

***Brandy Creek***  
***Community Development District***



***Adopted Budget***  
***FY 2025***

July 10, 2024

*Presented by:*



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**Brandy Creek**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<b>REVENUES:</b>					
Special Assessments - On Roll	\$857,020	\$846,392	\$10,628	\$857,020	\$857,021
Interest Income	2,400	14,572	7,000	21,572	12,000
Rental/Miscellaneous Income	6,000	4,400	2,200	6,600	6,000
Cost Sharing Revenue	11,158	11,155	-	11,155	11,159
Special Event Revenues	1,500	1,500	-	1,500	1,500
Swim Lessons Revenue	-	940	-	940	-
Carry Forward Surplus	-	-	-	-	29,829
<b>TOTAL REVENUES</b>	<b>\$878,078</b>	<b>\$878,959</b>	<b>\$19,828</b>	<b>\$898,787</b>	<b>\$917,508</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Supervisor Fees	\$6,000	\$3,600	\$2,000	\$5,600	\$6,000
FICA Taxes	459	275	153	428	459
Engineering	7,000	3,338	3,663	7,000	15,000
Attorney	25,000	12,112	12,888	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	-	7,939	8,000
Management Fees	56,316	37,544	18,772	56,316	59,695
Information Technology	1,625	1,083	542	1,625	1,723
Telephone	550	72	178	250	550
Postage & Delivery	1,000	389	197	586	1,000
Insurance General Liability	10,401	9,181	-	9,181	10,763
Printing & Binding	1,000	199	801	1,000	1,000
Legal Advertising	1,420	522	678	1,200	1,420
Other Current Charges	1,400	1,420	711	2,131	2,200
Office Supplies	200	4	50	54	100
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$130,131</b>	<b>\$83,755</b>	<b>\$44,315</b>	<b>\$128,070</b>	<b>\$142,669</b>

**Brandy Creek**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Adopted 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	25,457	12,729	38,186	40,096
Facility Staffing (Contingency)	5,000	-	2,500	2,500	5,000
Pool Monitors	39,111	12,142	26,969	39,111	41,849
Field Operations Manager	74,451	49,634	24,817	74,451	76,684
Mobile App	2,500	-	-	-	2,500
Office Supplies / Mailings / Printing	1,900	467	533	1,000	1,900
Pool Maintenance Service (Vesta)	32,072	24,589	10,691	35,279	37,176
Pool Chemicals (Pool Sure)	19,000	11,555	5,903	17,458	19,000
Permit Fees	925	-	925	925	925
Landscape Maintenance	134,140	88,450	44,713	133,163	139,506
Landscape Contingency	25,000	17,014	7,986	25,000	25,000
Community Garden	-	-	-	-	5,000
Irrigation Maintenance	10,000	5,217	4,784	10,000	10,000
Sign Repairs	2,500	1,334	300	1,634	2,500
Lake Maintenance	11,138	7,424	4,912	12,336	11,580
General Facility Maintenance	25,000	30,917	13,235	44,152	30,000
Pet Waste Disposal	8,018	5,345	2,673	8,018	8,018
Streetlighting	42,834	25,326	12,715	38,041	42,834
Telephone	2,700	335	199	535	600
Cable	2,300	1,460	720	2,179	2,300
Electric	32,000	17,601	9,915	27,515	32,000
Water/Sewer/Irrigation	48,000	24,857	18,282	43,139	48,000
Security	11,000	7,609	4,186	11,796	12,000
Security Camera Maintenance	3,000	-	-	-	3,000
Security - License Plate Reader System	11,000	10,000	-	10,000	11,000
Refuse Service	3,800	2,699	1,360	4,059	4,080
Janitorial Services	28,636	19,091	9,545	28,636	30,067
Community Web Site Services	900	450	300	750	750
Special Events	12,000	8,098	3,902	12,000	12,000
Recreational Passes	1,200	333	325	658	1,200
Performance Incentive	7,500	8,352	-	8,352	9,000

<b>TOTAL MAINTENANCE</b>	<b>\$670,354</b>	<b>\$441,130</b>	<b>\$225,119</b>	<b>\$666,249</b>	<b>\$704,839</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$800,484</b>	<b>\$524,885</b>	<b>\$269,434</b>	<b>\$794,319</b>	<b>\$847,508</b>
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**Other Sources/(Uses)**

Capital Reserve Transfer Out	(77,594)	(77,594)	0	(77,594)	(70,000)
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(77,594)</b>	<b>\$(77,594)</b>	<b>\$0</b>	<b>\$(77,594)</b>	<b>\$(70,000)</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$(0)</b>	<b>\$276,480</b>	<b>\$(249,606)</b>	<b>\$26,874</b>	<b>\$0</b>
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			FY 2024	FY 2025
<b>Net Assessments</b>			<b>\$857,020</b>	<b>\$857,021</b>
<b>Add: Discounts and Collections (6%)</b>			<b>\$54,703</b>	<b>\$54,703</b>
<b>Gross Assessments</b>			<b>\$911,698</b>	<b>\$911,725</b>
<b>Assessable Units</b>	<b>\$ Increase</b>	<b>% Increase</b>	<b>583</b>	<b>583</b>
<b>Per Unit O&amp;M assessments (Net)</b>	\$0.00	0.0%	<b>\$1,470.02</b>	<b>\$1,470.02</b>
<b>Per Unit O&amp;M assessments (Gross)</b>			<b>\$1,563.85</b>	<b>\$1,563.85</b>

**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

**Swim Lessons Revenues**

Represents estimated income received for the use of pool for swim lessons.

**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.

**Communication - Telephone**

New internet and Wi-Fi service for Office.

**Brandy Creek**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures - Administrative (continued)**

**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.

**Office Supplies / Mailings / Printing**

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

**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
<b>Total Pool Maintenance Service</b>		\$3,098	\$37,176

**Brandy Creek**  
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**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures - Field (continued)**

**Pool Chemicals (Poolsure)**

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

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

**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.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
The Lake Doctor	\$928	\$11,136
Contingency	\$37	\$444
	<b>\$965</b>	<b>\$11,580</b>

**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.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
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.

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

**Telephone**

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

<b>Account #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
9042304208	224 Johns Creek Pkwy	\$50	\$600

**Cable**

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

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

**Brandy Creek**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

<b>Expenditures - Field (continued)</b>
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**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
<b>Total Electric</b>		<b>\$2,667</b>	<b>\$32,000</b>

**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
<b>Total Water/Sewer/Irrigation</b>		<b>\$4,000</b>	<b>\$48,000</b>

**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 contract 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](http://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.

**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

## Adopted Budget Debt Service Series 2013A Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-On Roll	\$318,983	\$315,029	\$3,954	\$318,983	\$318,983
Interest Earnings	3,500	7,681	2,800	10,481	7,500
Carry Forward Surplus <sup>(1)</sup>	79,347	84,359	-	84,359	85,022
<b>TOTAL REVENUES</b>	<b>\$401,830</b>	<b>\$407,070</b>	<b>\$6,754</b>	<b>\$413,824</b>	<b>\$411,505</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$46,946	\$46,946	\$-	\$46,946	\$42,751
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	46,946	46,856	-	46,856	42,751
Principal - 5/1	225,000	225,000	-	225,000	230,000
Special Call - 5/1	-	5,000	-	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$318,891</b>	<b>\$328,802</b>	<b>\$-</b>	<b>\$328,802</b>	<b>\$315,502</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$318,891</b>	<b>\$328,802</b>	<b>\$-</b>	<b>\$328,802</b>	<b>\$315,502</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$82,939</b>	<b>\$78,268</b>	<b>\$6,754</b>	<b>\$85,022</b>	<b>\$96,003</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$38,645.25
	\$38,645.25

**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
<b>Total</b>			<b>\$2,395,000</b>	<b>\$447,678</b>	<b>\$2,842,678</b>

# Brandy Creek Community Development District

## Adopted Budget Debt Service Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-On Roll	\$180,950	\$178,711	\$2,239	\$180,950	\$180,952
Interest Earnings	3,000	6,431	2,403	8,834	7,500
Carry Forward Surplus <sup>(1)</sup>	49,053	52,490	-	52,490	54,093
<b>TOTAL REVENUES</b>	<b>\$233,003</b>	<b>\$237,633</b>	<b>\$4,642</b>	<b>\$242,274</b>	<b>\$242,545</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$34,324	\$34,324	\$-	\$34,324	\$32,149
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	33,951	33,857	-	33,857	31,625
Principal - 5/1	110,000	110,000	-	110,000	115,000
Special Call - 5/1	-	5,000	-	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$178,274</b>	<b>\$188,181</b>	<b>\$-</b>	<b>\$188,181</b>	<b>\$178,774</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$178,274</b>	<b>\$188,181</b>	<b>\$-</b>	<b>\$188,181</b>	<b>\$178,774</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$54,729</b>	<b>\$49,452</b>	<b>\$4,642</b>	<b>\$54,093</b>	<b>\$63,772</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$29,974.11
	\$29,974.11

**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
<b>Total</b>			<b>\$1,695,000</b>	<b>\$441,963</b>	<b>\$2,136,963</b>

**Brandy Creek**  
**Community Development District**  
**Adopted Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<b>REVENUES:</b>					
Interest Income	\$2,400	\$5,945	\$3,000	\$8,945	\$7,500
Carry Forward Balance	459,090	440,320	-	440,320	462,809
<b>TOTAL REVENUES</b>	<b>\$461,490</b>	<b>\$446,265</b>	<b>\$3,000</b>	<b>\$449,265</b>	<b>\$470,309</b>
<b>EXPENDITURES:</b>					
<b>Capital Outlay</b>					
Capital Outlay - Equipment/Facilities	\$30,000	\$23,430	\$6,570	\$30,000	\$30,000
Other Current Charges	\$450	-	-	-	450
Repair & Replacements	22,050	13,280	8,770	22,050	22,050
Community Garden	-	10,743	1,257	12,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$52,500</b>	<b>\$47,452</b>	<b>\$16,598</b>	<b>\$64,050</b>	<b>\$52,500</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$77,594	\$77,594	\$-	\$77,594	\$70,000
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$77,594</b>	<b>\$77,594</b>	<b>\$-</b>	<b>\$77,594</b>	<b>\$70,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$486,584</b>	<b>\$476,406</b>	<b>\$(13,598)</b>	<b>\$462,809</b>	<b>\$487,809</b>

**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	<b>\$1,563.80</b>	\$1,563.80	<b>\$0.00</b>	<b>\$854.77</b>	<b>\$1,100.00</b>	\$854.77	\$1,100.00	<b>\$0.00</b>	<b>\$2,418.57</b>	<b>\$2,663.80</b>	\$2,418.57	\$2,663.80	<b>\$0.00</b>
Total	583	400	183													