

# *Brandy Creek*

## *Community Development District*



# *Adopted Budget*

*Fiscal Year 2017*

*August 10, 2016*



*Brandy Creek*  
*Community Development District*  
*BUDGET*  
*Fiscal Year 2017*

*Table of Contents*

General Fund Budget.....	Page 1
Narrative – Administrative and Maintenance.....	Page 2-9
Series 2013A Debt Service Fund Budget.....	Page 10-11
Series 2006/2015 Debt Service Fund Budget.....	Page 12-13
Capital Reserve Fund Budget.....	Page 14
Exhibit "A".....	Page 15

**Brandy Creek**  
Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2016</i>	<i>Actual YTD 6/30/16</i>	<i>Projected 3 Months</i>	<i>Projected Thru 9/30/16</i>	<i>Adopted Budget FY 2017</i>
<b>Revenues</b>					
Maintenance Assessments	\$631,365	\$633,412	\$0	\$633,412	\$631,365
Interest Income	\$50	\$562	\$333	\$895	\$500
Rental/Miscellaneous Income	\$4,200	\$3,220	\$2,050	\$5,270	\$5,000
Cost Sharing Revenue	\$7,899	\$7,916	\$0	\$7,916	\$8,372
<b>Total Revenues</b>	<b>\$643,514</b>	<b>\$645,111</b>	<b>\$2,383</b>	<b>\$647,494</b>	<b>\$645,237</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Fees	\$6,000	\$4,800	\$2,400	\$7,200	\$6,400
FICA Expense	\$459	\$367	\$184	\$551	\$490
Engineering	\$5,000	\$1,872	\$1,206	\$3,078	\$5,000
Arbitrage	\$1,600	\$0	\$1,200	\$1,200	\$1,200
Trustee	\$6,967	\$3,250	\$3,717	\$6,967	\$6,967
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$20,000	\$13,234	\$6,766	\$20,000	\$20,000
Dissemination Agent	\$1,350	\$100	\$100	\$200	\$1,350
Annual Audit	\$3,500	\$3,500	\$0	\$3,500	\$3,500
Management Fees	\$49,125	\$36,844	\$12,281	\$49,125	\$49,125
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$150	\$205	\$68	\$274	\$150
Postage	\$600	\$701	\$122	\$823	\$790
Records Storage	\$150	\$0	\$0	\$0	\$150
Insurance	\$8,042	\$7,263	\$0	\$7,263	\$7,990
Printing & Binding	\$1,800	\$1,818	\$679	\$2,497	\$1,800
Legal Advertising	\$1,383	\$2,971	\$1,863	\$4,835	\$1,383
Other Current Charges	\$1,000	\$912	\$281	\$1,194	\$1,150
Office Supplies	\$150	\$71	\$24	\$95	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Compliance	\$1,500	\$0	\$0	\$0	\$0
<b>Administrative Expenses</b>	<b>\$114,951</b>	<b>\$83,832</b>	<b>\$31,142</b>	<b>\$114,975</b>	<b>\$113,770</b>
<b>Maintenance</b>					
Insurance	\$16,192	\$14,404	\$0	\$14,404	\$15,150
Facility Administration/Events Coordinator	\$25,740	\$19,305	\$6,435	\$25,740	\$25,740
Facility Staffing (Contingency)	\$0	\$0	\$0	\$0	\$5,000
Pool Monitors	\$27,163	\$13,857	\$13,306	\$27,163	\$27,163
Field Operations Manager	\$58,240	\$43,680	\$14,560	\$58,240	\$58,240
Office Supplies / Mailings / Printing	\$1,200	\$2,839	\$1,251	\$4,090	\$1,200
Pool Maintenance	\$42,600	\$26,190	\$16,410	\$42,600	\$42,600
Permit Fees	\$925	\$925	\$0	\$925	\$925
Landscape Maintenance	\$113,511	\$84,383	\$28,028	\$112,411	\$113,511
Landscape Contingency	\$15,000	\$12,266	\$2,734	\$15,000	\$15,000
Irrigation Maintenance	\$5,500	\$5,150	\$350	\$5,500	\$5,500
Sign Repairs	\$2,500	\$138	\$500	\$638	\$2,500
Lake Maintenance	\$8,340	\$6,465	\$2,211	\$8,676	\$8,844
General Facility Maintenance	\$17,760	\$14,599	\$3,600	\$18,199	\$17,760
Pet Waste Disposal	\$6,240	\$6,825	\$2,340	\$9,165	\$9,360
Streetlighting	\$32,000	\$23,551	\$8,023	\$31,575	\$32,000
Telephone	\$2,900	\$2,083	\$826	\$2,910	\$2,916
Cable	\$750	\$1,172	\$409	\$1,580	\$1,635
Electric	\$25,566	\$17,487	\$8,128	\$25,614	\$26,000
Water/Sewer/Irrigation	\$34,000	\$32,951	\$10,788	\$43,739	\$45,239
Security	\$4,600	\$4,645	\$1,575	\$6,220	\$4,600
Refuse Service	\$7,152	\$5,997	\$2,067	\$8,063	\$8,268
Janitorial Services	\$10,600	\$7,950	\$2,650	\$10,600	\$10,600
Community Web Site Services	\$2,400	\$1,600	\$800	\$2,400	\$2,400
Special Events	\$4,000	\$3,183	\$817	\$4,000	\$4,000
Recreational Passes	\$1,200	\$675	\$525	\$1,200	\$1,200
Capital Reserve	\$62,484	\$62,484	\$0	\$62,484	\$44,117
<b>Maintenance Expenses</b>	<b>\$528,563</b>	<b>\$414,803</b>	<b>\$128,333</b>	<b>\$543,136</b>	<b>\$531,468</b>
<b>Total Expenses</b>	<b>\$643,514</b>	<b>\$498,635</b>	<b>\$159,475</b>	<b>\$658,110</b>	<b>\$645,238</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$0</b>	<b>\$146,475</b>	<b>-\$157,092</b>	<b>-\$10,617</b>	<b>\$0</b>

	FY 2016	FY 2017
Net Assessments	\$631,365	\$631,365
Add: Discounts and Collections (6%)	\$40,300	\$40,300
Gross Assessments	\$671,665	\$671,665
Assessable Units	583	583
Per Unit Assessment	\$1,152.08	\$1,152

*Brandy Creek*  
*Community Development District*  
*BUDGET*  
*Fiscal Year 2017*

**REVENUES:**

*Maintenance Assessments*

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

*Interest Income*

The operating fund of the District will be invested in Governmental Securities with U.S. Bank. The estimated earnings are based upon .04% interest with an average balance of \$150,000.

*Miscellaneous Income*

Represents estimated income from the rental of the Community Room.

*Cost Sharing Revenue*

The District has entered into a Cost Sharing Agreement with Regency Realty Group, Inc. for the maintenance of lakes and landscaping areas outside the boundaries of the District.

*Transfer In – Revenue Fund*

Per Trust Indenture excess Revenue from Series 2015 are to be transferred to General Fund for district use.

---

**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon four supervisors paid for the estimated eight annual meetings with the other supervisors waiving pay.

*FICA Expense*

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

*Engineering Fees*

The District's engineering firm will be providing general engineering services to the District including attendance and preparation for monthly board meetings, review invoices, etc. England, Thims & Miller serves as the District's engineering firm.

*Brandy Creek*  
*Community Development District*  
*BUDGET*  
*Fiscal Year 2017*

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Special Assessment Refunding Bonds and 2015 Special Assessment Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

Trustee Fees

A Trustee at U.S. Bank holds the District's series 2013 & 2015 Special Assessment Revenue Bonds. The amount represents the fee for the administration of the District's bond issue.

Assessment Roll

The District has contracted with Governmental Management Services for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector.

Attorney

The District's legal counsel will be providing general legal services to the District including attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Hopping Green & Sams serves as the District's legal counsel.

Dissemination Agent

The District has contracted with Prager & Co., LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Grau and Associates to prepare the annual audit.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Computer Time

The District processes all of its financial activities, including accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Telephone

The District uses AT&T for local and long distance telephone service.

*Brandy Creek*  
*Community Development District*  
*BUDGET*  
*Fiscal Year 2017*

Postage

Mailing of agenda packages, overnight deliveries, correspondence, vendor payments, etc.

Records Storage

All documents of the District will be copied and stored electronically with automatic back up to ensure complete records. Back up of all records will be kept off-site for security and safety.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in the St. Augustine Record.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Represents various office supplies purchased for the District.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

**Maintenance:**

Insurance

The District's Property, General Liability & Public Officials Liability Insurance policy is with the EGIS and Florida Insurance Alliance (FIA) for Public Officials Liability. FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

*Brandy Creek  
Community Development District  
BUDGET  
Fiscal Year 2017*

Facility Administration/Events Coordinator

The District has contracted with ASG/Vesta to provide Facility Administration & Event Coordinator services, to include part-time staffing of 20 hours weekly.

<u>Contractor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
ASG/Vesta	Facility Admin/Events Coordinator	\$ 2,145	\$ 25,740

Facility Staffing (Contingency)

Funding for additional staffing for event support and after hours emergency responses.

<u>Contractor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
ASG/Vesta	Facility Staffing	\$ 417	\$ 5,000

Pool Monitors

The District has contracted with Elite Amenities to provide personnel to monitor usage of the two pools during peak swim season.

<u>Contractor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Elite Amenities	Pool Monitors	\$ 2,264	\$ 27,163

Field Operations Manager

The District has contracted with ASG/Vesta to provide Field Operations services, to include supervision of operating and maintaining District's common areas and management of O&M related vendor contracts. The Field Operations manager shall work 40 hours weekly.

<u>Contractor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
ASG/Vesta	Field Operations Mgmt	\$ 4,853	\$ 58,240

Office Supplies / Mailings / Printing

Consists of mailings to residents, access control expenses, etc.

Pool Maintenance

The District has contracted with Rick Arsenault Pool Services for the maintenance of the Amenity Center Swimming Pool and Spray Ground Area and maintenance of Phase 2 pool. The amount is based upon the following:

*Brandy Creek  
Community Development District  
BUDGET  
Fiscal Year 2017*

<u>Contractor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Rick Arsenault	Contract	\$ 1,235	\$ 14,820
Rick Arsenault	Chemicals	\$ 756	\$ 9,072
Rick Arsenault	Contingency	\$ 397	\$ 4,768
Rick Arsenault	Phase II Pool	\$ 1,162	\$ 13,940
	Total	\$ 3,550	\$ 42,600

Permit Fees

Represents Permit Fees paid to the Department of Health for the swimming pool and spray ground area.

Landscape Maintenance

The District has contracted with Yellowstone Landscape to maintain the common areas of the District.

<u>Contractor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone Landscape	Contract (Phase 1)	\$ 5,925	\$ 71,095
Yellowstone Landscape	Contract Addendum (Phase 2)	\$ 1,913	\$ 22,956
Yellowstone Landscape	New Common Areas	\$ 117	\$ 1,400
Yellowstone Landscape	New Pool Area	\$ 1,505	\$ 18,060
	Total	\$ 9,459	\$ 113,511

Landscape Contingency

Other landscape costs not under contract, which includes landscape light repairs, tree removals, tree trimmings, additional mulching and new projects and replacements.

Irrigation Maintenance

Cost of miscellaneous repairs and maintenance to irrigation system.

Sign Repairs

The District will repair and replace signs at its facilities, common areas and streets.

Lake Maintenance

The District has contracted with the Lake Doctors to maintain the water quality in all the lakes in Brandy Creek Community Development District.

<u>Contractor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Lake Doctors	Lake Maintenance	\$ 737	\$ 8,844



*Brandy Creek*  
*Community Development District*  
*BUDGET*  
*Fiscal Year 2017*

General Facility Maintenance

Cost of labor (when outsourced) and supplies for routine repairs and maintenance of the District's common areas and Amenity Centers, to include painting, pressure washing, carpet cleaning and replacement of lighting in and around the facilities.

Pet Waste Disposal

The District contracts with First Coast Scoopers for weekly servicing of pet waste stations.

<u>Contractor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
First Coast Scoopers	Pet Waste Disposal	\$ 780	\$ 9,360

Street Lighting

The District has various utility amounts with Florida Power and Light for street lighting cost to the community. The amount is based upon the agreement plus estimated cost for fuel charges.

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
915675411	Johns Creek Pkwy	\$ 2,631	\$ 31,575
	Contingency	\$ 35	\$ 425
	Total	\$ 2,667	\$ 32,000

Telephone

The Amenity Center currently pays AT&T for phone services. The amounts are based upon the following:

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
9042304208	AT&T	\$ 132.97	\$ 1,596
9042874727	AT&T	\$ 110	\$ 1,320
	Total	\$ 243	\$ 2,916

Cable

The Amenity Center currently uses Litestream Technologies and Florida High Speed Internet to provide cable and internet services.

<u>Account Number</u>	<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
2701	Litestream Holdings LLC	\$ 61	\$ 735
	Florida High Speed Internet	\$ 75	\$ 900
	Total	\$ 136	\$ 1,635

*Brandy Creek  
Community Development District  
BUDGET  
Fiscal Year 2017*

Electric

The District has various utility accounts with Florida Power and Light for lighting

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
6946833487	224 Johns Creek Pkwy	\$ 1,132	\$ 13,582
1063920597	224 Johns Creek Pkwy #1	\$ 11	\$ 136
5919788496	101 Nature Walk Pkwy #1	\$ 20	\$ 243
4300684380	181 Huffner Hill Cir # Irrig	\$ 8	\$ 99
490740477	231 Johns Creek Pkwy #1	\$ 46	\$ 550
3276629379	391 Johns Creek Pkwy #1	\$ 142	\$ 1,703
559825385	993 Huffner Hill Cir #Park	\$ 19	\$ 224
7908738508	251 Huffner Hill Cir # Amenity	\$ 605	\$ 7,262
	Contingency	\$ 183	\$ 2,201
	Total	\$ 2,167	\$ 26,000

Water/Sewer/Irrigation

The District has various utility accounts with JEA for water, sewer, and irrigation used by the district.

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
62253168	224 Johns Creek Pkwy	\$ 152	\$ 1,823
62253168	224 Johns Creek Pkwy	\$ 345	\$ 4,139
74527267	251 Huffner Hill Cr	\$ 59	\$ 711
74527267	251 Huffner Hill Cr	\$ 33	\$ 400
68260355	104 Field Crest Drive S	\$ 357	\$ 4,279
69808378	16 Avery Garden Pl	\$ 1,181	\$ 14,166
64512183	1707 Anthler Hill Ct	\$ 58	\$ 694
74759588	251 Huffner Hill Cr	\$ 371	\$ 4,454
67133289	277 Johns Creek Pkwy	\$ 658	\$ 7,900
66725332	306 Johns Creek Pkwy	\$ 47	\$ 566
67133230	371 Johns Creek Pkwy	\$ 449	\$ 5,393
64512184	907 Hawk Run Ct	\$ 34	\$ 410
	Contingency	\$ 25	\$ 304
	Total	\$ 3,770	\$ 45,239

Security

The District as contracted with Atlantic Security to provide monitoring and replacement services at the Amenity Center. The district also uses off-duty deputies for security patrols of District property.

*Brandy Creek  
Community Development District  
BUDGET  
Fiscal Year 2017*

Refuse Service

The District has contracted Republic Services for garbage disposal service.

<u>Account</u>	<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
3-0687-3615991	Republic Services	\$ 689	\$ 8,268

Janitorial Services

The District has contracted with Vesta/ASG to provide janitorial services for both Amenity Center.

<u>Contractor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
ASG/Vesta	Contract	\$ 815	\$ 9,780
	Supplies	\$ 68	\$ 820
	Total	\$ 883	\$ 10,600

Community Web Site Services

The District has engaged Janet Ridgeway to serve as Webmaster for [www.johnscreekfl.com](http://www.johnscreekfl.com) and to maintain website information required under Florida Law to be posted online for all Special Districts.

Special Events

Represents estimated cost for the District to host any special events for the community throughout the Fiscal Year.

Recreation Passes

Represents the estimated cost for issuing access cards to the District's residents for Amenity Center privileges. Residents must purchase replacement cards and receipts are posted to miscellaneous income.

Capital Reserve

The District has established a maintenance reserve to fund the renewal and replacement of the District's capital related facilities.

**Brandy Creek**  
Community Development District

*Debt Service Fund*  
*Series 2013A*

<i>Description</i>	<i>Adopted Budget FY 2016</i>	<i>Actual YTD 6/30/16</i>	<i>Projected 3 Months</i>	<i>Projected Thru 9/30/16</i>	<i>Adopted Budget FY 2017</i>
<b><i>Revenues</i></b>					
<i>Interest Income</i>	\$0	\$220	\$119	\$339	\$0
<i>Assessments - On Roll</i>	\$320,590	\$320,822	\$0	\$320,822	\$319,787
<i>Prepayments</i>	\$0	\$0	\$0	\$0	\$0
<i>Carry Forward Surplus</i>	\$78,861	\$81,536	\$0	\$81,536	\$76,489
<b><i>Total Revenues</i></b>	<b>\$399,451</b>	<b>\$402,578</b>	<b>\$119</b>	<b>\$402,697</b>	<b>\$396,275</b>
<b><i>Expenditures</i></b>					
<i>Series 2013A</i>					
<i>Interest 11/1</i>	\$75,149	\$75,149	\$0	\$75,149	\$72,114
<i>Interest 5/1</i>	\$75,149	\$75,149	\$0	\$75,149	\$72,114
<i>Principal 5/1</i>	\$170,000	\$170,000	\$0	\$170,000	\$175,000
<b><i>Total Expenses</i></b>	<b>\$320,297</b>	<b>\$320,297</b>	<b>\$0</b>	<b>\$320,297</b>	<b>\$319,228</b>
<b><i>Other Sources (Uses)</i></b>					
<i>Interfund Transfer Out</i>	(\$7,040)	(\$5,911)	\$0	(\$5,911)	(\$4,375)
<b><i>Other Sources</i></b>	<b>(\$7,040)</b>	<b>(\$5,911)</b>	<b>\$0</b>	<b>(\$5,911)</b>	<b>(\$4,375)</b>
<b><i>Total Expenses</i></b>	<b>\$327,337</b>	<b>\$326,208</b>	<b>\$0</b>	<b>\$326,208</b>	<b>\$323,603</b>
<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$72,114</b>	<b>\$76,370</b>	<b>\$119</b>	<b>\$76,489</b>	<b>\$72,673</b>

November 1, 2017 Interest Payment \$ 68,990.25

Net Assessments	\$319,787
Add: Discounts and Collections (6%)	\$21,267
Gross Assessments	\$341,053
Assessable Units	399
Per Unit Assessment	\$855

**Brandy Creek**  
**Community Development District**  
*Series 2013 Special Assessment Refunding Bonds*  
**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>RATE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/16	\$ 4,040,000.00	3.570%	\$ -	\$ 72,114.00	\$ 317,262.50
05/01/17	\$ 4,040,000.00	3.570%	\$ 175,000.00	\$ 72,114.00	
11/01/17	\$ 3,865,000.00	3.570%	\$ -	\$ 68,990.25	\$ 316,104.25
05/01/18	\$ 3,865,000.00	3.570%	\$ 180,000.00	\$ 68,990.25	
11/01/18	\$ 3,685,000.00	3.570%	\$ -	\$ 65,777.25	\$ 314,767.50
05/01/19	\$ 3,685,000.00	3.570%	\$ 190,000.00	\$ 65,777.25	
11/01/19	\$ 3,495,000.00	3.570%	\$ -	\$ 62,385.75	\$ 318,163.00
05/01/20	\$ 3,495,000.00	3.570%	\$ 195,000.00	\$ 62,385.75	
11/01/20	\$ 3,300,000.00	3.570%	\$ -	\$ 58,905.00	\$ 316,290.75
05/01/21	\$ 3,300,000.00	3.570%	\$ 205,000.00	\$ 58,905.00	
11/01/21	\$ 3,095,000.00	3.570%	\$ -	\$ 55,245.75	\$ 319,150.75
05/01/22	\$ 3,095,000.00	3.570%	\$ 210,000.00	\$ 55,245.75	
11/01/22	\$ 2,885,000.00	3.570%	\$ -	\$ 51,497.25	\$ 316,743.00
05/01/23	\$ 2,885,000.00	3.570%	\$ 220,000.00	\$ 51,497.25	
11/01/23	\$ 2,665,000.00	3.570%	\$ -	\$ 47,570.25	\$ 319,067.50
05/01/24	\$ 2,665,000.00	3.570%	\$ 225,000.00	\$ 47,570.25	
11/01/24	\$ 2,440,000.00	3.570%	\$ -	\$ 43,554.00	\$ 316,124.25
05/01/25	\$ 2,440,000.00	3.570%	\$ 235,000.00	\$ 43,554.00	
11/01/25	\$ 2,205,000.00	3.570%	\$ -	\$ 39,359.25	\$ 317,913.25
05/01/26	\$ 2,205,000.00	3.570%	\$ 245,000.00	\$ 39,359.25	
11/01/26	\$ 1,960,000.00	3.570%	\$ -	\$ 34,986.00	\$ 319,345.25
05/01/27	\$ 1,960,000.00	3.570%	\$ 250,000.00	\$ 34,986.00	
11/01/27	\$ 1,710,000.00	3.570%	\$ -	\$ 30,523.50	\$ 315,509.50
05/01/28	\$ 1,710,000.00	3.570%	\$ 260,000.00	\$ 30,523.50	
11/01/28	\$ 1,450,000.00	3.570%	\$ -	\$ 25,882.50	\$ 316,406.00
05/01/29	\$ 1,450,000.00	3.570%	\$ 270,000.00	\$ 25,882.50	
11/01/29	\$ 1,180,000.00	3.570%	\$ -	\$ 21,063.00	\$ 316,945.50
05/01/30	\$ 1,180,000.00	3.570%	\$ 280,000.00	\$ 21,063.00	
11/01/30	\$ 900,000.00	3.570%	\$ -	\$ 16,065.00	\$ 317,128.00
05/01/31	\$ 900,000.00	3.570%	\$ 290,000.00	\$ 16,065.00	
11/01/31	\$ 610,000.00	3.570%	\$ -	\$ 10,888.50	\$ 316,953.50
05/01/32	\$ 610,000.00	3.570%	\$ 300,000.00	\$ 10,888.50	
11/01/32	\$ 310,000.00	3.570%	\$ -	\$ 5,533.50	\$ 316,422.00
05/01/33	\$ 310,000.00	3.570%	\$ 310,000.00	\$ 5,533.50	
11/01/33	\$ -	3.570%	\$ -	\$ -	\$ 315,533.50
			<b>\$ 4,040,000.00</b>	<b>\$ 1,420,681.50</b>	<b>\$ 5,705,830.00</b>

# Brandy Creek

Community Development District

Debt Service Fund

Series 2015

<i>Description</i>	<i>Adopted Budget FY 2016</i>	<i>Actual YTD 6/30/16</i>	<i>Projected 3 Months</i>	<i>Projected Thru 9/30/16</i>	<i>Adopted Budget FY 2017</i>
<b><i>Revenues</i></b>					
<i>Interest Income</i>	\$40	\$22	\$8	\$30	\$0
<i>Special Assessments</i>	\$181,984	\$182,535	\$0	\$182,535	\$181,984
<i>Prepayments</i>	\$0	\$13,886	\$0	\$13,886	\$0
<i>Carry Forward Surplus</i>	\$161,023	\$69,468	\$0	\$69,468	\$48,512
<b><i>Total Revenues</i></b>	<b>\$343,047</b>	<b>\$265,912</b>	<b>\$8</b>	<b>\$265,920</b>	<b>\$230,496</b>
<b><i>Expenditures</i></b>					
<i>Interest 11/1</i>	\$0	\$0	\$0	\$0	\$47,656
<i>Interest 5/1</i>	\$48,200	\$48,200	\$0	\$48,200	\$46,879
<i>Principal 5/1</i>	\$0	\$0	\$0	\$0	\$85,000
<i>Special Call 5/1</i>	\$0	\$15,000	\$0	\$15,000	\$0
<b><i>Total Expenses</i></b>	<b>\$48,200</b>	<b>\$63,200</b>	<b>\$0</b>	<b>\$63,200</b>	<b>\$179,535</b>
<b><i>Other Sources (Uses)</i></b>					
<i>Bond Proceeds</i>	\$2,373,900	\$2,373,900	\$0	\$2,373,900	\$0
<i>Interfund Transfer Out</i>	(77,436)	(\$163,657)	\$0	(\$163,657)	(\$4,912)
<i>Transfer Out to Escrow Agent</i>	(2,364,450)	(2,364,450)	\$0	(2,364,450)	\$0
<b><i>Other Sources</i></b>	<b>(\$67,986)</b>	<b>(\$154,208)</b>	<b>\$0</b>	<b>(\$154,208)</b>	<b>(\$4,912)</b>
<b><i>Total Expenses</i></b>	<b>\$116,186</b>	<b>\$217,408</b>	<b>\$0</b>	<b>\$217,408</b>	<b>\$184,447</b>
<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$226,861</b>	<b>\$48,504</b>	<b>\$8</b>	<b>\$48,512</b>	<b>\$46,049</b>

1. Transfer out to Capital Project Fund

\*\*November 1, 2017 Interest payment \$ 46,049

Net Assessments	\$181,984
Add: Discounts and Collections (6%)	\$11,616
<b>Gross Assessments</b>	<b>\$193,600</b>
Assessable Units	176
<b>Per Unit Assessment</b>	<b>\$1,100</b>

**Brandy Creek**  
**Community Development District**  
*Series 2015 Special Assessment Refunding Bonds*  
AMORTIZATION SCHEDULE

<i>DATE</i>		<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/16	\$	2,520,000.00	3.70%	-	\$ 47,656.00	\$ 111,139.88
05/01/17	\$	2,520,000.00	3.70%	\$ 85,000.00	\$ 46,879.00	
11/01/17	\$	2,435,000.00	3.70%	-	\$ 46,048.56	\$ 177,927.56
05/01/18	\$	2,435,000.00	3.70%	\$ 90,000.00	\$ 45,297.76	
11/01/18	\$	2,345,000.00	3.70%	-	\$ 44,346.56	\$ 179,644.32
05/01/19	\$	2,345,000.00	3.70%	\$ 95,000.00	\$ 43,623.51	
11/01/19	\$	2,250,000.00	3.70%	-	\$ 42,550.00	\$ 181,173.51
05/01/20	\$	2,250,000.00	3.70%	\$ 95,000.00	\$ 42,087.50	
11/01/20	\$	2,155,000.00	3.70%	-	\$ 40,753.44	\$ 177,840.94
05/01/21	\$	2,155,000.00	3.70%	\$ 100,000.00	\$ 40,088.99	
11/01/21	\$	2,055,000.00	3.70%	-	\$ 38,862.33	\$ 178,951.32
05/01/22	\$	2,055,000.00	3.70%	\$ 105,000.00	\$ 38,228.71	
11/01/22	\$	1,950,000.00	3.70%	-	\$ 36,876.67	\$ 180,105.38
05/01/23	\$	1,950,000.00	3.70%	\$ 110,000.00	\$ 36,275.42	
11/01/23	\$	1,840,000.00	3.70%	-	\$ 34,796.44	\$ 181,071.86
05/01/24	\$	1,840,000.00	3.70%	\$ 115,000.00	\$ 34,418.22	
11/01/24	\$	1,725,000.00	3.70%	-	\$ 32,621.67	\$ 182,039.89
05/01/25	\$	1,725,000.00	3.70%	\$ 115,000.00	\$ 32,089.79	
11/01/25	\$	1,610,000.00	3.70%	-	\$ 30,446.89	\$ 177,536.68
05/01/26	\$	1,610,000.00	3.70%	\$ 120,000.00	\$ 29,950.47	
11/01/26	\$	1,490,000.00	3.70%	-	\$ 28,177.56	\$ 178,128.03
05/01/27	\$	1,490,000.00	3.70%	\$ 125,000.00	\$ 27,718.14	
11/01/27	\$	1,365,000.00	3.70%	-	\$ 25,813.67	\$ 178,531.81
05/01/28	\$	1,365,000.00	3.70%	\$ 130,000.00	\$ 25,533.08	
11/01/28	\$	1,235,000.00	3.70%	-	\$ 23,355.22	\$ 178,888.30
05/01/29	\$	1,235,000.00	3.70%	\$ 135,000.00	\$ 22,974.43	
11/01/29	\$	1,100,000.00	3.70%	-	\$ 20,802.22	\$ 178,776.65
05/01/30	\$	1,100,000.00	3.70%	\$ 140,000.00	\$ 20,463.06	
11/01/30	\$	960,000.00	3.70%	-	\$ 18,154.67	\$ 178,617.73
05/01/31	\$	960,000.00	3.70%	\$ 145,000.00	\$ 17,858.67	
11/01/31	\$	815,000.00	3.70%	-	\$ 15,412.56	\$ 178,271.23
05/01/32	\$	815,000.00	3.70%	\$ 150,000.00	\$ 15,245.03	
11/01/32	\$	665,000.00	3.70%	-	\$ 12,575.89	\$ 177,820.92
05/01/33	\$	665,000.00	3.70%	\$ 155,000.00	\$ 12,370.85	
11/01/33	\$	510,000.00	3.70%	-	\$ 9,644.67	\$ 177,015.52
05/01/34	\$	510,000.00	3.70%	\$ 165,000.00	\$ 9,487.42	
11/01/34	\$	345,000.00	3.70%	-	\$ 6,524.33	\$ 181,011.75
05/01/35	\$	345,000.00	3.70%	\$ 170,000.00	\$ 6,417.96	
11/01/35	\$	175,000.00	3.70%	-	\$ 3,309.44	\$ 179,727.40
05/01/36	\$	175,000.00	3.70%	\$ 175,000.00	\$ 3,273.47	
11/01/36	\$	-	3.70%	-	-	\$ 178,273.47
				\$ 2,520,000.00	\$ 1,109,010.27	\$ 3,692,494.15

# Brandy Creek

Community Development District

Capital Reserve

<i>Description</i>	<i>Adopted Budget FY 2016</i>	<i>Actual YTD 6/30/16</i>	<i>Projected 3 Months</i>	<i>Projected Thru 9/30/16</i>	<i>Adopted Budget FY 2017</i>
<b><u>Revenues:</u></b>					
<i>Interest Income</i>	\$0	\$796	\$324	\$1,120	\$1,000
<i>Capital Reserve Funding - Transfer In</i>	\$62,484	\$62,484	\$0	\$62,484	\$44,117
<i>Excess Revenue- Transfer In</i>	\$0	\$92,283	\$0	\$92,283	\$0
<i>Carryforward Surplus</i>	\$373,198	\$367,832	\$0	\$367,832	\$465,533
<b><i>Total Revenues</i></b>	<b>\$435,682</b>	<b>\$523,395</b>	<b>\$324</b>	<b>\$523,719</b>	<b>\$510,650</b>
<b><u>Expenditures</u></b>					
<i>Capital Outlay - Equipment</i>	\$0	\$7,749	\$0	\$7,749	\$0
<i>Repair &amp; Replacements</i>	\$50,437	\$11,229	\$39,208	\$50,437	\$80,957
<b><i>Total Expenditures</i></b>	<b>\$50,437</b>	<b>\$18,978</b>	<b>\$39,208</b>	<b>\$58,186</b>	<b>\$80,957</b>
<b><i>Excess Revenues (Expenditures)</i></b>	<b>\$385,245</b>	<b>\$504,417</b>	<b>(\$38,884)</b>	<b>\$465,533</b>	<b>\$429,693</b>