

VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Workshop Meeting

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

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

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

Villages of Glen Creek Community Development District

c/o Breeze
1540 International Parkway, Suite 2000
Lake Mary, FL 32745
813-564-7847

Board of Supervisors
Villages of Glen Creek Community Development District

Dear Supervisors:

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

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

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

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager
813-564-7847

CC: Attorney
Engineer
District Records

District: VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, July 26, 2022

Time: 6:00 P.M.

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

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

Workshop Agenda

For any questions as to the agenda packet, please contact patricia@breezehome.com

I. Roll Call

II. Business Items

A. Presentation of Proposed Budget FY 2022-2023

Exhibit 1

III. Audience Comments

IV. Adjournment

EXHIBIT 1

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

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

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

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

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

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

Footnotes:

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

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

A. ERU Assignment

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

B. Expenditures (O&M Assessment)

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

C. Assessment Allocation (b)

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

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

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

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

D Difference between FY 2022 and FY 2023 (Net)

Table 3 - Difference Per Lot

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

Footnotes: Change in Net Budget \$ 55,101

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

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

STATEMENT 3
VILLAGES OF GLEN CREEK CDD
CONTRACT SUMMARY

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

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

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

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

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

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

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

STATEMENT 3
VILLAGES OF GLEN CREEK CDD
CONTRACT SUMMARY

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

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

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

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

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

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

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

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

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