

Brandy Creek
Community Development District



Approved Budget
FY 2025

May 8, 2024

Presented by:



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Brandy Creek
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$ 857,020	\$845,189	\$11,831	\$857,020	\$857,021
Interest Income	2,400	8,758	10,000	18,758	12,000
Rental/Miscellaneous Income	6,000	3,520	3,780	7,300	6,000
Cost Sharing Revenue	11,158	11,155	-	11,155	11,159
Special Event Revenues	1,500	-	1,500	1,500	1,500
Carry Forward Surplus	-	-	-	-	29,829
TOTAL REVENUES	\$878,078	\$868,622	\$27,111	\$895,733	\$917,508
EXPENDITURES:					
Administrative					
Supervisor Fees	\$6,000	\$2,800	\$3,200	\$6,000	\$6,000
FICA Taxes	459	214	245	459	459
Engineering	7,000	2,058	4,943	7,000	15,000
Attorney	25,000	8,959	16,041	25,000	25,000
Annual Audit	3,685	-	3,685	3,685	3,685
Assessment Administration	5,300	5,300	-	5,300	5,300
Arbitrage Rebate	600	600	-	600	600
Trustee Fees	8,000	7,939	61	8,000	8,000
Management Fees	56,316	28,158	28,158	56,316	59,695
Information Technology	1,625	813	812	1,625	1,723
Telephone	550	63	187	250	550
Postage & Delivery	1,000	286	300	586	1,000
Insurance General Liability	10,401	9,181	-	9,181	10,763
Printing & Binding	1,000	159	841	1,000	1,000
Legal Advertising	1,420	388	1,032	1,420	1,420
Other Current Charges	1,400	931	1,200	2,131	2,200
Office Supplies	200	3	50	53	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$130,131	\$68,026	\$60,754	\$128,781	\$142,669

Brandy Creek
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
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Operations & Maintenance

Maintenance

Insurance	\$ 34,542	\$35,376	\$-	\$35,376	\$ 39,274
Facility Administration/Events Coordinator	38,186	19,093	19,093	38,186	40,096
Facility Staffing (Contingency)	5,000	-	5,000	5,000	5,000
Pool Monitors	39,111	5,122	33,989	39,111	41,849
Field Operations Manager	74,451	37,226	37,226	74,451	76,684
Mobile App	2,500	-	2,500	2,500	2,500
Office Supplies / Mailings / Printing	1,900	359	641	1,000	1,900
Pool Maintenance Service (Vesta)	32,072	18,586	16,036	34,622	37,176
Pool Chemicals (Pool Sure)	19,000	8,604	8,854	17,458	19,000
Permit Fees	925	-	925	925	925
Landscape Maintenance	134,140	66,093	68,047	134,140	139,506
Landscape Contingency	25,000	7,382	17,618	25,000	25,000
Community Garden	-	-	-	-	5,000
Irrigation Maintenance	10,000	3,461	6,539	10,000	10,000
Sign Repairs	2,500	1,116	600	1,716	2,500
Lake Maintenance	11,138	5,568	5,568	11,136	11,580
General Facility Maintenance	25,000	22,187	6,000	28,187	30,000
Pet Waste Disposal	8,018	4,009	4,009	8,018	8,018
Streetlighting	42,834	18,984	19,057	38,041	42,834
Telephone	2,700	244	291	535	600
Cable	2,300	1,055	1,080	2,134	2,300
Electric	32,000	13,190	14,325	27,515	32,000
Water/Sewer/Irrigation	48,000	19,278	23,861	43,139	48,000
Security	11,000	4,606	7,189	11,796	12,000
Security Camera Maintenance	3,000	-	3,000	3,000	3,000
Security - License Plate Reader System	11,000	-	11,000	11,000	11,000
Refuse Service	3,800	2,031	2,040	4,071	4,080
Janitorial Services	28,636	14,318	14,318	28,636	30,067
Community Web Site Services	900	450	300	750	750
Special Events	12,000	6,023	5,977	12,000	12,000
Recreational Passes	1,200	333	507	840	1,200
Performance Incentive	7,500	8,352	-	8,352	9,000

TOTAL MAINTENANCE	\$670,354	\$323,045	\$335,589	\$658,634	\$704,839
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TOTAL EXPENDITURES	\$800,484	\$391,071	\$396,344	\$787,415	\$847,508
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Other Sources/(Uses)

Capital Reserve Transfer Out	(77,594)	(77,594)	0	(77,594)	(70,000)
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TOTAL OTHER SOURCES/(USES)	\$(77,594)	\$(77,594)	\$0	\$(77,594)	\$(70,000)
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EXCESS REVENUES (EXPENDITURES)	\$(0)	\$399,956	\$(369,232)	\$30,724	\$0
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			FY 2024	FY 2025
Net Assessments			\$857,020	\$857,021
Add: Discounts and Collections (6%)			\$54,703	\$54,703
Gross Assessments			\$911,698	\$911,725
Assessable Units	\$ Increase	% Increase	583	583
Per Unit O&M assessments (Net)	\$0.00	0.0%	\$1,470.02	\$1,470.02
Per Unit O&M assessments (Gross)			\$1,563.85	\$1,563.85

Brandy Creek
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

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

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.

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.

Special Event Revenues

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

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

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. Dominion Engineering serves as the District's engineering firm.

Attorney

The District's Attorney, will be providing 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 assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

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.

Arbitrage Rebate

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.

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.

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.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

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.

Brandy Creek
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Field

Insurance

The District's Property Insurance policy is with the EGIS, who 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.

Contract	Monthly	Annual
Vesta	\$3,341	\$40,096

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.

Contract	Monthly	Annual
Vesta	\$6,390	\$76,684

Mobile App

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.

Brandy Creek
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Field (continued)

Pool Maintenance Service

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.

Contract	Description	Monthly	Annual
Vesta	Pool Maintenance	\$2,806	\$33,676
	Contingency	\$292	\$3,500
Total Pool Maintenance Service		\$3,098	\$37,176

Pool Chemicals (PoolSure)

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

Contract	Description	Monthly	Annual
PoolSure	Pool Chemicals	\$1,476	\$17,709
	Contingency	\$108	\$1,291
Total Pool Chemicals		\$1,583	\$19,000

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.

Contract	Monthly	Annual
Yellowstone Landscape	\$11,625	\$139,506

Landscape Contingency

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

Community Garden

The estimated cost for repair and maintenance of the Community Garden.

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.

Contract	Monthly	Annual
The Lake Doctor	\$928	\$11,136
Contingency	\$37	\$444
	\$965	

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.

Contract	Monthly	Annual
Vesta	\$668	\$8,018

Streetlighting

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.

Account #	Location	Monthly	Annual
9156475411	Johns Creek Pkwy	\$3,180	\$38,160
	Contingency	\$390	\$4,674
Total Streetlighting		\$3,570	\$42,834

Telephone

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

Account #	Location	Monthly	Annual
9042304208	224 Johns Creek Pkwy	\$50	\$600

Brandy Creek
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Field (continued)

Cable

The District has various accounts to provide internet services for amenity center and gym.

Contract	Monthly	Annual
Florida Highspeed Internet	\$125	\$1,500
Litestream	\$55	\$659
Contingency	\$12	\$141
Total Cable	\$192	\$2,300

Electric

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

Account #	Location	Monthly	Annual
6946833487	224 Johns Creek Pkwy	\$1,266	\$15,192
1063920597	224 Johns Creek Pkwy#1	\$30	\$360
7908738508	251 Huffner Hill Cir#Amenity	\$715	\$8,580
5919788496	101 Nature Walk Pkwy #1	\$30	\$360
4300684380	181 Huffner Hill Cir # Irrig	\$26	\$312
4940740477	231 Johns Creek Pkwy # 1	\$90	\$1,080
3276629379	391 Johns Creek Pkwy # 1	\$280	\$3,360
559825385	993 Huffner Hill Cir # Park	\$35	\$420
2413998580	55 Avery Garden Pl # Sign	\$31	\$372
	Contingency	\$164	\$1,964
Total Electric		\$2,667	\$32,000

Water/Sewer/Irrigation

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

Account #	Location	Monthly	Annual
81842844	224 Johns Creek Pkwy-Water	\$140	\$1,680
81842844	224 Johns Creek Pkwy-Sewer	\$380	\$4,560
74527267	251 Huffner Hill Cir#-Sewer	\$60	\$720
74527267	251 Huffner Hill Cir#-Water	\$35	\$420
68260355	104 Field Crest Drive S	\$500	\$6,000
69088378	16 Avery Garden Pl	\$1,050	\$12,600
64512183	1707 Anthler Hill Cir	\$75	\$900
74759588	251 Huffner Hill Cir	\$450	\$5,400
67133289	277 Johns Creek Pkwy	\$400	\$4,800
66725332	306 Johns Creek Pkwy	\$45	\$540
67133230	371 Johns Creek Pkwy	\$300	\$3,600
64512184	907 Hawk Run Ct	\$60	\$720
	Contingency	\$505	\$6,060
Total Water/Sewer/Irrigation		\$4,000	\$48,000

Security

The district uses St Johns County Sheriff's Office off-duty deputies for security patrols of District property and uses RollKall for payment processing.

Security Camera Maintenance

The District will 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.

Brandy Creek
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Field (continued)

Recreational 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 capital projects and renewal and replacement of the District's capital related facilities.

Brandy Creek

Community Development District

Approved Budget Debt Service Series 2013A Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$318,983	\$314,589	\$4,394	\$318,983	\$318,983
Interest Earnings	3,500	4,398	4,023	8,421	7,500
Carry Forward Surplus ⁽¹⁾	79,347	83,722	-	83,722	87,235
TOTAL REVENUES	\$401,830	\$402,709	\$8,417	\$411,126	\$413,718
EXPENDITURES:					
Interest - 11/1	\$46,946	\$46,946	\$-	\$46,946	\$42,751
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	46,946	-	46,946	46,946	42,751
Principal - 5/1	225,000	-	225,000	225,000	230,000
TOTAL EXPENDITURES	\$318,891	\$51,946	\$271,946	\$323,891	\$315,502
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$318,891	\$51,946	\$271,946	\$323,891	\$315,502
EXCESS REVENUES (EXPENDITURES)	\$82,939	\$350,764	\$(263,529)	\$87,235	\$98,217
⁽¹⁾ Carry Forward is Net of Reserve Requirement			Interest Due 11/1/25	\$38,645.25	\$38,645.25
				<u>\$38,645.25</u>	<u>\$38,645.25</u>

Brandy Creek
Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2013A Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$2,395,000	3.570%	\$-	\$42,751	\$42,751
05/01/25	2,395,000	3.570%	230,000	42,751	
11/01/25	2,165,000	3.570%	-	38,645	311,396.00
05/01/26	2,165,000	3.570%	240,000	38,645	
11/01/26	1,925,000	3.570%	-	34,361	313,006.50
05/01/27	1,925,000	3.570%	245,000	34,361	
11/01/27	1,680,000	3.570%	-	29,988	309,349.25
05/01/28	1,680,000	3.570%	255,000	29,988	
11/01/28	1,425,000	3.570%	-	25,436	310,424.25
05/01/29	1,425,000	3.570%	265,000	25,436	
11/01/29	1,160,000	3.570%	-	20,706	311,142.25
05/01/30	1,160,000	3.570%	275,000	20,706	
11/01/30	885,000	3.570%	-	15,797	311,503.25
05/01/31	885,000	3.570%	285,000	15,797	
11/01/31	600,000	3.570%	-	10,710	311,507.25
05/01/32	600,000	3.570%	295,000	10,710	
11/01/32	305,000	3.570%	-	5,444	311,154.25
05/01/33	305,000	3.570%	305,000	5,444	
					310,444.25
Total			\$2,395,000	\$447,678	\$2,842,678

Brandy Creek
Community Development District
Approved Budget
Debt Service Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$180,950	\$178,457	\$2,493	\$180,950	\$180,952
Interest Earnings	3,000	4,104	4,295	8,399	7,500
Carry Forward Surplus ⁽¹⁾	49,053	50,908	-	50,908	56,983
TOTAL REVENUES	\$233,003	\$233,469	\$6,788	\$240,257	\$245,435
EXPENDITURES:					
Interest - 11/1	\$34,324	\$34,324	\$-	\$34,324	\$32,149
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	33,951	-	33,951	33,951	31,625
Principal - 5/1	110,000	-	110,000	110,000	115,000
TOTAL EXPENDITURES	\$178,274	\$39,324	\$143,951	\$183,274	\$178,774
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$178,274	\$39,324	\$143,951	\$183,274	\$178,774
EXCESS REVENUES (EXPENDITURES)	\$54,729	\$194,146	\$(137,163)	\$56,983	\$66,661

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$29,974.11
	<u>\$29,974.11</u>

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	1,695,000	3.700%		\$32,149	\$32,149
05/01/25	1,695,000	3.700%	115,000	31,625	
11/01/25	1,580,000	3.700%		29,974	176,599
05/01/26	1,580,000	3.700%	120,000	29,485	
11/01/26	1,460,000	3.700%		27,705	177,190
05/01/27	1,460,000	3.700%	125,000	27,253	
11/01/27	1,335,000	3.700%		25,341	177,594
05/01/28	1,335,000	3.700%	125,000	25,065	
11/01/28	1,210,000	3.700%		22,882	172,948
05/01/29	1,210,000	3.700%	130,000	22,509	
11/01/29	1,080,000	3.700%		20,424	172,933
05/01/30	1,080,000	3.700%	135,000	20,091	
11/01/30	945,000	3.700%		17,871	172,962
05/01/31	945,000	3.700%	145,000	17,580	
11/01/31	800,000	3.700%		15,129	177,709
05/01/32	800,000	3.700%	150,000	14,964	
11/01/32	650,000	3.700%		12,292	177,257
05/01/33	650,000	3.700%	155,000	12,092	
11/01/33	495,000	3.700%		9,361	176,453
05/01/34	495,000	3.700%	160,000	9,208	
11/01/34	335,000	3.700%		6,335	175,544
05/01/35	335,000	3.700%	165,000	6,232	
11/01/35	170,000	3.700%		3,215	174,447
05/01/36	170,000	3.700%	170,000	3,180	
					173,180
Total			\$1,695,000	\$441,963	\$2,136,963

Brandy Creek
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Interest Income	\$2,400	\$3,945	\$4,200	\$8,145	\$7,500
Carry Forward Balance	459,090	440,320	-	440,320	474,009
TOTAL REVENUES	\$461,490	\$444,265	\$4,200	\$448,465	\$481,509
EXPENDITURES:					
Capital Outlay					
Capital Outlay - Equipment/Facilities	\$30,000	\$23,430	\$6,570	\$30,000	\$30,000
Other Current Charges	\$450	-	-	-	450
Repair & Replacements	22,050	9,245	12,805	22,050	22,050
TOTAL EXPENDITURES	\$52,500	\$32,675	\$19,375	\$52,050	\$52,500
Other Sources/(Uses)					
Transfer in/(Out)	\$77,594	\$77,594	\$-	\$77,594	\$70,000
TOTAL OTHER SOURCES/(USES)	\$77,594	\$77,594	\$-	\$77,594	\$70,000
EXCESS REVENUES (EXPENDITURES)	\$486,584	\$489,184	\$(15,175)	\$474,009	\$499,009

Brandy Creek
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds Units 2013	Bonds Units 2015	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit				
				FY 2025	FY2024	Increase/(decrease)	FY 2025	FY 2025	FY2024	FY2024	Increase/(decrease)	FY 2025	FY 2025	FY2024	FY2024	Increase/(decrease)
							Series 2013	Series 2015	Series 2013	Series 2015	Total	Total Series 2013	Total Series 2015	Total Series 2013	Total Series 2015	Total
Single Family	583	400	183	\$1,563.85	\$1,563.85	\$0.00	\$848.36	\$1,051.92	\$848.36	\$1,051.92	\$0.00	\$2,412.21	\$2,615.77	\$2,412.21	\$2,615.77	\$0.00
Total	583	400	183													