

May 29, 2020

Brandy Creek Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
Attn: Jim Oliver

RE: *Consulting Engineer's Report*
Section 9.21 of the Master Trust Indenture
Brandy Creek Community Development District
Special Assessment Bond Series 2013A
Special Assessment Bond Series 2015A

Dear Mr. Oliver:

In accordance with Section 9.21 of the Master Trust Indenture, we have completed our annual review of the portions of the project within the Brandy Creek Community Development District constructed to date. The onsite inspection occurred May 29, 2020 with Jim Masters. We hereby offer the following consulting engineer's report.

The recreational facilities have been inspected and have been found to be in generally good condition, well maintained, and in good working order. These facilities are open for use, are regularly maintained by the operator. The following maintenance items were recommended to Jim Masters during the onsite review:

1. Address rusting fitness equipment around fitness loop.
2. Address sidewalk lifting issues around phase I amenity center.
3. Address Phase I patio drop into landscape area. This condition has previously existed however has become more concerning with the reduced furniture and removal of some landscape.

Additionally, we have inspected the entry features and have found them to be in good condition, well maintained and in good working order. This includes regular maintenance by the operator. It is not recommended that any additional maintenance or repair is necessary at this time.

Finally, we have inspected the berms and landscaping within the common area and have found them in generally good condition and well maintained. Additional maintenance or repair is not necessary at this time.

In addition, in accordance with Section 9.14 of the Master Trust Indenture, we have reviewed current limits of insurance coverage. We are not qualified to provide specific insurance recommendations and recommend that the insurance coverage amounts be reviewed by the District Manager and Insurance Provider annually to confirm that the current replacement costs are appropriate.

If you have any additional questions or require additional information, please do not hesitate to call.

Sincerely,

England-Thims & Miller, Inc.

Bradley L. Weeber, P.E.
District Engineer