

### Unit Information

Unit Type: Special District      Year: 2021

Unit Name: Brandy Creek Community Development District      Unit Dependency: Independent

Unit Status: Active

### Location Information

Name: Mr. Jim Oliver

Title: Assistant Treasurer/District Manager

Phone: (904) 940-5850

Address:

475 West Town Place Ste 114  
St Augustine, FL 32092

### Contact Information

Name: Mrs. Bernadette Peregrino

Title: District Accountant

Phone: (904) 239-5309

Email: bperegrino@gmsnf.com

Address:

475 West Town Place Ste 114  
St Augustine, FL 32092

### AFR Details

#### Revised AFR

AFR Status: Verified By DFS

AFR Received Date: 6/22/2022

Audit Received Date: 6/22/2022

Submission Type: Electronic

### Long-Term Debt Information

Long-Term Debt: \$4,790,000

### Audit Information

Was an audit performed? Yes

Audit Performed Date: 6/13/2022

Auditor Name: Berger, Toombs, Elam, Gaines & Frank CPA's

Address:  
600 Citrus Avenue  
Suite 200  
Fort Pierce FL 34950

### Certification

#### Chief Financial Officer

Name: James Oliver

Title: Assistant Treasurer/District Manager

#### Chairman/Elected Official

Name: Meredith Payne

Title: Chairperson

	Yes	No
Have You Experienced a Financial Emergency in this year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, Have You Compiled With Section 218.503(2), Florida Statutes?	<input type="checkbox"/>	<input type="checkbox"/>

Revenues Report for FYE 2021

Account Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
325100 - Special Assessments - Capital Improvement	718,871	0	505,900	0	0	0	0	0	0	0	0	1,224,771
361100 - Interest	16	0	64	255	0	0	0	0	0	0	0	335
369900 - Other Miscellaneous Revenues	18,793	0	0	0	0	0	0	0	0	0	0	18,793
381000 - Inter-Fund Group Transfers In	0	0	1	65,000	0	0	0	0	0	0	0	65,001
Grand Total	737,680	0	505,965	65,255	0	0	0	0	0	0	0	1,308,900

Expenditures Report for FYE 2021

Account/Object Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
513.30 - Financial and Administrative - Operating Expenses	119,572	0	0	415	0	0	0	0	0	0	0	119,987
517.70 - Debt Service Payments - Debt Service	0	0	512,194	0	0	0	0	0	0	0	0	512,194
538.30 - Flood Control/Stormwater Control - Operating Expenses	0	0	0	34,951	0	0	0	0	0	0	0	34,951
538.60 - Flood Control/Stormwater Control - Capital Outlay	0	0	0	11,000	0	0	0	0	0	0	0	11,000
572.30 - Parks/Recreation - Operating Expenses	534,879	0	0	0	0	0	0	0	0	0	0	534,879
581.90 - Interfund Transfers Out - Other Uses	65,000	0	0	1	0	0	0	0	0	0	0	65,001
Grand Total	719,451	0	512,194	46,367	0	0	0	0	0	0	0	1,278,012

Data Element Worksheet Report for FYE: 2021, Brandy Creek  
Community Development District

Affiliates Report for FYE 2021

Supplemental Information Report for FYE 2021

Compensation



Total Employees	Total Employee Compensation Earned or Awarded	Total Contractors	Total Contractor Compensation Earned or Awarded
5	5,541	24	588,411

Construction Projects

Millage Rates

Special Assessments

Total Category	Unit Type	Rate
General Fund	Rate	1296.29
Debt Service	Rate	854.77 - 1100.00

Bonds

Bond Type	Series	Earliest Maturity Date	Latest Maturity Date	Total Outstanding Amount
Non-Ad Valorem	2013	05/01/2034	5/1/2034	3,070,000
Non-Ad Valorem	2015	05/01/2036	5/1/2036	2,035,000