

# *Brandy Creek*

## *Community Development District*



# *Adopted Budget*

*Fiscal Year 2020*

*July 10, 2019*



*Brandy Creek*  
*Community Development District*  
*BUDGET*  
*Fiscal Year 2020*

*Table of Contents*

General Fund Budget	Page 1 - 2
Narrative – Administrative and Maintenance	Page 3 - 10
Series 2013A Debt Service Fund Budget	Page 11 - 12
Series 2015 Debt Service Fund Budget	Page 13 - 14
Capital Reserve Fund Budget	Page 15

# Brandy Creek

## Community Development District

## General Fund

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 5/31/19</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/19</i>	<i>Adopted Budget FY 2020</i>
<b><u>Revenues</u></b>					
<i>Maintenance Assessments</i>	\$692,401	\$687,718	\$4,683	\$692,401	\$710,413
<i>Interest Income</i>	\$100	\$446	\$300	\$746	\$500
<i>Rental/Miscellaneous Income</i>	\$8,000	\$9,658	\$2,000	\$11,658	\$8,000
<i>Cost Sharing Revenue</i>	\$8,372	\$8,384	\$0	\$8,384	\$8,357
<b><i>Total Revenues</i></b>	<b>\$708,873</b>	<b>\$706,206</b>	<b>\$6,983</b>	<b>\$713,188</b>	<b>\$727,270</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
<i>Supervisor Fees</i>	\$6,400	\$3,000	\$1,600	\$4,600	\$6,000
<i>FICA Expense</i>	\$490	\$184	\$122	\$306	\$459
<i>Engineering</i>	\$5,000	\$3,726	\$1,274	\$5,000	\$5,000
<i>Arbitrage</i>	\$1,200	\$600	\$600	\$1,200	\$1,200
<i>Trustee</i>	\$8,000	\$8,074	\$0	\$8,074	\$8,000
<i>Assessment Roll</i>	\$5,000	\$5,000	\$0	\$5,000	\$5,000
<i>Attorney</i>	\$20,000	\$8,774	\$9,564	\$18,338	\$20,000
<i>Dissemination Agent</i>	\$1,350	\$100	\$200	\$300	\$1,350
<i>Annual Audit</i>	\$3,500	\$3,700	\$0	\$3,700	\$3,900
<i>Management Fees</i>	\$49,125	\$32,750	\$16,375	\$49,125	\$50,598
<i>Computer Time</i>	\$1,000	\$667	\$333	\$1,000	\$1,000
<i>Telephone</i>	\$150	\$188	\$40	\$228	\$250
<i>Postage</i>	\$790	\$682	\$571	\$1,253	\$1,000
<i>Records Storage</i>	\$150	\$0	\$150	\$150	\$100
<i>Insurance</i>	\$7,990	\$7,408	\$0	\$7,408	\$7,800
<i>Printing &amp; Binding</i>	\$1,800	\$782	\$1,018	\$1,800	\$1,800
<i>Legal Advertising</i>	\$1,383	\$301	\$1,082	\$1,383	\$1,383
<i>Other Current Charges</i>	\$1,600	\$483	\$244	\$727	\$1,600
<i>Office Supplies</i>	\$150	\$46	\$36	\$82	\$150
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$175	\$0	\$175	\$175
<i>Website Compliance</i>	\$0	\$2,645	\$600	\$3,245	\$900
<b><i>Administrative Expenses</i></b>	<b>\$115,253</b>	<b>\$79,285</b>	<b>\$33,811</b>	<b>\$113,095</b>	<b>\$117,665</b>
<b><u>Maintenance</u></b>					
<i>Insurance</i>	\$15,150	\$14,507	\$0	\$14,507	\$15,150
<i>Facility Administration/Events Coordinator</i>	\$26,641	\$17,761	\$8,880	\$26,641	\$26,641
<i>Facility Staffing (Contingency)</i>	\$5,000	\$1,000	\$4,000	\$5,000	\$5,000
<i>Pool Monitors</i>	\$27,163	\$7,661	\$19,502	\$27,163	\$27,163
<i>Field Operations Manager</i>	\$60,278	\$43,185	\$20,093	\$63,278	\$60,278
<i>Office Supplies / Mailings / Printing</i>	\$1,200	\$309	\$891	\$1,200	\$1,200
<i>Pool Maintenance</i>	\$44,091	\$20,860	\$23,231	\$44,091	\$44,091
<i>Permit Fees</i>	\$925	\$0	\$925	\$925	\$925

# Brandy Creek

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 5/31/19</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/19</i>	<i>Adopted Budget FY 2020</i>
<i>Landscape Maintenance</i>	\$113,511	\$77,477	\$38,491	\$115,969	\$118,937
<i>Landscape Contingency</i>	\$25,000	\$22,705	\$2,295	\$25,000	\$25,000
<i>Irrigation Maintenance</i>	\$6,700	\$5,637	\$1,063	\$6,700	\$6,700
<i>Sign Repairs</i>	\$2,500	\$0	\$2,500	\$2,500	\$2,500
<i>Lake Maintenance</i>	\$8,844	\$5,896	\$2,948	\$8,844	\$8,924
<i>General Facility Maintenance</i>	\$25,000	\$18,323	\$6,677	\$25,000	\$25,000
<i>Pet Waste Disposal</i>	\$6,264	\$4,911	\$2,082	\$6,993	\$6,264
<i>Streetlighting</i>	\$35,000	\$22,397	\$11,498	\$33,895	\$35,000
<i>Telephone</i>	\$2,916	\$2,045	\$1,105	\$3,150	\$3,350
<i>Cable</i>	\$2,300	\$1,495	\$755	\$2,250	\$2,300
<i>Electric</i>	\$26,000	\$15,125	\$8,000	\$23,125	\$26,000
<i>Water/Sewer/Irrigation</i>	\$45,239	\$25,739	\$16,000	\$41,739	\$45,239
<i>Security</i>	\$8,000	\$5,985	\$2,100	\$8,085	\$8,000
<i>Security Camera Lease &amp; Maintenance</i>	\$14,000	\$8,814	\$5,186	\$14,000	\$14,000
<i>Refuse Service</i>	\$8,268	\$4,264	\$2,152	\$6,416	\$8,268
<i>Janitorial Services</i>	\$19,578	\$13,052	\$6,526	\$19,578	\$19,578
<i>Community Web Site Services</i>	\$2,400	\$1,600	\$0	\$1,600	\$2,400
<i>Special Events</i>	\$4,000	\$5,643	\$4,233	\$9,876	\$10,000
<i>Recreational Passes</i>	\$1,200	\$0	\$1,200	\$1,200	\$1,200
<i>Capital Reserve</i>	\$56,453	\$0	\$56,453	\$56,453	\$60,497
<b><i>Maintenance Expenses</i></b>	<b>\$593,621</b>	<b>\$346,390</b>	<b>\$248,788</b>	<b>\$595,178</b>	<b>\$609,605</b>
<b><i>Total Expenses</i></b>	<b>\$708,874</b>	<b>\$425,675</b>	<b>\$282,599</b>	<b>\$708,273</b>	<b>\$727,270</b>
<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$0</b>	<b>\$280,531</b>	<b>-\$275,616</b>	<b>\$4,915</b>	<b>\$0</b>

	FY 2019	FY 2020
<b>Net Assessments</b>	<b>\$692,401</b>	<b>\$710,413</b>
<b>Add: Discounts and Collections (6%)</b>	<b>\$44,175</b>	<b>\$45,324</b>
<b>Gross Assessments</b>	<b>\$736,576</b>	<b>\$755,737</b>
<b>Assessable Units</b>	<b>583</b>	<b>583</b>
<b>Per Unit Assessment</b>	<b>\$1,263.42</b>	<b>\$1,296.29</b>

*Brandy Creek*  
*Community Development District*  
*BUDGET*  
*Fiscal Year 2020*

**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.

*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.

---

**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.

*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.

*Brandy Creek*  
*Community Development District*  
*BUDGET*  
*Fiscal Year 2020*

*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 is required by the Security and Exchange Commission 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.

*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 keep off-site for security and safety.

*Brandy Creek*  
*Community Development District*  
*BUDGET*  
*Fiscal Year 2020*

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.

Website Compliance

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements contracted with Unicorn Web Development.

**Maintenance:**

Insurance

The District's Property Insurance policy is with the EGIS. EGIS specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to two Amenity Centers and other district property facilities and capital assets.

Facility Administration/Events Coordinator

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

*Brandy Creek*  
*Community Development District*  
 BUDGET  
 Fiscal Year 2020

Facility Staffing (Contingency)

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

Pool Monitors

The District has contracted with Vesta Property Services to provide personnel to monitor usage of the two pools during peak swim season.

Field Operations Manager

The District has contracted with Vesta Property Services 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.

Office Supplies / Mailings / Printing

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

Pool Maintenance

The District has contracted with Vesta Property Services for the maintenance of the Amenity Center Swimming Pool and Spray Ground Area and maintenance of Phase 2 pool. Also, included with this item are pool chemicals purchases contracted with Hawkins Inc.

<u>Contract</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	Pool Maintenance	2,546	30,553
Hawkins Inc	Pool Chemicals	1,128	13,538
	Total Pool Maintenance	\$ 3,674	\$ 44,091

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>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone Landscape	\$ 9,911	\$ 118,937

Landscape Contingency

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



*Brandy Creek*  
*Community Development District*  
 BUDGET  
 Fiscal Year 2020

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. New contract starts 2/1/2020.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
The Lake Doctors (4)	\$ 737	\$ 2,948
The Lake Doctors (8)	\$ 747	\$ 5,976
		\$ 8,924

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 has contracted with Vesta Property Services for weekly servicing of pet waste stations.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 522	\$ 6,264

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 #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
9156475411	Johns Creek Pkwy	2,800	33,600
	Contingency	117	1,400
	<b>Total Streetlighting</b>	\$ 2,917	\$ 35,000

***Brandy Creek***  
***Community Development District***  
*BUDGET*  
*Fiscal Year 2020*

Telephone

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

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
9042304208	224 Johns Creek Pkwy	156	1,877
9042874727	251 Huffner Hill Cir	120	1,435
		3	38
<b>Total Telephone</b>		<b>\$ 279</b>	<b>\$ 3,350</b>

Cable

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Florida Highspeed Internet	125	1,500
Lifestream	61	735
Contingency	5	65
<b>Total Cable</b>	<b>\$ 192</b>	<b>\$ 2,300</b>

Electric

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

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
6946833487	224 Johns Creek Pkwy	925	11,100
1063920597	224 Johns Creek Pkwy #1	20	240
7908738508	251 Huffner Hill Cir # Amenity	560	6,720
5919788496	101 Nature Walk Pkwy #1	30	360
4300684380	181 Huffner Hill Cir # Irrig	12	144
4940740477	231 Johns Creek Pkwy #1	60	720
3276629379	391 Johns Creek Pkwy #1	260	3,120
559825385	993 Huffner Hill Cir #Park	18	216
	Contingency	282	3,380
<b>Total Electric</b>		<b>\$ 2,167</b>	<b>\$ 26,000</b>

*Brandy Creek*  
*Community Development District*  
 BUDGET  
 Fiscal Year 2020

Water/Sewer/Irrigation

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

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
62253168	224 Johns Creek Pkwy-Water	270	3,240
62253168	224 Johns Creek Pkwy-Sewer	650	7,800
74527267	251 Huffner Hill Cr-Sewer	70	840
74527267	251 Huffner Hill Cr-Water	40	480
68260355	104 Field Crest Drive S	260	3,120
69808378	16 Avery Garden Pl	1,000	12,000
64512183	1707 Anthler Hill Ct	55	660
74759588	251 Huffner Hill Cr	500	6,000
67133289	277 Johns Creek Pkwy	200	2,400
66725332	306 Johns Creek Pkwy	60	720
67133230	371 Johns Creek Pkwy	250	3,000
64512184	907 Hawk Run Ct	55	660
	Contingency	360	4,319
	<b>Total Water/Sewer/Irrigation</b>	<b>\$ 3,770</b>	<b>\$ 45,239</b>

Security

The district uses off-duty SJJ0 deputies for security patrols of District property. The District also has contracted with Atlantic Security to provide electronic monitoring of burglar and fire alarms at CDD facilities services at the Amenity Center.

Security Camera Lease & Maintenance

The District has contracted with Tyco Integrated Security, LLC for lease and maintenance of the security camera system.

Refuse Service

The District has contracted Republic Services for garbage disposal service.

Janitorial Services

The District has contracted with Vesta Property Services to provide janitorial services for both Amenity Centers. Also included are maintenance services.

Community Web Site Services

The District has engaged Unicorn Web Development 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.

*Brandy Creek*  
*Community Development District*  
*BUDGET*  
*Fiscal Year 2020*

*Special Events*

Represents estimated cost for the District to host any special events for the community throughout the Fiscal Year. Costs are partially offset by rental and miscellaneous income.

*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>Approved Budget FY 2019</i>	<i>Actual Thru 5/31/19</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/19</i>	<i>Adopted Budget FY 2020</i>
<b><u>Revenues</u></b>					
<i>Interest Income</i>	\$300	\$2,912	\$1,004	\$3,916	\$300
<i>Assessments - On Roll</i>	\$319,787	\$317,634	\$2,153	\$319,787	\$319,787
<i>Carry Forward Surplus</i>	\$116,458	\$84,890	\$0	\$84,890	\$82,306
<b><i>Total Revenues</i></b>	<b>\$436,544</b>	<b>\$405,436</b>	<b>\$3,157</b>	<b>\$408,593</b>	<b>\$402,393</b>
<b><u>Expenditures</u></b>					
<i>Series 2013A</i>					
<i>Interest 11/1</i>	\$65,777	\$65,688	\$0	\$65,688	\$62,207
<i>Principal-Prepayment 11/1</i>	\$5,000	\$5,000	\$0	\$5,000	\$0
<i>Interest 5/1</i>	\$65,777	\$65,599	\$0	\$65,599	\$62,207
<i>Principal 5/1</i>	\$190,000	\$190,000	\$0	\$190,000	\$195,000
<b><i>Total Expenses</i></b>	<b>\$326,555</b>	<b>\$326,287</b>	<b>\$0</b>	<b>\$326,287</b>	<b>\$319,415</b>
<b><u>Other Sources (Uses)</u></b>					
<i>Interfund Transfer Out</i>	\$0	\$0	\$0	\$0	\$0
<b><i>Other Sources</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><i>Total Expenses</i></b>	<b>\$326,555</b>	<b>\$326,287</b>	<b>\$0</b>	<b>\$326,287</b>	<b>\$319,415</b>
<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$109,990</b>	<b>\$79,149</b>	<b>\$3,157</b>	<b>\$82,306</b>	<b>\$82,978</b>

November 1, 2020 Interest Payment \$58,726.50

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

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

<i>DATE</i>		<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>		<i>INTEREST</i>		<i>TOTAL</i>
11/01/19	\$	3,485,000.00	3.570%	\$ -	\$	62,207.25	\$	317,806.00
05/01/20	\$	3,485,000.00	3.570%	\$ 195,000.00	\$	62,207.25		
11/01/20	\$	3,290,000.00	3.570%	\$ -	\$	58,726.50	\$	315,933.75
05/01/21	\$	3,290,000.00	3.570%	\$ 205,000.00	\$	58,726.50		
11/01/21	\$	3,085,000.00	3.570%	\$ -	\$	55,067.25	\$	318,793.75
05/01/22	\$	3,085,000.00	3.570%	\$ 210,000.00	\$	55,067.25		
11/01/22	\$	2,875,000.00	3.570%	\$ -	\$	51,318.75	\$	316,386.00
05/01/23	\$	2,875,000.00	3.570%	\$ 215,000.00	\$	51,318.75		
11/01/23	\$	2,660,000.00	3.570%	\$ -	\$	47,481.00	\$	313,799.75
05/01/24	\$	2,660,000.00	3.570%	\$ 225,000.00	\$	47,481.00		
11/01/24	\$	2,435,000.00	3.570%	\$ -	\$	43,464.75	\$	315,945.75
05/01/25	\$	2,435,000.00	3.570%	\$ 235,000.00	\$	43,464.75		
11/01/25	\$	2,200,000.00	3.570%	\$ -	\$	39,270.00	\$	317,734.75
05/01/26	\$	2,200,000.00	3.570%	\$ 240,000.00	\$	39,270.00		
11/01/26	\$	1,960,000.00	3.570%	\$ -	\$	34,986.00	\$	314,256.00
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>\$ 3,485,000.00</b>	<b>\$</b>	<b>1,004,955.00</b>	<b>\$</b>	<b>4,745,553.75</b>

# Brandy Creek

Community Development District

Debt Service Fund

Series 2015

<i>Description</i>	<i>Approved Budget FY 2019</i>	<i>Actual Thru 5/31/19</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/19</i>	<i>Adopted Budget FY 2020</i>
<b><u>Revenues</u></b>					
<i>Interest Income</i>	\$50	\$2,324	\$1,016	\$3,340	\$50
<i>Special Assessments</i>	\$180,929	\$179,732	\$1,197	\$180,929	\$180,929
<i>Carry Forward Surplus</i>	\$51,045	\$51,393	\$0	\$51,393	\$47,972
<b><i>Total Revenues</i></b>	<b>\$232,024</b>	<b>\$233,449</b>	<b>\$2,213</b>	<b>\$235,662</b>	<b>\$228,951</b>
<b><u>Expenditures</u></b>					
<i>Interest 11/1</i>	\$44,347	\$44,252	\$0	\$44,252	\$42,361
<i>Principal-Prepayment 11/1</i>	\$5,000	\$5,000	\$0	\$5,000	\$0
<i>Interest 5/1</i>	\$43,624	\$43,437	\$0	\$43,437	\$41,900
<i>Principal 5/1</i>	\$95,000	\$95,000	\$0	\$95,000	\$95,000
<b><i>Total Expenses</i></b>	<b>\$187,970</b>	<b>\$187,689</b>	<b>\$0</b>	<b>\$187,689</b>	<b>\$179,261</b>
<b><u>Other Sources (Uses)</u></b>					
<i>Interfund Transfer Out</i>	\$0	\$0	\$0	\$0	\$0
<b><i>Other Sources</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><i>Total Expenses</i></b>	<b>\$187,970</b>	<b>\$187,689</b>	<b>\$0</b>	<b>\$187,689</b>	<b>\$179,261</b>
<b><i>EXCESS REVENUES / (EXPENDITURES)</i></b>	<b>\$44,054</b>	<b>\$45,759</b>	<b>\$2,213</b>	<b>\$47,972</b>	<b>\$49,690</b>

\*\*November 1, 2020 Interest payment \$40,564

Net Assessments	\$180,950
Add: Discounts and Collections (6%)	\$11,550
Gross Assessments	\$192,500
Assessable Units	175
Per Unit Assessment	\$1,100

*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>
11/1/19	\$	2,240,000.00	3.70%		42,360.89	180,798.38
5/1/20	\$	2,240,000.00	3.70%	\$ 95,000.00	41,900.44	
11/1/20	\$	2,145,000.00	3.70%		40,564.33	177,464.77
5/1/21	\$	2,145,000.00	3.70%	\$ 100,000.00	39,902.96	
11/1/21	\$	2,045,000.00	3.70%		38,673.22	178,576.18
5/1/22	\$	2,045,000.00	3.70%	\$ 105,000.00	38,042.68	
11/1/22	\$	1,940,000.00	3.70%		36,687.56	179,730.24
5/1/23	\$	1,940,000.00	3.70%	\$ 110,000.00	36,089.39	
11/1/23	\$	1,830,000.00	3.70%		34,607.33	180,696.72
5/1/24	\$	1,830,000.00	3.70%	\$ 110,000.00	34,231.17	
11/1/24	\$	1,720,000.00	3.70%		32,527.11	176,758.28
5/1/25	\$	1,720,000.00	3.70%	\$ 115,000.00	31,996.78	
11/1/25	\$	1,605,000.00	3.70%		30,352.33	177,349.11
5/1/26	\$	1,605,000.00	3.70%	\$ 120,000.00	29,857.46	
11/1/26	\$	1,485,000.00	3.70%		28,083.00	177,940.46
5/1/27	\$	1,485,000.00	3.70%	\$ 125,000.00	27,625.13	
11/1/27	\$	1,360,000.00	3.70%		25,719.11	178,344.24
5/1/28	\$	1,360,000.00	3.70%	\$ 130,000.00	25,439.56	
11/1/28	\$	1,230,000.00	3.70%		23,260.67	178,700.23
5/1/29	\$	1,230,000.00	3.70%	\$ 135,000.00	22,881.42	
11/1/29	\$	1,095,000.00	3.70%		20,707.67	178,589.09
5/1/30	\$	1,095,000.00	3.70%	\$ 140,000.00	20,370.04	
11/1/30	\$	955,000.00	3.70%		18,060.11	178,430.15
5/1/31	\$	955,000.00	3.70%	\$ 145,000.00	17,765.65	
11/1/31	\$	810,000.00	3.70%		15,318.00	178,083.65
5/1/32	\$	810,000.00	3.70%	\$ 150,000.00	15,151.50	
11/1/32	\$	660,000.00	3.70%		12,481.33	177,632.83
5/1/33	\$	660,000.00	3.70%	\$ 155,000.00	12,277.83	
11/1/33	\$	505,000.00	3.70%		9,550.11	176,827.94
5/1/34	\$	505,000.00	3.70%	\$ 160,000.00	9,394.40	
11/1/34	\$	345,000.00	3.70%		6,524.33	175,918.73
5/1/35	\$	345,000.00	3.70%	\$ 170,000.00	6,417.96	
11/1/35	\$	175,000.00	3.70%		3,309.44	179,727.40
5/1/36	\$	175,000.00	3.70%	\$ 175,000.00	3,273.47	
	\$	-	3.70%			178,273.47
				<b>\$ 2,240,000.00</b>	<b>831,404.38</b>	<b>3,031,568.40</b>



# Brandy Creek

Community Development District

Capital Reserve

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 5/31/19</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/19</i>	<i>Adopted Budget FY 2020</i>
<b><u>Revenues:</u></b>					
<i>Interest Income</i>	\$1,000	\$3,859	\$1,956	\$5,815	\$2,000
<i>Capital Reserve Funding - Transfer In</i>	\$56,453	\$0	\$56,453	\$56,453	\$60,497
<i>Carryforward Surplus</i>	\$516,792	\$400,208	\$0	\$400,208	\$236,601
<b><i>Total Revenues</i></b>	<b>\$574,245</b>	<b>\$404,067</b>	<b>\$58,409</b>	<b>\$462,476</b>	<b>\$299,098</b>
<b><u>Expenditures</u></b>					
<i>Capital Outlay - Equipment/Facilities</i>	\$70,000	\$5,684	\$0	\$5,684	\$10,000
<i>Other Current Charges</i>	\$10,000	\$143	\$48	\$191	\$360
<i>Repair &amp; Replacements</i>	\$220,000	\$98,030	\$121,970	\$220,000	\$50,000
<b><i>Total Expenditures</i></b>	<b>\$300,000</b>	<b>\$103,857</b>	<b>\$122,018</b>	<b>\$225,875</b>	<b>\$60,360</b>
<b><i>Excess Revenues (Expenditures)</i></b>	<b>\$274,245</b>	<b>\$300,210</b>	<b>(\$63,609)</b>	<b>\$236,601</b>	<b>\$238,738</b>