

Brandy Creek  
Community Development District

Adopted Budget

Fiscal Year 2012



*August 17, 2011*

**Brandy Creek  
Community Development District**  
BUDGET  
Fiscal Year 2012

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**Brandy Creek**  
Community Development District

**General Fund**

Description	Adopted Budget FY 2011	Actual YTD 6/30/11	Projected 3 months	Projected Actual FY 2011	Adopted Budget FY 2012
<b>Revenues</b>					
Maintenance Assessments	\$440,151	\$440,949	\$0	\$440,949	\$506,111
Interest Income	\$93	\$125	\$22	\$147	\$93
Rental/Miscellaneous Income	\$1,200	\$1,805	\$535	\$2,340	\$1,200
Cost Sharing Revenue	\$6,589	\$6,589	\$0	\$6,589	\$6,589
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$448,033</b>	<b>\$449,468</b>	<b>\$557</b>	<b>\$450,025</b>	<b>\$513,993</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$3,600	\$2,200	\$1,200	\$3,400	\$3,600
FICA Expense	\$275	\$168	\$92	\$260	\$275
Engineering	\$10,000	\$2,965	\$988	\$3,953	\$5,000
Arbitrage	\$2,750	\$0	\$2,750	\$2,750	\$2,750
Trustee	\$8,000	\$3,556	\$3,233	\$6,788	\$8,000
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$25,000	\$14,831	\$4,944	\$19,775	\$20,000
Dissemination Agent	\$7,000	\$6,100	\$0	\$6,100	\$6,100
Annual Audit	\$7,100	\$7,100	\$0	\$7,100	\$3,200
Management Fees	\$49,125	\$36,844	\$12,281	\$49,125	\$49,125
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Telephone	\$150	\$24	\$8	\$32	\$75
Postage	\$800	\$416	\$238	\$654	\$800
Records Storage	\$100	\$0	\$0	\$0	\$100
Rentals and Leases	\$360	\$360	\$33	\$393	\$432
Insurance	\$7,600	\$7,600	\$0	\$7,600	\$7,600
Printing & Binding	\$2,000	\$1,426	\$1,021	\$2,447	\$2,000
Legal Advertising	\$1,000	\$780	\$874	\$1,654	\$1,000
Other Current Charges	\$500	\$309	\$103	\$412	\$500
Office Supplies	\$250	\$111	\$64	\$175	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Capital Outlay	\$250	\$0	\$0	\$0	\$250
<b>Administrative Expenses</b>	<b>\$132,036</b>	<b>\$90,716</b>	<b>\$28,077</b>	<b>\$118,793</b>	<b>\$117,232</b>
<i>Maintenance</i>					
Insurance	\$6,736	\$8,759	\$0	\$8,759	\$13,500
Facility Administration & Management	\$47,000	\$32,007	\$9,772	\$41,779	\$47,000
Pool Monitors	\$14,060	\$9,318	\$4,742	\$14,060	\$27,163
Office Supplies / Mailings / Printing	\$1,000	\$126	\$50	\$176	\$500
Pool Maintenance	\$28,660	\$14,842	\$11,112	\$25,954	\$33,740
Permit Fees	\$575	\$575	\$0	\$575	\$775
Landscape Maintenance	\$100,367	\$71,430	\$28,937	\$100,367	\$112,367
Irrigation Maintenance	\$1,500	\$2,036	\$0	\$2,036	\$2,500
Lake Maintenance	\$11,000	\$6,633	\$2,211	\$8,844	\$11,000
General Facility Maintenance	\$20,000	\$17,534	\$2,466	\$20,000	\$20,000
Streetlighting	\$30,000	\$14,313	\$4,771	\$19,084	\$24,000
Utilities	\$37,000	\$33,282	\$11,094	\$44,375	\$60,516
Security	\$3,500	\$2,937	\$2,162	\$5,099	\$5,300
Refuse Service	\$3,400	\$2,751	\$1,019	\$3,770	\$5,400
Janitorial Services	\$7,200	\$4,966	\$1,576	\$6,542	\$9,000
Special Events	\$3,000	\$471	\$2,529	\$3,000	\$3,000
Recreational Passes	\$1,000	\$688	\$0	\$688	\$1,000
Capital Reserve	\$0	\$0	\$0	\$0	\$20,000
<b>Maintenance Expenses</b>	<b>\$315,998</b>	<b>\$222,667</b>	<b>\$82,440</b>	<b>\$305,107</b>	<b>\$396,761</b>
<b>Total Expenses</b>	<b>\$448,033</b>	<b>\$313,382</b>	<b>\$110,518</b>	<b>\$423,900</b>	<b>\$513,993</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$0</b>	<b>\$136,086</b>	<b>-\$109,961</b>	<b>\$26,125</b>	<b>\$0</b>

	FY 2011	FY 2012
Net Assessments	\$440,151	\$506,111
Add: Discounts and Collections (6%)	\$28,095	\$32,305
Gross Assessments	\$468,246	\$538,416
Assessable Units	583	583
Per Unit Assessment	\$803.17	\$923.53

# Brandy Creek Community Development District

BUDGET  
Fiscal Year 2012

## **REVENUES:**

### *Maintenance Assessments*

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

### *Interest Income*

The operating fund of the District will be invested in Governmental Securities with U.S. Bank. The estimated earnings are based upon .04% interest with an average balance of \$150,000.

### *Miscellaneous Income*

Represents estimated income from the rental of the Community Room.

### *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.

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## **EXPENDITURES:**

### **Administrative:**

#### *Supervisor Fees*

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon three supervisors paid for the estimated six annual meetings with the other supervisors waiving pay.

#### *FICA Expense*

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

#### *Engineering Fees*

The District's engineering firm will be providing general engineering services to the District including attendance and preparation for monthly board meetings, review invoices, etc. England, Thims & Miller serves as the District's engineering firm.

# **Brandy Creek Community Development District**

BUDGET  
Fiscal Year 2012

## Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2003 & 2006 Special Assessment Revenue Bonds. The District has contracted with Grau and Company to calculate the rebate liability and submit a report to the District.

## Trustee Fees

The District's series 2003 & 2006 Special Assessment Revenue Bonds are held by a Trustee at U.S. Bank. The amount represents the fee for the administration of the District's bond issue.

## Assessment Roll

The District has contracted with Governmental Management Services for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector.

## Attorney

The District's legal counsel will be providing general legal services to the District including attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Hopping Green & Sams serves as the District's legal counsel.

## Dissemination Agent

The District has contracted with Prager, Sealy & Company to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

## Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Grau and Company to prepare the annual audit.

## Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

## Computer Time

The District processes all of its financial activities, including accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

# Brandy Creek Community Development District

BUDGET  
Fiscal Year 2012

## Telephone

The District uses AT& T for local and long distance telephone service.

## Postage

Mailing of agenda packages, overnight deliveries, correspondence, vendor payments, etc.

## Records Storage

All documents of the District will be copied and stored electronically with automatic back up to ensure complete records. Back up of all records will be keep off-site for security and safety.

## Rental and Leases

The District has a contract with PTI Integrated Systems for a 5 x 5 climate-controlled storage unit

## Insurance

The District's General Liability & Public Officials Liability Insurance policy is with the Preferred Governmental Insurance Trust (PGIT). PGIT specializes in providing insurance coverage to governmental agencies.

## Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

## Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in the St. Augustine Record.

## Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

## Office Supplies

Represents various office supplies purchased for the District.

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

# Brandy Creek Community Development District

BUDGET  
Fiscal Year 2012

## Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

## **Maintenance:**

### Insurance

The District's Property, General Liability & Public Officials Liability Insurance policy is with the Preferred Governmental Insurance Trust (PGIT). PGIT specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

### Facility Administration & Management

The District employs a facility manager who manages the on-site operations and maintenance for all district properties.

### Pool Monitors

The District has contracted with Elite Amenities to provide personnel to monitor usage of the two pools during peak swim season.

### Office Supplies / Mailings / Printing

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

### Pool Maintenance

The District has contracted with Rick Arsenault Pool Services for the maintenance of the Amenity Center Swimming Pool and Spray Ground Area. Included in this line item are maintenance costs for Phase 2 pool expected to open April 2012. The amount is based upon the following:

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Contract	\$1,235	\$14,820
Chemicals	\$ 756	\$ 9,072
Contingency	\$ 397	\$ 4,768
Phase II Pool Contingency	<u>\$ 423</u>	<u>\$ 5,080</u>
Total	\$2,811	\$33,740

### Permit Fees

Represents Permit Fees paid to the Department of Health for the swimming pool and spray ground area.

# Brandy Creek Community Development District

BUDGET  
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## Landscape Maintenance

The District has contracted with Austin Outdoors to maintain the common areas of the District. The annual total contract cost is \$94,051 plus a contingency for Phase I and Phase II.

<u>Description</u>	<u>Annual</u>
Contract (Phase 1)	\$ 71,095
Contract Addendum (Phase2)	\$ 22,956
New Pool Area (6 months)	\$ 18,316
	\$ 112,367

## Irrigation Maintenance

Miscellaneous irrigation repairs and maintenance.

## 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. The monthly cost is \$737

<u>Description</u>	<u>Annual</u>
Lake Doctor Contract	\$ 8,844
Contingency	\$ 2,156
	\$ 11,000

## General Facility Maintenance

Cost of labor and supplies for routine repairs and maintenance of the District's common areas and Amenity Center.

## Street Lighting

The District has various utility amounts with Florida Power and Light for street lighting cost to the community. The amount is based upon the agreement plus estimated cost for fuel charges. Additional street lights are being added to the District in FY 2011.

<u>Account #</u>	<u>Location</u>	<u>Annual</u>
915675411	Johns Creek Pkwy	\$ 17,529
	Contingency	\$ 6,471
	Total	\$ 24,000



# Brandy Creek Community Development District

BUDGET  
Fiscal Year 2012

## Utilities

The District has various utility accounts with Florida Power and Light and JEA, for lighting and irrigation. AT&T is the phone carrier and Litestream Technologies provides cable services.

<u>Account #</u>	<u>Description</u>	<u>Annual</u>	
6946833487	224 Johns Creek Pkwy - Rec Electric	\$17,294	
5919788496	101 Nature Walk Pkwy #1 - Common Electric	\$375	
4300684380	181 Huffner Hill Cir #Irrig	\$92	
1063920597	224 Johns Creek Pkwy #1- Common Electric	\$382	
490740477	231 Johns Creek Pkwy #1- Common Electric	\$536	
3276629379	391 Johns Creek Pkwy #1- Common Electric	\$869	
559825385	993 Huffner Hill Cir #Park- Common Electric	\$686	
	Total Electric		\$20,234
62253168	224 Johns Creek Pkwy - Rec Water	\$2,334	
62253168	224 Johns Creek Pkwy - Rec Sewer	\$5,754	
	Total Rec Water/Sewer		\$8,098
68260355	104 Field Crest Drive S	\$2,706	
69808378	16 Avery Garden Pl	\$3,357	
64512183	1707 Anthler Hill Ct - Irrigation	\$393	
67133289	227 Johns Creek Pkwy- Irrigation	\$3,007	
66725332	306 Johns Creek Pkwy- Irrigation	\$294	
67133230	371 Johns Creek Pkwy- Irrigation	\$2,098	
64512184	907 Hawk Run Ct- Irrigation	\$348	
	Total Irrigation		\$12,203
9042304208	Amenity Telephone		\$2,115
2701	Amenity Cable		\$750
	Total Utilities		\$43,400
	Contingency		\$17,116
			\$60,516

## Security

The District is contracted with Atlantic Security to provide monitoring and replacement services at the Amenity Center. The district also uses off-duty deputies for security patrols of District property.

## Refuse Service

The District has contracted Seaboard Waste Systems for garbage disposal service.

# Brandy Creek Community Development District

BUDGET  
Fiscal Year 2012

## Janitorial Services

The District has contracted with Environmental Control to provide janitorial services for the Amenity Center. The Phase 2 amenity center is expected to open in April 2012. The amount is based upon the following:

<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Contract	\$ 495	\$ 5,940
Supplies	\$ 100	\$ 1,200
Contingency	\$ 5	\$ 60
Phase 2 Contingency	\$ 300	\$ 1,800
Total	\$ 900	\$ 9,000

## Special Events

Represents estimated cost for the District to host any special events for the community throughout the Fiscal Year.

## Recreation Passes

Represents the estimated cost for issuing access cards to the District's residents for Amenity Center privileges. Replacement cards must be purchased by residents and receipts are posted to miscellaneous income.

## Reserve

The District has established a maintenance reserve to fund the renewal and replacement of the District's capital related facilities and fund operating expenses prior to the receipt of assessments from the County Tax Collector.

## Contingency

A contingency for any unanticipated and unscheduled cost to the District.

**Brandy Creek**  
Community Development District

**Debt Service Fund**  
Series 2003A

<u>Description</u>	<u>Adopted Budget FY 2011</u>	<u>Actual YTD 6/30/11</u>	<u>Projected Actual FY 2011</u>	<u>Adopted Budget FY 2012</u>
<b>Revenues</b>				
Interest Income	\$500	\$393	\$500	\$500
Assessments - On Roll	\$413,535	\$413,342	\$412,566	\$413,535
Carry Forward Surplus	\$185,043	\$189,986	\$189,986	\$163,569
<b>Total Revenues</b>	<b>\$599,078</b>	<b>\$603,722</b>	<b>\$603,052</b>	<b>\$577,604</b>
<b>Expenditures</b>				
<u>Series 2003A</u>				
Interest 11/1	\$159,861	\$159,861	\$159,861	\$156,528
Special Call 11/1	\$15,000	\$15,000	\$15,000	\$0
Principal 5/1	\$90,000	\$90,000	\$90,000	\$95,000
Interest 5/1	\$159,861	\$159,385	\$159,385	\$156,528
<b>Total Expenses</b>	<b>\$424,723</b>	<b>\$424,246</b>	<b>\$424,246</b>	<b>\$408,055</b>
<b>Other Sources (Uses)</b>				
Interfund Transfer Out	(\$10,182)	(\$15,237)	(\$15,237)	(7,042)
<b>Other Sources</b>	<b>(\$10,182)</b>	<b>(\$15,237)</b>	<b>(\$15,237)</b>	<b>(\$7,042)</b>
<b>Total Expenses</b>	<b>\$434,905</b>	<b>\$439,483</b>	<b>\$439,483</b>	<b>\$415,097</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$164,173</b>	<b>\$164,239</b>	<b>\$163,569</b>	<b>\$162,508</b>

November 1, 2012 Interest Payment \$ 153,511.25

Net Assessments	\$413,535
Add: Discounts and Collections (6%)	\$26,465
Gross Assessments	\$440,000
Assessable Units	400
Per Unit Assessment	\$1,100

**Brandy Creek**  
**Community Development District**  
 Series 2003A Special Assessment Bonds  
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/11	\$ 5,020,000.00	6.35%	\$ 90,000.00	\$ 159,385.00	-
11/01/11	\$ 4,930,000.00	6.35%	-	\$ 156,527.50	\$ 405,912.50
05/01/12	\$ 4,930,000.00	6.35%	\$ 95,000.00	\$ 156,527.50	-
11/01/12	\$ 4,835,000.00	6.35%	-	\$ 153,511.25	\$ 405,038.75
05/01/13	\$ 4,835,000.00	6.35%	\$ 105,000.00	\$ 153,511.25	-
11/01/13	\$ 4,730,000.00	6.35%	-	\$ 150,177.50	\$ 408,688.75
05/01/14	\$ 4,730,000.00	6.35%	\$ 110,000.00	\$ 150,177.50	-
11/01/14	\$ 4,620,000.00	6.35%	-	\$ 146,685.00	\$ 406,862.50
05/01/15	\$ 4,620,000.00	6.35%	\$ 120,000.00	\$ 146,685.00	-
11/01/15	\$ 4,500,000.00	6.35%	-	\$ 142,875.00	\$ 409,560.00
05/01/16	\$ 4,500,000.00	6.35%	\$ 125,000.00	\$ 142,875.00	-
11/01/16	\$ 4,375,000.00	6.35%	-	\$ 138,906.25	\$ 406,781.25
05/01/17	\$ 4,375,000.00	6.35%	\$ 135,000.00	\$ 138,906.25	-
11/01/17	\$ 4,240,000.00	6.35%	-	\$ 134,620.00	\$ 408,526.25
05/01/18	\$ 4,240,000.00	6.35%	\$ 145,000.00	\$ 134,620.00	-
11/01/18	\$ 4,095,000.00	6.35%	-	\$ 130,016.25	\$ 409,636.25
05/01/19	\$ 4,095,000.00	6.35%	\$ 150,000.00	\$ 130,016.25	-
11/01/19	\$ 3,945,000.00	6.35%	-	\$ 125,253.75	\$ 405,270.00
05/01/20	\$ 3,945,000.00	6.35%	\$ 160,000.00	\$ 125,253.75	-
11/01/20	\$ 3,785,000.00	6.35%	-	\$ 120,173.75	\$ 405,427.50
05/01/21	\$ 3,785,000.00	6.35%	\$ 175,000.00	\$ 120,173.75	-
11/01/21	\$ 3,610,000.00	6.35%	-	\$ 114,617.50	\$ 409,791.25
05/01/22	\$ 3,610,000.00	6.35%	\$ 185,000.00	\$ 114,617.50	-
11/01/22	\$ 3,425,000.00	6.35%	-	\$ 108,743.75	\$ 408,361.25
05/01/23	\$ 3,425,000.00	6.35%	\$ 195,000.00	\$ 108,743.75	-
11/01/23	\$ 3,230,000.00	6.35%	-	\$ 102,552.50	\$ 406,296.25
05/01/24	\$ 3,230,000.00	6.35%	\$ 210,000.00	\$ 102,552.50	-
11/01/24	\$ 3,020,000.00	6.35%	-	\$ 95,885.00	\$ 408,437.50
05/01/25	\$ 3,020,000.00	6.35%	\$ 225,000.00	\$ 95,885.00	-
11/01/25	\$ 2,795,000.00	6.35%	-	\$ 88,741.25	\$ 409,626.25
05/01/26	\$ 2,795,000.00	6.35%	\$ 240,000.00	\$ 88,741.25	-
11/01/26	\$ 2,555,000.00	6.35%	-	\$ 81,121.25	\$ 409,862.50
05/01/27	\$ 2,555,000.00	6.35%	\$ 255,000.00	\$ 81,121.25	-
11/01/27	\$ 2,300,000.00	6.35%	-	\$ 73,025.00	\$ 409,146.25

**Brandy Creek**  
**Community Development District**  
Series 2003A Special Assessment Bonds  
**AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/28	\$ 2,300,000.00	6.35%	\$ 270,000.00	\$ 73,025.00	-
11/01/28	\$ 2,030,000.00	6.35%	-	\$ 64,452.50	\$ 407,477.50
05/01/29	\$ 2,030,000.00	6.35%	\$ 285,000.00	\$ 64,452.50	-
11/01/29	\$ 1,745,000.00	6.35%	-	\$ 55,403.75	\$ 404,856.25
05/01/30	\$ 1,745,000.00	6.35%	\$ 305,000.00	\$ 55,403.75	-
11/01/30	\$ 1,440,000.00	6.35%	-	\$ 45,720.00	\$ 406,123.75
05/01/31	\$ 1,440,000.00	6.35%	\$ 325,000.00	\$ 45,720.00	-
11/01/31	\$ 1,115,000.00	6.35%	-	\$ 35,401.25	\$ 406,121.25
05/01/32	\$ 1,115,000.00	6.35%	\$ 350,000.00	\$ 35,401.25	-
11/01/32	\$ 765,000.00	6.35%	-	\$ 24,288.75	\$ 409,690.00
05/01/33	\$ 765,000.00	6.35%	\$ 370,000.00	\$ 24,288.75	-
11/01/33	\$ 395,000.00	6.35%	-	\$ 12,541.25	\$ 406,830.00
05/01/34	\$ 395,000.00	6.35%	\$ 395,000.00	\$ 12,541.25	\$ 407,541.25
			\$ 5,020,000.00	\$ 4,761,865.00	\$ 9,781,865.00

**Brandy Creek**  
Community Development District

**Debt Service Fund**  
Series 2006A

<u>Description</u>	<u>Adopted Budget FY 2011</u>	<u>Actual YTD 6/30/11</u>	<u>Projected Actual FY 2011</u>	<u>Adopted Budget FY 2012</u>
<b>Revenues</b>				
Interest Income	\$150	\$123	\$150	\$150
Special Assessments	\$189,220	\$188,528	\$188,188	\$189,220
Carry Forward Surplus	\$76,772	\$79,960	\$79,960	\$75,211
<b>Total Revenues</b>	<b>\$266,142</b>	<b>\$268,611</b>	<b>\$268,298</b>	<b>\$264,581</b>
<b>Expenditures</b>				
<i>Series 2006</i>				
Interest 11/1	\$72,800	\$72,800	\$72,800	\$71,680
Principle 5/1	\$40,000	\$40,000	\$40,000	\$45,000
Interest 5/1	\$72,800	\$72,800	\$72,800	\$71,680
<b>Total Expenses</b>	<b>\$185,600</b>	<b>\$185,600</b>	<b>\$185,600</b>	<b>\$188,360</b>
<b>Other Sources (Uses)</b>				
Interfund Transfer Out	(\$3,972)	(\$7,487)	(\$7,487)	(3,531)
<b>Other Sources</b>	<b>(\$3,972)</b>	<b>(\$7,487)</b>	<b>(\$7,487)</b>	<b>(\$3,531)</b>
<b>Total Expenses</b>	<b>\$189,572</b>	<b>\$193,087</b>	<b>\$193,087</b>	<b>\$191,891</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$76,570</b>	<b>\$75,524</b>	<b>\$75,211</b>	<b>\$72,690</b>

\*\*November 1, 2012 Interest payment \$ 70,420

Net Assessments	\$189,220
Add: Discounts and Collections (6%)	\$12,078
<b>Gross Assessments</b>	<b>\$201,298</b>
Assessable Units	183
<b>Per Unit Assessment</b>	<b>\$1,100</b>

**Brandy Creek  
Community Development District  
Series 2006A Special Assessment Bonds  
AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/06	\$ 2,715,000.00	5.60%	- \$	50,680.00 \$	50,680.00
05/01/07	\$ 2,715,000.00	5.60%	\$ -	76,020.00 \$	152,040.00
11/01/07	\$ 2,715,000.00	5.60%	- \$	76,020.00	-
05/01/08	\$ 2,715,000.00	5.60%	\$ 35,000.00	76,020.00 \$	186,060.00
11/01/08	\$ 2,680,000.00	5.60%	- \$	75,040.00	
05/01/09	\$ 2,680,000.00	5.60%	\$ 40,000.00	75,040.00 \$	188,960.00
11/01/09	\$ 2,640,000.00	5.60%	- \$	73,920.00	
05/01/10	\$ 2,640,000.00	5.60%	\$ 40,000.00	73,920.00 \$	186,720.00
11/01/10	\$ 2,600,000.00	5.60%	- \$	72,800.00	
05/01/11	\$ 2,600,000.00	5.60%	\$ 40,000.00	72,800.00 \$	184,480.00
11/01/11	\$ 2,560,000.00	5.60%	- \$	71,680.00	
05/01/12	\$ 2,560,000.00	5.60%	\$ 45,000.00	71,680.00 \$	187,100.00
11/01/12	\$ 2,515,000.00	5.60%	- \$	70,420.00	
05/01/13	\$ 2,515,000.00	5.60%	\$ 45,000.00	70,420.00 \$	184,580.00
11/01/13	\$ 2,470,000.00	5.60%	- \$	69,160.00	
05/01/14	\$ 2,470,000.00	5.60%	\$ 50,000.00	69,160.00 \$	186,920.00
11/01/14	\$ 2,420,000.00	5.60%	- \$	67,760.00	
05/01/15	\$ 2,420,000.00	5.60%	\$ 55,000.00	67,760.00 \$	188,980.00
11/01/15	\$ 2,365,000.00	5.60%	- \$	66,220.00	
05/01/16	\$ 2,365,000.00	5.60%	\$ 55,000.00	66,220.00 \$	185,900.00
11/01/16	\$ 2,310,000.00	5.60%	- \$	64,680.00	
05/01/17	\$ 2,310,000.00	5.60%	\$ 60,000.00	64,680.00 \$	187,680.00
11/01/17	\$ 2,250,000.00	5.60%	- \$	63,000.00	
05/01/18	\$ 2,250,000.00	5.60%	\$ 60,000.00	63,000.00 \$	184,320.00
11/01/18	\$ 2,190,000.00	5.60%	- \$	61,320.00	
05/01/19	\$ 2,190,000.00	5.60%	\$ 65,000.00	61,320.00 \$	185,820.00
11/01/19	\$ 2,125,000.00	5.60%	- \$	59,500.00	
05/01/20	\$ 2,125,000.00	5.60%	\$ 70,000.00	59,500.00 \$	187,040.00
11/01/20	\$ 2,055,000.00	5.60%	- \$	57,540.00	
05/01/21	\$ 2,055,000.00	5.60%	\$ 75,000.00	57,540.00 \$	187,980.00
11/01/21	\$ 1,980,000.00	5.60%	- \$	55,440.00	
05/01/22	\$ 1,980,000.00	5.60%	\$ 80,000.00	55,440.00 \$	188,640.00
11/01/22	\$ 1,900,000.00	5.60%	- \$	53,200.00	
05/01/23	\$ 1,900,000.00	5.60%	\$ 85,000.00	53,200.00 \$	189,020.00
11/01/23	\$ 1,815,000.00	5.60%	- \$	50,820.00	
05/01/24	\$ 1,815,000.00	5.60%	\$ 85,000.00	50,820.00 \$	184,260.00
11/01/24	\$ 1,730,000.00	5.60%	- \$	48,440.00	
05/01/25	\$ 1,730,000.00	5.60%	\$ 95,000.00	48,440.00 \$	189,220.00
11/01/25	\$ 1,635,000.00	5.60%	- \$	45,780.00	
05/01/26	\$ 1,635,000.00	5.60%	\$ 100,000.00	45,780.00 \$	188,760.00
11/01/26	\$ 1,535,000.00	5.60%	- \$	42,980.00	
05/01/27	\$ 1,535,000.00	5.60%	\$ 105,000.00	42,980.00 \$	188,020.00
11/01/27	\$ 1,430,000.00	5.60%	- \$	40,040.00	
05/01/28	\$ 1,430,000.00	5.60%	\$ 110,000.00	40,040.00 \$	187,000.00
11/01/28	\$ 1,320,000.00	5.60%	- \$	36,960.00	
05/01/29	\$ 1,320,000.00	5.60%	\$ 115,000.00	36,960.00 \$	185,700.00
11/01/29	\$ 1,205,000.00	5.60%	- \$	33,740.00	

**Brandy Creek  
Community Development District  
Series 2006A Special Assessment Bonds  
AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/30	\$ 1,205,000.00	5.60%	\$ 125,000.00	\$ 33,740.00	\$ 188,980.00
11/01/30	\$ 1,080,000.00	5.60%	-	\$ 30,240.00	
05/01/31	\$ 1,080,000.00	5.60%	\$ 130,000.00	\$ 30,240.00	\$ 186,840.00
11/01/31	\$ 950,000.00	5.60%	-	\$ 26,600.00	
05/01/32	\$ 950,000.00	5.60%	\$ 135,000.00	\$ 26,600.00	\$ 184,420.00
11/01/32	\$ 815,000.00	5.60%	-	\$ 22,820.00	
05/01/33	\$ 815,000.00	5.60%	\$ 145,000.00	\$ 22,820.00	\$ 186,580.00
11/01/33	\$ 670,000.00	5.60%	-	\$ 18,760.00	
05/01/34	\$ 670,000.00	5.60%	\$ 155,000.00	\$ 18,760.00	\$ 188,180.00
11/01/34	\$ 515,000.00	5.60%	-	\$ 14,420.00	
05/01/35	\$ 515,000.00	5.60%	\$ 165,000.00	\$ 14,420.00	\$ 189,220.00
11/01/35	\$ 350,000.00	5.60%	-	\$ 9,800.00	
05/01/36	\$ 350,000.00	5.60%	\$ 170,000.00	\$ 9,800.00	\$ 184,840.00
11/01/36	\$ 180,000.00	5.60%	-	\$ 5,040.00	
05/01/37	\$ 180,000.00	5.60%	\$ 180,000.00	\$ 5,040.00	\$ 185,040.00
			\$ 2,715,000.00	\$ 3,094,980.00	\$ 6,809,980.00



BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT "A"

ALLOCATION OF OPERATING RESERVES

ESTIMATED FUNDS AVAILABLE

Beginning General Fund Balance - Fiscal Year 2011 (1)	\$	269,096
Estimated Excess General Revenues - Fiscal Year 2011	\$	26,125
<b>Total Estimated Funds Available - 9/30/10</b>	<b>\$</b>	<b><u>295,221</u></b>

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ALLOCATION OF FUNDS AVAILABLE

General Fund Operating Reserve - First Quarter Operating Capital	\$	113,135
Maintenance or Capital Reserve - Renewal and Replacements	\$	182,086
Total Reserves	\$	<u>295,221</u>
Total Undesignated Cash/Carryforward Surplus	\$	-
<b>Total Funds Available</b>	<b>\$</b>	<b><u>295,221</u></b>

(1) Beginning Fund Balance is net of Budgeted Carry Forward Surplus