

# *Brandy Creek*

## *Community Development District*



### *Approved Budget*

#### *FY 2026*

May 7, 2025

*Presented by:*





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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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**REVENUES:**

Special Assessments - On Roll	\$857,021	\$836,598	\$20,395	\$856,994	\$921,386
Interest Income	12,000	9,206	12,000	21,206	15,000
Rental/Miscellaneous Income	6,000	3,050	3,800	6,850	6,000
Cost Sharing Revenue	11,159	11,557	-	11,557	11,557
Special Event Revenues	1,500	-	1,500	1,500	1,500
Swim Lessons Revenue	-	464	-	464	500
Carry Forward Surplus	29,829	-	605	605	5,000
<b>TOTAL REVENUES</b>	<b>\$917,508</b>	<b>\$860,875</b>	<b>\$38,300</b>	<b>\$899,176</b>	<b>\$960,943</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$6,000	\$2,800	\$3,000	\$5,800	\$6,000
FICA Taxes	459	214	230	444	459
Engineering	15,000	615	3,385	4,000	15,000
Attorney	25,000	7,722	17,278	25,000	25,000
Annual Audit	3,685	-	3,685	3,685	4,000
Assessment Administration	5,300	5,300	-	5,300	5,565
Arbitrage Rebate	600	600	-	600	600
Trustee Fees	8,000	7,939	-	7,939	8,662
Management Fees	59,695	29,847	29,847	59,695	62,680
Information Technology	1,723	861	861	1,723	1,809
Telephone	550	88	162	250	300
Postage & Delivery	1,000	703	651	1,354	1,400
Insurance General Liability	10,763	9,823	-	9,823	11,778
Printing & Binding	1,000	98	302	400	1,000
Legal Advertising	1,420	139	861	1,000	1,420
Other Current Charges	2,200	1,275	856	2,131	2,200
Office Supplies	100	4	96	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$142,669</b>	<b>\$68,204</b>	<b>\$61,214</b>	<b>\$129,418</b>	<b>\$148,148</b>



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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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***Operations & Maintenance***

**Maintenance**

Insurance	\$39,274	\$39,114	\$-	\$39,114	\$ 41,114
Facility Administration/Events Coordinator	40,096	20,048	20,048	40,096	41,299
Facility Staffing (Contingency)	5,000	-	2,500	2,500	5,000
Pool Monitors	41,849	2,313	39,536	41,849	44,778
Field Operations Manager	76,684	38,342	38,342	76,684	78,985
Mobile App	2,500	-	-	-	2,500
Office Supplies / Mailings / Printing	1,900	746	1,154	1,900	1,900
Pool Maintenance Service (Vesta)	37,176	17,709	18,410	36,120	38,921
Pool Chemicals (Pool Sure)	19,000	9,076	9,297	18,373	20,352
Permit Fees	925	-	925	925	925
Landscape Maintenance	139,506	68,076	69,082	137,158	142,309
Landscape Contingency	25,000	5,722	19,278	25,000	25,000
Community Garden	5,000	2,007	2,993	5,000	5,000
Irrigation Maintenance	10,000	2,466	7,534	10,000	10,000
Sign Repairs	2,500	400	1,400	1,800	2,500
Lake Maintenance	11,580	5,790	6,990	12,780	12,800
General Facility Maintenance	30,000	35,533	14,255	49,788	50,000
Pet Waste Disposal	8,018	4,009	4,009	8,018	8,259
Streetlighting	42,834	19,004	19,516	38,520	42,834
Telephone	600	292	294	586	600
Cable	2,300	1,080	1,080	2,159	2,300
Electric	32,000	12,028	14,570	26,598	32,000
Water/Sewer/Irrigation	48,000	20,174	24,000	44,174	48,000
Security	12,000	5,551	6,449	12,000	12,000
Security Camera Maintenance	3,000	-	1,500	1,500	3,000
Security - License Plate Reader System	11,000	5,068	5,932	11,000	11,000
Refuse Service	4,080	2,143	1,440	3,583	4,500
Janitorial Services	30,067	15,033	15,033	30,067	30,969
Community Web Site Services	750	450	300	750	750
Special Events	12,000	9,954	2,046	12,000	12,000
Recreational Passes	1,200	367	473	840	1,200
Performance Incentive	9,000	8,876	-	8,876	10,000

<b>TOTAL MAINTENANCE</b>	<b>\$704,839</b>	<b>\$351,369</b>	<b>\$348,388</b>	<b>\$699,757</b>	<b>\$742,795</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$847,508</b>	<b>\$419,573</b>	<b>\$409,602</b>	<b>\$829,176</b>	<b>\$890,943</b>
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**Other Sources/(Uses)**

Capital Reserve Transfer Out	(70,000)	(70,000)	-	(70,000)	(70,000)
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(70,000)</b>	<b>\$(70,000)</b>	<b>\$-</b>	<b>\$(70,000)</b>	<b>\$(70,000)</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$371,302</b>	<b>\$(371,302)</b>	<b>\$-</b>	<b>\$-</b>
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			FY 2025	FY 2026
<b>Net Assessments</b>			<b>\$857,021</b>	<b>\$921,386</b>
<b>Add: Discounts and Collections (6%)</b>			<b>\$54,703</b>	<b>\$58,812</b>
<b>Gross Assessments</b>			<b>\$911,725</b>	<b>\$980,198</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>	\$110.45	7.5%	<b>\$1,469.97</b>	<b>\$1,580.42</b>
<b>Per Unit O&amp;M assessments (Gross)</b>			<b>\$1,563.80</b>	<b>\$1,681.30</b>



**Brandy Creek**  
**Community Development District**  
**Budget Narrative**

**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.

**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**

**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.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	\$3,442	\$41,299

**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.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	\$6,582	\$78,985

**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.

<b>Contract</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	Pool Maintenance	\$3,098	\$37,176
	Contingency	\$292	\$3,500
<b>Total Pool Maintenance Service</b>		<b>\$3,390</b>	<b>\$40,676</b>



**Brandy Creek**  
Community Development District  
Budget Narrative

**Expenditures – Field (continued)**

**Pool Chemicals (Poolsure)**

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

Contract	Description	Monthly	Annual
PoolSure	Pool Chemicals	\$1,596	\$19,152
	Contingency	\$100	\$1,200
<b>Total Pool Chemicals</b>		<b>\$1,696</b>	<b>\$20,352</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.

Contract	Monthly	Annual
Yellowstone Landscape	\$11,859	\$142,309

**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 and additional grass carp stoicking in Brandy Creek Community Development District.

Contract	Monthly	Annual
The Lake Doctor	\$995	\$11,940
Contingency		\$2,750
	<b>\$995</b>	<b>\$14,690</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.

Contract	Monthly	Annual
Vesta	\$688	\$8,259

**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	\$3,210	\$38,520
	Contingency	\$360	\$4,314
<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:

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

**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
<b>Total Cable</b>	<b>\$192</b>	<b>\$2,300</b>



# Brandy Creek

## Community Development District

### Budget Narrative

#### Expenditures – Field (continued)

#### 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 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](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

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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$321,394	\$311,392	\$7,591	\$318,983	\$321,394
Interest Earnings	7,500	3,906	3,000	6,906	6,000
Carry Forward Surplus <sup>(1)</sup>	85,022	89,424	-	89,424	89,901
<b>TOTAL REVENUES</b>	<b>\$413,915</b>	<b>\$404,722</b>	<b>\$10,591</b>	<b>\$415,313</b>	<b>\$417,294</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$42,751	\$42,751	\$-	\$42,751	\$38,467
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	42,751	-	42,662	42,662	38,467
Principal - 5/1	230,000	-	230,000	230,000	235,000
Special Call - 5/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$315,502</b>	<b>\$47,751</b>	<b>\$277,662</b>	<b>\$325,412</b>	<b>\$311,934</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>\$315,502</b>	<b>\$47,751</b>	<b>\$277,662</b>	<b>\$325,412</b>	<b>\$311,934</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$98,414</b>	<b>\$356,971</b>	<b>\$(267,070)</b>	<b>\$89,901</b>	<b>\$105,361</b>

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

Interest Due 11/1/26	\$34,272.00
	<u>\$34,272.00</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
11/01/25	2,155,000	3.570%	-	38,467	38,466.75
05/01/26	2,155,000	3.570%	235,000	38,467	
11/01/26	1,920,000	3.570%	-	34,272	307,738.75
05/01/27	1,920,000	3.570%	245,000	34,272	
11/01/27	1,675,000	3.570%	-	29,899	309,170.75
05/01/28	1,675,000	3.570%	255,000	29,899	
11/01/28	1,420,000	3.570%	-	25,347	310,245.75
05/01/29	1,420,000	3.570%	265,000	25,347	
11/01/29	1,155,000	3.570%	-	20,617	310,963.75
05/01/30	1,155,000	3.570%	275,000	20,617	
11/01/30	880,000	3.570%	-	15,708	311,324.75
05/01/31	880,000	3.570%	280,000	15,708	
11/01/31	600,000	3.570%	-	10,710	306,418.00
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>\$2,155,000</b>	<b>\$360,927</b>	<b>\$2,515,927</b>



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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$189,222	\$176,644	\$4,306	\$180,950	\$189,222
Interest Earnings	7,500	3,618	3,035	6,653	6,000
Carry Forward Surplus <sup>(1)</sup>	54,093	56,098	-	56,098	55,208
<b>TOTAL REVENUES</b>	<b>\$250,815</b>	<b>\$236,360</b>	<b>\$7,341</b>	<b>\$243,701</b>	<b>\$250,430</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$32,149	\$32,054	\$-	\$32,054	\$29,690
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	31,625	-	31,439	31,439	29,206
Principal - 5/1	115,000	-	115,000	115,000	120,000
Special Call - 5/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$178,774</b>	<b>\$37,054</b>	<b>\$151,439</b>	<b>\$188,493</b>	<b>\$178,897</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>\$178,774</b>	<b>\$37,054</b>	<b>\$151,439</b>	<b>\$188,493</b>	<b>\$178,897</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$72,042</b>	<b>\$199,306</b>	<b>\$(144,097)</b>	<b>\$55,208</b>	<b>\$71,534</b>

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

Interest Due 11/1/26

\$27,421.11

\$27,421.11



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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	1,570,000	3.700%		29,690	29,690
05/01/26	1,570,000	3.700%	120,000	29,206	
11/01/26	1,450,000	3.700%		27,421	176,627
05/01/27	1,450,000	3.700%	125,000	26,974	
11/01/27	1,325,000	3.700%		25,057	177,031
05/01/28	1,325,000	3.700%	125,000	24,785	
11/01/28	1,200,000	3.700%		22,693	172,478
05/01/29	1,200,000	3.700%	130,000	22,323	
11/01/29	1,070,000	3.700%		20,235	172,558
05/01/30	1,070,000	3.700%	135,000	19,905	
11/01/30	935,000	3.700%		17,682	172,587
05/01/31	935,000	3.700%	140,000	17,394	
11/01/31	795,000	3.700%		15,034	172,428
05/01/32	795,000	3.700%	145,000	14,871	
11/01/32	650,000	3.700%		12,292	172,163
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>\$1,570,000</b>	<b>\$375,187</b>	<b>\$1,945,187</b>



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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b><u>REVENUES:</u></b>					
Interest Income	\$7,500	\$8,540	\$5,000	\$13,540	\$7,500
Carry Forward Balance	462,809	476,300	-	476,300	394,709
<b>TOTAL REVENUES</b>	<b>\$470,309</b>	<b>\$484,840</b>	<b>\$5,000</b>	<b>\$489,840</b>	<b>\$402,209</b>
<b><u>EXPENDITURES:</u></b>					
<b><u>Capital Outlay</u></b>					
Capital Outlay - Equipment/Facilities	\$30,000	\$143,081	\$-	\$143,081	\$30,000
Other Current Charges	\$450	73	-	-	450
Repair & Replacements	22,050	18,446	3,605	22,050	22,050
<b>TOTAL EXPENDITURES</b>	<b>\$52,500</b>	<b>\$161,600</b>	<b>\$3,605</b>	<b>\$165,131</b>	<b>\$52,500</b>
<b><u>Other Sources/(Uses)</u></b>					
Transfer in/(Out)	\$70,000	\$70,000	\$-	\$70,000	\$70,000
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$70,000</b>	<b>\$70,000</b>	<b>\$-</b>	<b>\$70,000</b>	<b>\$70,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$487,809</b>	<b>\$393,240</b>	<b>\$1,396</b>	<b>\$394,709</b>	<b>\$419,709</b>



**Brandy Creek**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds Units 2013	Bonds Units 2015	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit				
				FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY 2026	FY2025	FY2025	Increase/ (decrease)	FY 2026	FY 2026	FY2025	FY2025	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>\$1,681.30</b>	\$1,563.80	<b>\$117.50</b>	<b>\$854.77</b>	<b>\$1,100.00</b>	\$854.77	\$1,100.00	<b>\$0.00</b>	<b>\$2,536.07</b>	<b>\$2,781.30</b>	\$2,418.57	\$2,663.80	<b>\$235.00</b>
Total	583	400	183			7.5%										