

Brandy Creek

Community Development District



Adopted Budget

Fiscal Year 2023

July 13, 2022



Table of Contents

General Fund Budget	Page 1 - 2
Narrative – Administrative and Maintenance	Page 3 - 9
Series 2013A Debt Service Fund Budget	Page 10 - 11
Series 2015 Debt Service Fund Budget	Page 12 - 13
Capital Reserve Fund Budget	Page 14

Brandy Creek

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 5/31/22</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/22</i>	<i>Adopted Budget FY 2023</i>
<u>Revenues</u>					
Maintenance Assessments	\$768,724	\$764,481	\$4,221	\$768,702	\$857,020
Interest Income	\$0	\$12	\$10	\$23	\$0
Rental/Miscellaneous Income	\$8,000	\$3,545	\$3,700	\$7,245	\$8,000
Cost Sharing Revenue	\$8,435	\$8,467	\$0	\$8,467	\$8,467
Special Event Revenues	\$0	\$4,645	\$0	\$4,645	\$0
Carryforward Surplus	\$24,000	\$0	\$24,000	\$24,000	\$0
Total Revenues	\$809,159	\$781,150	\$31,931	\$813,081	\$873,487
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisor Fees	\$6,000	\$4,000	\$2,000	\$6,000	\$6,000
FICA Expense	\$459	\$306	\$153	\$459	\$459
Engineering	\$5,000	\$1,022	\$390	\$1,412	\$7,000
Arbitrage	\$1,200	\$600	\$0	\$600	\$1,200
Trustee	\$8,000	\$5,510	\$2,790	\$8,300	\$8,300
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$25,000	\$7,507	\$17,493	\$25,000	\$25,000
Annual Audit	\$3,505	\$0	\$3,505	\$3,505	\$3,505
Management Fees	\$50,598	\$33,732	\$16,866	\$50,598	\$53,128
Information Technology	\$1,250	\$833	\$417	\$1,250	\$1,450
Telephone	\$300	\$140	\$114	\$254	\$550
Postage	\$1,000	\$267	\$601	\$868	\$1,000
Records Storage	\$100	\$0	\$0	\$0	\$100
Insurance	\$9,348	\$8,252	\$0	\$8,252	\$10,554
Printing & Binding	\$1,800	\$324	\$1,126	\$1,450	\$1,000
Legal Advertising	\$1,420	\$368	\$932	\$1,300	\$1,420
Other Current Charges	\$1,400	\$1,005	\$240	\$1,245	\$1,400
Office Supplies	\$150	\$31	\$126	\$157	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$121,705	\$69,072	\$46,753	\$115,825	\$127,441
<u>Maintenance</u>					
Insurance	\$18,782	\$18,263	\$0	\$18,263	\$21,264
Facility Administration/Events Coordinator	\$31,968	\$21,312	\$10,656	\$31,968	\$37,255
Facility Staffing (Contingency)	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Pool Monitors	\$36,613	\$9,624	\$19,923	\$29,547	\$38,157
Field Operations Manager	\$61,484	\$40,989	\$20,495	\$61,484	\$72,635
Mobile App	\$0	\$0	\$0	\$0	\$2,500
Office Supplies / Mailings / Printing	\$1,200	\$543	\$1,272	\$1,815	\$1,900
Pool Maintenance Service (Vesta)	\$27,262	\$19,766	\$9,087	\$28,853	\$31,290
Pool Chemicals (Pool Sure)	\$13,500	\$7,838	\$4,455	\$12,293	\$14,850

Brandy Creek

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 5/31/22</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/22</i>	<i>Adopted Budget FY 2023</i>
Permit Fees	\$925	\$0	\$925	\$925	\$925
Landscape Maintenance	\$124,478	\$81,358	\$42,147	\$123,505	\$132,768
Landscape Contingency	\$25,000	\$18,373	\$6,627	\$25,000	\$25,000
Irrigation Maintenance	\$8,500	\$3,364	\$5,136	\$8,500	\$8,500
Sign Repairs	\$2,500	\$3,005	\$0	\$3,005	\$2,500
Lake Maintenance	\$10,248	\$6,832	\$3,416	\$10,248	\$10,608
General Facility Maintenance	\$25,000	\$17,258	\$7,361	\$24,619	\$25,000
Pet Waste Disposal	\$9,501	\$4,668	\$2,334	\$7,001	\$7,822
Streetlighting	\$36,000	\$23,119	\$11,800	\$34,919	\$38,940
Telephone	\$2,400	\$1,866	\$800	\$2,666	\$2,700
Cable	\$2,300	\$1,444	\$720	\$2,164	\$2,300
Electric	\$26,000	\$15,641	\$9,029	\$24,670	\$27,720
Water/Sewer/Irrigation	\$48,000	\$28,263	\$15,206	\$43,469	\$48,000
Security	\$8,000	\$4,800	\$3,200	\$8,000	\$9,900
Security Camera Maintenance	\$16,750	\$5,218	\$0	\$5,218	\$3,000
Security - License Plate Reader System	\$10,000	\$0	\$10,000	\$10,000	\$11,000
Refuse Service	\$8,800	\$7,243	\$3,904	\$11,147	\$11,475
Janitorial Services	\$25,843	\$17,229	\$8,614	\$25,843	\$27,937
Community Web Site Services	\$1,800	\$450	\$300	\$750	\$900
Special Events	\$10,000	\$6,915	\$3,085	\$10,000	\$12,000
Recreational Passes	\$1,200	\$325	\$0	\$325	\$1,200
Performance Incentive	\$3,400	\$7,600	\$0	\$7,600	\$6,000
Capital Reserve	\$85,000	\$85,000	\$0	\$85,000	\$105,000
Maintenance Expenses	\$687,454	\$458,303	\$205,493	\$663,796	\$746,046
Total Expenses	\$809,159	\$527,375	\$252,246	\$779,621	\$873,487
EXCESS REVENUES / (EXPENDITURES)	\$0	\$253,775	-\$220,315	\$33,461	\$0

			FY 2022	FY 2023
Net Assessments			\$768,724	\$857,020
Add: Discounts and Collections (6%)			\$49,045	\$54,678
Gross Assessments			\$817,769	\$911,698
Assessable Units	\$ Increase	% Increase	583	583
Per Unit O&M assessments (Net)	\$151.45	11.5%	\$1,318.57	\$1,470.02

Brandy Creek
Community Development District
BUDGET

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.

Rental/Miscellaneous Income

Represents estimated income from the rental of the Community Room, access card deposits, non-resident fee and other miscellaneous deposit that the District may receive.

Special Events Revenue

Represents estimated income from HOA, POA and from special events planned for the District.

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 five supervisors paid for the estimated six annual meetings.

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

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. Kutak Rock LLP serves as the District's legal counsel.

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 Berger Toombs Elam, Gaines & Frank 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.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

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 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.

Brandy Creek
Community Development District
BUDGET

Printing & Binding

Printing and binding of 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 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.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 3,105	\$ 37,255

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.

Brandy Creek

Community Development District

BUDGET

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.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 6,053	\$ 72,635

Mobile Application and Amenities Website

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District. Contracted with Vesta to manage website and maintain services for \$250 per month.

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.

<u>Contract</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	Pool Maintenance	2,608	31,290

Pool Chemicals

The District has contracted with Poolsure to provide pool chemicals for Amenity pools.

<u>Contract</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure	Pool Chemicals	1,238	14,850

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	\$ 11,064	\$ 132,768

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

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>Contract</u>	<u>Monthly</u>	<u>Annual</u>
The Lake Doctors	\$ 884	\$ 10,608

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 and supplies for the pet waste stations.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 652	\$ 7,822

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	2,950	35,400
	Contingency	295	3,540
	Total Streetlighting	\$ 3,245	\$ 38,940

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	\$ 200	\$ 2,700

Brandy Creek
Community Development District
BUDGET

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	55	659
Contingency	12	141
Total Cable	\$ 192	\$ 2,300

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	632	7,584
5919788496	101 Nature Walk Pkwy #1	25	300
4300684380	181 Huffner Hill Cir # Irrig	15	180
4940740477	231 Johns Creek Pkwy #1	79	948
3276629379	391 Johns Creek Pkwy #1	250	3,000
559825385	993 Huffner Hill Cir #Park	25	300
2413998580	55 Avery Garden Pl #Sign	20	240
	Contingency	319	3,828
	Total Electric	\$ 2,310	\$ 27,720

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	500	6,000
74527267	251 Huffner Hill Cr-Sewer	70	840
74527267	251 Huffner Hill Cr-Water	40	480
68260355	104 Field Crest Drive S	550	6,600
69808378	16 Avery Garden Pl	1,052	12,624
64512183	1707 Anthler Hill Ct	116	1,392
74759588	251 Huffner Hill Cr	400	4,800
67133289	277 Johns Creek Pkwy	270	3,240
66725332	306 Johns Creek Pkwy	40	480
67133230	371 Johns Creek Pkwy	290	3,480
64512184	907 Hawk Run Ct	50	600
	Contingency	352	4,224
	Total Water/Sewer/Irrigation	\$ 4,000	\$ 48,000

Brandy Creek
Community Development District
BUDGET

Security

The district uses off-duty SJO 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 Maintenance

The District will be contracted with vendor to provide service and maintenance of the security camera system.

Security – License Plate Reader System

Operation and maintenance costs for new LPR camera system linked to law enforcement network.

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 brandycreekcdd.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. 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.

Performance Incentive

Bonus pool available for the Board to award performance incentive bonus to on-site staff as designated by Board policy.

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 2022</i>	<i>Actual Thru 5/31/22</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/22</i>	<i>Adopted Budget FY 2023</i>
<i>Revenues</i>					
<i>Assessments - On Roll</i>	\$318,983	\$317,231	\$1,752	\$318,983	\$318,983
<i>Interest Income</i>	\$50	\$94	\$280	\$374	\$300
<i>Carry Forward Surplus</i>	\$78,314	\$81,317	\$0	\$81,317	\$71,164
<i>Total Revenues</i>	\$397,347	\$398,642	\$2,032	\$400,674	\$390,447
<i>Expenditures</i>					
<i>Series 2013A</i>					
<i>Interest 11/1</i>	\$54,800	\$54,800	\$0	\$54,800	\$50,873
<i>Principal-Prepayment 11/1</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Interest 5/1</i>	\$54,800	\$54,710	\$0	\$54,710	\$50,873
<i>Principal 5/1</i>	\$210,000	\$210,000	\$0	\$210,000	\$215,000
<i>Principal-Prepayment 5/1</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Total Expenses</i>	\$319,599	\$329,510	\$0	\$329,510	\$316,745
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$77,748	\$69,132	\$2,032	\$71,164	\$73,702

November 1, 2023 Interest Payment \$47,034.75

Net Assessments	\$318,983
Add: Discounts and Collections (6%)	\$20,361
Gross Assessments	\$339,344
Assessable Units	399
Per Unit Assessment	\$850

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

DATE		BALANCE	RATE	PRINCIPAL		INTEREST		TOTAL
11/01/22	\$	2,850,000.00	3.570%	\$ -	\$	50,872.50	\$	320,582.75
05/01/23	\$	2,850,000.00	3.570%	\$ 215,000.00	\$	50,872.50		
11/01/23	\$	2,635,000.00	3.570%	\$ -	\$	47,034.75	\$	312,907.25
05/01/24	\$	2,635,000.00	3.570%	\$ 225,000.00	\$	47,034.75		
11/01/24	\$	2,410,000.00	3.570%	\$ -	\$	43,018.50	\$	315,053.25
05/01/25	\$	2,410,000.00	3.570%	\$ 230,000.00	\$	43,018.50		
11/01/25	\$	2,180,000.00	3.570%	\$ -	\$	38,913.00	\$	311,931.50
05/01/26	\$	2,180,000.00	3.570%	\$ 240,000.00	\$	38,913.00		
11/01/26	\$	1,940,000.00	3.570%	\$ -	\$	34,629.00	\$	313,542.00
05/01/27	\$	1,940,000.00	3.570%	\$ 250,000.00	\$	34,629.00		
11/01/27	\$	1,690,000.00	3.570%	\$ -	\$	30,166.50	\$	314,795.50
05/01/28	\$	1,690,000.00	3.570%	\$ 260,000.00	\$	30,166.50		
11/01/28	\$	1,430,000.00	3.570%	\$ -	\$	25,525.50	\$	315,692.00
05/01/29	\$	1,430,000.00	3.570%	\$ 265,000.00	\$	25,525.50		
11/01/29	\$	1,165,000.00	3.570%	\$ -	\$	20,795.25	\$	311,320.75
05/01/30	\$	1,165,000.00	3.570%	\$ 275,000.00	\$	20,795.25		
11/01/30	\$	890,000.00	3.570%	\$ -	\$	15,886.50	\$	311,681.75
05/01/31	\$	890,000.00	3.570%	\$ 285,000.00	\$	15,886.50		
11/01/31	\$	605,000.00	3.570%	\$ -	\$	10,799.25	\$	311,685.75
05/01/32	\$	605,000.00	3.570%	\$ 295,000.00	\$	10,799.25		
11/01/32	\$	310,000.00	3.570%	\$ -	\$	5,533.50	\$	311,332.75
05/01/33	\$	310,000.00	3.570%	\$ 310,000.00	\$	5,533.50		
11/01/33	\$	-	3.570%	\$ -	\$	-	\$	315,533.50
				\$ 2,850,000.00	\$	646,348.50	\$	3,766,058.75

Brandy Creek

Community Development District

Debt Service Fund

Series 2015

Description	Adopted Budget FY 2022	Actual Thru 5/31/22	Projected 4 Months	Projected Thru 9/30/22	Adopted Budget FY 2023
Revenues					
Special Assessments	\$180,950	\$179,956	\$994	\$180,950	\$180,950
Interest Income	\$0	\$8	\$244	\$252	\$200
Carry Forward Surplus	\$45,436	\$47,564	\$0	\$47,564	\$42,518
Total Revenues	\$226,386	\$227,529	\$1,238	\$228,766	\$223,668
Expenditures					
Interest 11/1	\$38,484	\$38,484	\$0	\$38,484	\$36,404
Principal-Prepayment 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest 5/1	\$37,857	\$37,764	\$0	\$37,764	\$35,810
Principal 5/1	\$105,000	\$100,000	\$0	\$100,000	\$105,000
Principal-Prepayment 5/1	\$0	\$5,000	\$0	\$5,000	\$0
Total Expenses	\$181,341	\$186,248	\$0	\$186,248	\$177,214
Other Sources (Uses)					
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0
Other Sources	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$181,341	\$186,248	\$0	\$186,248	\$177,214
EXCESS REVENUES / (EXPENDITURES)	\$45,045	\$41,281	\$1,238	\$42,518	\$46,454

**November 1, 2023 Interest payment \$34,418

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

DATE		BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$	1,925,000.00	3.70%		\$ 36,403.89	36,403.89
5/1/23	\$	1,925,000.00	3.70%	\$ 105,000.00	\$ 35,810.35	
11/1/23	\$	1,820,000.00	3.70%		\$ 34,418.22	175,228.57
5/1/24	\$	1,820,000.00	3.70%	\$ 110,000.00	\$ 34,044.11	
11/1/24	\$	1,710,000.00	3.70%		\$ 32,338.00	176,382.11
5/1/25	\$	1,710,000.00	3.70%	\$ 115,000.00	\$ 31,810.75	
11/1/25	\$	1,595,000.00	3.70%		\$ 30,163.22	176,973.97
5/1/26	\$	1,595,000.00	3.70%	\$ 120,000.00	\$ 29,671.43	
11/1/26	\$	1,475,000.00	3.70%		\$ 27,893.89	177,565.32
5/1/27	\$	1,475,000.00	3.70%	\$ 125,000.00	\$ 27,439.10	
11/1/27	\$	1,350,000.00	3.70%		\$ 25,530.00	177,969.10
5/1/28	\$	1,350,000.00	3.70%	\$ 130,000.00	\$ 25,252.50	
11/1/28	\$	1,220,000.00	3.70%		\$ 23,071.56	178,324.06
5/1/29	\$	1,220,000.00	3.70%	\$ 135,000.00	\$ 22,695.39	
11/1/29	\$	1,085,000.00	3.70%		\$ 20,518.56	178,213.95
5/1/30	\$	1,085,000.00	3.70%	\$ 140,000.00	\$ 20,184.01	
11/1/30	\$	945,000.00	3.70%		\$ 17,871.00	178,055.01
5/1/31	\$	945,000.00	3.70%	\$ 145,000.00	\$ 17,579.63	
11/1/31	\$	800,000.00	3.70%		\$ 15,128.89	177,708.52
5/1/32	\$	800,000.00	3.70%	\$ 150,000.00	\$ 14,964.44	
11/1/32	\$	650,000.00	3.70%		\$ 12,292.22	177,256.66
5/1/33	\$	650,000.00	3.70%	\$ 155,000.00	\$ 12,091.81	
11/1/33	\$	495,000.00	3.70%		\$ 9,361.00	176,452.81
5/1/34	\$	495,000.00	3.70%	\$ 160,000.00	\$ 9,208.38	
11/1/34	\$	335,000.00	3.70%		\$ 6,335.22	175,543.60
5/1/35	\$	335,000.00	3.70%	\$ 165,000.00	\$ 6,231.93	
11/1/35	\$	170,000.00	3.70%		\$ 3,214.89	174,446.82
5/1/36	\$	170,000.00	3.70%	\$ 170,000.00	\$ 3,179.94	
	\$	-	3.70%			173,179.94
		\$ 1,925,000.00		\$ 584,704.33	2,509,704.33	

Brandy Creek
 Community Development District

Capital Reserve

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 5/31/22</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/22</i>	<i>Adopted Budget FY 2023</i>
<u>Revenues:</u>					
<i>Interest Income</i>	\$250	\$231	\$356	\$587	\$500
<i>Capital Reserve Funding - Transfer In</i>	\$85,000	\$85,000	\$0	\$85,000	\$105,000
<i>Carryforward Surplus</i>	\$244,555	\$268,281	\$0	\$268,281	\$282,681
<i>Total Revenues</i>	\$329,805	\$353,513	\$356	\$353,869	\$388,181
<u>Expenditures</u>					
<i>Capital Outlay - Equipment/Facilities</i>	\$30,000	\$48,771	\$0	\$48,771	\$30,000
<i>Other Current Charges</i>	\$450	\$216	\$144	\$360	\$450
<i>Repair & Replacements</i>	\$30,000	\$22,057	\$0	\$22,057	\$30,000
<i>Total Expenditures</i>	\$60,450	\$71,044	\$144	\$71,188	\$60,450
<i>Excess Revenues (Expenditures)</i>	\$269,355	\$282,469	\$212	\$282,681	\$327,731