

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



***Approved Budget***  
***FY 2027***

May 13, 2026

*Presented by:*



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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Special Assessments - On Roll	\$921,386	\$904,828	\$16,558	\$921,386	\$975,909
Interest Income	15,000	11,071	9,000	20,071	15,000
Rental/Miscellaneous Income	6,000	2,030	5,700	7,730	6,000
Cost Sharing Revenue	11,557	11,746	-	11,746	11,746
Special Event Revenues	1,500	1,500	-	1,500	1,500
Swim Lessons Revenue	500	-	500	500	500
Carry Forward Surplus	5,000	-	-	-	35,000
<b>TOTAL REVENUES</b>	<b>\$960,943</b>	<b>\$931,175</b>	<b>\$31,758</b>	<b>\$962,933</b>	<b>\$1,045,655</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$6,000	\$3,000	\$3,000	\$6,000	\$6,000
FICA Taxes	459	230	230	459	459
Engineering	15,000	2,950	4,000	6,950	15,000
Attorney	25,000	8,780	11,220	20,000	25,000
Annual Audit	4,000	-	3,800	3,800	3,800
Assessment Administration	5,565	5,565	-	5,565	5,899
Arbitrage Rebate	600	-	600	600	600
Trustee Fees	8,662	8,224	-	8,224	8,662
Management Fees	62,680	31,340	31,340	62,680	66,441
Information Technology	1,809	905	905	1,809	1,918
Telephone	300	27	173	200	300
Postage & Delivery	1,400	700	700	1,400	1,400
Insurance General Liability	11,778	10,413	-	10,413	12,715
Printing & Binding	1,000	134	867	1,000	1,000
Legal Advertising	1,420	494	926	1,420	1,420
Other Current Charges	2,200	1,343	857	2,200	2,200
Office Supplies	100	2	50	52	100
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$148,148</b>	<b>\$74,282</b>	<b>\$58,665</b>	<b>\$132,947</b>	<b>\$153,088</b>

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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**Operations & Maintenance**

**Maintenance**

Insurance	\$41,114	\$39,806	\$-	\$39,806	\$ 34,054
Facility Administration/Events Coordinator	41,299	20,649	20,649	41,299	42,348
Facility Staffing (Contingency)	5,000	-	2,500	2,500	5,000
Pool Monitors	44,778	3,717	41,061	44,778	47,913
Field Operations Manager	78,985	39,492	39,492	78,985	81,354
Mobile App	2,500	-	-	-	2,500
Office Supplies / Mailings / Printing	1,900	492	1,408	1,900	1,900
Pool Maintenance Service (Vesta)	38,291	24,488	19,146	43,634	39,440
Pool Chemicals (Pool Sure)	20,352	9,483	9,669	19,152	20,352
Permit Fees	925	-	925	925	925
Landscape Maintenance	142,309	70,118	71,155	141,273	146,579
Landscape Contingency	25,000	16,528	8,472	25,000	25,000
Community Garden	5,000	570	4,430	5,000	5,000
Irrigation Maintenance	10,000	4,199	5,801	10,000	10,000
Sign Repairs	2,500	-	1,250	1,250	2,500
Lake Maintenance	13,430	5,970	6,990	12,960	15,050
General Facility Maintenance	50,000	15,704	31,225	46,929	50,000
Pet Waste Disposal	8,259	4,130	4,009	8,139	8,506
Streetlighting	42,834	20,552	23,179	43,732	47,000
Telephone	600	294	296	590	600
Cable	2,300	1,635	1,080	2,715	4,300
Electric	32,000	12,432	14,166	26,598	32,000
Water/Sewer/Irrigation	48,000	26,544	29,965	56,509	59,000
Security	12,000	6,690	6,690	13,380	14,000
Security Camera Maintenance	3,000	-	1,500	1,500	3,000
Security - License Plate Reader System	11,000	10,000	-	10,000	11,000
Refuse Service	4,500	2,528	2,700	5,228	5,400
Janitorial Services	30,969	15,485	15,485	30,969	31,899
Community Web Site Services	750	375	375	750	750
Special Events	12,000	7,400	4,600	12,000	12,000
Recreational Passes	1,200	-	840	840	1,200
Performance Incentive	10,000	7,118	-	7,118	10,000

<b>TOTAL MAINTENANCE</b>	<b>\$742,795</b>	<b>\$366,399</b>	<b>\$369,058</b>	<b>\$735,458</b>	<b>\$770,569</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$890,943</b>	<b>\$440,681</b>	<b>\$427,724</b>	<b>\$868,405</b>	<b>\$923,657</b>
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**Other Sources/(Uses)**

Excess Revenue Transfer In	\$-	\$79,259	\$-	79,259	\$ -
Capital Reserve Transfer Out	(70,000)	(70,000)	-	(70,000)	(122,000)

<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(70,000)</b>	<b>\$9,259</b>	<b>\$-</b>	<b>\$9,259</b>	<b>\$(122,000)</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$499,753</b>	<b>\$(395,966)</b>	<b>\$103,787</b>	<b>\$(2)</b>
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			FY 2026	FY 2027
<b>Net Assessments</b>			<b>\$921,386</b>	<b>\$975,909</b>
<b>Add: Discounts and Collections (6%)</b>			<b>\$58,812</b>	<b>\$62,292</b>
<b>Gross Assessments</b>			<b>\$980,198</b>	<b>\$1,038,201</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>	\$93.52	5.9%	<b>\$1,580.42</b>	<b>\$1,673.94</b>
<b>Per Unit O&amp;M assessments (Gross)</b>			<b>\$1,681.30</b>	<b>\$1,780.79</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	\$3,529	\$42,348

**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	\$6,780	\$81,354

**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>	Description	<b>Monthly</b>	<b>Annual</b>
	Vesta	Pool Maintenance	\$3,287	\$39,440

**Brandy Creek**  
Community Development District  
Budget Narrative

<b>Expenditures – Field (continued)</b>
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**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	\$12,215	\$146,579

**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 stocking in Brandy Creek Community Development District.

Contract	Monthly	Annual
The Lake Doctor	\$1,025	\$12,300
Carp Stocking		\$2,750
	\$1,025	\$15,050

**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	\$709	\$8,506

**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	\$3,863	\$46,359
	Contingency	\$53	\$641
<b>Total Streetlighting</b>		<b>\$3,917</b>	<b>\$47,000</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
Comcast	\$149	\$1,785
Comcast -Phase 2	\$205	\$2,460
Contingency	\$5	\$55
<b>Total Cable</b>	<b>\$358</b>	<b>\$4,300</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	\$350	\$4,200
74527267	251 Huffner Hill Cir#-Sewer	\$100	\$1,200
74527267	251 Huffner Hill Cir#-Water	\$35	\$420
68260355	104 Field Crest Drive S	\$550	\$6,600
69088378	16 Avery Garden Pl	\$1,287	\$15,444
64512183	1707 Anthler Hill Cir	\$115	\$1,380
74759588	251 Huffner Hill Cir	\$800	\$9,600
67133289	277 Johns Creek Pkwy	\$750	\$9,000
66725332	306 Johns Creek Pkwy	\$55	\$660
67133230	371 Johns Creek Pkwy	\$350	\$4,200
64512184	907 Hawk Run Ct	\$60	\$720
	Contingency	\$325	\$3,896
<b>Total Water/Sewer/Irrigation</b>		<b>\$4,917</b>	<b>\$59,000</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 FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$321,394	\$313,251	\$5,732	\$318,983	\$321,394
Interest Earnings	6,000	3,252	3,000	6,252	5,000
Carry Forward Surplus <sup>(1)</sup>	91,912	96,977	-	96,977	51,296
<b>TOTAL REVENUES</b>	<b>\$419,305</b>	<b>\$413,480</b>	<b>\$8,732</b>	<b>\$422,213</b>	<b>\$377,689</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$38,467	\$38,467	\$-	\$38,467	\$34,183
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	38,467	-	38,378	38,378	34,183
Principal - 5/1	235,000	-	235,000	235,000	245,000
Special Call - 5/1	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$311,934</b>	<b>\$43,467</b>	<b>\$273,378</b>	<b>\$316,844</b>	<b>\$313,366</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$(54,072)	\$-	\$(54,072)	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(54,072)</b>	<b>\$-</b>	<b>\$(54,072)</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$311,934</b>	<b>\$97,539</b>	<b>\$273,378</b>	<b>\$370,917</b>	<b>\$313,366</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$107,372</b>	<b>\$315,941</b>	<b>\$(264,645)</b>	<b>\$51,296</b>	<b>\$64,324</b>

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

Interest Due 11/1/27

\$29,809.50

\$29,809.50

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

**AMORTIZATION SCHEDULE**

**Debt Service Series 2013A Special Assessment Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,915,000	3.570%	-	34,183	34,182.75
05/01/27	1,915,000	3.570%	245,000	34,183	
11/01/27	1,670,000	3.570%	-	29,810	308,992.25
05/01/28	1,670,000	3.570%	255,000	29,810	
11/01/28	1,415,000	3.570%	-	25,258	310,067.25
05/01/29	1,415,000	3.570%	265,000	25,258	
11/01/29	1,150,000	3.570%	-	20,528	310,785.25
05/01/30	1,150,000	3.570%	275,000	20,528	
11/01/30	875,000	3.570%	-	15,619	311,146.25
05/01/31	875,000	3.570%	280,000	15,619	
11/01/31	595,000	3.570%	-	10,621	306,239.50
05/01/32	595,000	3.570%	290,000	10,621	
11/01/32	305,000	3.570%	-	5,444	306,065.00
05/01/33	305,000	3.570%	305,000	5,444	
					310,444.25
<b>Total</b>			<b>\$1,915,000</b>	<b>\$282,923</b>	<b>\$2,197,923</b>

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

**Approved Budget**

**Debt Service Series 2015 Special Assessment Refunding Bonds**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$189,222	\$177,698	\$3,252	\$180,950	\$189,222
Interest Earnings	6,000	2,970	2,200	5,170	4,500
Carry Forward Surplus <sup>(1)</sup>	55,301	59,719	-	59,719	26,849
<b>TOTAL REVENUES</b>	<b>\$250,523</b>	<b>\$240,387</b>	<b>\$5,452</b>	<b>\$245,839</b>	<b>\$220,571</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$29,690	\$29,690	\$-	\$29,690	\$27,137
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	29,206	-	29,113	29,113	26,695
Principal - 5/1	120,000	-	120,000	120,000	120,000
Special Call - 5/1	-	-	10,000	10,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$178,897</b>	<b>\$34,690</b>	<b>\$159,113</b>	<b>\$193,804</b>	<b>\$173,832</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$-	\$(25,187)	\$-	\$(25,187)	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(25,187)</b>	<b>\$-</b>	<b>\$(25,187)</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$178,897</b>	<b>\$59,877</b>	<b>\$159,113</b>	<b>\$218,990</b>	<b>\$173,832</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$71,626</b>	<b>\$180,510</b>	<b>\$(153,662)</b>	<b>\$26,849</b>	<b>\$46,738</b>

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

Interest Due 11/1/27

\$24,868.11

\$24,868.11

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,435,000	3.700%		27,137	27,137
05/01/27	1,435,000	3.700%	120,000	26,695	
11/01/27	1,315,000	3.700%		24,868	171,563
05/01/28	1,315,000	3.700%	125,000	24,598	
11/01/28	1,190,000	3.700%		22,504	172,102
05/01/29	1,190,000	3.700%	130,000	22,137	
11/01/29	1,060,000	3.700%		20,046	172,183
05/01/30	1,060,000	3.700%	135,000	19,719	
11/01/30	925,000	3.700%		17,493	172,212
05/01/31	925,000	3.700%	140,000	17,208	
11/01/31	785,000	3.700%		14,845	172,053
05/01/32	785,000	3.700%	145,000	14,684	
11/01/32	640,000	3.700%		12,103	171,787
05/01/33	640,000	3.700%	150,000	11,906	
11/01/33	490,000	3.700%		9,266	171,172
05/01/34	490,000	3.700%	155,000	9,115	
11/01/34	335,000	3.700%		6,335	170,451
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>\$1,435,000</b>	<b>\$313,287</b>	<b>\$1,748,287</b>

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Interest Income	\$7,500	\$4,184	\$3,800	\$7,984	\$7,000
Carry Forward Balance	341,312	284,344	-	284,344	319,244
<b>TOTAL REVENUES</b>	<b>\$348,812</b>	<b>\$288,528</b>	<b>\$3,800</b>	<b>\$292,328</b>	<b>\$326,244</b>
<b>EXPENDITURES:</b>					
<b>Capital Outlay</b>					
Capital Outlay - Equipment/Facilities	\$30,000	\$11,035	\$-	\$11,035	\$30,000
Other Current Charges	\$450	195	396	\$591	600
Repair & Replacements	22,050	110,717	-	110,717	25,000
<b>TOTAL EXPENDITURES</b>	<b>\$52,500</b>	<b>\$121,947</b>	<b>\$396</b>	<b>\$122,343</b>	<b>\$55,600</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$70,000	\$149,259	\$-	\$149,259	\$122,000
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$70,000</b>	<b>\$149,259</b>	<b>\$-</b>	<b>\$149,259</b>	<b>\$122,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$366,312</b>	<b>\$315,840</b>	<b>\$3,404</b>	<b>\$319,244</b>	<b>\$392,644</b>

**Brandy Creek**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026-2027**

Neighborhood	O&M Units	Bonds Units 2013	Bonds Units 2015	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit				
				FY 2027	FY2026	Increase/(decrease)	FY 2027	FY 2027	FY2026	FY2026	Increase/(decrease)	FY 2027	FY 2027	FY2026	FY2026	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	\$1,780.79	\$1,681.30	\$99.49	\$854.77	\$1,100.00	\$854.77	\$1,100.00	\$0.00	\$2,635.56	\$2,880.79	\$2,536.07	\$2,781.30	\$99.49
Total	583	400	183			5.9%										