flood damage prevention, and increased property values to all residential properties, and other direct benefits from the District's improvement system and function. All residential units that are a part of the 2022A Assessable Property will proportionally benefit from the construction of the Assessment Area Four Project.

An assessment methodology based on ERUs provides a way to quantify the benefit that different lot sizes and land use types receive from public improvements in terms of their equivalence to a single-family residential dwelling unit on a fifty-two-foot-wide lot, which is defined as 1.0 ERU. Under the ERU model, the District allocates assessments on platted property proportionately based on lot size, or regardless of lot size, as indicated on the subject recorded plat map; assessments on undeveloped property (e.g., property without recorded subdivision plat map) are allocated proportionately based on acreage basis. As noted above, the equal benefit and assessment allocation approach is a generally recognized and approved method of proportionally spreading assessments over benefited properties within a special district.

#### *These Special Benefits and Allocation of Assessments*

In the present case, the financing program will enable the District to provide public improvements to certain development phases of the District. Such improvements will provide direct benefit for the utilization of this property, will substantially enhance the use and enjoyment of the benefited residential properties, and will increase the value and marketability of the benefited residential properties. These benefits flow proportionately over all benefited properties.

The District will apply the assessment methodology to the financing program relating to the Assessment Area Four Project components. All residential units planned within the 2022A Assessable Property will benefit from the construction, purchase and maintenance of the public improvements included in the Assessment Area Four Project. A ranking and finding of 1.0 ERU per residential unit on a fifty-two-foot-wide lot applies, and for all other lots an ERU value will be assigned based on the lot size in proportion to such lot category and benefits received from the Assessment Area Four Project. For example, a residential unit on a 62' lot would proportionally benefit more from the District's improvements, and so accordingly would be assigned a value and ranking of 1.19 ERU (62' divided by 52' equals 1.19).

### **5. RATE AND METHOD OF APPORTIONMENT**

A rate and method of apportionment of Series 2022A Assessments is attached in the Appendix.

### **6. ASSESSMENT ROLL AND COLLECTION**

An Assessment Roll is attached in the Appendix. The District intends to directly collect the Series 2022A Assessments on unplatted parcels, and, to the extent permitted by the Indenture and in the District's discretion, for bulk ownership of platted lots. For all other platted lots, the District expects to place the Series 2022A Assessments on the Manatee County tax roll for collection.

## 7. CONCLUSION

The acquisition and construction of the Assessment Area Four Project using Series 2022A Bond proceeds will be utilized for common District purposes. These Series 2022A Assessments will be levied over all 2022A Assessable Property on a fair and equitable basis as described herein. The 2022A Assessable Property will receive benefits in excess of the allocated Series 2022A Assessments. Accordingly, this is an appropriate District project that will significantly benefit 2022A Assessable Property and enhance the District.

### *Special Benefit*

The Assessment Area Four Project will provide special benefit to parcels within the District. The parcels will receive special benefit because the subject public improvements deliver interconnected structural improvement elements that provide a framework that supports and adds to the entire development. The Assessment Area Four Project yields benefits to parcel owners in terms of meeting development needs and increasing property values.

### *Assessment Apportionment*

The Series 2022A Assessments are fairly and equally apportioned over all the 2022A 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 from the Assessment Area Four Project's improvements. The District has assigned proxy values to the various expected lot sizes 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 Four Project against lands in Assessment Area Four. As a result of the Assessment Area Four Project, properties in Assessment Area Four receive special benefit and increase in value. Based on the premise that the District's public improvements make the properties more valuable, in return it is reasonable for the District to levy the Series 2022A Assessments against the 2022A Assessable Property within Assessment Area Four. The benefits will be equal to or in excess of the Series 2022A Assessments thereon when allocated.

### *Best Interest*

The District provides for delivering the public 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 fund public improvements (i) 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 I: Rate and Method of Apportionment of Special Assessment**

The Series 2022A Assessments shall be levied on all 2022A Assessable Property within Assessment Area Four and collected each Fiscal Year commencing Fiscal Year 2022 in an amount determined by the District through the application of this rate and method of apportionment as described below. All of the real property within the District, unless exempted by law or the provisions hereof, shall be assessed for the purposes, to the extent and in the manner herein provided.

### **A. DEFINITIONS:**

The terms hereinafter set forth have the following meanings:

**“Administrative Expenses”** means any actual or reasonably estimated expenses of the District to carry out the administration of the District related to the determination of the amount of the Special Assessments, the collection of Special Assessments, and costs otherwise incurred in order to carry out the authorized purposes of the District.

**"2022A Assessable Property"** means for the Series 2022A Assessments, all of the Tax Parcels within Assessment Area Four that are not exempt from the Special Assessment pursuant to law.

**“Assessment Area Four”** means for the Series 2022A Assessments all of the Tax Parcels within Phases 3A and 3B (180 lots), Phase 4A (196 lots) and Phase MC-2 (19 lots) as shown on the site plan map in the Appendix.

**“District Debt” or “Debt”** means any of the Series 2022A Bonds or other debt issued by the District, which are secured by the levy of Special Assessments of the District. As used herein, Debt may refer to the principal (present value) of the Special Assessments levied on property within the District, which corresponds to a like amount of Bond indebtedness.

**“Debt Service”** means the amount of money necessary to pay interest on outstanding bonds, the principal of maturing or redeemed bonds and any required contributions to a sinking fund for term bonds. “Annual debt service” refers to the total principal and interest required to be paid in a calendar year, Fiscal Year, or bond year.

**"Developed Property"** means all property within the District which is legally subdivided by a recorded subdivision plat into a Lot, has legal entitlements for development of a residential structure thereon, has been developed with a fine grade level pad contiguous to an asphalt paved road with utility laterals stubbed at the Lot, and as to which a building permit and certificate of occupancy for a residential structure may be issued by Manatee County.

**“Developer”** means GTIS I VGC LP, its successors and assignees.

**“ERU”** means a way to quantify different land use types in terms of their equivalence to a fifty-two foot (52’) wide Lot, which is defined as 1.0 ERU.

**“Fiscal Year”** means the period starting October 1 and ending on the following September 30.

**“Indenture”** means the Master Trust Indenture for Villages of Glen Creek Community Development District, and the Sixth Supplemental Trust Indenture.

**“Lot”** means an individual residential lot, identified and numbered on a recorded final subdivision map as to which a building permit may be issued by the City of Bradenton for construction of a residential unit without further subdivision of the Lot and for which no further subdivision of the Lot is anticipated and which qualifies as Developed Property.

**“Property Owner Association Property”** means any property within the CDD boundaries that is owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to, a property owner association, including any master or sub-association.

**“Public Property”** means any property within the CDD boundaries that is, at the time of the CDD formation, expected to be used for any public purpose and is or will be owned by or dedicated to the federal government, the State, the County, the District or any other public agency.

**“Series 2022A Assessment”** means the Special Assessment levied pursuant to the provisions of Sections C and D below in each Fiscal Year on each parcel of Developed Property and Undeveloped Property comprising the 2022A Assessable Property in Assessment Area Four to fund the Special Assessment Requirement.

**“Special Assessment Requirement”** means that amount determined by the District’s Board of Supervisors that is required in any Fiscal Year to pay regularly scheduled Debt Service for the calendar year, which commences in such Fiscal Year, on the outstanding District Debt.

**“Tax Parcel”** means a Lot or parcel identified by the Manatee County Property Appraiser as a separate parcel for taxation purposes designated by a folio or parcel identification number.

**“Undeveloped Property”** means, for each Fiscal Year, all 2022A Assessable Property not constituting Developed Property.

**“Unit”** means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential dwelling units.

## B. PROPERTY CLASSIFICATION AND ASSIGNMENT OF ERU

Each Fiscal Year, all 2022A Assessable Property shall be classified as Developed Property or Undeveloped Property, and shall be subject to Series 2022A Assessments pursuant to Sections C and D below based on the following Lot types and ERU assignment.

**Table 4. Lot Categories Series 2022A Special Assessments**

| <b>Lot Type</b> | <b>Total Lots</b> | <b>Assigned ERU</b> | <b>Total ERU</b> | <b>% ERU</b>   |
|-----------------|-------------------|---------------------|------------------|----------------|
| TH              | 376               | 0.66                | 248.16           | 92.89%         |
| 52'             | 19                | 1.00                | 19.00            | 7.11%          |
| <b>Total</b>    | <b>395</b>        |                     | <b>267.16</b>    | <b>100.00%</b> |

## C. SERIES 2022A ASSESSMENT REQUIREMENT

The estimated Special Assessment Requirement for Fiscal Year 2022 is presented in the Table below.

**Table 5. Estimated Special Assessment Debt Service Requirement**

| <b>Special Assessment Requirement</b> | <b>Debt Service Amount<br/>(excl. County charges and early payment discount)</b> | <b>Par Amount</b> |
|---------------------------------------|--|-------------------|
| Series 2022A Bonds                    | \$495,519  | \$7,500,000       |

Refer to the Appendix for details on the Series 2022A Bonds sizing.

## D. SPECIAL ASSESSMENT RATE

### 1. Developed Property

Considering the anticipated Paydown, the assigned Series 2022A Bonds Par Amount and Maximum Annual Debt Service (MADS) per Lot is set forth in the Table below.

**Table 6. Par Amount and MADS per Lot**

| <b>Lot Width</b> | <b>Before Anticipated Paydown</b>             |                                   | <b>After Anticipated Paydown</b>              |                                   |
|------------------|---|-----------------------------------|---|-----------------------------------|
|                  | <b>Series 2022A Bonds<br/>Par Amount /Lot</b> | <b>Series 2022A<br/>MADS /Lot</b> | <b>Series 2022A Bonds<br/>Par Amount /Lot</b> | <b>Series 2022A<br/>MADS /Lot</b> |
| TH 3A&3B         | \$9,843                                       | \$650                             | \$9,843                                       | \$650                             |
| TH 4A            | \$26,067                                      | \$1,722                           | \$9,843                                       | \$650                             |
| 52' MC-2         | \$32,584                                      | \$2,153                           | \$19,686                                      | \$1,300                           |

### 2. Undeveloped Property

Prior to the property, or portion thereof, becoming Developed Property, the Series 2022A Assessments and Debt will be allocated to each property, as described by Property Tax Appraiser

parcel information or legal description, based on acreage. Upon recordation of a subdivision plat map, the Lot sizes are determinable, therefore, upon any portion of the property becoming Developed Property, the Series 2022A Assessments are then levied on the individual Lots based on Lot size by assigning ERUs to each Lot at the applicable Series 2022A Assessment rates for Developed Property described above.

***a) District Debt Allocation***

The District Debt principal amount per acre is determined in the following table.

**Table 7. District Debt Allocation to Undeveloped Property**

| <b>Bond Series</b> | <b>Total Lots</b> | <b>Total Acreage (Ac)</b> | <b>Par Amount</b> | <b>Par / Ac</b> |
|--------------------|-------------------|---------------------------|-------------------|-----------------|
| 2022A              | 395               | 46.477                    | \$7,500,000       | \$161,370       |

***b) Assigned Annual Special Assessment Rate***

In the current Fiscal Year, all Tax Parcels within Assessment Area Four are classified as Undeveloped Property. Based on the assignment, the assigned Special Assessment rate for Undeveloped Property within Assessment Area Four is presented in the following table.

**Table 8. Annual Assessment Allocation to Undeveloped Property**

| <b>Bond Series</b> | <b>Total Lots</b> | <b>Total Acreage (Ac)</b> | <b>MADS</b> | <b>MADS /Ac</b> |
|--------------------|-------------------|---------------------------|-------------|-----------------|
| 2022A              | 395               | 46.477                    | \$495,519   | \$10,662        |

Please refer to Appendix for details on property classification and land size.

**3. Exemptions**

No Special Assessment shall be levied on Public Property, Property Owner Association Property, and property which constitutes a “common element” consistent with the provisions of Section 193.0235 Florida Statutes.

**E. METHOD OF APPORTIONMENT OF THE SPECIAL ASSESSMENT**

Commencing with Fiscal Year 2022 and for each following Fiscal Year, the CDD shall levy the Series 2022A Assessments as follows:

**First (Developed Property, All Phases):** The Series 2022A Assessments shall be levied proportionately on each Tax Parcel of Developed Property within Assessment Area Four in an amount at the applicable assigned Series 2022A Assessments rate as determined pursuant to Section D.1.

**Second (Undeveloped Property, All Phases):** If additional monies are needed to satisfy the Special Assessment Requirement after the first step has been completed, the Series 2022A Assessments shall be levied proportionally on each Tax Parcel of Undeveloped Property at the assigned Series 2022A Assessments rate for Undeveloped Property.

## F. PROCESS OF ASSESSMENT REALLOCATION AND TRUE UP

The Series 2022A Assessments will be initially allocated in accordance with this methodology. All changes in the number of Lots and Lot mix within parcels will be permitted as long as the per-ERU assessment or the per acre assessment, as applicable, in the remaining Undeveloped Property does not exceed the initial level as established in the methodology. Any changes which increase the per-ERU assessments or the per acre assessments, as applicable, above the initial level will require a True-Up Payment by the Developer. The per-ERU assessments are presented in the table below.

**Table 9. Debt per ERU**

| <b>Bond Series</b> | <b>Total Lots</b> | <b>Total ERU</b> | <b>Total Debt</b> | <b>Total Debt / ERU</b> |
|--------------------|-------------------|------------------|-------------------|-------------------------|
| 2022A              | 395               | 267.16           | \$7,500,000       | \$28,073                |

The land use and numbers of ERUs within each parcel will be certified by the Developer and the District Engineer. Refer to Appendix for an assessment roll presenting the Series 2022A Assessments levied for Fiscal Year 2022 in accordance with the method of apportionment described above.

## G. MANNER OF COLLECTION

The Series 2022A Assessments shall be collected as provided in the Indenture. It is anticipated that when or before the 2022A Assessable Property becomes Developed Property, the Series 2022A Assessments levied to repay the Series 2022A Bonds will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes, provided, however, that the CDD may collect the Series 2022A Assessments at a different time or in a different manner if necessary, to meet its obligations under the Indenture for the Series 2022A Bonds.

## H. PREPAYMENT

The following definition applies to this Section H.

**“Outstanding District Debt”** means previously issued Series 2022A Bonds secured by the levy of Series 2022A Assessments, which remain outstanding, from time to time, excluding Series 2022A Bonds to be redeemed at a later date with the proceeds of prior prepayments.

The Series 2022A Assessment obligation of a Tax Parcel may be prepaid in full, or in part, and the obligation of the Tax Parcel to pay the Series 2022A Assessments permanently, or partially, satisfied; provided that a prepayment may be made only if there are no delinquent Special Assessments with respect to such Tax Parcel at time of prepayment. The Series 2022A Assessments Prepayment amount is calculated as follows:

**Outstanding District Debt amount allocated to the subject Tax Parcel**

**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:** Allocable portion of Capitalized Interest, if any remains at time of the prepayment

**Less:** Allocable portion of Debt Service Reserve Fund, if any released

---

**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)

Partial Prepayment (PP) is calculated as follows:  $PP = (PA * F) + A$

The term F means the percent by which the owner of the Tax Parcel is partially prepaying the Series 2022A Assessments. With respect to a partial prepayment, the CDD manager shall indicate in the CDD records that there has been a partial prepayment and that a portion of the Series 2022A Assessments equal to (1.00 minus F) of the remaining Series 2022A Assessments shall continue to be authorized to be levied on such Tax Parcel pursuant to Section D.

## **Appendix II: Sources and Uses**

| <b>Sources</b>                       | <b>Total</b>       | <b>% Total</b> |
|--------------------------------------|--------------------|----------------|
| Bond Proceeds - Par                  | \$7,500,000        |                |
| <b>Total Sources</b>                 | <b>\$7,500,000</b> | <b>100.00%</b> |
| <b>Uses</b>                          |                    |                |
| Acquisition and Construction Account | \$6,337,114        | 84.49%         |
| Debt Service Reserve Fund            | \$495,519          | 6.61%          |
| Capitalized Interest (thru 5/1/23)   | \$368,217          | 4.91%          |
| Underwriter's Discount               | \$150,000          | 2.00%          |
| Cost of Issuance                     | \$149,150          | 1.99%          |
| <b>Total Uses</b>                    | <b>\$7,500,000</b> | <b>100.00%</b> |

Source: FMS Bonds (April 2022). Sources and Uses of Funds. FMS Bonds.

### **Appendix III: Allocation of Public Improvements Costs and Proposed Debt**

The Assessment Area Four Project costs and the other uses of bond proceeds are used as proxy for total benefit. As described in the Engineer's Report, the completed public infrastructure costs are estimated in the amount of \$7,020,300 (the "PIC"). The following table sets forth the allocation of the PIC among the assessable property, excluding an allowance for other uses of bond proceeds such as deposit to the debt service reserve fund, capitalized interest, costs of issuances, and other uses.

**Table 10. Allocation of Public Improvement Costs, Assessment Area Four Project**

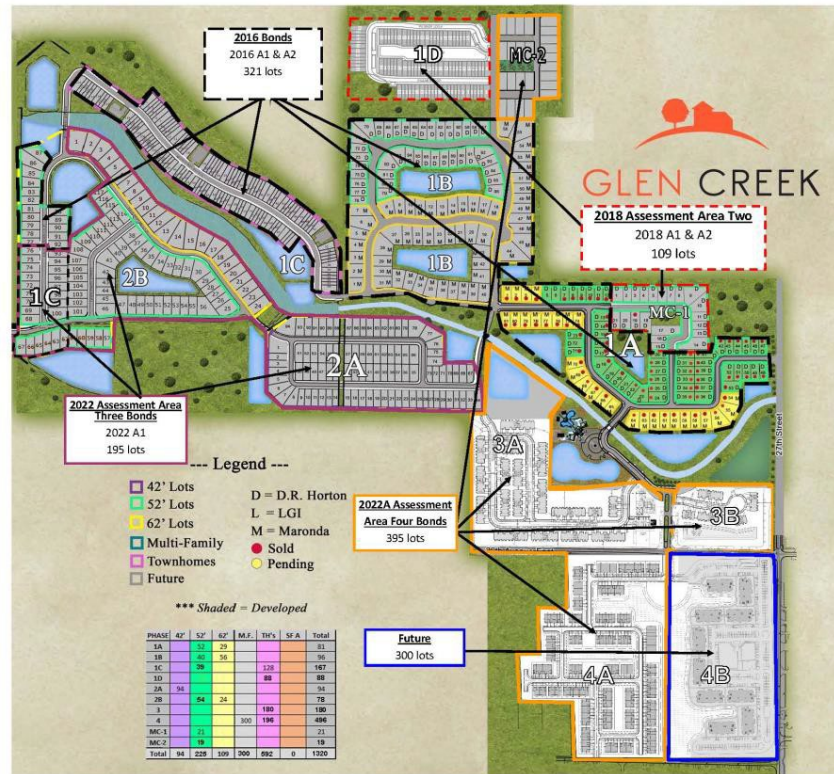
| <b>Lot Width</b> | <b>Total Lots</b> | <b>ERU</b> | <b>Total ERU</b> | <b>% ERU</b>   | <b>Total PIC (as proxy for benefit)</b> | <b>Benefit Per Unit</b> |
|------------------|-------------------|------------|------------------|----------------|---|-------------------------|
| TH               | 376               | 0.66       | 248.16           | 92.89%         | 6,521,000                               | \$17,343                |
| 52'              | 19                | 1.00       | 19.00            | 7.11 5         | \$499,300                               | \$26,279                |
| <b>Total</b>     | <b>395</b>        |            | <b>267.16</b>    | <b>100.00%</b> | <b>\$7,020,300</b>                      |                         |

**Table 11. Total Series 2022A Debt Per Lot compared with Total PIC per Lot**

| <b>Lot Width</b> | <b>Series 2022A Bonds</b> | <b>Total PIC</b> | <b>Debt Over/(Under) PIC</b> |
|------------------|---------------------------|------------------|------------------------------|
| TH – Ph 3A/3B    | \$9,843                   | \$17,343         | (\$7,500)                    |
| TH – Ph 4A       | \$26,067                  | \$17,343         | \$8,724                      |
| 52' MC-2         | \$32,584                  | \$26,279         | \$6,305                      |



## Appendix IV: Bond Map and Site Plan



## **Appendix V: Assessment Rolls**

| <b>Parcel Area<br/>Identification<br/>/(b), (e)</b> | <b>Owner /(b)</b> | <b>Acreage<br/>(a)</b> | <b>% of Total<br/>Acreage</b> | <b>Total District<br/>Debt /(c)</b> | <b>Total MADS<br/>/(d)</b> |
|---|-------------------|------------------------|-------------------------------|-------------------------------------|----------------------------|
| Refer to legal<br>description in<br>Appendix VI.    | GTIS I VGC<br>LP  | 46.477                 | 100.00%                       | \$7,500,000                         | \$495,519                  |

### ***Footnotes:***

(a) Estimate based on legal description of the lots in Phases 3A, 3B, Phase 4A and Phase MC-2 which is generally coterminous with Assessment Area Four is planned for 395 residential lots Acreage includes lowlands.

(b) Owner information per County records. There are multiple Parcel IDs associated with the District.

(c) The Series 2022A Assessments will remain levied against Undeveloped Property on an equal acreage basis until the 2022A Assessable Property is platted.

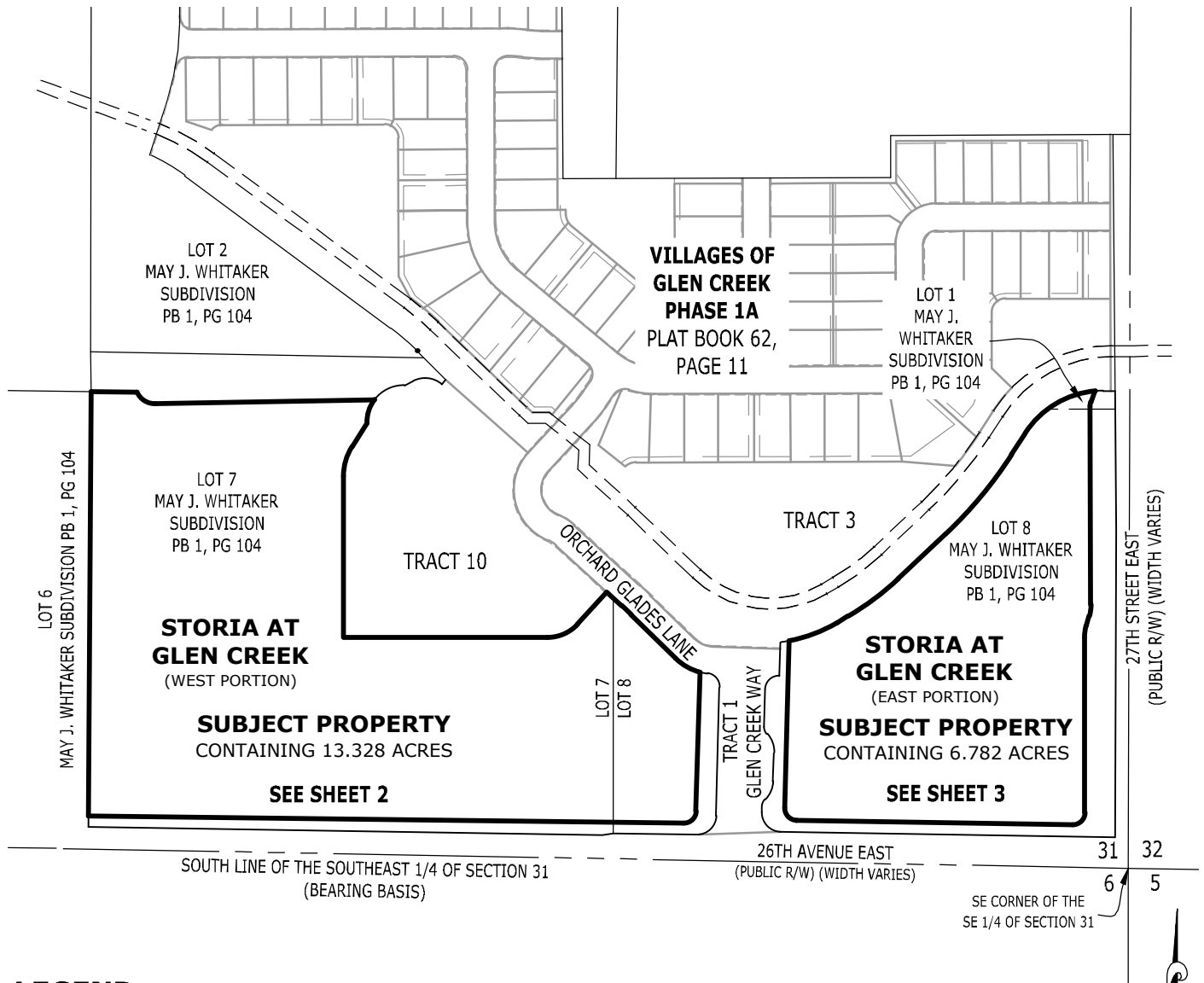
(d) Excluding County collection charges and early payment discounts.

## **Appendix VI: Legal Description & Sketch**

Sketch and legal description of the District's Assessment Area Four is on the following pages.

THIS IS NOT A SURVEY

**SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
CITY OF BRADENTON  
MANATEE COUNTY, FLORIDA**



**LEGEND:**

(P) = PLAT  
PB = PLAT BOOK  
PG = PAGE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
RPB = ROAD PLAT BOOK  
R/W = RIGHT OF WAY



**VILLAGES OF GLEN CREEK CDD 2022 ASSESSMENT AREA FOUR**

**STORIA AT GLEN CREEK**

|                   |                   |                               |                 |              |
|-------------------|-------------------|-------------------------------|-----------------|--------------|
| SCALE<br>AS SHOWN | DATE<br>2/18/2022 | JOB No.<br>00021-2021-0604-00 |                 |              |
| DRAWN<br>RBC      | CHECKED<br>RBC    | SECTION<br>31                 | TOWNSHIP<br>34S | RANGE<br>18E |



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

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

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

THIS IS NOT A SURVEY

LOT 2  
MAY J. WHITAKER  
SUBDIVISION  
PB 1, PG 104

**N89°04'04"E**  
**402.38'**

LOT 7  
MAY J. WHITAKER  
SUBDIVISION  
PB 1, PG 104

**VILLAGES OF GLEN CREEK**  
**PHASE 1A**  
PLAT BOOK 62, PAGE 11

**TRACT 10  
AMENITY CENTER**

# STORIA AT GLEN CREEK (WEST PORTION)

**SUBJECT PROPERTY**  
CONTAINING 13.328 ACRES

**N89°20'31"W 1089.65'**

(BEARING BASIS)  
SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31  
N88°56'27"W 2694.45'0A

26TH AVENUE EAST  
(PUBLIC R/W) (WIDTH VARIES)

**TRACT 8**  
PUBLIC R/W(P)

**POB** \_\_\_\_\_  
NORTH R/W 26TH AVENUE EAST  
(PB 62, PG 11)

SE CORNER OF  
THE SE 1/4 OF  
SECTION 31

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N01°03'33"E | 67.75'   |
| L2         | S89°20'10"E | 84.08'   |
| L3         | S32°24'36"W | 50.78'   |
| L4         | N42°29'35"E | 79.13'   |
| L5         | S47°30'25"E | 36.37'   |
| L6         | S45°33'43"E | 114.15'  |
| L7         | S01°38'33"W | 254.61'  |

| CURVE TABLE |        |         |           |             |        |
|-------------|--------|---------|-----------|-------------|--------|
| CURVE       | LENGTH | RADIUS  | DELTA     | BEARING     | CHORD  |
| C1          | 40.95' | 35.00'  | 67°02'34" | S57°24'39"E | 38.66' |
| C2          | 46.33' | 67.00'  | 39°37'06" | S17°46'07"W | 45.41' |
| C3          | 56.57' | 100.00' | 32°24'36" | S16°12'18"W | 55.82' |
| C4          | 62.19' | 75.00'  | 47°30'25" | N66°14'47"E | 60.42' |
| C5          | 24.21' | 713.00' | 1°56'43"  | S46°32'04"E | 24.21' |
| C6          | 52.14' | 100.00' | 29°52'20" | S60°29'53"E | 51.55' |
| C7          | 34.18' | 22.00'  | 89°00'56" | S46°09'01"W | 30.84' |



VILLAGES OF GLEN CREEK CDD 2022 ASSESSMENT AREA FOUR

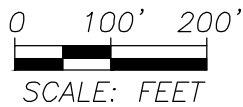
## STORIA AT GLEN CREEK



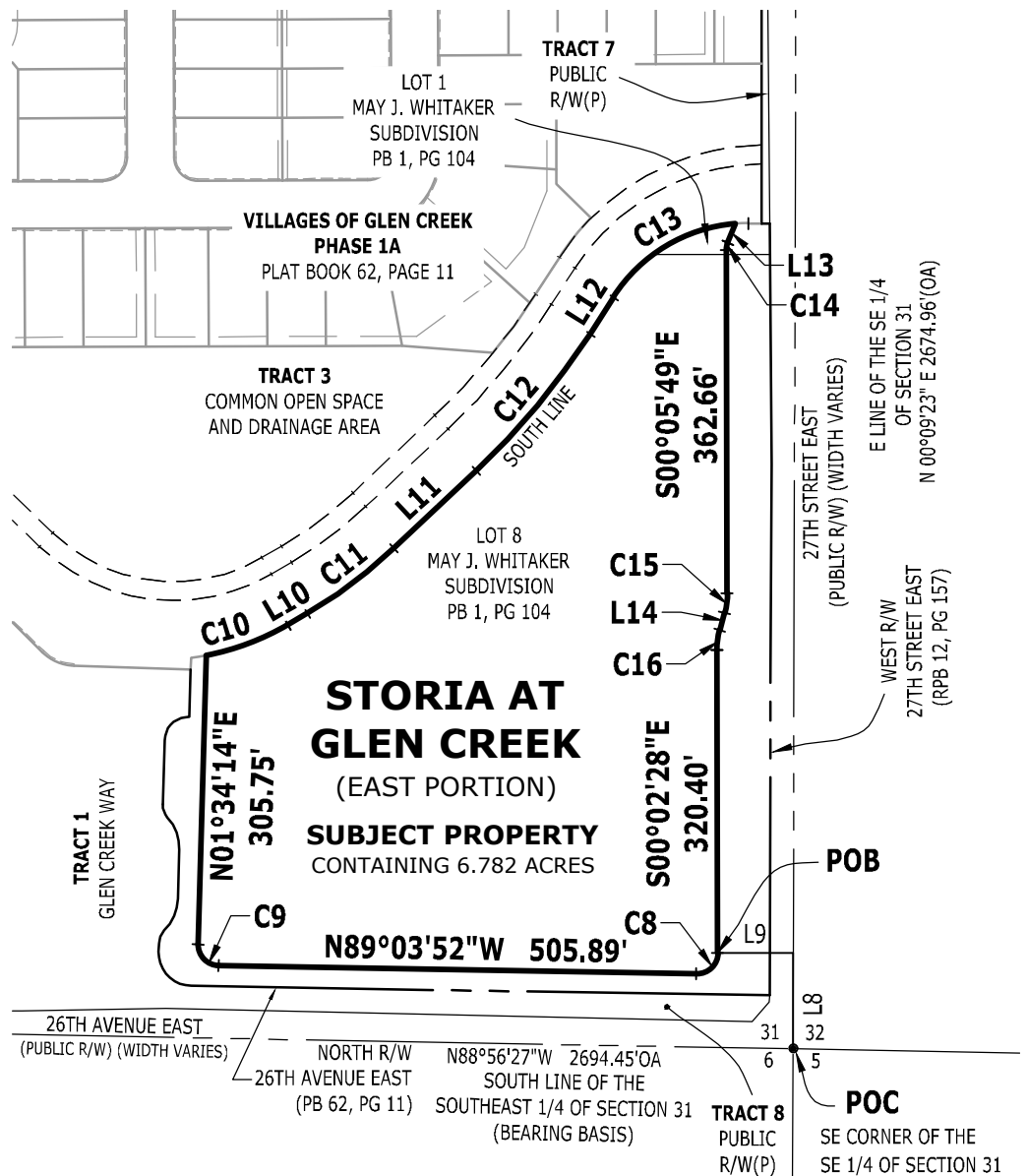
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| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L8         | N00°09'23"E | 101.62'  |
| L9         | N89°50'37"W | 80.26'   |
| L10        | N59°41'14"E | 24.30'   |
| L11        | N46°40'30"E | 119.60'  |
| L12        | N32°47'38"E | 46.05'   |
| L13        | S21°15'36"W | 21.20'   |
| L14        | S15°06'25"W | 18.90'   |



| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | BEARING     | CHORD   |
| C8          | 34.93'  | 22.00'  | 90°58'36" | S45°26'50"W | 31.38'  |
| C9          | 34.80'  | 22.00'  | 90°38'06" | N43°44'49"W | 31.28'  |
| C10         | 92.91'  | 275.00' | 19°21'26" | N69°21'57"E | 92.47'  |
| C11         | 114.69' | 505.00' | 13°00'44" | N53°10'52"E | 114.44' |
| C12         | 188.97' | 780.00' | 13°52'52" | N39°44'04"E | 188.51' |

| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | BEARING     | CHORD   |
| C13         | 155.47' | 170.00' | 52°23'59" | N58°59'37"E | 150.11' |
| C14         | 8.20'   | 22.00'  | 21°21'25" | S10°34'54"W | 8.15'   |
| C15         | 21.23'  | 80.00'  | 15°12'14" | S07°30'18"W | 21.17'  |
| C16         | 21.15'  | 80.00'  | 15°08'52" | S07°31'59"W | 21.09'  |

VILLAGES OF GLEN CREEK CDD 2022 ASSESSMENT AREA FOUR

STORIA AT GLEN CREEK



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## LEGAL DESCRIPTION: (BY ARDURRA)

### STORIA OF GLEN CREEK (WEST PORTION)

A PORTION OF LOTS 7 AND 8, MAY J. WHITAKER SUBDIVISION ACCORDING TO PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALL LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, CITY OF BRADENTON, MANATEE COUNTY, FLORIDA, 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 88°56'27" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 31, A DISTANCE OF 815.78 FEET; THENCE NORTH 01°03'33" EAST, A DISTANCE OF 67.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°20'31" WEST, A DISTANCE OF 1,089.65 FEET; THENCE NORTH 00°19'42" EAST, A DISTANCE OF 777.07 FEET; THENCE SOUTH 89°20'10" EAST, A DISTANCE OF 84.08 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 40.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 67°02'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 57°24'39" EAST 38.66 FEET; THENCE NORTH 89°04'04" EAST, A DISTANCE OF 402.38 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAME BEING A POINT ON THE WEST LINE OF TRACT 10 OF SAID PLAT OF VILLAGES OF GLEN CREEK PHASE 1A; THENCE ALONG THE WEST AND SOUTH LINE, RESPECTIVELY OF SAID TRACT 10 THE FOLLOWING SEVEN (7) COURSES: 1) SOUTHERLY 46.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.00 FEET, A CENTRAL ANGLE OF 39°37'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 17°46'07" WEST 45.41 FEET; 2) SOUTH 32°24'36" WEST, A DISTANCE OF 50.78 FEET TO A POINT ON A CURVE TO THE LEFT; 3) SOUTHERLY 56.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 32°24'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 16°12'18" WEST 55.82 FEET; 4) SOUTH 00°00'00" EAST, A DISTANCE OF 294.89 FEET; 5) NORTH 90°00'00" EAST, A DISTANCE OF 372.84 FEET TO A POINT ON A CURVE TO THE LEFT; 6) NORTHEASTERLY 62.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 47°30'25", AND A CHORD BEARING AND DISTANCE OF NORTH 66°14'47" EAST 60.42 FEET; 7) NORTH 42°29'35" EAST, A DISTANCE OF 79.13 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF TRACT 1 OF SAID PLAT OF VILLAGES OF GLEN CREEK PHASE 1A; THENCE ALONG SAID WEST LINE OF TRACT 1 THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 47°30'25" EAST, A DISTANCE OF 36.37 FEET TO A POINT ON A CURVE TO THE RIGHT; 2) SOUTHEASTERLY 24.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 713.00 FEET, A CENTRAL ANGLE OF 01°56'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°32'04" EAST 24.21 FEET; 3) SOUTH 45°33'43" EAST, A DISTANCE OF 114.15 FEET TO A POINT ON A CURVE TO THE LEFT; 4) SOUTHEASTERLY 52.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 29°52'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 60°29'53" EAST 51.55 FEET; THENCE, LEAVING SAID WEST LINE, SOUTH 01°38'33" WEST, A DISTANCE OF 254.61 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 34.18 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 89°00'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°09'01" WEST 30.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.328 ACRES.

TOGETHER WITH:

### STORIA OF GLEN CREEK (EAST PORTION)

A PORTION OF LOTS 1 AND 8, MAY J. WHITAKER SUBDIVISION ACCORDING TO PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALL LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, CITY OF BRADENTON, MANATEE COUNTY, FLORIDA, 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 101.62 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°50'37" WEST, A DISTANCE

(CONTINUED ON NEXT PAGE)

## VILLAGES OF GLEN CREEK CDD 2022 ASSESSMENT AREA FOUR

### STORIA AT GLEN CREEK



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**LEGAL DESCRIPTION:** (BY ARDURRA)

(CONTINUED FROM LAST PAGE)

OF 80.26 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY 34.93 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 90°58'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°26'50" WEST 31.38 FEET; THENCE NORTH 89°03'52" WEST, A DISTANCE OF 505.89 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 34.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 90°38'06", AND A CHORD BEARING AND DISTANCE OF NORTH 43°44'49" WEST 31.28 FEET; THENCE NORTH 01°34'14" EAST, A DISTANCE OF 305.75 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAME BEING A POINT ON THE SOUTH LINE OF TRACT 3, VILLAGES OF GLEN CREEK PHASE 1A, ACCORDING TO PLAT BOOK 62, PAGE 11, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID TRACT 3 THE FOLLOWING SEVEN (7) COURSES: 1) EASTERLY 92.91 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 19°21'26", AND A CHORD BEARING AND DISTANCE OF NORTH 69°21'57" EAST 92.47 FEET; 2) NORTH 59°41'14" EAST, A DISTANCE OF 24.30 FEET TO A POINT ON A CURVE TO THE LEFT; 3) NORTHEASTERLY 114.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 13°00'44", AND A CHORD BEARING AND DISTANCE OF NORTH 53°10'52" EAST 114.44 FEET; 4) NORTH 46°40'30" EAST, A DISTANCE OF 119.60 FEET TO A POINT ON A CURVE TO THE LEFT; 5) NORTHEASTERLY 188.97 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 13°52'52", AND A CHORD BEARING AND DISTANCE OF NORTH 39°44'04" EAST 188.51 FEET; 6) NORTH 32°47'38" EAST, A DISTANCE OF 46.05 FEET TO A POINT ON A CURVE TO THE RIGHT; 7) NORTHEASTERLY 155.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 52°23'59", AND A CHORD BEARING AND DISTANCE OF NORTH 58°59'37" EAST 150.11 FEET; THENCE, LEAVING SAID SOUTH LINE, SOUTH 21°15'36" WEST, A DISTANCE OF 21.20 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 8.20 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 21°21'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°34'54" WEST 8.15 FEET; THENCE SOUTH 00°05'49" EAST, A DISTANCE OF 362.66 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 21.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 15°12'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 07°30'18" WEST 21.17 FEET; THENCE SOUTH 15°06'25" WEST, A DISTANCE OF 18.90 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 21.15 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 15°08'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 07°31'59" WEST 21.09 FEET; THENCE SOUTH 00°02'28" EAST, A DISTANCE OF 320.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.782 ACRES.

**SURVEYOR'S NOTES:**

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, BEING NORTH 88°56'27" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

VILLAGES OF GLEN CREEK CDD 2022 ASSESSMENT AREA FOUR

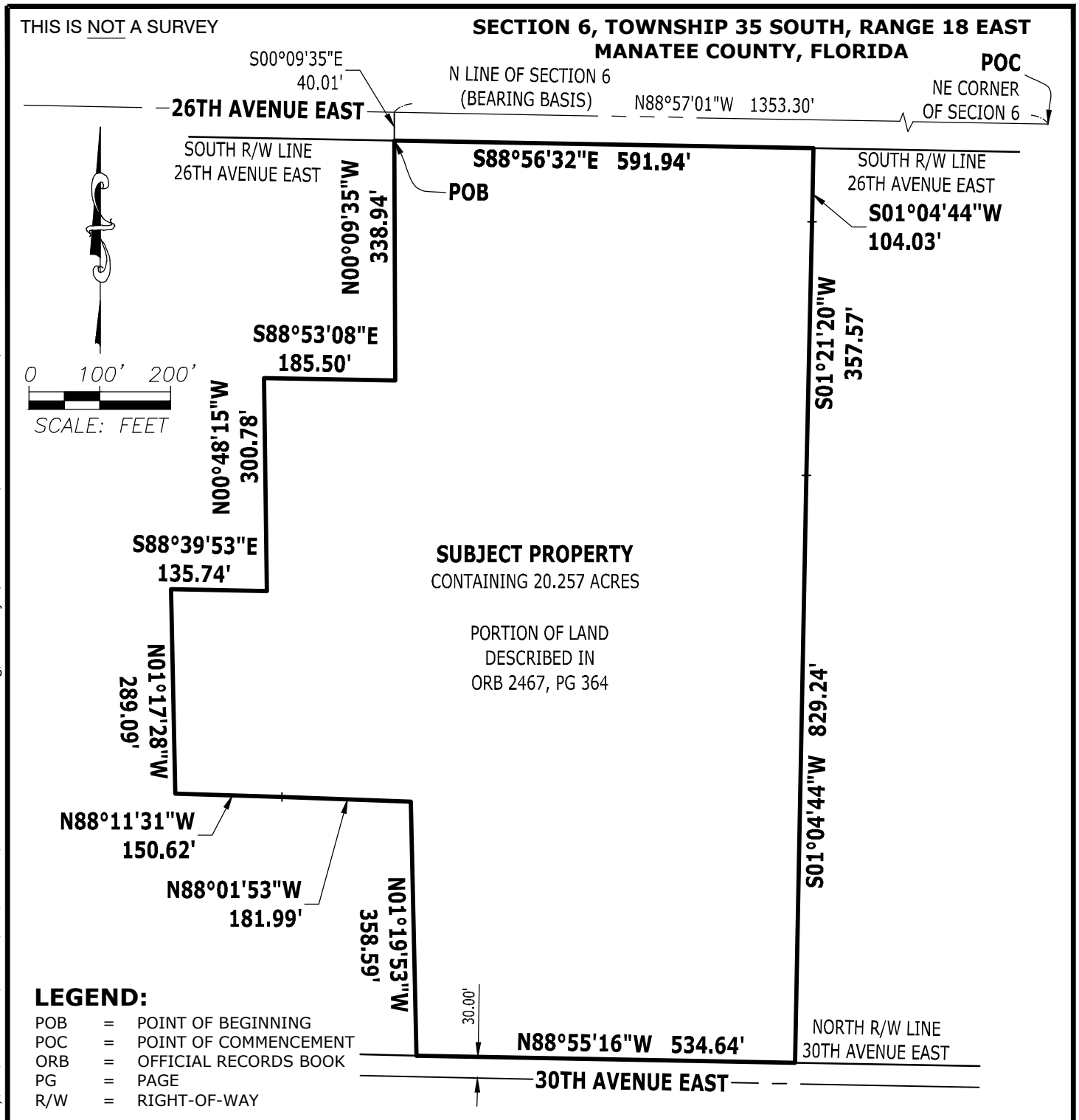
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VILLAGES OF GLEN CREEK CDD 2022 ASSESSMENT AREA FOUR

REVISED 2/09/2022

VILLAGES OF GLEN CREEK PHASE 4A

|                  |                    |                         |                 |              |
|------------------|--------------------|-------------------------|-----------------|--------------|
| SCALE<br>1"=200' | DATE<br>10/20/2021 | JOB No.<br>2021-1316-00 |                 |              |
| DRAWN<br>RBC     | CHECKED<br>JLK     | SECTION<br>6            | TOWNSHIP<br>35S | RANGE<br>18E |

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

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**LEGAL DESCRIPTION:** (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 2467, PAGE 364, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 6, NORTH 88°57'01" WEST, A DISTANCE OF 1,353.30 FEET; THENCE DEPARTING SAID LINE, SOUTH 00°09'35" EAST, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 26TH AVENUE EAST, SOUTH 88°56'32" EAST, A DISTANCE OF 591.94 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 01°04'44" WEST, A DISTANCE OF 104.03 FEET; THENCE SOUTH 01°21'20" WEST, A DISTANCE OF 357.57 FEET; THENCE SOUTH 01°04'44" WEST, A DISTANCE OF 829.24 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 30TH AVENUE EAST; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°55'16" WEST, A DISTANCE OF 534.64 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 01°19'53" WEST, A DISTANCE OF 358.59 FEET; THENCE NORTH 88°01'53" WEST, A DISTANCE OF 181.99 FEET; THENCE NORTH 88°11'31" WEST, A DISTANCE OF 150.62 FEET; THENCE NORTH 01°17'28" WEST, A DISTANCE OF 289.09 FEET; THENCE SOUTH 88°39'53" EAST, A DISTANCE OF 135.74 FEET; THENCE NORTH 00°48'15" WEST, A DISTANCE OF 300.78 FEET; THENCE SOUTH 88°53'08" EAST, A DISTANCE OF 185.50 FEET; THENCE NORTH 00°09'35" WEST, A DISTANCE OF 338.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.257 ACRES.

**SURVEYOR'S NOTES:**

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 6, BEING NORTH 88°57'01" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

VILLAGES OF GLEN CREEK CDD 2022 ASSESSMENT AREA FOUR

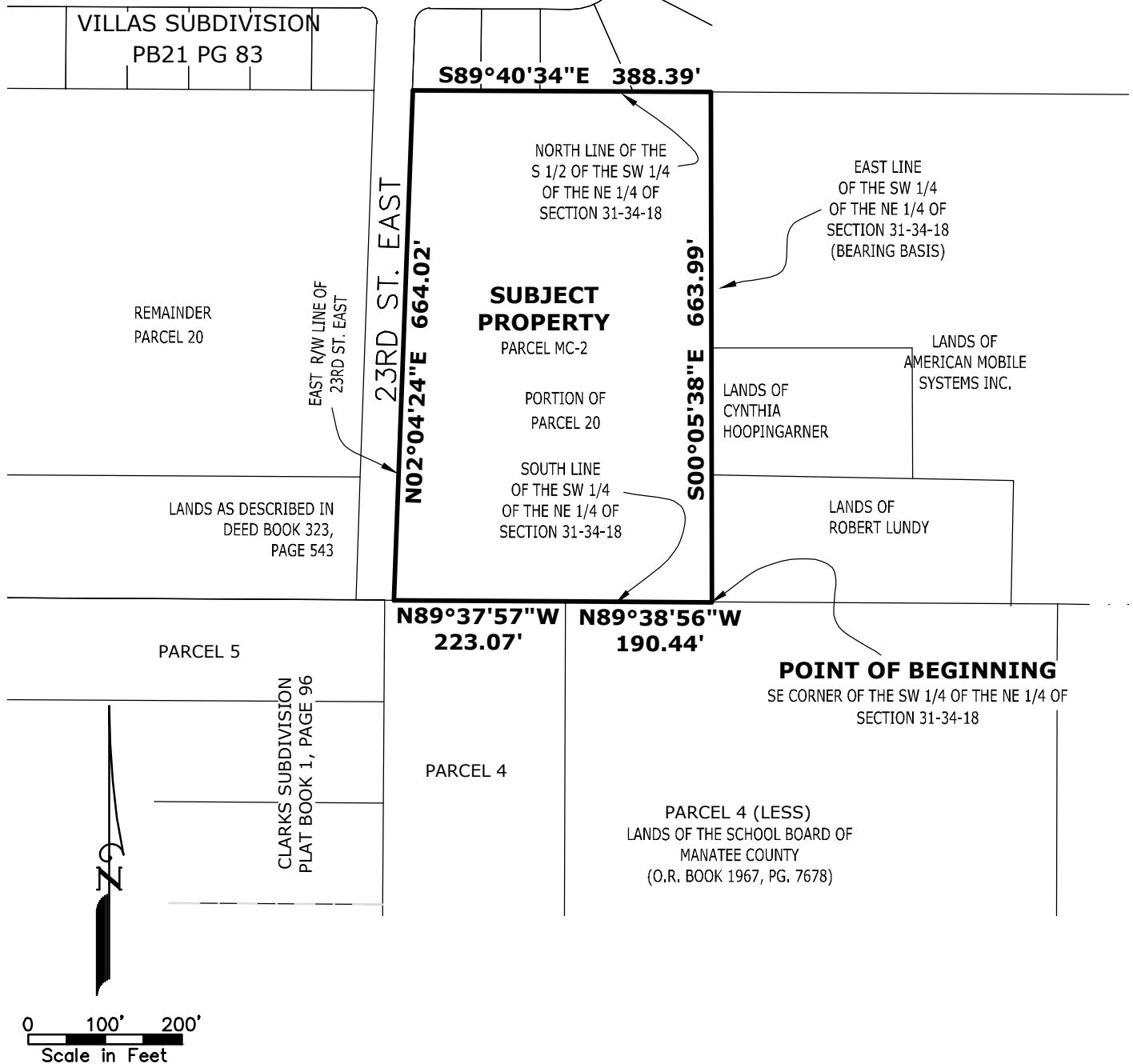
VILLAGES OF GLEN CREEK PHASE 4A



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



**VILLAGES OF GLEN CREEK CDD 2022 ASSESSMENT AREA FOUR**

**PARCEL MC-2**

|                  |                   |                         |                  |               |
|------------------|-------------------|-------------------------|------------------|---------------|
| SCALE<br>1"=200' | DATE<br>8/25/2017 | JOB No.<br>4957-000-001 |                  |               |
| DRAWN<br>RBC     | CHECKED<br>JEB    | SECTION<br>31           | TOWNSHIP<br>34 S | RANGE<br>18 E |

**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

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

**ROBERT B. CURTIS**

PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # L.S. 6051  
CERTIFICATE OF AUTHORIZATION No. LB 2610

**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:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE, ALONG THE THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, NORTH 89°38'56" WEST, A DISTANCE OF 190.44 FEET; THENCE CONTINUE ON SAID SOUTH LINE, NORTH 89°37'57" WEST, A DISTANCE OF 223.07 FEET TO THE EAST RIGHT-OF-WAY LINE OF 23RD STREET EAST; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°04'24" EAST, A DISTANCE OF 664.02 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID NORTH LINE, SOUTH 89°40'34" EAST, A DISTANCE OF 388.39 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID EAST LINE, SOUTH 00°05'38" EAST, A DISTANCE OF 663.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.110 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.
4. BEARINGS ARE BASED ON EAST LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31, BEING SOUTH 00°05'38" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

VILLAGES OF GLEN CREEK CDD ASSESSMENT AREA FOUR

PARCEL MC-2

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

**Villages of Glen Creek  
Community Development District**

Capital Improvement Revenue Bonds,  
Series 2022A (Assessment Area Four)  
Report of the District Engineer



Prepared for:  
Board of Supervisors  
Villages of Glen Creek  
Community Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

February 2, 2022



## **1.0 INTRODUCTION**

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

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

## **2.0 PURPOSE**

The Petition to Establish Villages of Glen Creek Community Development District was approved by the Bradenton City Council via Ordinance 2852, passed on December 13, 2006 as amended by Ordinance 3029, passed on March 28, 2018. 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. A Report of the District Engineer was issued February 24, 2016 which described the public improvements and community facilities and their associated costs for Phases 1A, 1B, and 1C. A March 28, 2018 Report of the District Engineer provided an update on how the 2016 Bond funds were spent and updated the costs for Master costs for Phases 1A and 1B and the Subdivision for Phase 1B, which totaled 96 single family lots, and described and estimated the construction costs, for the Phase 1D portion of the project, which included 88 townhomes, and the Parcel MC-1 portion of the project which included 21 single family lots. A report of the District Engineer, dated September 28, 2021, described and estimated the construction costs for an extension of a portion of Phase 1C with 23 single family lots, Phase 2A with 94 single family lots and Phase 2B with 78 single family lots.

The purpose of this Report of the District Engineer (the "Report") is to describe the Assessment Area 4 area, which includes the Phases 3A and 3B portion of the project with 180 single family lots, the Phase 4A portion of the project with 196 single family lots, and the Phase MC-2 portion of the project with 19 single family lots, as well as, the estimated construction costs for Phases 4A and MC-2.

See Appendix B for the Bond Map.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

Phase 1A is complete and contains 81 platted (Manatee County Plat Book 62, Page 11) single family lots. Construction of Phase MC-1 of the 2018 project is complete and platted (Manatee County Plat Book 67 Page 78) and contains 21 single family lots. The rough grading associated with the storm water management system for the 96 single family lots in Phase 1B of the 2016 project is essentially complete and all 96 single family lots are platted (Manatee County Plat Book 68 Page 179) with construction anticipated to be completed 1<sup>st</sup> Quarter 2022. The rough grading associated with the storm water management system for the 16 single family lots and 128 Townhomes in Phase 1C of the 2016 project is essentially complete and all 144 lots are



platted (Manatee County Plat Book 72 Page 110). Phase 1D of the 2018 project contains 88 Townhome lots which have been mass graded and are expected to be platted 1<sup>st</sup> Quarter 2022. Within Assessment Area Three of the 2022 Project, the development of the extension of Phase 1C with 23 single family lots is expected to be completed by June 2022 and the development of Phases 2A and 2B with 172 single family lots is expected to be completed by October 2022.

The property owner, GTIS I VGC LP (the "Developer") plans to proceed with the development of the Phases 3A and 3B portions of the project with 180 single family lots, the Phase 4A portion of the property with 196 single family lots, and the Phase MC-2 portion of the property with 19 single family lots. The remainder of the 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 supply and sewer and wastewater, water management control, landscaping/irrigation/monuments, undergrounding of electrical service, and professional services and fees.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

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

### **4.1 MASTER PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

#### **4.1.1 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.

#### **4.1.2 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 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 document vehicular access and do not restrict access. These gate systems will be considered a Master Road Improvement.

#### **4.1.3 Master Sewer and Wastewater Management**

The District is located within the City of Bradenton Public Works and 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 associated with the collector roads rights-of-way and pumping stations and force mains that connect to existing points of connection. Also, reclaimed water line construction within the collector roads rights-of-way are considered part of the Master Sewer and Wastewater Management systems.

Off-site improvements required to provide service to the District through the Master Sewer and Wastewater Management are considered master improvements.

All Master Sanitary Sewer and Wastewater Management systems are designed in accordance with City of Bradenton technical standards. The City of Bradenton Public Works and Utilities will own and maintain these facilities.

#### **4.1.4 Master Water Supply**

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





The Master Water Supply improvements includes 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.

Off-site improvements may be required to provide service to the Master Water Supply.

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

#### **4.1.5 Master Electric Service, Undergrounding of Electrical Power, and Streetlights**

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. Streetlights will be constructed throughout the District, and they may be owned and maintained by the District.

Master Electrical Service conversion and streetlight costs cover electrical improvements along collector roads.

#### **4.1.6 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.

#### **4.1.7 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.



## **4.2 SUBDIVISION PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

### **4.2.1 Subdivision Water Management and Control**

Storm sewer systems that collect and convey drainage from the subdivision streets within Phases 4A and MC-2 are considered Subdivision Water Management and Control.

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

The District is anticipated to own and maintain these facilities.

### **4.2.2 Subdivision District Roads**

Subdivision District Roads within Phases 4A and MC-2 include the subdivision street rights-of-way improvements, including the asphalt, base, subgrade, curb and gutter, and sidewalks within rights-of-way abutting common areas.

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

### **4.2.3 Subdivision Sewer and Wastewater Management**

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

The Subdivision Sewer and Wastewater Management improvements within Phases 4A and MC-2 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 are designed in accordance with City of Bradenton technical standards. It is anticipated that the City of Bradenton Public Works and Utilities will own and maintain these facilities.

### **4.2.4 Subdivision Water Supply**

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

The Subdivision Water Supply improvements within Phases 4A and MC-2 will include looped water mains within the subdivision streets rights-of-way which will supply potable water service and fire protection to the District.



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

#### **4.2.5 Subdivision Electric Service, Undergrounding of Electrical Power, and Streetlights**

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. It is also anticipated that streetlights will be constructed throughout the District, and they may be owned and maintained by the District.

Subdivision Underground Electrical Service and streetlight costs cover improvements along subdivision rights-of-way within Phases 4A and MC-2.

#### **4.2.6 Subdivision Landscaping, Irrigation and Hardscaping**

Landscaping, irrigation, and hardscaping within subdivision roads rights-of-way and/or abutting common areas are considered subdivision improvements within Phases 4A and MC-2.

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

#### **4.2.7 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.

### **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

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



## Villages of Glen Creek CDD

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## 6.0 CONSTRUCTION PERMITTING

Construction permitting status is summarized in the table below:

**Villages of Glen Creek CDD Permits - 2022 Bond Issuance Phases 3A, 3B, 4A and MC-2**

| Permit                         | Number                  | Approval Date | Notes                |
|--------------------------------|-------------------------|---------------|----------------------|
| <b>Phase 1C</b>                |                         |               |                      |
| SWFWMD ERP                     | 4303480.041             | 2/7/2020      |                      |
| FDEP-Water                     | 0133098-164-DS/C        | 5/24/2021     |                      |
| FDEP-Wastewater                | CS41-0037733-118-DWC/CM | 1/22/2021     |                      |
| City of Bradenton Mass Grading | SIP: 19.4434            | 5/5/2020      |                      |
| City of Bradenton Construction | SIP: 20.4739            | 11/22/2021    |                      |
| <b>Phases 3A &amp; 3B</b>      |                         |               |                      |
| SWFWMD ERP                     | 44030480.052            | 1/21/2022     |                      |
| FDEP-Water                     | -                       | 4/29/2022     | Anticipated approval |
| FDEP-Wastewater                | -                       | 4/29/2022     | Anticipated approval |
| City of Bradenton Mass Grading | -                       | 4/29/2022     | Anticipated approval |
| City of Bradenton Construction | -                       | 4/29/2022     | Anticipated approval |
| <b>Phase 4A</b>                |                         |               |                      |
| SWFWMD ERP                     | 44030480.046            | 1/16/2020     |                      |
| FDEP-Water                     | -                       | 5/27/2022     | Anticipated approval |
| FDEP-Wastewater                | -                       | 5/27/2022     | Anticipated approval |
| City of Bradenton Mass Grading | -                       | 5/27/2022     | Anticipated approval |
| City of Bradenton Construction | -                       | 5/27/2022     | Anticipated approval |
| <b>Phase MC-2</b>              |                         |               |                      |
| SWFWMD ERP                     |                         | 10/28/2022    | Anticipated approval |
| FDEP-Water                     |                         | 10/28/2022    | Anticipated approval |
| FDEP-Wastewater                |                         | 10/28/2022    | Anticipated approval |
| City of Bradenton Mass Grading |                         | 10/28/2022    | Anticipated approval |
| City of Bradenton Construction |                         | 10/28/2022    | Anticipated approval |

## 7.0 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.

Items of construction cost in this report are based on information provided by the Developer. It is our professional opinion that the estimated construction costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

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.



**Villages of Glen Creek CDD**

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

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Tonja L. Stewart, P.E.

Florida License No. 47704



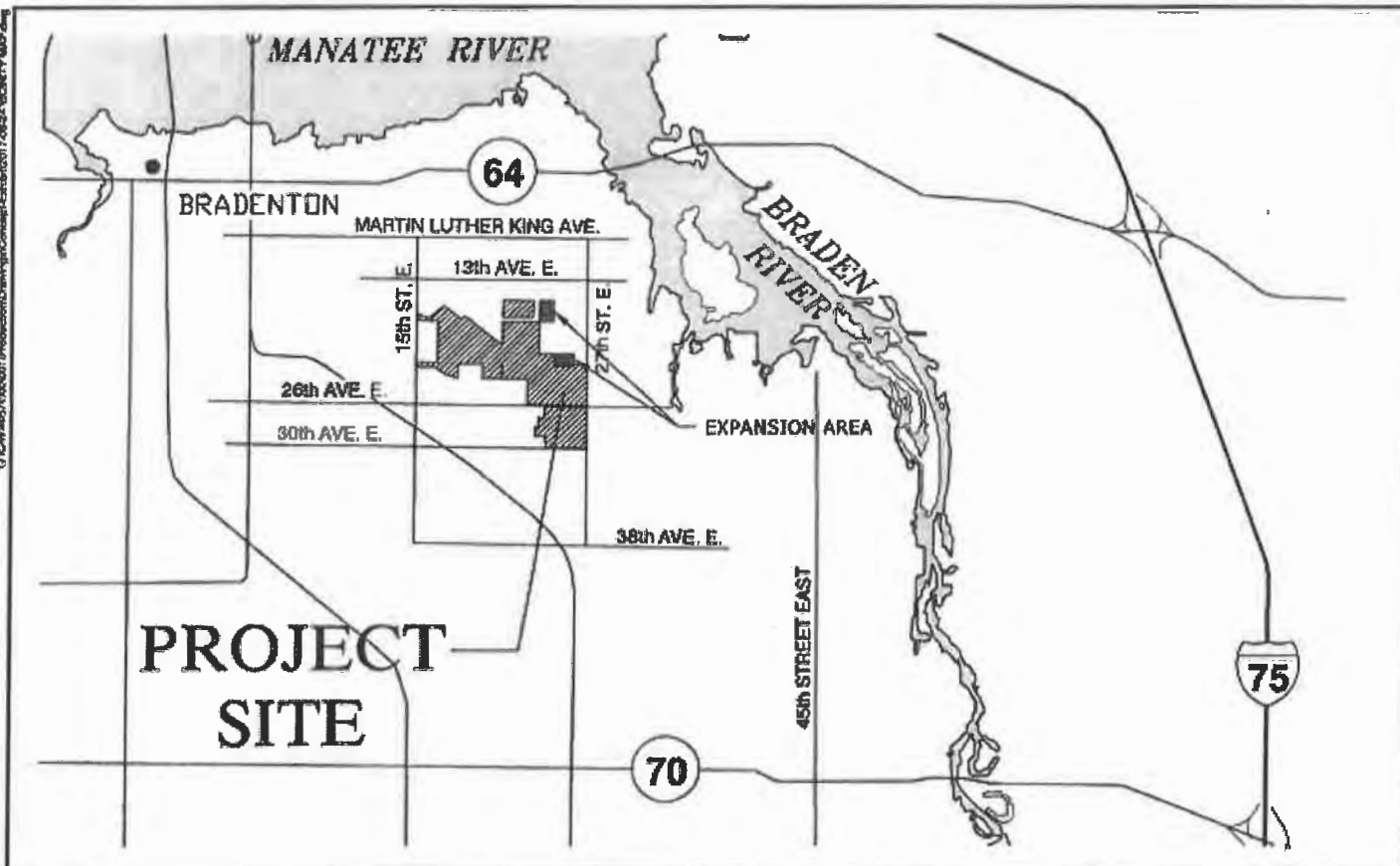
**Villages of Glen Creek CDD**

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## **Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT**



**King**  
ENGINEERING ASSOCIATES, INC.

N.T.S.



**VILLAGES OF GLEN CREEK CDD  
VICINITY MAP**

**NOT A BOUNDARY SURVEY**

[illegible][illegible]

|      | DATE       | TIME  | NAME  | TIME  |
|------|------------|-------|-------|-------|
| 1.3  | 06/07/2007 | 12:00 | 12:00 | 12:00 |
| 1.4  | 06/07/2007 | 12:00 | 12:00 | 12:00 |
| 1.5  | 06/07/2007 | 12:00 | 12:00 | 12:00 |
| 1.6  | 06/07/2007 | 12:00 | 12:00 | 12:00 |
| 1.7  | 06/07/2007 | 12:00 | 12:00 | 12:00 |
| 1.8  | 06/07/2007 | 12:00 | 12:00 | 12:00 |
| 1.9  | 06/07/2007 | 12:00 | 12:00 | 12:00 |
| 1.10 | 06/07/2007 | 12:00 | 12:00 | 12:00 |
| 1.11 | 06/07/2007 | 12:00 | 12:00 | 12:00 |
| 1.12 | 06/07/2007 | 12:00 | 12:00 | 12:00 |

**King**  
ENGINEERING ASSOCIATES, INC.

**MIXON PROPERTY**  
FOR  
**NETRO DEVELOPMENT, L.L.C.**

**SKETCH & DESCRIPTION**  
 LOCATED IN  
 SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 E  
 & SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 E  
 MANATEE COUNTY, FLORIDA

[illegible]



**PARCELS 1, 2 & 3**

FROM AN IRON PIPE AND NAIL IN PLACE AT THE S.W. CORNER OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, RUN SOUTH 89°22'37" EAST, ALONG THE SOUTH LINE OF THE SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , 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 628.03 FEET TO THE SOUTHWEST CORNER OF THE EAST  $\frac{1}{4}$  OF THE SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE NORTH 00°00'37" WEST, ALONG THE WEST LINE OF THE SAID EAST  $\frac{1}{4}$ , A DISTANCE OF 1320.52 FEET TO THE NORTH LINE OF THE SAID NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; 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°22'48" EAST, A DISTANCE OF 369.52 FEET; THENCE NORTH 49°58'31" 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 35°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°58'58" EAST, A DISTANCE OF 497.94 FEET TO A FOUND CONCRETE MONUMENT IN THE EAST LINE OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  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 NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE NORTH 89°21'09" WEST, ALONG THE SOUTH LINE OF THE SAID NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , A DISTANCE OF 1318.07 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ ; THENCE CONTINUE NORTH 89°21'09" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , 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 180.00 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 D.R. BOOK 1276, PAGE 3987, PUBLIC RECORDS OF MANATEE  
COUNTY, FLORIDA,

### SKETCH & DESCRIPTION

SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST &  
SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

PARCEL 4

BEGIN 13 1/3 CHAINS WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 19 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 98, 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 5

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 SOUTHERLY 89°48'59" 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, 735.08 FEET TO A CONCRETE MONUMENT; RUN THENCE EASTERLY A DISTANCE OF 845.3 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 945.6 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;

**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 219.81 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 ¼ OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE S 89°21'13" E. ALONG THE SOUTH LINE OF SAID SE ¼, 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 38°12'26" E, 188.63 FEET; THENCE S 88°49'27" E, 148.41 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:

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°38' 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.

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 ¼ OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE S 89°21'13" W ALONG THE SOUTH LINE OF SAID SW ¼, 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 575.38 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.

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

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 2629, 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 361.78 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 182.48 FEET; THENCE N 89 DEG. 21'36" W, A DISTANCE OF 334.68 FEET TO THE POINT OF BEGINNING.

TABLE 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.



**King**  
ENGINEERING ASSOCIATES, INC.

22-2 JMWAVEC 4/20/87  
TAMM, JAMES L.  
MAY 1984 - 1985  
FBI - 1984 - 1985  
C-1116 4/20/87 JMWAVEC

**MIXON PROPERTY**

WESTON CHEVROLET, L.L.C.

### SKETCH & DESCRIPTION

SECTION 31 TOWNSHIP 34 SOUTH RANGE 26 E  
& SECTION 4, TOWNSHIP 36 SOUTH RANGE 26 E  
MANATEE COUNTY, FLORIDA

[illegible]

**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 152.00 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 NORTHWEST 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 NORTHWEST 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 NORTHWEST 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**

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

**NOT A BOUNDARY SURVEY**

THE EAST HALF OF SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF NORTHEAST QUARTER A DISTANCE OF 333.42 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 152.00 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.  
ALSO LESS RIGHT-OF-WAY FOR 23RD STREET EAST

**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 OUT**

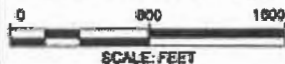
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE N89°17'41"W, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 283.63 FT TO THE OCCUPIED NORTHWEST CORNER OF THOSE CERTAIN LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 590, PAGE 78 AND OFFICIAL RECORDS BOOK 590, PAGE 80 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S00°34'28"W, ALONG THE OCCUPIED WEST LINE OF SAID CERTAIN LANDS, A DISTANCE OF 1017.80 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

|   |          |  |   |   |   |      |          |    |      |          |    |         |   |                             |         |   |                             |         |   |                                  |         |   |                                  |
|---|----------|--|---|---|---|------|----------|----|------|----------|----|---------|---|-----------------------------|---------|---|-----------------------------|---------|---|----------------------------------|---------|---|----------------------------------|
| <b>King</b><br>ENGINEERING ASSOCIATES, INC. |          | 3400 Highway 98 South<br>Tampa, Florida 33610<br>Phone: 813-988-1111<br>Fax: 813-988-1112<br>Email: info@kingeng.com | <b>MIXON PROPERTY</b><br>FOR<br>METRO DEVELOPMENT, L.L.C. | <b>SKETCH &amp; DESCRIPTION</b><br>LOCATED IN<br>SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 E &<br>SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 E<br>MANATEE COUNTY, FLORIDA | <table border="1"><tr><td>DATE</td><td>REVISION</td><td>BY</td><td>DATE</td><td>REVISION</td><td>BY</td></tr><tr><td>8/15/17</td><td>1</td><td>SKETCH DESCRIPTION PREPARED</td><td>8/15/17</td><td>1</td><td>SKETCH DESCRIPTION PREPARED</td></tr><tr><td>8/15/17</td><td>2</td><td>REVISED TO ADD APPROXIMATE ACRES</td><td>8/15/17</td><td>2</td><td>REVISED TO ADD APPROXIMATE ACRES</td></tr></table> | DATE | REVISION | BY | DATE | REVISION | BY | 8/15/17 | 1 | SKETCH DESCRIPTION PREPARED | 8/15/17 | 1 | SKETCH DESCRIPTION PREPARED | 8/15/17 | 2 | REVISED TO ADD APPROXIMATE ACRES | 8/15/17 | 2 | REVISED TO ADD APPROXIMATE ACRES |
| DATE  | REVISION | BY   | DATE  | REVISION  | BY  |      |          |    |      |          |    |         |   |                             |         |   |                             |         |   |                                  |         |   |                                  |
| 8/15/17                                     | 1        | SKETCH DESCRIPTION PREPARED  | 8/15/17   | 1   | SKETCH DESCRIPTION PREPARED   |      |          |    |      |          |    |         |   |                             |         |   |                             |         |   |                                  |         |   |                                  |
| 8/15/17                                     | 2        | REVISED TO ADD APPROXIMATE ACRES   | 8/15/17   | 2   | REVISED TO ADD APPROXIMATE ACRES  |      |          |    |      |          |    |         |   |                             |         |   |                             |         |   |                                  |         |   |                                  |



**King**  
ENGINEERING ASSOCIATES, INC.



## VILLAGES OF GLEN CREEK CDD AERIAL MAP



**Villages of Glen Creek CDD**

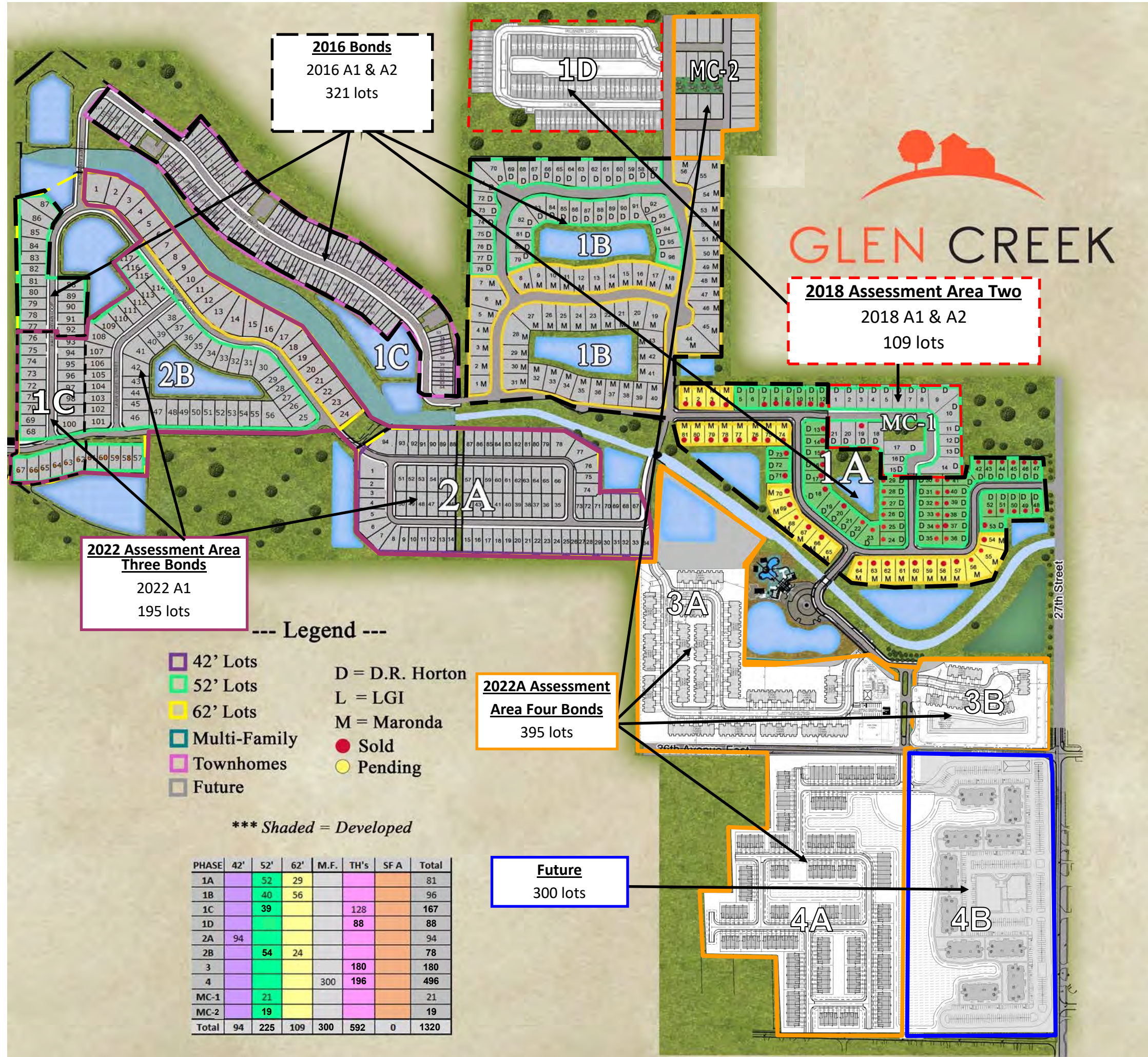
Report of the District Engineer -

Capital Improvement Revenue Bonds, Series 2022A (Assessment Area 4)

February 2, 2022

## **Appendix B    BOND MAP**









**Villages of Glen Creek CDD**

Report of the District Engineer -

Capital Improvement Revenue Bonds, Series 2022A (Assessment Area 4)

February 2, 2022

## **Appendix C    CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Villages of Glen Creek Community Development District 2022 Assessment Area Four Bonds  
Construction Cost Estimate of Public Improvements and Community Facilities

| Description                        | MASTER    | Phases 4A & MC-2<br>SUBDIVISION | TOTAL       |
|------------------------------------|-----------|---------------------------------|-------------|
| District Roads                     | \$250,000 | \$1,135,400                     | \$1,385,400 |
| Water Management Control           |           | \$2,982,200                     | \$2,982,200 |
| Sewer and Wastewater Management    |           | \$577,300                       | \$577,300   |
| Water Supply                       |           | \$355,600                       | \$355,600   |
| Reclaimed Water                    |           | \$292,200                       | \$292,200   |
| Landscape/Hardscape                | \$680,000 |                                 | \$680,000   |
| Undergrounding of Electrical Power |           | \$236,600                       | \$236,600   |
| Professional/Permitting Fees       |           | \$511,000                       | \$511,000   |
| Total Estimated Costs              | \$930,000 | \$6,090,300                     | \$7,020,300 |



# **EXHIBIT 3**

## Service Agreement Amendment

**Service Agreement  
Between Innovative Employer Solutions Inc  
and Villages of Glenn Creek Community Development District  
Dated April 1st, 2019**

The Service Agreement dated April 1st, 2019, by and between Innovative Employer Solutions, Inc., a Florida corporation, (Innovative) and Villages of Glenn Creek Community Development District (Client) is hereby amended effective April 8th, 2022.

### Assignment

Client agrees to accept the assignment of the above referenced service agreement to Engage HRO.

### AGREED TO:

#### INNOVATIVE EMPLOYER SOLUTIONS, INC.

By:  4/19/2022  
DocuSigned by:  
2C8FEE5893E74AF...  
(Date)

635 93<sup>rd</sup> Ave North  
Saint Petersburg, FL 33702

#### CLIENT

By:  4/19/2022  
DocuSigned by:  
36AA13D889C14F2...  
(Date)

15310 Amberly Drive, Suite 175  
Tampa, Florida 33647.

# **EXHIBIT 4**



**U.S. Bank, N.A.**  
**Global Corporate Trust**  
**225 E. Robinson Street, Suite 250**  
**Orlando, FL 32801**

**James Audette**  
**Vice President**  
**Email: james.audette@usbank.com**  
**Phone: 407-835-3820 Fax: 407-835-3814**

### **Amortization Recalculation Agreement**

April 22, 2022

Villages of Glen Creek Community Development District  
c/o District Manager  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32746

Re: Villages of Glen Creek Community Development District Master Trust Indenture and as supplemented

Dear Sir/Madam:

U.S. Bank Trust Company, National Association (“U.S. Bank” or the “Recalculation Agent”) hereby agrees with The Villages of Glen Creek Community Development District (the “District”) to act as the District’s Amortization Recalculation Agent. The duties of U.S. Bank are set forth in this Amortization Recalculation Agreement (the “Agreement”). The purpose of this Agreement is to provide calculations to the District to facilitate the District’s compliance with the provisions of the Indenture concerning the calculation of bond debt payments. U.S. Bank is acting as an independent contractor for this purpose and is not an agent of the District.

1. **Duties:** U.S. Bank shall have only such duties as are specifically set forth herein. U.S. Bank shall provide to the District up to two (2) re-amortization schedules per calendar year per bond issue as requested by the District. Recalculations will take into account bond redemptions as specified by the District with the goal of creating a schedule of substantially level annual debt service for the remaining bond term. The District shall be solely responsible for determining whether any such recalculated amortization schedule meets the requirements of the applicable trust indenture.
2. **Fees:** The fee for U.S. Bank’s services under this Agreement will be \$250 per schedule to be paid in arrears with annual administration fees for the applicable bond issue.
3. **Termination:** Both the District and U.S. Bank will have the right to terminate this Agreement upon 30 days prior written notice.
4. **Representation of the District:** The District represents and warrants that it will provide in a timely manner all information necessary for U.S. Bank to carry out its duties under this Agreement and as otherwise requested by U.S. Bank.
5. **Reliance on Documents, etc.**



U.S. Bank may conclusively rely on the truth and accuracy of all information furnished to U.S. Bank by the District.

U.S. Bank shall not be liable for any error of judgment made in good faith. U.S. Bank shall not be liable except to the extent that a court of competent jurisdiction determines that U.S. Bank's gross negligence or willful misconduct hereunder was the sole cause of the District's loss and in no event shall U.S. Bank's liability exceed an amount equal to the fees paid by the District to U.S. Bank. Notwithstanding the preceding, in no event shall U.S. Bank be liable for incidental, indirect, special, consequential or punitive damages (including, but not limited to lost profits), even if the U.S. Bank has been advised of the likelihood of such loss or damage and regardless of the form of action.

6. Indemnification: To the extent allowed by law, the District shall indemnify and hold U.S. Bank harmless against any loss, cost, claim, liability or expense arising out of or in connection with the Bank's acceptance or administration of the Bank's duties hereunder (except any loss, liability or expense as may be determined by a court of competent jurisdiction to have been caused solely by the Bank's gross negligence or willful misconduct). Such indemnification and hold harmless provision shall survive the termination of this Agreement or the Indenture or discharge of the Bonds.
7. Waiver of Jury Trial: EACH OF THE DISTRICT AND U.S. BANK KNOWINGLY WAIVES ANY RIGHT TO TRIAL BY JURY.
8. Agreement Governed by Florida Law: The terms and conditions of this Agreement shall be governed by the laws of the State of Florida without application of its conflicts of laws principles.
9. Amendments: This Agreement may be amended only by a written instrument executed by both parties.
10. Entire Agreement: This Agreement constitutes the entire agreement between the parties concerning the recalculation of amortization schedules.

This Agreement shall be effective upon the District's acceptance hereof as indicated below.

Sincerely,  
U.S. Bank Trust Company, National Association

Approved and Accepted:  
Villages of Glen Creek Community Development District

By: James Audette  
Its: Vice President

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

# **EXHIBIT 5**



## Trimmers Holiday Decor Tampa

Glen Creek CDD/Breeze  
1540 International Pkwy, 2000  
Lake Mary, FL 32746

(813) 564-6422  
michael@breezehome.com

|                |                           |
|----------------|---------------------------|
| ESTIMATE       | #591                      |
| ESTIMATE DATE  | Apr 13, 2022              |
| SCHEDULED DATE | Mon Mar 7, 2022<br>7:30pm |
| TOTAL          | <b>\$5,000.00</b>         |

### CONTACT US

2234 Lithia Center Lane  
Valrico, FL 33596

(813) 545-4782  
patrick@trimmershd.com

## ESTIMATE

| Services   | qty | unit price | amount            |
|--|-----|------------|-------------------|
| Entrance on 26th Ave East<br>-Install lighted garland with bows across top of gate with 36" lighted wreath with bow in center of gate.<br>-Install warm white mini lights on trunks of palms, both inside and outside of gate in the center island.                                | 1.0 | \$2,200.00 | \$2,200.00        |
| Entrance on 27th Street East<br>-Install lighted garland with bows across the top of gate with 36" lighted wreath with bow in the center of gate.  | 1.0 | \$400.00   | \$400.00          |
| Clubhouse<br>-Install garland on archway and a 72" lighted wreath with bow above archway.<br>-Install mini multi colored lights on 2 palm trees in front of two gazebos.<br>-Install garland on front side of 2 gazebos.<br>-Install garland the 4 columns holding up the gazebos. | 1.0 | \$2,400.00 | \$2,400.00        |
| Subtotal   |     |            | \$5,000.00        |
| Total  |     |            | <b>\$5,000.00</b> |

- Contract will automatically renew unless notification by either party by April 1st following decorating season.
- Please have palms trimmed prior to October 1st.
- Trimmers Holiday Decor retains ownership of all merchandise.
- All lighting will be commercial grade LED lighting.
- Customer is responsible for working power outlets.
- Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).
- Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

### Service Includes:

- \*Installation of Lighting
- \*Service calls
- \*Take down and storage

For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.

For all contracts signed between May 2nd and October 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.

For all contracts signed after September 1st will be due in full within 30 days of signed contract.

5% late fee for payment received later then 15 day later then due date.

Accepted By:\_\_\_\_\_

Print Name:\_\_\_\_\_

Date:\_\_\_\_\_

\*Please print and sign, then email back to Patrick@trimmershd.com



# **EXHIBIT 6**

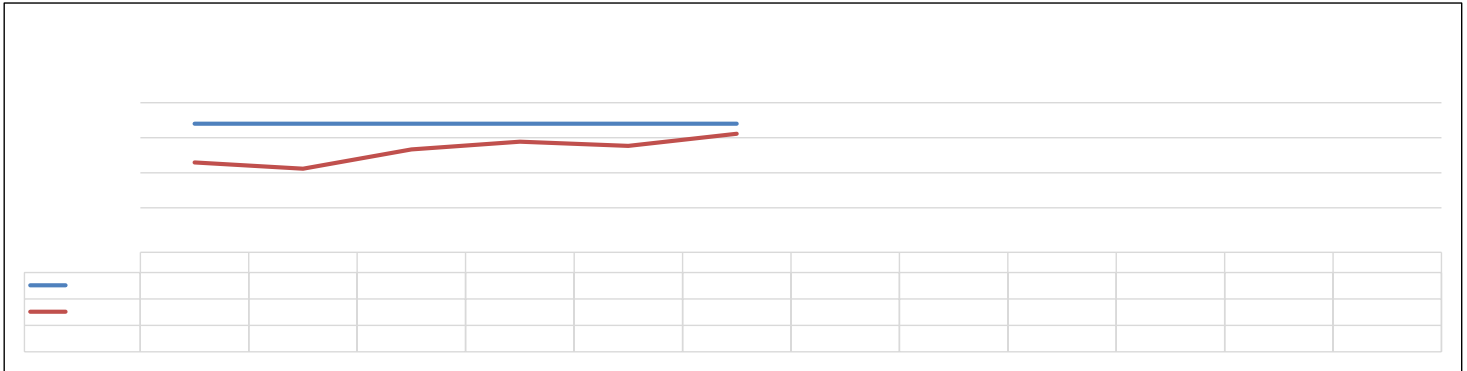
**Villages of Glen Creek CDD**

**Financial Report Summary - General Fund & Construction Fund  
3/31/2022**

|                                     | <b>GENERAL FUND</b> | <b>CONSTRUCTION</b> | <b>CONSTRUCTION</b> | <b>CONSTRUCTION</b> |
|-------------------------------------|---------------------|---------------------|---------------------|---------------------|
|                                     | <b>3/31/2022</b>    | <b>2016 A1</b>      | <b>2018 A1</b>      | <b>2022</b>         |
| <b>For The Period Ending :</b>      |                     | <b>3/31/2022</b>    | <b>3/31/2022</b>    | <b>3/31/2022</b>    |
| CASH BALANCE                        | \$ 3,017            | \$ 269              | \$ 3,528            | \$ 3,336,962        |
| PLUS: ACCOUNTS RECEIVABLE - ON ROLL | 6,588               | -                   | -                   | -                   |
| PLUS: ACCOUNTS RECEIVABLE - OTHER   | 68,155              | -                   | -                   | -                   |
| PLUS: DEPOSITS AND PREPAID          | 6,629               | -                   | -                   | -                   |
| LESS: ACCOUNTS PAYABLE              | (76,846)            | (11,625)            | (176,989)           | (13,409)            |
| LESS: DUE TO DEBT SERVICE           | (2,959)             | -                   | -                   | -                   |
| LESS: DEFERRED REVENUE - ON ROLL    | (6,588)             | -                   | -                   | -                   |
| <b>NET CASH BALANCE</b>             | <b>\$ (2,004)</b>   | <b>\$ (11,356)</b>  | <b>\$ (173,462)</b> | <b>\$ 3,323,553</b> |

| <b>GENERAL FUND REVENUE AND EXPENDITURES:</b> | <b>3/31/2022</b>    | <b>3/31/2022</b>    | <b>FAVORABLE</b>     |
|---|---------------------|---------------------|----------------------|
|   | <b>ACTUAL</b>       | <b>BUDGET</b>       | <b>(UNFAVORABLE)</b> |
|   | <b>YEAR-TO-DATE</b> | <b>YEAR-TO-DATE</b> | <b>VARIANCE</b>      |
| REVENUE (YTD) COLLECTED                       | \$ 200,242          | \$ 518,567          | \$ (318,325)         |
| EXPENDITURES (YTD)                            | (196,889)           | (293,938)           | 97,048               |
| <b>NET OPERATING CHANGE</b>                   | <b>\$ 3,352</b>     | <b>\$ 224,629</b>   | <b>\$ (221,277)</b>  |
| AVERAGE MONTHLY EXPENDITURES                  | \$ 32,815           | \$ 48,990           | \$ 16,175            |
| PROJECTED EOY BASED ON AVERAGE                | \$ 393,778          | \$ 518,567          | \$ (124,788)         |

| <b>GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:</b> | <b>3/31/2022</b>    | <b>3/31/2022</b>    | <b>FAVORABLE</b>     |
|---|---------------------|---------------------|----------------------|
|   | <b>ACTUAL</b>       | <b>BUDGET</b>       | <b>(UNFAVORABLE)</b> |
|   | <b>YEAR-TO-DATE</b> | <b>YEAR-TO-DATE</b> | <b>VARIANCE</b>      |
| <b>REVENUE:</b>                                     |                     |                     |                      |
| ASSESSMENTS ON-ROLL (NET)                           | \$ 106,865          | \$ 101,559          | \$ 5,306             |
| ASSESSMENTS OFF-ROLL                                | 93,127              | 417,008             | (323,881)            |
| MISCELLANEOUS REVENUE                               | 250                 | -                   | 250                  |
| <b>TOTAL REVENUE:</b>                               | <b>200,242</b>      | <b>518,567</b>      | <b>(318,325)</b>     |
| <b>EXPENDITURES:</b>                                |                     |                     |                      |
| ADMINISTRATIVE EXPENDITURES                         | 56,551              | 63,133              | 6,582                |
| DEBT SERVICE ADMINISTRATION                         | 13,507              | 15,314              | 1,807                |
| PHYSICAL ENVIRONMENT - LANDSCAPE                    | 57,305              | 89,500              | 32,195               |
| PHYSICAL ENVIRONMENT - POND MAINTENANCE             | 11,909              | 10,500              | (1,409)              |
| PHYSICAL ENVIRONMENT - OTHER                        | 41,877              | 83,384              | 41,507               |
| AMENITY CENTER EXPENDITURES                         | 15,741              | 32,108              | 16,367               |
| UNBUDGETED EXPENDITURES                             | -                   | -                   | -                    |
| <b>TOTAL EXPENDITURES</b>                           | <b>\$ 196,889</b>   | <b>\$ 293,938</b>   | <b>\$ 97,048</b>     |



'(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.

Villages of Glen Creek CDD  
Balance Sheet by Class  
As of April 30, 2020

VILLAGES OF GLEN CREEK CDD  
Balance Sheet  
March 31, 2022

|   | General<br>Fund  | Debt Service<br>2016 A1 | Debt Service<br>2016 A2 | Debt Service<br>2018 A1 | Debt Service<br>2018 A2 | Debt Service<br>2018 B | Debt Service<br>2022 | TOTAL               |
|---|------------------|-------------------------|-------------------------|-------------------------|-------------------------|------------------------|----------------------|---------------------|
| <b>ASSETS:</b>                              |                  |                         |                         |                         |                         |                        |                      |                     |
| CASH - GF                                   | \$ 3,017         | \$ -                    | \$ -                    | \$ -                    | \$ -                    | \$ -                   | \$ -                 | \$ 3,017            |
| CASH - CF                                   | -                | -                       | -                       | -                       | -                       | -                      | -                    | -                   |
| INVESTMENTS:                                |                  |                         |                         |                         |                         |                        |                      |                     |
| REVENUE                                     | -                | 68,227                  | -                       | 16,393                  | 3                       | 3                      | -                    | 84,627              |
| INTEREST                                    | -                | -                       | -                       | -                       | -                       | -                      | -                    | -                   |
| RESERVE                                     | -                | 118,788                 | 87,944                  | 25,506                  | 87,450                  | 107,813                | 294,200              | 721,700             |
| PREPAYMENT                                  | -                | -                       | 4,508                   | -                       | 4,094                   | 1,250                  | -                    | 9,852               |
| CAPITAL INTEREST                            | -                | -                       | -                       | -                       | -                       | -                      | 146,456              | 146,456             |
| COST OF ISSUANCE                            | -                | -                       | -                       | -                       | -                       | -                      | 1,000                | 1,000               |
| ACCOUNTS RECEIVABLE                         | 68,013           | -                       | -                       | -                       | -                       | -                      | -                    | 68,013              |
| REC. ASSESSMENT - ON ROLL                   | 6,588            | 4,250                   | -                       | 1,146                   | -                       | -                      | -                    | 11,984              |
| REC. ASSESSMENT EXCESS                      | 142              | 100                     | -                       | -                       | -                       | -                      | -                    | 242                 |
| DUE FROM OTHER FUNDS                        | -                | 755                     | -                       | 2,204                   | -                       | -                      | -                    | 2,959               |
| PREPAID                                     | 3,354            | -                       | -                       | -                       | -                       | -                      | -                    | 3,354               |
| DEPOSITS                                    | 3,275            | -                       | -                       | -                       | -                       | -                      | -                    | 3,275               |
| <b>TOTAL ASSETS</b>                         | <b>\$ 84,389</b> | <b>\$ 192,120</b>       | <b>\$ 92,452</b>        | <b>\$ 45,249</b>        | <b>\$ 91,547</b>        | <b>\$ 109,066</b>      | <b>\$ 441,656</b>    | <b>\$ 1,056,479</b> |
| <b>LIABILITIES:</b>                         |                  |                         |                         |                         |                         |                        |                      |                     |
| ACCOUNTS PAYABLE                            | \$ 76,846        | \$ -                    | \$ -                    | \$ -                    | \$ -                    | \$ -                   | \$ -                 | \$ 76,846           |
| DEFERRED ASSESSMENT - ON ROLL               | 6,588            | 4,250                   | -                       | 1,146                   | -                       | -                      | -                    | 11,984              |
| DUE TO OTHER FUNDS                          | 2,959            | -                       | -                       | -                       | -                       | -                      | -                    | 2,959               |
| RETAINAGE PAYABLE                           | -                | -                       | -                       | -                       | -                       | -                      | -                    | -                   |
| <b>FUND BALANCE:</b>                        |                  |                         |                         |                         |                         |                        |                      |                     |
| RESTRICTED                                  | 6,629            | -                       | -                       | -                       | -                       | -                      | -                    | 6,629               |
| UNASSIGNED                                  | (11,985)         | 123,380                 | 92,452                  | 26,716                  | 91,550                  | 109,281                | 441,656              | 873,050             |
| NET CHANGE IN FUND BALANCE                  | 3,352            | 64,490                  | -                       | 17,387                  | (4)                     | (215)                  | -                    | 85,011              |
| <b>TOTAL LIABILITIES &amp; FUND BALANCE</b> | <b>\$ 84,389</b> | <b>\$ 192,120</b>       | <b>\$ 92,452</b>        | <b>\$ 45,249</b>        | <b>\$ 91,547</b>        | <b>\$ 109,066</b>      | <b>\$ 441,656</b>    | <b>\$ 1,056,479</b> |

# VILLAGES OF GLEN CREEK CDD

## General Fund

### Statement of Revenue, Expenditures, and Changes in Fund Balance For the Period from October 1, 2021 to January 31, 2021

|  | FY 2022<br>Adopted<br>Budget | FY 2022<br>Budget<br>Year-to-Date | FY 2022<br>Actual<br>Year-to-Date | VARIANCE<br>Favorable<br>(Unfavorable) |
|--|------------------------------|-----------------------------------|-----------------------------------|--|
| <b>REVENUE</b>   |                              |                                   |                                   |  |
| GENERAL FUND REVENUES                                  | \$ 112,843                   | \$ 101,559                        | \$ 106,865                        | \$ 5,306                               |
| DEVELOPER FUNDING                                      | 463,342                      | 417,008                           | 93,127                            | (323,881)                              |
| INTEREST   | -                            | -                                 | -                                 | -                                      |
| MISCELLANEOUS  | -                            | -                                 | 250                               | 250                                    |
| <b>TOTAL REVENUE</b>                                   | <b>576,185</b>               | <b>518,567</b>                    | <b>200,242</b>                    | <b>(318,325)</b>                       |
| <b>EXPENDITURES</b>                                    |                              |                                   |                                   |  |
| <b>GENERAL ADMINISTRATIVE:</b>                         |                              |                                   |                                   |  |
| SUPERVISORS COMPENSATION                               | 6,000                        | 3,000                             | -                                 | (3,000)                                |
| PAYROLL TAXES  | 459                          | 230                               | -                                 | (230)                                  |
| PAYROLL SERVICES                                       | 350                          | 175                               | -                                 | (175)                                  |
| TRAVEL PER DIEM  | 500                          | 250                               | -                                 | (250)                                  |
| MANAGEMENT CONSULTING SERVICES                         | 25,000                       | 12,500                            | 12,500                            | (0)                                    |
| CONSTRUCTION ACCOUNTING SERVICES                       | 2,500                        | 1,250                             | 1,250                             | (0)                                    |
| PLANNING AND COORDINATING SRVCS.                       | 36,000                       | 18,000                            | 18,000                            | -                                      |
| BANK FEES  | 264                          | 132                               | -                                 | (132)                                  |
| MISCELLANEOUS  | 750                          | 375                               | 224                               | (151)                                  |
| AUDITING SERVICES                                      | 3,100                        | 1,550                             | -                                 | (1,550)                                |
| INSURANCE  | 26,962                       | 13,481                            | 16,143                            | 2,662                                  |
| REGULATORY AND PERMIT FEES                             | 175                          | 175                               | 175                               | -                                      |
| LEGAL ADVERTISEMENTS                                   | 4,000                        | 2,000                             | 85                                | (1,915)                                |
| ENGINEERING SERVICES                                   | 7,500                        | 3,750                             | 1,045                             | (2,705)                                |
| LEGAL SERVICES   | 9,000                        | 4,500                             | 5,363                             | 863                                    |
| WEBSITE HOSTING  | 2,015                        | 1,765                             | 1,765                             | -                                      |
| ADMINISTRATIVE CONTINGENCY                             | -                            | -                                 | -                                 | -                                      |
| <b>TOTAL GENERAL ADMINISTRATIVE</b>                    | <b>124,575</b>               | <b>63,133</b>                     | <b>56,551</b>                     | <b>6,582</b>                           |
| <b>DEBT ADMINISTRATION:</b>                            |                              |                                   |                                   |  |
| DISSEMINATION AGENT                                    | 5,000                        | 5,000                             | 5,000                             | -                                      |
| TRUSTEE FEES   | 16,378                       | 8,189                             | 6,707                             | (1,482)                                |
| TRUST FUND ACCOUNTING                                  | 3,600                        | 1,800                             | 1,800                             | -                                      |
| ARBITRAGE  | 650                          | 325                               | -                                 | (325)                                  |
| <b>TOTAL DEBT ADMINISTRATION</b>                       | <b>25,628</b>                | <b>15,314</b>                     | <b>13,507</b>                     | <b>1,807</b>                           |
| <b>PHYSICAL ENVIRONMENT:</b>                           |                              |                                   |                                   |  |
| STREETPOLE LIGHTING                                    | 92,600                       | 46,300                            | 11,234                            | (35,066)                               |
| ELECTRICITY (IRRIG. & POND PUMPS)                      | 6,000                        | 3,000                             | 2,912                             | (88)                                   |
| WATER  | 9,600                        | 4,800                             | 796                               | (4,004)                                |
| LANDSCAPING MAINTENANCE                                | 160,000                      | 80,000                            | 54,175                            | (25,825)                               |
| LANDSCAPE REPLINISHMENT                                | 9,000                        | 4,500                             | -                                 | (4,500)                                |
| IRRIGATION MAINTENANCE                                 | 10,000                       | 5,000                             | 3,129                             | (1,871)                                |
| CREEK MAINTENANCE                                      | 6,000                        | 3,000                             | 5,400                             | 2,400                                  |
| POND MAINTENANCE                                       | 15,000                       | 7,500                             | 6,509                             | (991)                                  |
| POND BANK MOWING                                       | -                            | -                                 | -                                 | -                                      |
| STORMWATER DRAIN & MAINTENANCE                         | -                            | -                                 | 2,310                             | 2,310                                  |
| SOLID WASTE DISPOSAL                                   | -                            | -                                 | -                                 | -                                      |
| COMPREHENSIVE FIELD SERVICES                           | 15,000                       | 7,500                             | 5,583                             | (1,917)                                |
| FIELD MANAGER  | -                            | -                                 | -                                 | -                                      |
| FIELD SERVICES MILEAGE                                 | -                            | -                                 | -                                 | -                                      |
| GATE, FOUNTAIN, SIDEWALK & BRIDGE MAINTENANCE & ACCESS | 25,000                       | 12,500                            | 13,008                            | 508                                    |
| GATE CLICKERS  | 1,500                        | 750                               | -                                 | (750)                                  |
| PET WASTE REMOVAL                                      | 2,067                        | 1,034                             | 1,034                             | -                                      |
| HOLIDAY DECORATIONS                                    | 5,000                        | 5,000                             | 5,000                             | -                                      |
| SECURITY GUARD SERVICE                                 | -                            | -                                 | -                                 | -                                      |
| MISCELLANEOUS FIELD EXPENSE - SECURITY                 | 5,000                        | 2,500                             | -                                 | (2,500)                                |
| MONITORING FOR CAMERAS IN FY 21                        | -                            | -                                 | -                                 | -                                      |
| <b>TOTAL PHYSICAL ENVIRONMENT</b>                      | <b>361,767</b>               | <b>183,384</b>                    | <b>111,090</b>                    | <b>72,293</b>                          |

**AMENITY CENTER OPERATIONS:**

|   |                |                |                |                  |
|---|----------------|----------------|----------------|------------------|
| POOL SERVICE CONTRACT                           | 13,800         | 6,900          | 6,800          | (100)            |
| POOL MAINTENANCE & REPAIRS                      | 2,500          | 1,250          | -              | (1,250)          |
| POOL PERMIT                                     | 275            | 138            | -              | (138)            |
| AMENITY MANAGEMENT                              | 7,000          | 3,500          | 3,583          | 83               |
| AMENITY CENTER POWER WASH                       | 3,000          | 1,500          | -              | (1,500)          |
| AMENITY CENTER CLEANING & MAINTENANCE           | 5,400          | 2,700          | -              | (2,700)          |
| AMENITY CENTER PHONE & INTERNET                 | 1,500          | 750            | 1,047          | 297              |
| AMENITY CENTER ELECTRICITY                      | 6,000          | 3,000          | 3,472          | 472              |
| AMENITY CENTER WATER                            | 9,600          | 4,800          | 539            | (4,261)          |
| AMENITY CENTER PEST CONTROL                     | 1,440          | 720            | 300            | (420)            |
| AMENITY CENTER CAMERA                           | -              | -              | -              | -                |
| AMENITY CENTER MONITORING                       | 4,000          | 2,000          | -              | (2,000)          |
| REFUSE SERVICE                                  | 2,700          | 1,350          | -              | (1,350)          |
| LANDSCAPE MAINTENANCE INFILL                    | 2,500          | 1,250          | -              | (1,250)          |
| MISC. AMENITY CENTER REPAIRS & MAINTENANCE      | 2,500          | 1,250          | -              | (1,250)          |
| KEY PAD   | 2,000          | 1,000          | -              | (1,000)          |
| <b>TOTAL AMENITY CENTER OPERATIONS</b>          | <b>64,215</b>  | <b>32,108</b>  | <b>15,741</b>  | <b>16,367</b>    |
| INCREASE IN RESERVES                            | -              | -              | -              | -                |
| <b>TOTAL EXPENDITURES</b>                       | <b>576,185</b> | <b>293,938</b> | <b>196,889</b> | <b>97,048</b>    |
| <b>EXCESS OF REVENUE OVER (UNDER) EXPNDTRS.</b> | <b>-</b>       | <b>224,629</b> | <b>3,352</b>   | <b>(221,277)</b> |
| FUND BALANCE - BEGINNING                        | (5,356)        | (5,356)        | (5,356)        | -                |
| INCREASE IN FUND BALANCE                        | -              | -              | -              | -                |
| <b>FUND BALANCE - ENDING</b>                    | <b>(5,356)</b> | <b>219,273</b> | <b>(2,004)</b> | <b>(221,277)</b> |

**STATEMENT 1  
VILLAGES OF GLEN CREEK CDD  
FY 2022 ADOPTED GENERAL FUND**

|  | <b>FY 2022<br/>PROPOSED</b> |
|--|-----------------------------|
| <b>REVENUE</b>                                     |                             |
| GENERAL FUND REVENUES /(a)                         | 112,842.98                  |
| DEVELOPER FUNDING                                  | 463,342.02                  |
| INTEREST   | -                           |
| MISCELLANEOUS                                      | -                           |
| <b>TOTAL REVENUE</b>                               | <b>576,185.00</b>           |
| <b>EXPENDITURES</b>                                |                             |
| <b>GENERAL ADMINISTRATIVE:</b>                     |                             |
| SUPERVISORS COMPENSATION                           | 6,000.00                    |
| PAYROLL TAXES                                      | 459.00                      |
| PAYROLL SERVICES                                   | 350.00                      |
| TRAVEL PER DIEM                                    | 500.00                      |
| MANAGEMENT CONSULTING SERVICES                     | 25,000.00                   |
| CONSTRUCTION ACCOUNTING SERVICES                   | 2,500.00                    |
| PLANNING AND COORDINATING SRVCS.                   | 36,000.00                   |
| BANK FEES  | 264.00                      |
| MISCELLANEOUS                                      | 750.00                      |
| AUDITING SERVICES                                  | 3,100.00                    |
| INSURANCE  | 26,962.00                   |
| REGULATORY AND PERMIT FEES                         | 175.00                      |
| LEGAL ADVERTISEMENTS (Increased for Bond Issuance) | 4,000.00                    |
| ENGINEERING SERVICES                               | 7,500.00                    |
| LEGAL SERVICES (Inreased for Bond Issuance)        | 9,000.00                    |
| WEBSITE HOSTING                                    | 2,015.00                    |
| ADMINISTRATIVE CONTINGENCY                         | -                           |
| <b>TOTAL GENERAL ADMINISTRATIVE</b>                | <b>124,575.00</b>           |
| <b>DEBT ADMINISTRATION:</b>                        |                             |
| DISSEMINATION AGENT                                | 5,000.00                    |
| TRUSTEE FEES                                       | 16,378.00                   |
| TRUST FUND ACCOUNTING                              | 3,600.00                    |
| ARBITRAGE  | 650.00                      |
| <b>TOTAL DEBT ADMINISTRATION</b>                   | <b>25,628.00</b>            |
| <b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>          |                             |
| STREETPOLE LIGHTING                                | 92,600.00                   |
| ELECTRICITY (IRRIG. & POND PUMPS)                  | 6,000.00                    |
| WATER  | 9,600.00                    |
| LANDSCAPING MAINTENANCE                            | 160,000.00                  |

|   |                   |
|---|-------------------|
| LANDSCAPE REPLINISHMENT   | 9,000.00          |
| IRRIGATION MAINTENANCE  | 10,000.00         |
| CREEK MAINTENANCE   | 6,000.00          |
| POND MAINTENANCE  | 15,000.00         |
| POND BANK MOWING  | -                 |
| STORMWATER DRAIN & MAINTENANCE  | -                 |
| SOLID WASTE DISPOSAL  | -                 |
| COMPREHENSIVE FIELD SERVICES  | 15,000.00         |
| FIELD MANAGER   | -                 |
| FIELD SERVICES MILEAGE  | -                 |
| GATE, FOUNTAIN, SIDEWALK & BRIDGE<br>MAINTENANCE & ACCESS                 | 25,000.00         |
| GATE CLICKERS   | 1,500.00          |
| PET WASTE REMOVAL   | 2,067.00          |
| HOLIDAY DECORATIONS   | 5,000.00          |
| SECURITY GUARD SERVICE  | -                 |
| MISCELLANEOUS FIELD EXPENSE - SECURITY<br>MONITORING FOR CAMERAS IN FY 21 | 5,000.00          |
| <b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>                            | <b>361,767.00</b> |
| <b>AMENITY CENTER OPERATIONS:</b>   |                   |
| POOL SERVICE CONTRACT   | 13,800.00         |
| POOL MAINTENANCE & REPAIRS  | 2,500.00          |
| POOL PERMIT   | 275.00            |
| AMENITY MANAGEMENT  | 7,000.00          |
| AMENITY CENTER POWER WASH   | 3,000.00          |
| AMENITY CENTER CLEANING & MAINTENANCE                                     | 5,400.00          |
| AMENITY CENTER PHONE & INTERNET   | 1,500.00          |
| AMENITY CENTER ELECTRICITY  | 6,000.00          |
| AMENITY CENTER WATER  | 9,600.00          |
| AMENITY CENTER PEST CONTROL   | 1,440.00          |
| AMENITY CENTER CAMERA   | -                 |
| AMENITY CENTER MONITORING   | 4,000.00          |
| REFUSE SERVICE  | 2,700.00          |
| LANDSCAPE MAINTENANCE INFILL  | 2,500.00          |
| MISC. AMENITY CENTER REPAIRS & MAINTENANCE                                | 2,500.00          |
| KEY PAD   | 2,000.00          |
| <b>TOTAL AMENITY CENTER OPERATIONS</b>                                    | <b>64,215.00</b>  |
| INCREASE IN RESERVES  | -                 |
| <b>TOTAL EXPENDITURES</b>   | <b>576,185.00</b> |
| EXCESS OF REVENUE OVER (UNDER) EXPNDTRS.                                  | -                 |
| FUND BALANCE - BEGINNING  | 32,046.23         |
| INCREASE IN FUND BALANCE  | -                 |

FUND BALANCE - ENDING

|           |
|-----------|
| 32,046.23 |
|-----------|

*Footnotes:* \_\_\_\_\_

|    |        |
|----|--------|
| \$ | 96,031 |
| \$ | 32,046 |
| \$ | 63,985 |



**STATEMENT 4**  
**VILLAGES OF GLEN CREEK CDD**  
**FY 2021-2022 ADOPTED BUDGET**  
**DEBT SERVICE SCHEDULES**

|   | <b>Series<br/>2016A-1</b> | <b>Series<br/>2016A-2</b> | <b>Series<br/>2018A-1</b> | <b>Series<br/>2018A-2</b> |
|---|---------------------------|---------------------------|---------------------------|---------------------------|
| <b>REVENUE</b>                                |                           |                           |                           |                           |
| SPECIAL ASSESSMENTS - ON-ROLL - GROSS         | \$254,091                 |                           | \$54,559                  |                           |
| SPECIAL ASSESSMENTS - OFF ROLL - NET          |                           | \$191,900                 |                           | \$69,025                  |
| LESS: EARLY PAYMENT DISCOUNT                  | (10,164)                  | -                         | (2,182)                   | -                         |
| <b>TOTAL REVENUE</b>                          | <b>243,927</b>            | <b>191,900</b>            | <b>52,376</b>             | <b>69,025</b>             |
| <b>EXPENDITURES</b>                           |                           |                           |                           |                           |
| COUNTY - ASSESSMENT COLLECTION FEES           | 6,352                     | -                         | 1,364                     | -                         |
| INTEREST EXPENSE                              |                           |                           |                           |                           |
| 05/01/22                                      | 85,678                    | 71,622                    | 18,275                    | 34,513                    |
| 11/01/22                                      | 84,134                    | 70,278                    | 18,275                    | 34,513                    |
| PRINCIPAL RETIREMENT                          | -                         |                           |                           |                           |
| 05/01/22                                      | 65,000                    | 50,000                    | -                         | -                         |
| 11/01/22                                      | -                         | -                         | 10,000                    | -                         |
| <b>TOTAL EXPENDITURES</b>                     | <b>241,165</b>            | <b>191,900</b>            | <b>47,914</b>             | <b>69,025</b>             |
| <b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b> | <b>2,763</b>              | <b>-</b>                  | <b>4,463</b>              | <b>-</b>                  |
| <b>FUND BALANCE - ENDING</b>                  | <b>\$ 2,763</b>           | <b>\$ -</b>               | <b>\$ 4,463</b>           | <b>\$ -</b>               |

| <b>Series<br/>2018B</b> | <b>TOTAL<br/>FY22 BUDGET</b> |
|-------------------------|------------------------------|
|                         | \$308,650                    |
| \$88,125                | \$349,050                    |
| -                       | (12,346)                     |
| <b>88,125</b>           | <b>645,354</b>               |
| -                       | 7,716                        |
| 44,063                  | 254,150                      |
| 44,063                  | 251,263                      |
| -                       | 115,000                      |
| -                       | 10,000                       |
| <b>88,125</b>           | <b>638,129</b>               |
| -                       | <b>7,225</b>                 |
| <b>\$ -</b>             | <b>\$ 7,225</b>              |

**Villages of Glen Creek**  
**Fiscal Year 2021-2022 Assessment**

| <b>Bond Series</b> | <b>Lot Count</b> | <b>Sum of ERU</b> | <b>Sum of O&amp;M Assmt.</b> | <b>Sum of 2016A-1 DS Assmt.</b> |
|--------------------|------------------|-------------------|------------------------------|---------------------------------|
| <b>ON</b>          | <b>102</b>       | <b>107.51</b>     | <b>\$120,046</b>             | <b>\$77,443</b>                 |
| <b>2016</b>        | <b>81</b>        | <b>86.51</b>      | <b>\$96,597</b>              | <b>\$77,443</b>                 |
| 52                 | 52               | 52                | \$58,063                     | \$51,659                        |
| 62                 | 29               | 34.51             | \$38,534                     | \$25,785                        |
| <b>2018</b>        | <b>21</b>        | <b>21</b>         | <b>\$23,449</b>              | <b>\$0</b>                      |
| 52                 | 21               | 21                | \$23,449                     | \$0                             |
| <b>Grand Total</b> | <b>102</b>       | <b>107.51</b>     | <b>\$120,046</b>             | <b>\$77,443</b>                 |

**Table 1.**

| <b>On Roll A</b>  | <b>O&amp;M</b> | <b>DS 2016</b> | <b>DS 2018</b> | <b>Total</b> |
|-------------------|----------------|----------------|----------------|--------------|
| <b>Gross</b>      | \$120,046      | \$77,443       | \$20,879       | \$218,368    |
| <b>Net</b>        | \$112,843      | \$72,797       | \$19,626       | \$205,266    |
| <b>Percentage</b> | 54.97%         | 35.46%         | 9.56%          | 100.00%      |

**Table 2.**

| <b>Reconciliation</b> | <b>O&amp;M</b> | <b>DS 2016</b> | <b>DS 2016A-2</b> | <b>DS 2018</b> |
|-----------------------|----------------|----------------|-------------------|----------------|
| <b>Budget</b>         | \$576,185      | \$237,575      | \$196,084         | \$51,013       |
| <b>On roll, net</b>   | \$112,843      | \$72,797       | \$0               | \$19,626       |
| <b>Off roll</b>       | \$463,342      | \$164,778      | \$196,084         | \$31,386       |

| <b>Sum of 2018A-1 DS Assmt.</b> | <b>Sum of Total Assmt</b> |
|---------------------------------|---------------------------|
| <b>\$20,879</b>                 | <b>\$218,368</b>          |
| <b>\$0</b>                      | <b>\$174,041</b>          |
| \$0                             | \$109,722                 |
| \$0                             | \$64,319                  |
| <b>\$20,879</b>                 | <b>\$44,327</b>           |
| \$20,879                        | \$44,327                  |
| <b>\$20,879</b>                 | <b>\$218,368</b>          |

6%

| <b>DS 2018A-2</b> | <b>DS 2018B</b> | <b>Total</b> |
|-------------------|-----------------|--------------|
| \$69,025          | \$88,125        | \$1,218,007  |
| \$0               | \$0             | \$205,266    |
| \$69,025          | \$88,125        | \$1,012,741  |

**Villages of Glen Creek CDD**  
**Assessments Receivable from Manatee County Tax Collector**  
**March 31, 2022**

| <u>Date</u> | <u>Name</u>                  | <u>Memo</u>              | <u>GF</u>  | <u>DSF2016 A1</u> | <u>DSF2018 A1</u> | <u>TOTAL</u> |
|-------------|------------------------------|--------------------------|------------|-------------------|-------------------|--------------|
| 10/01/2021  | Manatee County Tax Collector | FY22 On-Roll Assessments | 112,842.98 | 72,796.64         | 19,626.17         | 205,265.78   |
|             |                              |                          | 54.97%     | 35.46%            | 9.56%             | 100.00%      |
| 11/12/2021  | Manatee County Tax Collector | FY22 Tax Collection      | 5,511.66   | 3,555.65          | 958.61            | 10,025.92    |
| 12/08/2021  | Manatee County Tax Collector | FY22 Tax Collection      | 95,141.68  | 61,377.28         | 16,547.47         | 173,066.43   |
| 01/13/2022  | Manatee County Tax Collector | FY22 Tax Collection      | 4,430.87   | 2,858.42          | 770.64            | 8,059.93     |
| 03/08/2022  | Manatee County Tax Collector | FY22 Tax Collection      | 1,170.85   | 755.34            | 203.64            | 2,129.83     |
|             |                              |                          | -          | -                 | -                 |              |

|                                    |                              |                  |                   |                  |                  |                   |
|------------------------------------|------------------------------|------------------|-------------------|------------------|------------------|-------------------|
| <b>Total FY2022 Collections</b>    |                              |                  | <b>106,255.06</b> | <b>68,546.69</b> | <b>18,480.36</b> | <b>193,282.11</b> |
| <b>Net Assessments Receivable</b>  |                              |                  | <b>6,587.92</b>   | <b>4,249.95</b>  | <b>1,145.81</b>  | <b>11,983.67</b>  |
| Other Tax Collections              |                              |                  | <b>52.81%</b>     | <b>37.18%</b>    | <b>10.02%</b>    | <b>100.00%</b>    |
| 10/28/2021                         | Manatee County Tax Collector | FY21 Excess Fees | 468.10            | 329.54           | 88.78            | 886.42            |
|                                    |                              |                  | 141.89            | 99.89            | 26.91            | 268.69            |
| <b>Total Other Tax Collections</b> |                              |                  | <b>609.99</b>     | <b>429.44</b>    | <b>115.69</b>    | <b>-</b>          |

|                        |  |  |                  |                  |                  |
|------------------------|--|--|------------------|------------------|------------------|
| <b>Total Due to DS</b> |  |  | <b>68,976.13</b> | <b>18,596.05</b> | <b>87,572.17</b> |
|------------------------|--|--|------------------|------------------|------------------|

**FY22 Tax Distributions**

|                              |         |            |               |                 |                 |
|------------------------------|---------|------------|---------------|-----------------|-----------------|
| 3/10/2022                    | US Bank | Check 2781 | 68,220.79     | 0.00            |                 |
| 3/10/2022                    | US Bank | Check 2783 | 0.00          | 16,392.41       |                 |
| Total Disbursements received |         |            | 68,220.79     | 16,392.41       |                 |
| <b>Total Due fm GF</b>       |         |            | <b>755.34</b> | <b>2,203.64</b> | <b>2,958.97</b> |

|   | Fund                  | GL Acct | 1/31/2022 | interest | dep  | WD |
|---|-----------------------|---------|-----------|----------|------|----|
| + | DS - Rev 2016 A-1     | 3151000 | 4.42      |          |      |    |
| + | CP 2016A-1 Acq/Cons   | 7151030 | 269.34    |          |      |    |
| + | DS - SF 2016 A-1      | 3151003 | 0         |          |      |    |
| + | DS - Int 2016 A-1     | 3151004 | 0         |          |      |    |
| + | DS - Res 2016 A-1     | 3151006 | 118787.5  |          | 0.6  |    |
|   | DS - PP 2016 A-1      | 3151007 | 0         |          |      |    |
| + | DS - SF 2016 A-2      | 4151008 | 0         |          |      |    |
| + | DS - Int 2016 A-2     | 4151009 | 0         |          |      |    |
| + | DS - PP 2016 A-2      | 4151011 | 4508.1    |          | 0.02 |    |
| + | DS - Res 2016 A-2     | 4151012 | 87943.75  |          | 0.45 |    |
|   |                       |         |           |          |      |    |
| + | DS - Rev 2018 A-2     | 5151100 | 1.91      |          |      |    |
|   | DS - COI 2018 A-2     | 5151109 | 0         |          |      |    |
| + | DS - Int 2018 A-2     | 5151102 | 0         |          |      |    |
|   | DS - Cap Int 2018 A-2 | 5151108 | 0         |          |      |    |
| + | DS - PP 2018 A-2      | 5151104 | 4093.87   |          | 0.02 |    |

|   |                   |         |       |      |
|---|-------------------|---------|-------|------|
| + | DS - Res 2018 A-2 | 5151105 | 87450 | 0.44 |
|---|-------------------|---------|-------|------|



|   |                       |         |          |      |
|---|-----------------------|---------|----------|------|
| + | DS - Rev 2018 A-1     | 5151000 | 0.55     |      |
|   | CP-2018 A-1 Acq/Cons  | 8151025 | 373.9    |      |
|   | DS - COI 2018 A-1     | 5151009 | 0        |      |
|   | DS - SF 2018 A-1      | 5151003 | 0        |      |
| + | DS - Int 2018 A-1     | 5151004 | 0        |      |
|   | DS - Cap Int 2018 A-1 | 5151008 | 0        |      |
|   | DS - PP 2018 A-1      |         |          |      |
| + | DS - Res 2018 A-1     | 5151007 | 25506.25 | 0.13 |



|   |                    |         |          |      |
|---|--------------------|---------|----------|------|
| + | DS-Rev 2018B       | 5152100 | 2.23     |      |
| + | CP- 2018B Acq/Cons | 8151030 | 6.65     |      |
|   | DS-COI 2018B       | 5152109 | 0        |      |
| + | DS-Int 2018B       | 5152103 | 0        |      |
|   | DS- Cap Int 2018B  | 5152108 | 0        |      |
| + | DS-PP 2018B        | 5152105 | 1250     | 0.01 |
| + | DS-Res 2018B       | 5152106 | 107812.5 | 0.55 |

|   |                    |         |            |      |            |
|---|--------------------|---------|------------|------|------------|
|   | DS-Opt RD 2018B    |         | 0          |      |            |
|   |                    |         |            |      |            |
|   |                    |         |            |      |            |
|   | DS - Rev 2022      |         | 0          |      |            |
|   | DS - SF 2022       |         | 0          |      |            |
| + | DS - Int 2022      |         | 0          |      |            |
|   | DS - PP 2022       |         | 0          |      |            |
| + | DS - Res 2022      | 6151004 | 294200     |      |            |
| + | CP - 2022 Acq/Cons | 9151005 | 4135163.46 | 7.46 | -798225.37 |
| + | DS - Cap Int 2022  | 6151006 | 146453.61  | 0.79 |            |
| + | DS - COI 2022      | 6151007 | 1000       | 0.02 |            |



| xfer  | 2/28/2022  | interest | dep       | WD | xfer  | 3/31/2022  |
|-------|------------|----------|-----------|----|-------|------------|
| 1.07  | 5.49       |          | 68,220.79 |    | 0.97  | 68,227.25  |
|       | 269.34     |          |           |    |       | 269.34     |
|       | -          |          |           |    |       | -          |
|       | -          |          |           |    |       | -          |
| -0.6  | 118,787.50 | 0.55     |           |    | -0.55 | 118,787.50 |
|       | -          |          |           |    |       | -          |
|       | -          |          |           |    |       | -          |
|       | -          |          |           |    |       | -          |
| -0.02 | 4,508.10   | 0.02     |           |    | -0.02 | 4,508.10   |
| -0.45 | 87,943.75  | 0.4      |           |    | -0.4  | 87,943.75  |

|       |          |      |  |  |       |          |
|-------|----------|------|--|--|-------|----------|
| 0.46  | 2.37     |      |  |  | 0.42  | 2.79     |
|       | -        |      |  |  |       | -        |
|       | -        |      |  |  |       | -        |
|       | -        |      |  |  |       | -        |
| -0.02 | 4,093.87 | 0.02 |  |  | -0.02 | 4,093.87 |

|       |           |     |      |           |
|-------|-----------|-----|------|-----------|
| -0.44 | 87,450.00 | 0.4 | -0.4 | 87,450.00 |
|-------|-----------|-----|------|-----------|

|       |           |          |       |           |
|-------|-----------|----------|-------|-----------|
| 0.13  | 0.68      | 16392.41 | 0.12  | 16,393.21 |
|       | 373.90    |          |       | 373.90    |
|       | -         |          |       | -         |
|       | -         |          |       | -         |
|       | -         |          |       | -         |
|       | -         |          |       | -         |
|       | -         |          |       | -         |
| -0.13 | 25,506.25 | 0.12     | -0.12 | 25,506.25 |

|       |            |      |       |            |
|-------|------------|------|-------|------------|
| 0.56  | 2.79       |      | 0.51  | 3.30       |
|       | 6.65       |      |       | 6.65       |
|       | -          |      |       | -          |
|       | -          |      |       | -          |
|       | -          |      |       | -          |
| -0.01 | 1,250.00   | 0.01 | -0.01 | 1,250.00   |
| -0.55 | 107,812.50 | 0.5  | -0.5  | 107,812.50 |

|   |   |
|---|---|
| - | - |
|---|---|

|              |       |       |              |
|--------------|-------|-------|--------------|
| -            | -     | -     | -            |
| -            | -     | -     | -            |
| -            | -     | -     | -            |
| -            | -     | -     | -            |
| 294,200.00   | 1.35  | -1.35 | 294,200.00   |
| 3,336,945.55 | 16.15 |       | 3,336,961.70 |
| 146,454.40   | 0.67  | 1.35  | 146,456.42   |
| 1,000.02     |       |       | 1,000.02     |

|         |
|---------|
| 0.00    |
| -       |
| (0.00)  |
| (0.00)  |
| -       |
| #VALUE! |
| 0.00    |
| (0.00)  |
| -       |
| -       |

|         |
|---------|
| -       |
| #VALUE! |
| 0.00    |
| #VALUE! |
| -       |

-

(0.00)

-

#VALUE!

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|                    |             |                  |  |      |
|--------------------|-------------|------------------|--|------|
| Bank beg bal       | 93,961.76   |                  |  |      |
| Deposits           | 7,410.83    |                  |  |      |
| chks               | (87,986.17) |                  |  |      |
| Bank end bal       | 13,386.42   |                  |  |      |
| Bank Balance       | 13,386.42   |                  |  |      |
| less OS Chks       | (2,134.00)  |                  |  |      |
| less OS Chks - OLD | (5,088.10)  | 5/14/21-12/30/21 |  |      |
| plus DITs          | -           |                  |  |      |
| Book Balance       | 6,164.32    | 6,164.32         |  | 0.00 |

unposted:

**Prepaid Expenses**

|                          | Total pmt | term beg | term end  | Prepaid 3/31/22 | exp acct |
|--------------------------|-----------|----------|-----------|-----------------|----------|
| Trustees Fees 2018       | 7003.75   | 7/1/2021 | 6/30/2022 | 1,750.94        | 1513130  |
| Trustees Fees 2016       | 6411.13   | 7/1/2021 | 6/30/2022 | 1,602.78        | 1513130  |
| Insurance                |           |          |           |                 | 1513054  |
| <b>TOTAL PREPAID EXP</b> |           |          |           | <b>3,353.72</b> |          |



3501.875

3205.565

no prepaid amt b/c bill paid monthly

# **EXHIBIT 7**

# MICHAEL BENNETT • SUPERVISOR OF ELECTIONS • MANATEE COUNTY

600 301 Boulevard West, Suite 108, Bradenton, Florida 34205-7946  
P O Box 1000, Bradenton, Florida 34206-1000



Phone: 941-741-3823 • Fax: 941-741-3820 • [VoteManatee.com](http://VoteManatee.com) • [Info@VoteManatee.com](mailto:Info@VoteManatee.com)

May 2, 2022

Villages of Glen Creek Community Development District  
Attn: Ann Hirondo  
1540 International Parkway Suite 2000  
Lake Mary, FL. 32746

Dear Ms. Hirondo:

We are in receipt of your request for the number of registered voters in the Villages of Glen Creek Community Development District of April 15, 2022. According to our records, there were 149 persons registered in the Villages of Glen Creek Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Michael Bennett  
Supervisor of Elections

MB/hk

# **EXHIBIT 8**

## RATIFICATION OF CONTRACTS

|                          |   |                            |
|--------------------------|---|----------------------------|
| <b>16GVGC01-185 CO#9</b> | Deme Construction, LLC- Installation of King Manhole at Ph1D                | \$23,725.95                |
| <b>16GVGC01-193 CO#1</b> | Bridge Builders - Deduct Abutment Backfill from Contract                    | (\$28,500.00)              |
| <b>SC-000439</b>         | Hamilton – Erosion Control Stakeout for Phase 1C                            | Lump Sum Fee - \$15,000.00 |
| <b>SC-000440</b>         | Onsight Industries – Mail Kiosk   | \$27,603.86                |
| <b>SC-000441</b>         | WGI – Additional SUE Investigations Phase 2                                 | \$1,240.00                 |
| <b>SC-000499</b>         | Ardurra – Survey Services for Phase 3                                       | \$7,450.00                 |
| <b>SC-000500</b>         | Faulkner – Geotechnical Engineering Evaluation                              | \$4,996.00                 |
| <b>SC-000501</b>         | Florida State Fence – Privacy Vinyl Perimeter Fence                         | \$48,649.00                |
| <b>SC-000502</b>         | Raysor Transportation – Preparation of Site Access Traffic Study in Phase 4 |                            |
| <b>SC-000503</b>         | Steadfast Environmental – Bush Hogging – 5.79 AC                            | \$1,100.00                 |
| <b>SC-000532</b>         | Mancini – Phase 1C- Multifamily & Single-Family Homes Contractor Agreement  |                            |
| <b>SC-000581</b>         | Ardurra – Professional Environmental Consulting Services                    |                            |
| <b>SC-000582</b>         | Mancini – Raising Lots out of Tolerance                                     | \$10,531.25                |
| <b>SC-000603</b>         | GeoPoint – Bench Marks and Hub & Tack                                       | \$3,000.00                 |
| <b>SC-000623</b>         | Mancini – Villages of Glenn Creek Phase 1B                                  | \$41,800.00                |