RESOLUTION 2025-_09_

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Villages of Glen Creek Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Villages of Glen Creek Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of $____________________, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$________________
Total Reserve Fund [if Applicable]	$________________
Total Debt Service Funds	$________________
Total All Funds*	**$________________**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

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

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 26, 2025.

Attested By:

Villages of Glen Creek
Community Development District

____
Print Name:__________________
☐Secretary/☐Assistant Secretary

____
Print Name: Charlie Peterson
☒Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Villages of GLEN CREEK CDD

FY 2026 PROPOSED BUDGET

STATEMENT 1
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 7.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
REVENUE								
GENERAL FUND REVENUES	$ 102,804	$ 112,555	$ 157,152	$ 386,410	$ 846,078	$ 438,637	$ 1,075,060	228,982
PRORATED LOT CLOSINGS AND DEVELOPER FUNDING	328,923	303,314	356,964	227,587	-	289,213	-	-
INTEREST	-	-	0		-	-	-	-
FY ASSESSMENT/EXCESS FEES	-	-	-	2,857		-		-
MISCELLANEOUS	142	309	5,992		-	-	-	-
SPEC ON ROLL EXCESS FEES	-	151	580			-		-
SPEC ASSESSMENT OFF ROLL	-	2,000				-		-
BOND CLOSE OUT TRANSFER	-	-	2,107			-		-
TOTAL REVENUE	431,870	418,330	522,796	616,855	846,078	727,850	1,075,060	228,982
EXPENDITURES								
GENERAL ADMINISTRATIVE:								
SUPERVISORS COMPENSATION	2,404	4,633	2,435	5,800	12,000	1,200	6,000	(6,000)
PAYROLL TAXES	168	107	321	428	918	122	459	(459)
PAYROLL SERVICES	149	250	1,202	800	495	200	495	-
TRAVEL PER DIEM	-	126	552	918	500	30	500	-
MANAGEMENT CONSULTING SERVICES	25,000	22,917	22,917	48,000	48,000	40,000	48,000	-
CONSTRUCTION ACCOUNTING SERVICES	2,500	2,292	2,292	9,000	9,000	7,500	9,000	-
PLANNING AND COORDINATING SRVCS.	36,000	36,000	33,000		-	-	-	-
BANK FEES	158	-	-		200	-	200	-
MISCELLANEOUS & MEETING ROOM RENTAL	395	962	604	1,971	750	214	750	-
AUDITING SERVICES	3,250	4,014	-	7,300	3,800	-	3,800	-
INSURANCE	25,937	26,984	71,565	36,573	55,094	40,979	56,747	1,653
REGULATORY AND PERMIT FEES	200	175	175	200	175	175	175	-
LEGAL ADVERTISEMENTS (Increased for Bond Issuance)	1,093	456	510	53	4,000	960	4,000	-
ENGINEERING SERVICES	7,081	6,570	7,369	10,023	7,500	5,961	15,000	7,500
LEGAL SERVICES (Increased for Bond Issuance)	4,952	23,519	11,361	46,399	9,000	15,926	9,000	-
MEETING ROOM RENTAL	-	-		743	2,400	286	2,400	-
WEBSITE HOSTING	2,015	1,973	2,473	2,015	2,015	1,932	2,015	-
MASS MAILING	-	-	178			-	3,000	3,000
ADMINISTRATIVE CONTINGENCY	425	5,000	738		200	-	200	-
TOTAL GENERAL ADMINISTRATIVE	111,726	135,978	157,690	170,223	156,047	115,485	161,741	5,694

STATEMENT 1
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 7.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
DEBT ADMINISTRATION:								
DISSEMINATION AGENT	10,000	10,000	6,500	7,250	12,000	12,000	12,000	-
TRUSTEE FEES	15,637	14,439	11,648	22,712	20,419	18,508	23,966	3,547
TRUST FUND ACCOUNTING	3,600	3,300	3,300	3,600	3,600	3,000	3,600	-
ARBITRAGE	1,300	-	950	2,375	650	1,425	650	-
TOTAL DEBT ADMINISTRATION	**30,537**	**27,739**	**22,398**	**35,937**	**36,669**	**34,933**	**40,216**	**3,547**
PHYSICAL ENVIRONMENT EXPENDITURES:								
STREETPOLE LIGHTING	13,536	23,878	31,132	75,736	142,690	65,717	148,002	5,312
ELECTRICITY (IRRIG. & POND PUMPS)	3,949	6,260	8,199	12,148	12,000	10,605	15,000	3,000
WATER	8,264	10,484	13,086	24,981	25,000	19,436	25,000	-
LANDSCAPING MAINTENANCE	139,910	87,559	96,840	96,840	150,080	75,900	215,000	64,920
LANDSCAPE REPLINISHMENT	-	-	-	6,188	12,000	5,820	30,000	18,000
LANDSCAPE PALM TRIMMING	-	-	-	-	5,000	5,000	10,000	5,000
LANDSCAPE MULCH & ANNUALS	-	-	-	-	20,000	21,000	35,000	15,000
LANDSCAPE IRRIGATION	-	2,225	-	-		-		-
IRRIGATION MAINTENANCE	6,909	5,062	8,634	9,686	15,000	12,808	25,000	10,000
CREEK MAINTENANCE	-	-	-	-	30,000	-	60,000	30,000
POND MAINTENANCE	3,579	8,585	16,641	2,684	26,340	16,950	38,000	11,660
SOLID WASTE	675	1,200	-	-		-		-
STORMWATER DRAIN & MAINT	-	2,310	-	-		-		-
COMPREHENSIVE FIELD SERVICES	14,353	13,118	15,000	16,167	17,000	14,167	17,000	-
GATE, FOUNTAIN, SIDEWALK & BRIDGE MAINTENANCE & ACCESS	14,960	24,786	119,419	28,562	37,000	111,776	-	(37,000)
GATE MAINTENANCE & ACCESS						-	7,600	7,600
FOUNTAIN MAINTENANCE						-	8,000	8,000
BRIDGE & SIDEWALK MAINTENANCE						-	48,288	48,288
GATE CLICKERS & POOL FOBS	1,400	(1,525)	-	9,120	3,000	11,700	10,000	7,000
PET WASTE REMOVAL	2,067	2,067	1,723	2,239	7,067	737	2,100	(4,967)
HOLIDAY DECORATIONS	5,000	7,500	-	5,000	10,000	-	10,000	-
MISCELLANEOUS FIELD EXPENSE	6,700	535	535	-	15,000	9,552	15,000	-
CAMERA				14,405		960		-
CAMERA MONITORING	-	-	-	5,433	7,640	2,300	4,000	(3,640)
PHYSICAL ENVIRONMENT-OTHER	-	(500)	-	6,110		-		-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	**221,302**	**193,545**	**311,207**	**315,296**	**534,817**	**384,428**	**722,990**	**188,173**

STATEMENT 1
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND

	ACTUAL FY 2021	ACTUAL FY 2022	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	ACTUAL THRU 7.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
AMENITY CENTER OPERATIONS:								
POOL SERVICE CONTRACT	13,050	12,350	13,350	12,650	16,000	11,500	30,000	14,000
POOL MAINTENANCE & REPAIRS	-	-	-		2,500	150	2,500	-
POOL MONITOR & SECURITY	-	-	-		25,000	14,818	39,000	14,000
POOL FURNITURE	-	-	4,786			-	5,000	5,000
POOL PERMIT	250	250	250	250	275	250	275	-
AMENITY MANAGEMENT	5,000	5,249	7,000	7,000	7,000	5,833	7,000	-
AMENITY CENTER POWER WASH	2,500	2,750	8,550	2,750	3,000	2,500	3,000	-
AMENITY CENTER CLEANING & MAINTENANCE	4,200	4,850	7,100	6,350	7,500	6,370	25,000	17,500
AMENITY CENTER PHONE & INTERNET	1,159	4,727	6,829	3,351	1,500	1,560	1,500	-
AMENITY CENTER ELECTRICITY	7,194	7,815	8,481	7,538	7,200	6,218	8,200	1,000
AMENITY CENTER WATER	5,776	764	-	3,128	9,600	2,916	5,000	(4,600)
AMENITY CENTER PEST CONTROL	2,595	1,540	670	844	970	920	1,138	168
AMENITY CENTER MONITORING	-	-	1,380			-		-
REFUSE SERVICE	-		-		-	-	-	-
LANDSCAPE MAINTENANCE & INFILL	-	8,575	-	2,200	2,500	1,800	2,500	-
MISC. AMENITY CENTER REPAIRS & MAINTENANCE	2,955	8,334	2,309	1,252	2,500	2,100	5,000	2,500
CONTINGENCY	-	-	400	19,320	15,000	37,972	15,000	-
UNBUDGETED EXPENSE	-	2,290	1,655			-		-
TOTAL AMENTIY CENTER OPERATIONS	**44,679**	**59,495**	**62,761**	**66,634**	**100,545**	**94,907**	**150,113**	**49,568**
TOTAL EXPENDITURES	**408,244**	**416,757**	**554,055**	**588,090**	**828,078**	**629,753**	**1,075,060**	**246,982**
EXCESS OF REVENUE OVER (UNDER) EXPNDTRS.	23,626	1,573	(31,260)	28,765	18,000	98,097	-	
FUND BALANCE - BEGINNING	(26,680)	(1,104)	469	(30,791)	23,312	23,312	41,312	
INCREASE IN FUND BALANCE	-	-	-		-		-	
ADJUSTMENT TO THE FUND BALANCE	1,950	-	-	25,337	-	-	-	
FUND BALANCE - ENDING	**(1,104)**	**469**	**(30,791)**	**23,312**	**41,312**	**121,409**	**41,312**	**-**

STATEMENT 2
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 O&M ASSESSMENT ALLOCATION

A. ERU Assignment

Product	Assigned ERU	Lot Count	Total ERU	% ERU
TH	0.48	402	192.96	30.02%
42	0.81	94	76.14	11.84%
52	1.00	244	244.00	37.96%
62	1.19	109	129.71	20.18%
total		**849**	**642.81**	**100.0%**

B. Expenditures (O&M Assessment)

Total Expenditures (net)	$1,075,059.63
County collection charges & early pmt. Disc.	$74,736.77
Total O&M Assessment, if all ON Roll (gross)	**$1,149,796.40**
Total ERUs in District	642.81
O&M Assessment per ERU (Gross)	**$1,788.70**
O&M Assessment per ERU (Net)	$1,672.44

C. Assessment Allocation (b)

3. Proposed FY 2026 Allocation of AR (as if all On-Roll) /(a)

Product	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
TH	0.48	$802.77	$322,713.56	$858.58	$345,148.20
42	0.81	$1,354.67	$127,339.40	$1,448.85	$136,191.87
52	1.00	$1,672.44	$408,074.78	$1,788.70	$436,443.62
62	1.19	$1,990.20	$216,931.88	$2,128.56	$232,012.71
total			**$1,075,059.63**		**$1,149,796.40**

4. Proposed FY 2025 Allocation of AR (as if all On-Roll) /(a)

Product	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
TH	0.48	$698.31	$219,270.03	$746.86	$234,513.40
42	0.81	$1,178.40	$110,769.77	$1,260.32	$118,470.34
52	1.00	$1,454.82	$327,334.50	$1,555.95	$350,089.67
62	1.19	$1,731.23	$188,704.07	$1,851.59	$201,822.80
total			**$846,078.37**		**$904,896.21**

5. Difference between FY 2026 and FY 2025 (Net)

Table 3 - NET Difference Per Lot

Product	FY 2025 Assmt.	FY 2026 Assmt.	% Increase	$ Increase	$ Increase / mo
TH (a)	$698.31	$802.77	14.96%	**$104.46**	**$8.70**
42'	$1,178.40	$1,354.67	14.96%	**$176.27**	**$14.69**
52'	$1,454.82	$1,672.44	14.96%	**$217.62**	**$18.13**
62'	$1,731.23	$1,990.20	14.96%	**$258.97**	**$21.58**

STATEMENT 3
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	GL ACCOUNT	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT OF EXPENDITURE
ADMINISTRATIVE EXPENSES:				
SUPERVISORS COMPENSATION	Board of Supervisors	1511001	Pursuant to Chapter 190, Florida Statutes, each Board Supervisor is eligible to receive $200 in compensation for each meeting attended. The budget assumes one meeting every other month with all five Supervisors in attendance.	$6,000.00
PAYROLL TAXES	Innovative	1511115	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll.	$459.00
PAYROLL SERVICES	Innovative	1511117	Amount is assessed at $55 Per Payroll Plus Year End Processing of $50 for the processing of payroll related to Supervisor compensation.	$495.00
TRAVEL PER DIEM		1511118	Estimated as needed for Supervisor travel.	$500.00
MANAGEMENT CONSULTING SERVICES	Kai	1512100	The District received Management, Accounting and Assessment services as part of a Management Agreement.	$48,000.00
CONSTRUCTION ACCOUNTING SERVICES	Kai	1513005	Construction accounting services are provided for the processing of requisitions and funding request for the District.	$9,000.00
PLANNING, COORDINATING & CONTRACT SERVICES	Kai	1513015	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure.	$0.00
BANK FEES	Bank United	1513035	Fees associated with maintaining the District's bank accounts and the ordering of checks.	$200.00
MISCELLANEOUS	Miscellaneous	1513039	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items.	$750.00
AUDITING SERVICES	DiBartolomeo	1513040	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.	$3,800.00
INSURANCE	EGIS	1513100	The District's General Liability, Public Officials, and Property insurance is provided through EGIS Insurance and Risk Advisors, a firm specializing in coverage for governmental agencies. The budgeted amount reflects the most recent estimate received from EGIS and includes a 3% increase over the prior year's budget to account for anticipated cost escalations.	$56,746.82
REGULATORY & PERMIT FEES	State of Florida	1513050	The District is required to pay an annual fee of $175 to the Department of Economic Opportunity.	$175.00
LEGAL ADVERTISEMENTS	BRADENTON HERALD	1513055	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.	$4,000.00
ENGINEERING SERVICES	VARIOUS	1513080	The District Engineer provides general services including attendance at Board meetings, review of contractor plans and invoices, and other assignments as requested. A total of $13,000 was approved for mapping services; $6,400 was paid in FY 2025, with the remaining $6,600 to be paid in FY 2026.	$15,000.00

STATEMENT 3
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	GL ACCOUNT	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT OF EXPENDITURE
LEGAL SERVICES	STRALEY ROBIN & VARIOUS OTHERS	1514010	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 Supervisor and the District Manager.	$9,000.00
MEETING ROOM RENTAL	MARIOTT	1547004	In accordance with Florida Statute 190.006, the District is required to host meetings where the District is located. The District reserve rental in a facility accessible to residents and residing within the County.	$2,400.00
WEBSITE HOSTING	CAMPUS SUITE	1514100	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.	$2,015.00
MASS MAILING			Mass Mailing	$3,000.00
ADMINISTRATIVE CONTINGENCY		1549002	Administrative Contingency provides a reserve for unexpected administrative costs that may arise during the fiscal year.	$200.00
DEBT SERVICE ADMINISTRATION:				
DISSEMINATION AGENT	DISCLOSURE SERVICES	1513025	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.	$12,000.00
TRUSTEE FEES	US BANK	1513030	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.	$23,965.89
TRUST FUND ACCOUNTING	Kai	1513132	Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements.	$3,600.00
ARBITRAGE	LLS Tax Solutions	1513135	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.	$650.00
PHYSICAL ENVIRONMENT EXPENDITURES:				
STREETPOLE LIGHTING	FPL/Gig Fiber	1531005	The District is incorporating streetlights throughout the District. Currently with FPL there are 51 streetlights at $1,570 monthly. Gig Fiber will have approximately 209 Streetlights installed by the end of FY 2025. This budget anticipates a price increase from $50 to $51.50 per light. All new installs will require a deposit of $100 per streetlight.	$148,002.00

STATEMENT 3
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	GL ACCOUNT	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT OF EXPENDITURE
ELECTRICITY (IRRIGATION PUMPS)	Florida Power & Light	1531010	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 of $1,115.58. Included $1,613 for unforeseen usage increases.	$14,999.96
WATER	City of Bradenton	1533010	Estimated water utility services related to the operations of the District.	$25,000.00
LANDSCAPING MAINTENANCE	Prince Landscaping	1537000	Includes core landscape maintenance services such as mowing, detailing, fertilization, and irrigation inspections. The base contract totals $67,380 for common areas and $22,700 for the amenity center. An additional funds have been included for new areas anticipated to come online during the upcoming fiscal year.	$215,000.00
LANDSCAPE REPLENISHMENT	Prince Landscaping	1537005	Covers the seasonal replacement of plants, sod, mulch, and flowers in common areas to keep the community looking clean and well-maintained. Budget is based on past needs and expected improvements.	$30,000.00
LANDSCAPE PALM TRIMMING	Prince Landscaping	1537006	Estimated for the trimming of palm trees in the District 2x per year.	$10,000.00
LANDSCAPE MULCH & ANNUALS	Prince Landscaping	1537007	Estimated for the installation of mulch and annuals which includes the tot lot.	$35,000.00
LANDSCAPE IRRIGATION	Prince Landscaping	1537008	Estimated based on the maintenance of 50 irrigation zones. Includes lift station maintenance and repairs due to pumps running irrigation. Increased for any lift station repairs that may be necessary.	$25,000.00
CREEK MAINTENANCE	Steadfast	1537015	Creek maintenance provided on an annual basis for ditch mowing as requested based on the needs of the District. Are to be serviced measures 2,419 LF from 27tyh street East to the westward pump station.	$60,000.00
POND MAINTENANCE	Solitude	1537020	Provides for pond maintenance services twice per month in areas #1–21 within the District, at a monthly cost of $1,695 under the District's contract with Steadfast Environmental, LLC. We have added an additional funds for accounting for erosion, fish stocking, and repairing littoral shelf, and additional ponds.	$38,000.00
STORMWATER DRAIN & MAINTENANCE		1541010	Storm drain and wash out maintenance, repairs are as needed.	$0.00
COMPREHENSIVE FIELD SERVICE MANAGEMENT	Kai	1541030	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.	$17,000.00
GATE MAINTENANCE & ACCESS	ECS	1541094	This line item covers routine maintenance and necessary repairs for the community access gates to ensure proper functionality and security. It also provides for cellular internet and communication services that support gate operations, fountain systems, and remote access infrastructure. This includes quarterly services at the main and back gates, pool, and a monthly DKS cellular subscription.	$7,600.00

STATEMENT 3
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	GL ACCOUNT	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT OF EXPENDITURE
FOUNTAIN MAINTENANCE		NEW LINE	This line item provides for the upkeep of decorative fountains located in two community ponds, including routine inspections, cleaning, and mechanical repairs to ensure proper operation and appearance. It also includes communication services necessary for remote fountain system monitoring and operation.	$8,000.00
BRIDGE & SIDEWALK MAINTENANCE		NEW LINE	This line item covers routine inspections, repairs, and maintenance of District-owned bridges and sidewalks to ensure safety and accessibility. Services may include $5,000 wear deck repairs and $5,000 annual staining.	$48,288.00
GATE CLICKERS & POOL FOBS		1541095	Covers the purchase and programming of gate clickers and pool fobs for resident access to community gates and amenities. This budget considers $1950 per 50 fobs & 50 clickers with 5 orders per year.	$10,000.00
PET WASTE REMOVAL	POOP 911	1546033	Provides for the regular servicing and maintenance of pet waste stations, including the removal of waste and replenishment of disposal bags for 7 stations throughout the community.	$2,100.00
HOLIDAY DECORATIONS		1546040	The budget allows for expenditures related to holiday decorations in the District.	$10,000.00
MISCELLANEOUS FIELD EXPENSE		1546043	Estimated for miscellaneous expenditures as needed.	$15,000.00
CAMERA MONITORING	DC Integrations	1546042	Provides for quarterly camera monitoring services at the front and west gates by DC Integrations ($450/quarter), and includes $5,840 to account for potential price increases and unforeseen security-related expenses.	$4,000.00
AMENITY CENTER OPERATIONS:				
POOL SERVICE CONTRACT	H2 Pool Service	1541050	The District contracts for routine pool cleaning and maintenance services, including water quality testing, chemical balancing, equipment checks, and general upkeep. Services are performed four days per week to ensure the pool remains clean, safe, and in compliance with health standards.	$30,000.00
POOL MAINTENANCE & REPAIRS	Estimated	1541052	Miscellaneous expenditures related to routine repairs and maintenance.	$2,500.00
POOL MONITOR & SECURITY	JCS Investigations	1541053	This line item provides for professional roving security patrols conducted twice daily, seven days a week, under a month-to-month agreement with JCS Investigations at a annual cost of $24,000. It also includes $15,000 in seasonal funding for dedicated pool security during the summer months. The total annual cost is $39,000.	$39,000.00
POOL FURNITURE		NEW LINE	This line item provides funding for the repair, replacement, or replenishment of poolside furniture to ensure safety, functionality, and a consistent appearance throughout the amenity area.	$5,000.00
POOL PERMIT		1541054	Based on actual from other pools of similar size.	$275.00
AMENITY MANAGEMENT	Kai	1541055	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation & rules for the amenity $584/mo.	$6,999.96
AMENITY CENTER POWER WASH	H2 Pool	1541065	Contract with vendor provide for 1x per month power washing of the amenity center at a monthly rate of $250.	$3,000.00

STATEMENT 3
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	GL ACCOUNT	COMMENTS (SCOPE OF SERVICE)	ANNUAL AMOUNT OF EXPENDITURE
AMENITY CENTER CLEANING & MAINTENANCE	H2 Pool	1541070	This line item covers janitorial services, pressure washing, trash removal, and minor maintenance necessary to keep the amenity center clean, safe, and fully operational. Services ensure a welcoming environment for residents and help preserve the facility's condition.	$25,000.00
AMENITY CENTER PHONE & INTERNET	Spectrum	1541075	Provides for internet and phone service at the amenity center at a current combined rate of $160 per month, with additional funds budgeted to account for potential cost increases.	$1,500.00
AMENITY CENTER ELECTRICITY	Estimated	1541078	Electric utility services provided at the amenity center. The current Meter is located at 2355 26th Ave. E. is approximately $600 per month.	$8,200.00
AMENITY CENTER WATER	Estimated	1541080	Water utility services provided at the amenity center. The Meter is located at 2406 Orchid Glades Lane is $800 avg per month.	$5,000.00
AMENITY CENTER PEST CONTROL	Nature Zone	1541083	The District provides for pest control services at the amenity center. It is currently Contracted at $74 per month plus $250 annually for Tot Lot fire ants.	$1,138.00
REFUSE SERVICE	Estimated	1541085	Eliminated as pool service will consider in their level of service.	$0.00
LANDSCAPE MAINTENANCE & INFILL	Estimated	1541090	Landscape infill as needed.	$2,500.00
MISC. AMENITY CENTER REPAIRS & MAINTENANCE	Estimated	1541800	Furniture, electric, plumbing repairs at the amenity center.	$5,000.00
CONTINGENCY		1573021	Contingency will be utilized for such items as pool monitors in the community.	$15,000.00
TOTAL				**$1,075,059.63**

STATEMENT 4
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
DEBT SERVICE SCHEDULES

	Series 2016A-1	Series 2016A-2	Series 2018A-1	Series 2018A-2	Series 2022 AA3	Series 2022 AA4	TOTAL FY 2026
REVENUE							
SPECIAL ASSESSMENTS - ON-ROLL - GROSS	254,090.91		54,558.82		314,652.41	529,966.58	1,153,268.72
SPECIAL ASSESSMENTS - ON&OFF ROLL - NET		109,718.75		69,025.00			178,743.75
LESS: EARLY PAYMENT DISCOUNT	(10,163.64)	-	(2,182.35)	-	(12,586.10)	(21,198.66)	(46,130.75)
TOTAL REVENUE	**243,927.27**	**109,718.75**	**52,376.47**	**69,025.00**	**302,066.31**	**508,767.91**	**1,285,881.72**
EXPENDITURES							
COUNTY - ASSESSMENT COLLECTION FEES	6,352.27	-	1,363.97	-	7,866.31		15,582.55
INTEREST EXPENSE							
05/01/26	89,834.38	36,281.25	16,796.88	34,512.50	89,761.25	187,468.76	454,655.01
11/01/26	88,528.13	35,340.63	16,796.88	34,512.50	88,208.75	184,693.76	448,080.64
PRINCIPAL RETIREMENT	-						
05/01/26	55,000.00	35,000.00	-	-	115,000.00	120,000.00	325,000.00
11/01/26	-	-	15,000.00	-	-	-	15,000.00
TOTAL EXPENDITURES	**239,714.77**	**106,621.88**	**49,957.72**	**69,025.00**	**300,836.31**	**492,162.52**	**1,258,318.20**
EXCESS OF REVENUE OVER (UNDER) EXPEND.	**4,212.50**	**3,096.88**	**2,418.75**	**-**	**1,230.00**	**16,605.39**	**27,563.52**
FUND BALANCE - ENDING	**4,212.50**	**3,096.88**	**2,418.75**	**-**	**1,230.00**	**16,605.39**	**27,563.52**

Table 1.1. 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	$993.44
62	126	1.19	149.94	44.09%	$112,030	$889.12
Total	**269**		**292.94**	**100.00%**	**$254,091**	

Table 1.1. Series 2016A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS*	ERU	TOTAL ASSMTS	ASSMT / LOT
52	108	1.00	$107,291.00	$993.44
62	85	1.19	$75,575.58	$889.12
TH	128	0.66	$83,925.40	$655.67
Total	**321**		**$266,791.98**	

*REVISED PRODUCT MIX

Table 1.2. Series 2016A-2 PASSTHROUGH Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS**	ERU	TOTAL ASSMTS	ASSMT / LOT before Paydown	ASSMT / LOT Passthrough	TOTAL ASSMTS after Paydown
52 - PH 1B & 2	56	1.00	$31,707.67	$566.21	$220.74	12,361.44
62 - PH 1B	56	1.19	$37,805.30	$675.09	$547.29	30,648.24
TH - PH 1C	128	0.66	$47,833.29	$373.70	$37.83	4,842.24
Total	**240**		**$117,346.26**			47,851.92

**Reallocated Passthrough Long Term portion encumbered Lots only

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

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
TH	88	0.66	$33,679.92	$382.73
52	21	1.00	$20,878.90	$994.23
Total	**109**		**$54,558.82**	

Table 3. Series 2022 AA3 Allocation of Maximum Annual Debt Service (GROSS MADS), per SAMR

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT before Partial Paydown	ASSMT / LOT after Partial Paydown	TOTAL ASSMTS after Paydown
42	82	0.81	$114,794.40	1,399.93	1,122.99	92,085.56
52	77	1.00	$133,460.96	1,733.26	1,390.37	107,058.82
62	24	1.19	$49,597.86	2,066.58	1,657.75	39,786.10
Total	**183**		**$297,853.23**			**238,930.48**

Table 4. Series 2022A AA4 Allocation of Maximum Annual Debt Service (GROSS MADS), per SAMR

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT before Partial Paydown	ASSMT / LOT after Partial Paydown	TOTAL ASSMTS after Paydown
TH 3A&3B	186	0.66	$129,304.81	695.19	695.19	129,304.81
TH 4A	196	0.66	$360,975.40	1,841.71	695.19	136,256.68
52' MC-2	19	1.00	$43,750.80	2,302.67	1,390.37	26,417.11
Total	**395**		**$534,031.02**			**291,978.61**

STATEMENT 5
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
$3,535,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/23						3,535,000
11/1/23	-	4.75%	92,328	92,328	92,328	3,535,000
5/1/24	50,000	4.75%	92,328	142,328		3,485,000
11/1/24	-	4.75%	91,141	91,141	233,469	3,485,000
5/1/25	55,000	4.75%	91,141	146,141		3,430,000
11/1/25		4.75%	89,834	89,834	235,975	3,430,000
5/1/26	55,000	4.75%	89,834	144,834		3,375,000
11/1/26		4.75%	88,528	88,528	233,363	3,375,000
5/1/27	60,000	4.75%	88,528	148,528		3,315,000
11/1/27		4.75%	87,103	87,103	235,631	3,315,000
5/1/28	60,000	4.75%	87,103	147,103		3,255,000
11/1/28		4.75%	85,678	85,678	232,781	3,255,000
5/1/29	65,000	4.75%	85,678	150,678		3,190,000
11/1/29		4.75%	84,134	84,134	234,813	3,190,000
5/1/30	70,000	4.75%	84,134	154,134		3,120,000
11/1/30		4.75%	82,472	82,472	236,606	3,120,000
5/1/31	70,000	4.75%	82,472	152,472		3,050,000
11/1/31		4.75%	80,809	80,809	233,281	3,050,000
5/1/32	75,000	4.75%	80,809	155,809		2,975,000
11/1/32		4.75%	79,028	79,028	234,838	2,975,000
5/1/33	80,000	4.75%	79,028	159,028		2,895,000
11/1/33		4.75%	77,128	77,128	236,156	2,895,000
5/1/34	85,000	5.25%	77,128	162,128		2,810,000
11/1/34		5.25%	74,897	74,897	237,025	2,810,000
5/1/35	90,000	5.25%	74,897	164,897		2,720,000
11/1/35		5.25%	72,534	72,534	237,431	2,720,000
5/1/36	95,000	5.25%	72,534	167,534		2,625,000
11/1/36		5.25%	70,041	70,041	237,575	2,625,000
5/1/37	100,000	5.25%	70,041	170,041		2,525,000
11/1/37		5.25%	67,416	67,416	237,456	2,525,000
5/1/38	105,000	5.25%	67,416	172,416		2,420,000
11/1/38		5.25%	64,659	64,659	237,075	2,420,000
5/1/39	110,000	5.25%	64,659	174,659		2,310,000
11/1/39		5.25%	61,772	61,772	236,431	2,310,000
5/1/40	115,000	5.25%	61,772	176,772		2,195,000
11/1/40		5.25%	58,753	58,753	235,525	2,195,000
5/1/41	120,000	5.25%	58,753	178,753		2,075,000
11/1/41		5.25%	55,603	55,603	234,356	2,075,000
5/1/42	125,000	5.25%	55,603	180,603		1,950,000
11/1/42		5.25%	52,322	52,322	232,925	1,950,000
5/1/43	135,000	5.25%	52,322	187,322		1,815,000
11/1/43		5.25%	48,778	48,778	236,100	1,815,000
5/1/44	140,000	5.38%	48,778	188,778		1,675,000
11/1/44		5.38%	45,016	45,016	233,794	1,675,000
5/1/45	150,000	5.38%	45,016	195,016		1,525,000
11/1/45		5.38%	40,984	40,984	236,000	1,525,000
5/1/46	155,000	5.38%	40,984	195,984		1,370,000
11/1/46		5.38%	36,819	36,819	232,803	1,370,000
5/1/47	165,000	5.38%	36,819	201,819		1,205,000
11/1/47		5.38%	32,384	32,384	234,203	1,205,000
5/1/48	175,000	5.38%	32,384	207,384		1,030,000
11/1/48		5.38%	27,681	27,681	235,066	1,030,000
5/1/49	185,000	5.38%	27,681	212,681		845,000
11/1/49		5.38%	22,709	22,709	235,391	845,000
5/1/50	195,000	5.38%	22,709	217,709		650,000
11/1/50		5.38%	17,469	17,469	235,178	650,000
5/1/51	205,000	5.38%	17,469	222,469		445,000
11/1/51		5.38%	11,959	11,959	234,428	445,000
5/1/52	215,000	5.38%	11,959	226,959		230,000
11/1/52		5.38%	6,181	6,181	233,141	230,000
5/1/53	230,000	5.38%	6,181	236,181		-
11/1/53				-	236,181	-
Total	**$ 3,535,000**		**$ 3,612,325**	**$ 7,147,325**	**$ 7,147,325**	
				Max annual ds:	237,575	

Footnote:
(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 6
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
$3,515,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-2
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/24		5.38%		-		1,385,000
5/1/25	35,000	5.38%	37,222	72,222		1,350,000
11/1/25		5.38%	36,281	36,281	108,503	1,350,000
5/1/26	35,000	5.38%	36,281	71,281		1,315,000
11/1/26		5.38%	35,341	35,341	106,622	1,315,000
5/1/27	35,000	5.38%	35,341	70,341		1,280,000
11/1/27		5.38%	34,400	34,400	104,741	1,280,000
5/1/28	40,000	5.38%	34,400	74,400		1,240,000
11/1/28		5.38%	33,325	33,325	107,725	1,240,000
5/1/29	40,000	5.38%	33,325	73,325		1,200,000
11/1/29		5.38%	32,250	32,250	105,575	1,200,000
5/1/30	45,000	5.38%	32,250	77,250		1,155,000
11/1/30		5.38%	31,041	31,041	108,291	1,155,000
5/1/31	45,000	5.38%	31,041	76,041		1,110,000
11/1/31		5.38%	29,831	29,831	105,872	1,110,000
5/1/32	50,000	5.38%	29,831	79,831		1,060,000
11/1/32		5.38%	28,488	28,488	108,319	1,060,000
5/1/33	50,000	5.38%	28,488	78,488		1,010,000
11/1/33		5.38%	27,144	27,144	105,631	1,010,000
5/1/34	55,000	5.38%	27,144	82,144		955,000
11/1/34		5.38%	25,666	25,666	107,809	955,000
5/1/35	60,000	5.38%	25,666	85,666		895,000
11/1/35		5.38%	24,053	24,053	109,719	895,000
5/1/36	60,000	5.38%	24,053	84,053		835,000
11/1/36		5.38%	22,441	22,441	106,494	835,000
5/1/37	65,000	5.38%	22,441	87,441		770,000
11/1/37		5.38%	20,694	20,694	108,134	770,000
5/1/38	70,000	5.38%	20,694	90,694		700,000
11/1/38		5.38%	18,813	18,813	109,506	700,000
5/1/39	70,000	5.38%	18,813	88,813		630,000
11/1/39		5.38%	16,931	16,931	105,744	630,000
5/1/40	75,000	5.38%	16,931	91,931		555,000
11/1/40		5.38%	14,916	14,916	106,847	555,000
5/1/41	80,000	5.38%	14,916	94,916		475,000
11/1/41		5.38%	12,766	12,766	107,681	475,000
5/1/42	85,000	5.38%	12,766	97,766		390,000
11/1/42		5.38%	10,481	10,481	108,247	390,000
5/1/43	90,000	5.38%	10,481	100,481		300,000
11/1/43		5.38%	8,063	8,063	108,544	300,000
5/1/44	95,000	5.38%	8,063	103,063		205,000
11/1/44		5.38%	5,509	5,509	108,572	205,000
5/1/45	100,000	5.38%	5,509	105,509		105,000
11/1/45		5.38%	2,822	2,822	108,331	105,000
5/1/46	105,000	5.38%	2,822	107,822		-
11/1/46				-	107,822	-
Total	**$ 1,940,000**		**$ 1,016,950**	**$ 2,956,950**	**$ 2,364,728**	
				Max annual ds:	109,719	

Footnote:
(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 7
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

$710,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-1 (AREA TWO)
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/23			18,006	18,006		670,000
11/1/23	15,000	5.38%	18,006	33,006	51,013	655,000
5/1/24		5.38%	17,603	17,603		655,000
11/1/24	15,000	5.38%	17,603	32,603	50,206	640,000
5/1/25		5.38%	17,200	17,200		640,000
11/1/25	15,000	5.38%	17,200	32,200	32,200	625,000
5/1/26		5.38%	16,797	16,797		625,000
11/1/26	15,000	5.38%	16,797	31,797	48,594	610,000
5/1/27		5.38%	16,394	16,394		610,000
11/1/27	15,000	5.38%	16,394	31,394	47,788	595,000
5/1/28		5.38%	15,991	15,991		595,000
11/1/28	15,000	5.38%	15,991	30,991	46,981	580,000
5/1/29		5.38%	15,588	15,588		580,000
11/1/29	15,000	5.38%	15,588	30,588	46,175	565,000
5/1/30		5.38%	15,184	15,184		565,000
11/1/30	20,000	5.38%	15,184	35,184	50,369	545,000
5/1/31		5.38%	14,647	14,647		545,000
11/1/31	20,000	5.38%	14,647	34,647	49,294	525,000
5/1/32		5.38%	14,109	14,109		525,000
11/1/32	20,000	5.38%	14,109	34,109	48,219	505,000
5/1/33		5.38%	13,572	13,572		505,000
11/1/33	20,000	5.38%	13,572	33,572	47,144	485,000
5/1/34		5.38%	13,034	13,034		485,000
11/1/34	20,000	5.38%	13,034	33,034	46,069	465,000
5/1/35		5.38%	12,497	12,497		465,000
11/1/35	25,000	5.38%	12,497	37,497	49,994	440,000
5/1/36		5.38%	11,825	11,825		440,000
11/1/36	25,000	5.38%	11,825	36,825	48,650	415,000
5/1/37		5.38%	11,153	11,153		415,000
11/1/37	25,000	5.38%	11,153	36,153	47,306	390,000
5/1/38		5.38%	10,481	10,481		390,000
11/1/38	25,000	5.38%	10,481	35,481	45,963	365,000
5/1/39		5.38%	9,809	9,809		365,000
11/1/39	30,000	5.38%	9,809	39,809	49,619	335,000
5/1/40		5.38%	9,003	9,003		335,000
11/1/40	30,000	5.38%	9,003	39,003	48,006	305,000
5/1/41		5.38%	8,197	8,197		305,000
11/1/41	30,000	5.38%	8,197	38,197	46,394	275,000
5/1/42		5.38%	7,391	7,391		275,000
11/1/42	35,000	5.38%	7,391	42,391	49,781	240,000
5/1/43		5.38%	6,450	6,450		240,000
11/1/43	35,000	5.38%	6,450	41,450	47,900	205,000
5/1/44		5.38%	5,509	5,509		205,000
11/1/44	35,000	5.38%	5,509	40,509	46,019	170,000
5/1/45		5.38%	4,569	4,569		170,000
11/1/45	40,000	5.38%	4,569	44,569	49,138	130,000
5/1/46		5.38%	3,494	3,494		130,000
11/1/46	40,000	5.38%	3,494	43,494	46,988	90,000
5/1/47		5.38%	2,419	2,419		90,000
11/1/47	45,000	5.38%	2,419	47,419	49,838	45,000
5/1/48		5.38%	1,209	1,209		45,000
11/1/48	45,000	5.38%	1,209	46,209	47,419	-
Total	**$ 670,000**		**$ 566,256**	**$ 1,236,256**	**$ 1,237,063**	

Max annual ds: 51,013

Footnote:
(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 8
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

$1,590,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018A-2 (AREA TWO)
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/23		5.50%	34,513	34,513	34,513	1,255,000
11/1/23		5.50%	34,513	34,513		1,255,000
5/1/24		5.50%	34,513	34,513	69,025	1,255,000
11/1/24		5.50%	34,513	34,513		1,255,000
5/1/25		5.50%	34,513	34,513	69,025	1,255,000
11/1/25		5.50%	34,513	34,513		1,255,000
5/1/26		5.50%	34,513	34,513	69,025	1,255,000
11/1/26		5.50%	34,513	34,513		1,255,000
5/1/27		5.50%	34,513	34,513	69,025	1,255,000
11/1/27		5.50%	34,513	34,513		1,255,000
5/1/28		5.50%	34,513	34,513	69,025	1,255,000
11/1/28		5.50%	34,513	34,513		1,255,000
5/1/29		5.50%	34,513	34,513	69,025	1,255,000
11/1/29	1,255,000	5.50%	34,513	1,289,513		-
Total	**$ 1,255,000**		**$ 483,175**	**$ 1,738,175**	**$ 448,663**	
				Max annual ds:	69,025	

Footnote:
(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 9
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
$5,250,000 CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2022
(ASSMT AREA THREE)
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/23	-	2.70%	92,731	92,731	92,731	5,145,000
5/1/24	110,000	2.70%	92,731	202,731		5,035,000
11/1/24	-	2.70%	91,246	91,246	293,978	5,035,000
5/1/25	110,000	2.70%	91,246	201,246		4,925,000
11/1/25	-	2.70%	89,761	89,761	291,008	4,925,000
5/1/26	115,000	2.70%	89,761	204,761		4,810,000
11/1/26	-	2.70%	88,209	88,209	292,970	4,810,000
5/1/27	115,000	2.70%	88,209	203,209		4,695,000
11/1/27	-	2.70%	86,656	86,656	289,865	4,695,000
5/1/28	120,000	2.70%	86,656	206,656		4,575,000
11/1/28	-	2.70%	84,766	84,766	291,423	4,575,000
5/1/29	125,000	3.15%	84,766	209,766		4,450,000
11/1/29	-	3.15%	82,798	82,798	292,564	4,450,000
5/1/30	130,000	3.15%	82,798	212,798		4,320,000
11/1/30	-	3.15%	80,750	80,750	293,548	4,320,000
5/1/31	130,000	3.15%	80,750	210,750		4,190,000
11/1/31	-	3.15%	78,703	78,703	289,453	4,190,000
5/1/32	135,000	3.15%	78,703	213,703		4,055,000
11/1/32	-	3.15%	76,576	76,576	290,279	4,055,000
5/1/33	140,000	3.15%	76,576	216,576		3,915,000
11/1/33	-	3.15%	74,161	74,161	290,738	3,915,000
5/1/34	145,000	3.45%	74,161	219,161		3,770,000
11/1/34	-	3.45%	71,660	71,660	290,821	3,770,000
5/1/35	150,000	3.45%	71,660	221,660		3,620,000
11/1/35	-	3.45%	69,073	69,073	290,733	3,620,000
5/1/36	155,000	3.45%	69,073	224,073		3,465,000
11/1/36	-	3.45%	66,399	66,399	290,471	3,465,000
5/1/37	160,000	3.45%	66,399	226,399		3,305,000
11/1/37	-	3.45%	63,639	63,639	290,038	3,305,000
5/1/38	165,000	3.45%	63,639	228,639		3,140,000
11/1/38	-	3.45%	60,793	60,793	289,431	3,140,000
5/1/39	175,000	3.45%	60,793	235,793		2,965,000
11/1/39	-	3.45%	57,774	57,774	293,566	2,965,000
5/1/40	180,000	3.45%	57,774	237,774		2,785,000
11/1/40	-	3.45%	54,669	54,669	292,443	2,785,000
5/1/41	185,000	3.45%	54,669	239,669		2,600,000
11/1/41	-	3.45%	51,478	51,478	291,146	2,600,000
5/1/42	190,000	3.45%	51,478	241,478		2,410,000
11/1/42	-	3.45%	48,200	48,200	289,678	2,410,000
5/1/43	200,000	3.45%	48,200	248,200		2,210,000
11/1/43	-	3.45%	44,200	44,200	292,400	2,210,000
5/1/44	210,000	4.00%	44,200	254,200		2,000,000
11/1/44	-	4.00%	40,000	40,000	294,200	2,000,000
5/1/45	215,000	4.00%	40,000	255,000		1,785,000
11/1/45	-	4.00%	35,700	35,700	290,700	1,785,000
5/1/46	225,000	4.00%	35,700	260,700		1,560,000
11/1/46	-	4.00%	31,200	31,200	291,900	1,560,000
5/1/47	235,000	4.00%	31,200	266,200		1,325,000
11/1/47	-	4.00%	26,500	26,500	292,700	1,325,000
5/1/48	245,000	4.00%	26,500	271,500		1,080,000
11/1/48	-	4.00%	21,600	21,600	293,100	1,080,000
5/1/49	255,000	4.00%	21,600	276,600		825,000
11/1/49	-	4.00%	16,500	16,500	293,100	825,000
5/1/50	265,000	4.00%	16,500	281,500		560,000
11/1/50	-	4.00%	11,200	11,200	292,700	560,000
5/1/51	275,000	4.00%	11,200	286,200		285,000
11/1/51	-	4.00%	5,700	5,700	291,900	285,000
5/1/52	285,000	4.00%	5,700	290,700		-
Total	**$ 5,145,000**		**$ 3,405,280**	**$ 8,550,280**	**$ 8,259,580**	
				Max annual ds:	294,200	

Footnote:
(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 10
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
$7,500,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2022A (ASSMT AREA FOUR)
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/23	-	2.70%	192,672	192,672	192,672	7,500,000
5/1/24	110,000	2.70%	192,672	302,672		7,390,000
11/1/24	-	2.70%	190,128	190,128	492,800	7,390,000
5/1/25	115,000	2.70%	190,128	305,128		7,275,000
11/1/25	-	2.70%	187,469	187,469	492,597	7,275,000
5/1/26	120,000	2.70%	187,469	307,469		7,155,000
11/1/26	-	2.70%	184,694	184,694	492,163	7,155,000
5/1/27	125,000	2.70%	184,694	309,694		7,030,000
11/1/27	-	2.70%	181,803	181,803	491,497	7,030,000
5/1/28	135,000	2.70%	181,803	316,803		6,895,000
11/1/28	-	2.70%	178,513	178,513	495,316	6,895,000
5/1/29	140,000	3.15%	178,513	318,513		6,755,000
11/1/29	-	3.15%	175,100	175,100	493,613	6,755,000
5/1/30	145,000	3.15%	175,100	320,100		6,610,000
11/1/30	-	3.15%	171,566	171,566	491,666	6,610,000
5/1/31	155,000	3.15%	171,566	326,566		6,455,000
11/1/31	-	3.15%	167,788	167,788	494,353	6,455,000
5/1/32	160,000	3.15%	167,788	327,788		6,295,000
11/1/32	-	3.15%	163,888	163,888	491,675	6,295,000
5/1/33	170,000	3.15%	163,888	333,888		6,125,000
11/1/33	-	3.15%	159,531	159,531	493,419	6,125,000
5/1/34	180,000	3.45%	159,531	339,531		5,945,000
11/1/34	-	3.45%	154,919	154,919	494,450	5,945,000
5/1/35	190,000	3.45%	154,919	344,919		5,755,000
11/1/35	-	3.45%	150,050	150,050	494,969	5,755,000
5/1/36	200,000	3.45%	150,050	350,050		5,555,000
11/1/36	-	3.45%	144,925	144,925	494,975	5,555,000
5/1/37	210,000	3.45%	144,925	354,925		5,345,000
11/1/37	-	3.45%	139,544	139,544	494,469	5,345,000
5/1/38	220,000	3.45%	139,544	359,544		5,125,000
11/1/38	-	3.45%	133,906	133,906	493,450	5,125,000
5/1/39	230,000	3.45%	133,906	363,906		4,895,000
11/1/39	-	3.45%	128,013	128,013	491,919	4,895,000
5/1/40	245,000	3.45%	128,013	373,013		4,650,000
11/1/40	-	3.45%	121,734	121,734	494,747	4,650,000
5/1/41	255,000	3.45%	121,734	376,734		4,395,000
11/1/41	-	3.45%	115,200	115,200	491,934	4,395,000
5/1/42	270,000	3.45%	115,200	385,200		4,125,000
11/1/42	-	3.45%	108,281	108,281	493,481	4,125,000
5/1/43	285,000	3.45%	108,281	393,281		3,840,000
11/1/43	-	3.45%	100,800	100,800	494,081	3,840,000
5/1/44	300,000	4.00%	100,800	400,800		3,540,000
11/1/44	-	4.00%	92,925	92,925	493,725	3,540,000
5/1/45	315,000	4.00%	92,925	407,925		3,225,000
11/1/45	-	4.00%	84,656	84,656	492,581	3,225,000
5/1/46	335,000	4.00%	84,656	419,656		2,890,000
11/1/46	-	4.00%	75,863	75,863	495,519	2,890,000
5/1/47	350,000	4.00%	75,863	425,863		2,540,000
11/1/47	-	4.00%	66,675	66,675	492,538	2,540,000
5/1/48	370,000	4.00%	66,675	436,675		2,170,000
11/1/48	-	4.00%	56,963	56,963	493,638	2,170,000
5/1/49	390,000	4.00%	56,963	446,963		1,780,000
11/1/49	-	4.00%	46,725	46,725	493,688	1,780,000
5/1/50	410,000	4.00%	46,725	456,725		1,370,000
11/1/50	-	4.00%	35,963	35,963	492,688	1,370,000
5/1/51	435,000	4.00%	35,963	470,963		935,000
11/1/51	-	4.00%	24,544	24,544	495,506	935,000
5/1/52	455,000	4.00%	24,544	479,544		480,000
11/1/52	0	4.00%	12,600	12,600	492,144	480,000
5/1/53	$480,000	4.00%	12,600	492,600		-
Total	**$ 7,500,000**		**$ 7,494,869**	**$ 14,994,869**	**$ 14,502,269**	
				Max annual ds:	495,519	

Footnote:
(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 11
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF FY 2025-2026 ASSESSMENTS

Assessment Area 1: Phases 1A, 1B and a portion of Phase 1C
Phase A

PRODUCT	UNITS	O&M	2016A-1 DS	FY 2026 TOTAL	FY 2025 TOTAL	$ VARIANCE	% VARIANCE
52	52	$1,788.70	$993.44	$2,782.14	$2,549.39	$232.75	14.96%
62	29	$2,128.56	$889.12	$3,017.68	$2,740.71	$276.97	14.96%
TH	0	$858.58	$655.67	$1,514.24	$1,402.53	$111.72	14.96%
Total	**81**						

Phase 1B & 2, 1C

PRODUCT	UNITS	O&M	2016A-1 DS	2016A-2 DS	FY 2026 TOTAL	FY 2025 TOTAL	$ VARIANCE	% VARIANCE
52	56	$1,788.70	$993.44	$220.74	$3,002.88	$2,770.13	$232.75	14.96%
62	56	$2,128.56	$889.12	$547.29	$3,564.97	$3,288.00	$276.97	14.96%
TH	128	$858.58	$655.67	$37.83	$1,552.07	$1,440.36	$111.72	14.96%
Total	**240**							

Assessment Area 2: Phases 1D and MC-1

PRODUCT	UNITS	O&M	2018A-1 DS	FY 2026 TOTAL	FY 2025 TOTAL	$ VARIANCE	% VARIANCE
TH	88	$858.58	$382.73	$1,241.31	$1,129.59	$111.72	14.96%
52	21	$1,788.70	$994.23	$2,782.93	$2,550.18	$232.75	14.96%
Total	**109**						

Assessment Area 3: The portion of Phase 1C not included in Assessment Area One and

PRODUCT	UNITS	O&M	2022 DS	FY 2026 TOTAL	FY 2025 TOTAL	$ VARIANCE	% VARIANCE
42	82	$1,448.85	$1,122.99	$2,571.84	$2,383.31	$188.53	14.96%
52	77	$1,788.70	$1,390.37	$3,179.07	$2,946.32	$232.75	14.96%
62	24	$2,128.56	$1,657.75	$3,786.31	$3,509.34	$276.97	14.96%
Total	**183**						

Assessment Area 4: Phases 3A, 3B, 4 and MC-2

PRODUCT	UNITS	O&M	2022A DS	FY 2026 TOTAL	FY 2025 TOTAL	$ VARIANCE	% VARIANCE
TH	186	$858.58	$695.19	$1,553.77	$1,442.05	$111.72	14.96%
TH	196	$858.58	$695.19	$1,553.77	$1,442.05	$111.72	14.96%
52	19	$1,788.70	$1,390.38	$3,179.08	$2,946.33	$232.75	14.96%
Total	**395**						