

*Brandy Creek
Community Development District*

November 10, 2021

AGENDA

Brandy Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

November 3, 2021

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, November 10, 2021 at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the September 8, 2021 Meeting
- IV. Consideration of Revised Proposal for Landscape Maintenance Services
- IV. Ratification of Second Amendment to Agreement with Vesta Property Services, Inc.
- V. Ratification of Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank
- VI. Consideration of the Transfer Letter Regarding Legal Services with Kutak Rock
- VII. Consideration of Resolution 2022-01, Election of Officers
- VIII. Other Business
- IX. Staff Reports
 - A. Attorney

1. Publication of Legal Notices
 2. Needs Analysis that Districts Providing Wastewater or Stormwater Management Services Must Complete by June 30, 2022
 3. Prompt Payment Requirements
 4. Public Records Exemptions for Addresses and Other Information Associated with Certain Officers, Judges, etc.
- B. Engineer
- C. Manager
- D. Operations Manager
1. Report
 2. Lake Doctors Service Report
- E. Amenity Manager
1. Report
 2. Pool Furniture
- X. Supervisor's Requests and Audience Comments
- XI. Financial Reports
- A. Balance Sheet & Income Statement as of September 30, 2021
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
- XII. Consideration of Proposals for Security Cameras ***(Closed Session)****
- XIII. Next Scheduled Meeting – January 12, 2022 at 6:30 p.m. at Phase 2 Amenity Center
- XIV. Adjournment

** Florida law requires Board discussions related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.07138 and Section 281.301 of the Florida Statutes. Only the Board and staff can be present for discussion of this agenda item.*

MINUTES

MINUTES OF MEETING
BRANDY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District was held on Wednesday, September 8, 2021 at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, FL 32092.

Present and constituting a quorum were:

Meredith Payne	Chairman
Barbara Little	Vice Chairperson
Alton Chamberlain	Supervisor
Clarence Blalock	Supervisor
Shawn Jolly	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Jim Masters	Vesta/Amenity Services Group
Jennifer Meadows	Vesta/Amenity Services Group
Dan Fagen	

The following is a summary of the discussion and actions taken at the September 8, 2021 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Payne called the meeting to order at approximately 6:30 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 14, 2021 Meeting

Mr. Payne presented the meeting minutes from the July 14, 2021 meeting and asked for any corrections or changes. Mr. Jolly stated that there was a discrepancy about calling Ms. Meadows “Mr. Meadows.” The change was noted for the record. Mr. Payne noted that there were a few items noted in the minutes that were not in the agenda. The items that he was referring to were planned to be covered in the staff report portions of the meeting. There being nothing else, Mr. Payne asked for a motion of approval.

On MOTION by Mr. Blalock, seconded by Ms. Little, with all in favor, the Minutes of the July 14, 2021 Meeting, were approved as amended.
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FOURTH ORDER OF BUSINESS

Yellowstone Landscape Update

An update for the Yellowstone landscaping was provided to the Board under separate cover. A question was brought up in the past about which trees Yellowstone are specifically responsible for and what is included in the contract. The contract states that they will trim small trees and bushes but does not say that they will trim the palm trees, however they have trimmed them every year. The other trees in the neighborhood are getting to the point where they need to be tended to, but the community is at a scale that there are so many areas that need a canopy raise that there is a need to get an additional estimate from Yellowstone and/or another company for cost proposals. Mr. Masters will collect the proposals and present them to the Board at a future meeting. The Board continued by asking questions that referred to different trees and who is responsible for them.

Conversation transitioned into resident responsibility for trees in their yards that may be affecting CDD property. Mr. Eckert stated that slivers of CDD property that are adjacent to residential houses has been an ongoing question with people who may want to expand their yards or people who may not be happy with the level of maintenance that the CDD is performing on that property so they would like to purchase the land. In these cases, the district would have to involve the engineer to find out if the area is calculated in the open space that is required by the development approvals because the county has a regulation that requires an minimum amount of acreage for open space. The second thing that is usually required would be a replat of the certain

lot. Most districts would prefer to not have to go down that road. If the district does decide to go down that road, it is typical to require the resident to put money into escrow for professional fees in order for the district to carry out steps one and two. The Board discussed and decided the next step would be to informally investigate why the lot was platted that way and go from there.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-10, Policies Regarding Security Cameras and License Plate Readers

Mr. Eckert reported that this resolution sets forth the rules for using surveillance videos and who can access those videos. The Board decided that only the District manager will be able to review any surveillance footage the district manager will work with law enforcement when needed. Mr. Oliver agreed to be the contact for these instances.

On MOTION by Mr. Payne, seconded by Ms. Little, with all in favor, Resolution 2021-10, Policies Regarding Security, was approved
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SIXTH ORDER OF BUSINESS

Update Regarding Johnson Controls Security Cameras Lease

The district is coming up on the five-year anniversary of this contract. Currently there is a camera system owned by Johnson Controls. Mr. Masters has been investigating other proposals with new companies for a number of reasons. He has also talked to a sales rep from the current provider and asked them to look at the agreement and offer a new agreement that is more favorable to the District. Mr. Eckert had a question of the “anniversary date” versus the “effective date” and when the 30-day notice would have to be given if it came to ending the contract. Mr. Eckert recommends that unless they are very sure they would like to stay with the existing contract that the Board gives staff direction to send a notice of termination no later than October 13th.

Mr. Masters presented the different proposals that he had on hand to the Board. Mr. Blalock made a motion to sever the current agreement with Johnson Controls and to authorize the Board to research other options. October 13, 2021 is the date in which staff must send a notice of termination and the District will still be obligated to finish the contract in January.

On MOTION by Mr. Blalock, seconded by Mr. Payne, with all in favor, Authorizing Staff to Terminate the Current Contract with Johnson Controls by October 13, 2021 and Authorizing to Seek Proposals, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Amendment to Fee Agreement with Hopping Green & Sams

Mr. Eckert stated that this item is an amendment to the fee agreement with Hopping Green & Sams which is a result of his relocation. The prior agreement provided for a flat fee of \$1,500 to cover monthly meetings and travel for them. Since travel will no longer be a significant factor, he suggested that the Board switches to an hourly rate for the monthly meetings which he believes will save the District approximately \$300 every month.

On MOTION by Mr. Payne, seconded by Mr. Blalock, with all in favor, the Amendment to Fee Agreement with Hopping Green & Sams Reflecting an Hourly Rate, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Phase 2 Pergola Repair

Mr. Masters presented two proposals for the pergola repair. He believes both proposals come from good companies, and he would recommend working with either one. The lowest bid was from Invision at a cost of \$17,344.40 which is the most up-to-date pricing.

On MOTION by Mr. Payne, seconded by Ms. Little, with all in favor, the Proposal from Invision for Phase 2 Pergola Repair, was approved.

NINETH ORDER OF BUSINESS

Discussion of Holiday Lighting

Mr. Masters led the Board in a discussion about Holiday lighting throughout the community. The company they currently use will install and take down the lights that the District has bought from them. He handed out a blueprint of what they hung last year. The question is if the Board wants to continue with the current vendor and if they would like to add to the scope to include Phase 2. The Board agreed that as long as the money is there, there is no reason why they should not light Phase 2 as well. Mr. Masters estimates the cost of the lights and the addition of

the labor will be approximately \$2,000 on top of the current cost. Mr. Masters suggests a not to exceed of \$5,000.

On MOTION by Mr. Payne, seconded by Mr. Jolly, with four in favor and Mr. Blalock opposed, a Not to Exceed Amount of \$5,000 for Holiday Lighting, was approved 4-1.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert reported that he researched the drinking fountain issue and the ADA access and his recommendation based on his review on regulations is that it should be and ADA accessible. He would not recommend a freestanding water fountain that is not ADA accessible. Mr. Masters did get a proposal for an ADA compliant water fountain and the cost was approximately \$15,000 for one. The Board decided that there is not a need for the water fountain at this time and that it was more of a want. With that high of a price point, they will come back to it at another time.

B. Engineer

There being none, the next item followed.

C. Manager – Discussion of Fiscal Year 2022 Meeting Schedule

Mr. Oliver stated that the Board is required to adopt a meeting schedule each year. A schedule was provided in the agenda package that is bi-monthly on the second Wednesday of every other month at 6:30 p.m. If needed, the Chairman could always call special meetings between the scheduled meetings. The specific dates for each meeting scheduled can be found in the agenda package.

On MOTION by Mr. Chamberlin, seconded by Mr. Payne, with all in favor, the Fiscal Year 2022 Meeting Schedule, was approved.

D. Operations Manager - Report

E. Amenity Manager – Report

Ms. Meadows presented the Operations Manager Report, which was included in the agenda package. The blood drive was very successful with 26 donations, and she reported on other events that have recently occurred. There is a craft event coming up, as well a community yard sale that is scheduled for Saturday, October 16th. In November, there is a fun-run turkey trot planned. In the off season, they will be planning to pull hours back on Wednesdays to the day-time hours to better utilize the time and budget, if the Board is okay with that, and they agreed.

Mr. Masters reminded the Board of the survey they were provided for a performance review.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Audience Comments

There being none, the next item followed.

Supervisor's Requests

Mr. Payne commented that there is a lot of debris on County Road 2209 and asked if there is a way to contact the county. The county will be contacted, and they will see what they can do about it.

THIRTEENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Income Statement as of July 31, 2021

Mr. Oliver presented the balance sheet and income statement as of July 31st and there was no unusual variousness.

B. Assessment Receipt Schedule

Mr. Oliver reported assessments were fully collected.

C. Approval of Check Registers

On MOTION by Mr. Payne, seconded by Ms. Little, with all in favor, Check Register, was approved.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – TBD at 6:30 p.m. at Phase 2 Amenity Center

Mr. Payne stated the next meeting is to be determined but based on the schedule it will be November 10, 2021 at 6:30 p.m. at the Phase 2 amenity center.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Payne, seconded by Ms. Little, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

From: Jim Masters jmasters@vestapropertyservices.com 
Subject: FW: Yellowstone contract
Date: November 1, 2021 at 2:31 PM
To: Sarah Sweeting (ssweeting@gmsnf.com) ssweeting@gmsnf.com

Sarah,

We currently pay Yellowstone \$122,037.12 per year. See below letter from Yellowstone on the amount they would like to increase to.

Jim Masters
Field Operations Manager



224 Johns Creek Pkwy.
St. Augustine, FL 32092
C: 904.716-1370
www.VestaPropertyServices.com

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From: Solesbee, Cheyne <csolesbee@yellowstonelandscape.com>
Sent: Friday, October 29, 2021 3:44 PM
To: Jim Masters <jmasters@vestapropertyservices.com>
Cc: Charles (Garrett) Cannady <ccannady@yellowstonelandscape.com>
Subject: RE: Yellowstone contract

Jim,

Hope you're doing well. As I mentioned to you earlier this week, we are struggling financially at Brandy Creek CDD. Having to come to you all, that we've built a trusted partnership with over the years, is extremely difficult.

With all of the increased costs that we've incurred that go into maintaining Brandy Creek CDD, it is impossible for us to continue absorbing these additional expenses. With years of knowledge and experience of maintaining John's Creek, we still looked at this in many different ways to ensure that we are as efficient and effective as we can possibly be in order to keep our costs as low as possible. After all of these efforts, we have concluded that our annual price would need to increase to \$136,037.00. The partnership that we've built is extremely important to us and we wanted to make sure that we communicated this to you, hoping that we can continue providing the professional, high quality service that you all expect from us and for Brandy Creek CDD. Please let us know if you have any questions and we will be glad to discuss them with you.

Thank you Jim,

Cheyne

From: Jim Masters <jmasters@vestapropertyservices.com>
Sent: Wednesday, October 27, 2021 1:32 PM

To: Solesbee, Cheyne <csolesbee@yellowstonelandscape.com>

Subject: Yellowstone contract

[CAUTION: THIS IS AN EXTERNAL EMAIL. CHECK THE SENDER'S EMAIL ADDRESS. DO NOT CLICK ON ANY LINKS OR ATTACHMENTS UNLESS YOU KNOW THIS IS LEGITIMATE]

Cheyne,

I need something from you sooner than later on the issues we spoke about. I broke my phone yesterday so if you need to contact me, please send an E-mail.

Jim

Jim Masters
Field Operations Manager



224 Johns Creek Pkwy.
St. Augustine, FL 32092
C: 904.716-1370

www.VestaPropertyServices.com

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FIFTH ORDER OF BUSINESS

**SECOND AMENDMENT TO AGREEMENTS BETWEEN
BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT AND
VESTA PROPERTY SERVICES, INC.**

THIS SECOND AMENDMENT (“**Second Amendment**”), is made and entered into as of this 1st day of October, 2021, by and between:

BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”), and

VESTA PROPERTY SERVICES, INC., a Florida corporation, with offices located at 245 Riverside Avenue, Jacksonville, Florida 32202 (the “**Contractor**,” and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including recreational improvements; and

WHEREAS, the District and Contractor previously entered into the following agreements: (i) *Agreement for Field Management, Facility Maintenance and Janitorial Services, and Office Administrative and Special Events Coordinator Services*, dated October 1, 2019 (“**Field Management Agreement**”); (ii) *Agreement for Pool Maintenance and Pet Waste Station Services*, dated October 1, 2019 (“**Pool Maintenance Agreement**”); and (iii) *Agreement for Aquatic Facilities Staffing Services*, dated October 1, 2020 (“**Pool Monitor Agreement**,” and together with the Field Management Agreement and the Pool Maintenance Agreement, the “**Agreements**”); and

WHEREAS, pursuant to the respective terms of each of the Agreements, the Agreements may be amended by an instrument in writing which is executed by both parties; and

WHEREAS, the District and Contractor now desire to amend the respective rates for services provided under the Agreements to reflect revised rates for fiscal year beginning October 1, 2021, and ending September 30, 2022 (“**FY 2022**”); and

WHEREAS, each of the Parties hereto has the authority to execute this Second Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Second Amendment so that this Second Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based on good and valuable consideration and mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and

the Contractor agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Second Amendment.

2. AFFIRMATION OF THE AGREEMENTS. The Parties agree that nothing contained herein shall alter or amend the Parties' rights and obligations under the Agreements, except to the extent set forth in this Second Amendment. The Agreements are hereby affirmed and continue to constitute valid and binding agreements between the Parties.

3. AMENDMENTS TO THE FIELD MAINTENANCE AGREEMENT. Section 3 of the Field Maintenance Agreement is hereby amended to increase the compensation paid to Contractor for FY 2022 as follows:

a. Janitorial and Facility Maintenance: Two Thousand One Hundred Fifty-Three Dollars and Fifty-Eight Cents (\$2,153.58) per month for an annualized total of Twenty-Five Thousand Eight Hundred Forty-Two Dollars and Ninety-Six Cents (\$25,842.96) per twelve-month cycle.

4. AMENDMENTS TO THE POOL MAINTENANCE AGREEMENT. Section 3 of the Pool Maintenance Agreement is hereby amended to increase the compensation paid to Contractor for FY 2022 as follows:

a. Pool Maintenance: Two Thousand Two Hundred Seventy-One Dollars and Eighty-Three Cents (\$2,271.83) per month for an annualized total of Twenty-Seven Thousand Two Hundred Sixty-One Dollars and Ninety-Six Cents (\$27,261.96) per twelve-month cycle.

b. Pet Waste Station Services: Five Hundred Eighty-Three Dollars and Forty-Four Cents (\$583.44) per month for an annualized total of Seven Thousand One Dollar and Twenty-Eight Cents (\$7,001.28) per twelve-month cycle.

5. AMENDMENT TO POOL MONITOR AGREEMENT. Section 2 of the Pool Monitor Agreement is hereby amended to increase compensation paid to Contractor for FY 2022 as follows:

a. Pool Monitor Services: Nineteen Dollars and Twenty-Three Cents (\$19.23) per hour, not-to-exceed Thirty-Three Thousand Five Hundred Forty Dollars (\$33,540.00) per year based on 1,744 maximum hours worked on an annual basis.

6. COUNTERPART. This Second Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

7. EFFECTIVE DATE. This Second Amendment shall be effective on the date and year first written above.

IN WITNESS WHEREOF, the Parties hereto have caused this Second Amendment to be executed the day and year first above written.

Attest:

**BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

James Oliver

Secretary/Assistant Secretary

DocuSigned by:

Meredith Payne

Chairperson, Board of Supervisors

Witness:


**VESTA PROPERTY SERVICES, INC., a Florida
Corporation**



Signature of Witness

Daisy King

Print Name of Witness



Name: *Roy C Deary*

Title: *Vice President*

SIXTH ORDER OF BUSINESS



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

September 10, 2021

Brandy Creek Community Development District
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Brandy Creek Community Development District, which comprise governmental activities and each major fund as of and for the year ended September 30, 2021 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2021.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

The Responsibilities of the Auditor

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart



Brandy Creek Community Development District
September 10, 2021
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- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.

Brandy Creek Community Development District
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The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



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- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of Brandy Creek Community Development District's financial statements. Our report will be addressed to the Board of Brandy Creek Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the Brandy Creek Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with James Oliver. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.



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Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2021 will not exceed \$3,505, unless the scope of the engagement is changed, the assistance which Brandy Creek Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by Brandy Creek Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Brandy Creek Community Development District, Brandy Creek Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



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Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Brandy Creek Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Brandy Creek Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Brandy Creek Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Brandy Creek Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Brandy Creek Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Brandy Creek Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Brandy Creek Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants FL

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Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam
Gaines + Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

[Signature]

Secretary
September 29, 2021



**BAGGETT
REUTIMANN**
& ASSOCIATES, CPAS, PA

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Report on the Firm's System of Quality Control

To the Partners
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

October 30, 2019

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

Baggett, Reutimann & Associates, CPAs PA
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA
Signed Electronically by Baggett, Reutimann & Associates, CPAs PA. E-Sign: JRB@br.com | 813.788.2155

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT
(DATED SEPTEMBER 10, 2021)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

GMS-NF, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FL 32092
TELEPHONE: 904-940-5850
EMAIL: JOLIVER@GMSNF.COM

Auditor: J.W. Gaines

By: _____

Title: Director

Date: September 10, 2021

District: Brandy Creek CDD

By: _____

Title: _____

Date: _____

SEVENTH ORDER OF BUSINESS

Hopping Green & Sams

Attorneys and Counselors

October 15, 2021

VIA EMAIL

Brandy Creek Community Development District
Jim Oliver, District Manager
JOliver@gmsnf.com

RE: BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT (“Client”)

JOINT LETTER BY HOPPING GREEN & SAMS, P.A. AND KUTAK ROCK LLP, ANNOUNCING THE DEPARTURE OF JONATHAN JOHNSON, KATIE BUCHANAN, MIKE ECKERT, TUCKER MACKIE, WES HABER, LINDSAY WHELAN, JOE BROWN, SARAH SANDY, ALYSSA WILLSON AND MICHELLE RIGONI TO KUTAK ROCK LLP

Dear Jim:

As of November 15, 2021, Jonathan Johnson, Katie Buchanan, Mike Eckert, Tucker Mackie, Wes Haber, Lindsay Whelan, Joe Brown, Sarah Sandy, Alyssa Willson and Michelle Rigoni (the “Special District Practice Group”) will be withdrawing as attorneys from Hopping Green & Sams, P.A. (“HGS”) and will be joining Kutak Rock LLP (“Kutak”). The members of the Special District Practice Group have provided services in connection with HGS’s representation of the Client in one or more matter(s) (“Client Matters”).

In the coming months, HGS will no longer be providing legal services. Kutak is prepared to continue as the Client’s legal counsel with respect to the Client Matters; however, it is the Client’s choice as to who should serve as its legal counsel, and whether the Client Matters and all electronic files and active and closed hardcopy files (collectively, the “Files”) should be transferred to Kutak.

Please select one of the following alternatives; however, please be advised that as of November 15, 2021, HGS will no longer be competent to provide legal services to the Client; accordingly, representation by HGS will cease on November 15, 2021, whether or not the Client makes an election below:

1. ALTERNATIVE #1. The Client asks that the Client Matters be transferred with the Special District Practice Group to their new firm, Kutak. Please transfer all Files relating to the Client Matters. HGS’s legal representation of the Client will cease on the date of HGS’s receipt of their written notice. After that date, the Special District Practice Group and their new firm, Kutak, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds and/or property to Kutak.

**(Please sign if you want Alternative #1; [DATE]
otherwise, do not sign on this line.)**

2. ALTERNATIVE #2. If you do not want Alternative #1, please advise us what HGS should do regarding the Client Matters and all Files relating to the Client Matters by December 1, 2021. HGS's legal representation of the Client will cease on November 15, 2021. If HGS does not receive a response by December 1, 2021, that will confirm HGS's understanding that all Files are not needed or desired and HGS will shred them.

**(Please sign here if you have [DATE]
given instructions under Alternative
#2; otherwise do not sign on this line.)**

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com, MarkS@hgslaw.com, MichaelE@hgslaw.com, and KimH@hgslaw.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.



By: Jonathan Johnson
Its: President

cc: Meredith Payne, Chairperson
Michael Eckert
Jason Merritt
Mark Stropjak
Kim Hancock

EIGHTH ORDER OF BUSINESS

RESOLUTION 2022-01

**A RESOLUTION DESIGNATING OFFICERS OF THE
BRANDY CREEK COMMUNITY DEVELOPMENT
DISTRICT**

WHEREAS, the Board of Supervisors of the Brandy Creek Community Development District at a regular business held on November 10, 2021 desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE BRANDY CREEK
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons were elected to the offices shown, to wit:

<u>Meredith Payne</u>	Chairman
<u>Barbara Little</u>	Vice-Chairman
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Ernesto Torres</u>	Assistant Treasurer(s)
<u>Marilee Giles</u>	
<u>Daniel Laughlin</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Ernesto Torres</u>	
<u>Daniel Laughlin</u>	
<u>Alton Chamberlain</u>	
<u>Clarence Blalock</u>	
<u>Shawn Jolly</u>	

PASSED AND ADOPTED THIS 10TH DAY OF NOVEMBER, 2021.

Chairman / Vice Chairman

Secretary / Assistant Secretary

TENTH ORDER OF BUSINESS

A.

1.

MEMORANDUM

To: District Manager

From: Hopping Green & Sams, P.A.

RE: Publication of Legal Notices

During the 2021 legislative session certain statutory changes were enacted affecting publication of legal notices. *See* Ch. 2021-17, Laws of Fla. Relevant to community development districts, this includes enactment of:

- (i) criteria that expand the newspapers that may qualify to publish legal notices; and
- (ii) provisions that allow for internet-only publication of certain legal notices.

As regards (i), District Managers should evaluate whether there are less expensive newspapers that qualify for publication of legal notices. As regards (ii), the Legislature's provision of internet-only publication of legal notices appears unlikely to provide any benefit to community development districts. In addition, revisions to district Rules of Procedure are included to address both (i) and (ii). However, updated Rules of Procedure only need to be adopted if a district desires to use a newspaper that only qualifies for publication of legal notices under the new statutory language, and not under the current Rules of Procedure. These matters are summarized in more detail below. The subject statutory changes are effective January 1, 2022.

1. Expanded Criteria for Newspapers to Qualify for Publication of Legal Notices

Effective January 1, 2022, section 50.011, Florida Statutes, includes revised and expanded criteria for newspapers to be eligible as a newspaper of "general circulation" to publish legal notices and advertisements. § 50.011(1)(a)-(e), Fla. Stat. District Managers should review these criteria to determine if less expensive newspapers qualify for the publication of district legal notices.

2. Internet-Only Publication of Legal Notices

Effective January 1, 2022, section 50.0211, Florida Statutes, authorizes certain notices to be published solely on the internet. § 50.0211, Fla. Stat. For community development districts this includes special district meeting notices pursuant to section 189.015, Florida Statutes (i.e., annual and regular meeting notices), and establishment and termination notices pursuant to section 190.005 and 190.046, Florida Statutes. § 50.0211(1)(b)8., 9., Fla. Stat. Newspapers may charge for internet only publication, but no more than authorized if the notice had been published in a print edition (the expectation is that internet-only publication will offer savings versus print publication). § 50.0211(5)(c), Fla. Stat.

This internet-only option, however, comes with significant strings attached. Most significantly, entities opting for internet-only publication must publish a notice at least once per week in the print edition of a newspaper of general circulation that states that legal notices do not all appear in the print edition of the local newspaper and that additional legal notices may be accessed on the

newspaper’s website or on the statewide legal notice website. § 50.0211(5)(d), Fla. Stat. Thus, it appears the burden of weekly publication of notices advising the public that internet-only publication is being utilized more than outweighs any logistical and cost benefits that might be realized from the limited scope of notices districts may publish solely on the internet. In addition, to utilize internet-only publication, a district’s board of supervisors must make a determination that such internet-only publication is in the public interest and that the residents within the district have sufficient access to the internet such that internet-only publication would not unreasonably restrict public access. § 50.0211(5)(a), Fla. Stat.

3. Updated Rules of Procedure

If a district believes it would benefit from the expanded criteria for what may qualify as a newspaper of “general circulation” authorized to publish legal notices or the availability of internet-only publication, district Rules of Procedure should be updated to incorporate statutory changes as follows:

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. A newspaper is deemed to be a newspaper of “general circulation” within the District and county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1), Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published. Meeting notices pursuant to section 189.015, Florida Statutes, may be noticed by internet-only publication upon election by the District’s Board and compliance with the requirements of section 50.0211, Florida Statutes. ~~“General circulation” means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week.~~ Each Notice shall state, as applicable:

* * *

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 50.011, 50.031, 189.015, 189.069(2)(a)~~4615~~, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

2.

MEMORANDUM

To: District Manager

From: Hopping Green & Sams P.A.

RE: Wastewater and Stormwater Needs Analysis

During the 2021 legislative session sections 403.9301 and 403.9302, Florida Statutes, were enacted requiring local governments to perform a 20-year needs analysis of certain wastewater and stormwater services or systems. Subject special districts are required to complete this analysis by June 30, 2022, and every five years thereafter. This memorandum answers basic questions regarding these new statutory provisions and requests that District Managers seek authorization for staff to solicit proposals to complete the required study as appropriate. We expect the services necessary to complete the required analysis to be exempt from competitive solicitation requirements as a planning or study activity below the statutory threshold of \$35,000. §§ 287.055, 287.017, Fla. Stat. Thus, as deemed appropriate and in the best interests of the subject district, districts may elect to utilize the services of existing engineering or other professionals currently under contract or may seek additional proposals for completion of the required needs analysis.

Which special districts are required to complete a needs analysis under section 403.9301 and 403.9302, Florida Statutes?

Special districts providing “wastewater services” or a “stormwater management program or stormwater management system” must complete a needs analysis.¹

What constitutes “wastewater services”?

Wastewater services means providing service to pipelines or conduits, pumping stations, and force mains and associated facilities used for collecting or conducting wastes to an ultimate point for treatment or disposal or to a plant or other works used for the purpose of treating, stabilizing, or holding wastewater principally from dwellings, business buildings, institutions, and sanitary wastewater or sewage treatment plants.

¹ Counties, municipalities, and special districts located in a “rural area of opportunity” may be exempt from the requirements of sections 403.9301 and 403.9302, Florida Statutes, if compliance would create an undue economic hardship. This includes:

- *Northwest Rural Area of Opportunity:* Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, and Washington counties, and the area within the city limits of Freeport and Walton County north of the Choctawhatchee Bay and intercoastal waterway.
- *South Central Rural Area of Opportunity:* DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee counties, and the cities of Pahokee, Belle Glade, and South Bay (Palm Beach County), and Immokalee (Collier County).
- *North Central Rural Area of Opportunity:* Baker, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Jefferson, Lafayette, Levy, Madison, Putnam, Suwannee, Taylor, and Union counties.

What constitutes “stormwater management program or stormwater management system”?

“Stormwater management program” means an institutional strategy for stormwater management, including urban, agricultural, and other stormwater. “Stormwater Management System” means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse water to prevent or reduce flooding, overdrainage, environmental degradation and water pollution or otherwise affect the quantity and quality of discharges from the system.

What must the needs analysis for these services or systems include?

- A detailed description of associated facilities;
- The number of current and projected residents served calculated in 5-year increments;
- The current and projected service area;
- The current and projected cost of providing services calculated in 5-year increments;
- The estimated remaining useful life of each facility or its major components;
- The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components;
- The district’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the district expects to close any projected funding gap.
- The Office of Economic and Demographic Research has [templates and other resources and guidance](#) under development on its website to assist in completion of this required analysis.

When must the needs analysis required be complete?

The 20-year needs analysis must be completed by June 30, 2022.

What happens to the needs analysis once it is complete?

The complete needs analysis and associated methodology and supporting data must be submitted to the county within which the largest portion of the subject district facilities are located. Each county must then compile all analyses submitted to it (from special districts, municipalities, and the county itself) into a single document that must be filed with the Department of Environmental Protection and Office of Economic and Demographic Research by July 31, 2022 and every five years thereafter. The Office of Economic and Demographic research is required to evaluate the compiled documents for purposes of developing a statewide analysis that will include an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure.

3.

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

To: District Manager

From: Hopping Green & Sams P.A.

RE: Prompt Payment Policies

As you may know, during the 2021 legislative session Part VII of Chapter 218, Florida Statutes (the “Local Government Prompt Payment Act”) was amended. This includes an increase from 1 percent to 2 percent as the floor interest rate on late payments for construction services and the addition of certain contractor rights in the event a local government entity fails to timely commence dispute resolution procedures in the event of an improper payment request or invoice. See §§ 218.735(9); 218.76(2)(b), Fla. Stat. As provided in Florida Chapter Laws 2021-124, these changes apply to contracts executed on or after July 1, 2021.

Accordingly, we advise that districts adopt new or updated Prompt Payment Policies and Procedures as attached hereto to reflect these changes. For districts that have previously adopted Prompt Payment Policies and Procedures prepared by Hopping, Green & Sams, this consists of the following changes as reflected in track-change format:

VII. Resolution of Disputes

* * *

B. Dispute Resolution Procedures

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.
2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District’s failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within

four (4) business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within four (4) business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.

34. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
45. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
56. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.
67. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

X. Late Payment Interest Charges

* * *

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74(4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

RESOLUTION 2021- [REDACTED]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE [REDACTED] COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the [REDACTED] Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within [REDACTED], Florida; and

WHEREAS, Chapter 218, *Florida Statutes*, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

WHEREAS, the Board of Supervisors of the District ("Board") accordingly finds that it is in the best interest of the District to establish by resolution Prompt Payment Policies and Procedures as may be amended or updated from time to time for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE [REDACTED] COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Prompt Payment Policies and Procedures attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Prompt Payment Policies and Procedures shall remain in full force and effect until such time as the Board may amend or replace them; provided, however, that as the provisions of Chapter 218, *Florida Statutes*, are amended from time to time, the attached Prompt Payment Policies and Procedures shall automatically be amended to incorporate the new requirements of law without any further action by the Board. The Prompt Payment Policies and Procedures hereby adopted supplant and replace any previously adopted Prompt Payment Policies and Procedures.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ___ day of _____, 2021.

ATTEST:

[REDACTED]
COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Prompt Payment Policies and Procedures

EXHIBIT A



COMMUNITY DEVELOPMENT DISTRICT

Prompt Payment Policies and Procedures

In Accordance with the Local Government Prompt Payment Act
Chapter 218, Part VII, *Florida Statutes*

_____, 2021

Community Development District
Prompt Payment Policies and Procedures

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I. Purpose

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, *Florida Statutes*) (“PPA”), the purpose of the [redacted] Community Development District (“District”) Prompt Payment Policies and Procedures (“Policies & Procedures”) is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

II. Scope

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

III. Definitions

A. Agent

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

B. Construction Services

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

C. Contractor or Provider of Construction Services

The entity or individual that provides Construction Services through direct contract with the District.

D. Date Stamped

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method,

which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the Agent receives an invoice or payment request, but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

E. Improper Invoice

An invoice that does not conform to the requirements of a Proper Invoice.

F. Improper Payment Request

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

G. Non-Construction Goods and Services

All labor, services, goods and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

H. Proper Invoice

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

I. Proper Payment Request

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

J. Provider

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

K. Purchase

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

L. Vendor

Any person or entity that sells goods or services, sells or leases personal property, or leases real property directly to the District, not including Construction Services.

IV. Proper Invoice/Payment Request Requirements

A. General

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

B. Sales Tax

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is [REDACTED]. A copy of the tax-exempt form will be supplied to Providers upon request.

C. Federal Identification and Social Security Numbers

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District Manager when changes in data occur (telephone [REDACTED], email [REDACTED]).

D. Proper Invoice for Non-Construction Goods and Services

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

1. Name of Vendor
2. Remittance address
3. Invoice Date

4. Invoice number
5. The “Bill To” party must be the District or the Board, or other entity approved in writing by the Board of the District Manager
6. Project name (if applicable)
7. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of goods* should also contain:
 - a. A complete item description
 - b. Quantity purchased
 - c. Unit price(s)
 - d. Total price (for each item)
 - e. Total amount of invoice (all items)
 - f. The location and date(s) of delivery of the goods to the District
8. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of services* should also contain:
 - a. Itemized description of services performed
 - b. The location and date of delivery of the services to the District
 - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
 - d. Itemization of other direct, reimbursable costs (including description and amount)
 - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
 - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
 - ii. Paid receipt
 - iii. Waiver/lien release from subcontractor (if applicable)
9. Any applicable discounts
10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

E. Proper Payment Request Requirements for Construction Services

Payment Requests must conform to all requirements of Section IV, A-D above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Provider.

V. Submission of Invoices and Payment Requests

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District’s Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

1. Mailing and Drop Off Address

[Redacted] Community Development District
[Redacted]
[Redacted]
[Redacted]

2. Email Address

[Redacted]

VI. Calculation of Payment Due Date

A. Non-Construction Goods and Services Invoices

1. Receipt of Proper Invoice

Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.

2. Receipt of Improper Invoice

If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the latest date of the following:

- a. On which delivery of personal property is fully accepted by the District;
- b. On which services are completed and accepted by the District;
- c. On which the contracted rental period begins (if applicable); or
- d. On which the District and the Vendor agree in a written agreement that provides payment due dates.

3. Rejection of an Improper Invoice

The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

- a. Be provided in writing;
- b. Specify any and all known deficiencies; and
- c. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the corrected invoice within the later of: (a) ten (10) business days after date

the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

4. Payment of Undisputed Portion of Invoice

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

B. Payment Requests for Construction Services

1. Receipt of Proper Payment Request

The time at which payment is due for Construction Services from the District is as follows:

- a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Provider may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Provider shall identify the Agent to which the Provider shall submit its payment request, or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Provider's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

- b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

2. Receipt and Rejection of Improper Payment Request

- a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.
- b. The District's rejection of the Improper Payment Request must:
 - i. Be provided in writing;
 - ii. Specify any and all known deficiencies; and
 - iii. State actions necessary to correct the Improper Invoice.
- c. If a Provider submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

3. Payment of Undisputed Portion of Payment Request

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

VII. Resolution of Disputes

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in §218.735, Fla. Stat., for Construction Services, and §218.76, Fla. Stat. for Non-Construction Goods and Services.

A. Dispute between the District and a Provider

If a dispute between the District and a Provider cannot be resolved following resubmission of a payment request by the Provider, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

B. Dispute Resolution Procedures

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.

2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District's failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within 4 business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section 218.735(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within 4 business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.
4. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
5. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
6. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.

7. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

VIII. Purchases Involving Federal Funds or Bond Funds

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§218.77, Fla. Stat.).

IX. Requirements for Construction Services Contracts – Project Completion; Retainage

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, §218.735 (7) and (8), Fla. Stat.

X. Late Payment Interest Charges

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

A. Related to Non-Construction Goods and Services

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§218.735(9), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74 (4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

C. Report of Interest

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§218.78, Fla. Stat.).

4.

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

To: District Manager

From: Hopping Green & Sams P.A.

RE: Public Records Exemptions Advisory Notice

As you may know, during the 2021 legislative session section 119.071, Florida Statutes, was revised to include additional requirements regarding the public records exemption for home addresses, telephone numbers, dates of birth, photographs, and other information associated with certain officers, employees, justices, judges, or other persons identified in section 119.071(4)(d)2. In particular, section 119.071(4)(d)3. now provides that the custodian of such information must maintain its exempt status where the subject officer, employee, justice, judge or person, or employing agency of the designated employee submits a written *and notarized* request for maintenance of the exemption to the custodial agency. Further, the *request must state under oath the statutory basis for the individual's exemption request and confirm the individual's status as a party eligible for exempt status*. The italicized requirements for notarization and a statement under oath as to the statutory basis for the exemption request are new requirements that became effective July 1, 2021.

Please ensure district records custodians and other appropriate personnel have been appropriately advised of these changes for purposes of evaluating exemptions for future public records requests.

D.

1.



Brandy Creek CDD

Field Operation Manager's Report

Date of report: November 10, 2021

Submitted by: Jim Masters

YELLOWSTONE/LANDSCAPING:

- We receive service one day per week during the off season. This includes edging, mowing, and blowing and detail work.
- Two of the three playgrounds were re-mulched.
- Annual re-mulching of high visibility areas was done to improve the overall look for the holidays.
- During this time of the year, Yellowstone will start trimming back some of the trees.

LAKE DOCTORS:

- We receive service every other week or as needed.
- (Service reports attached)

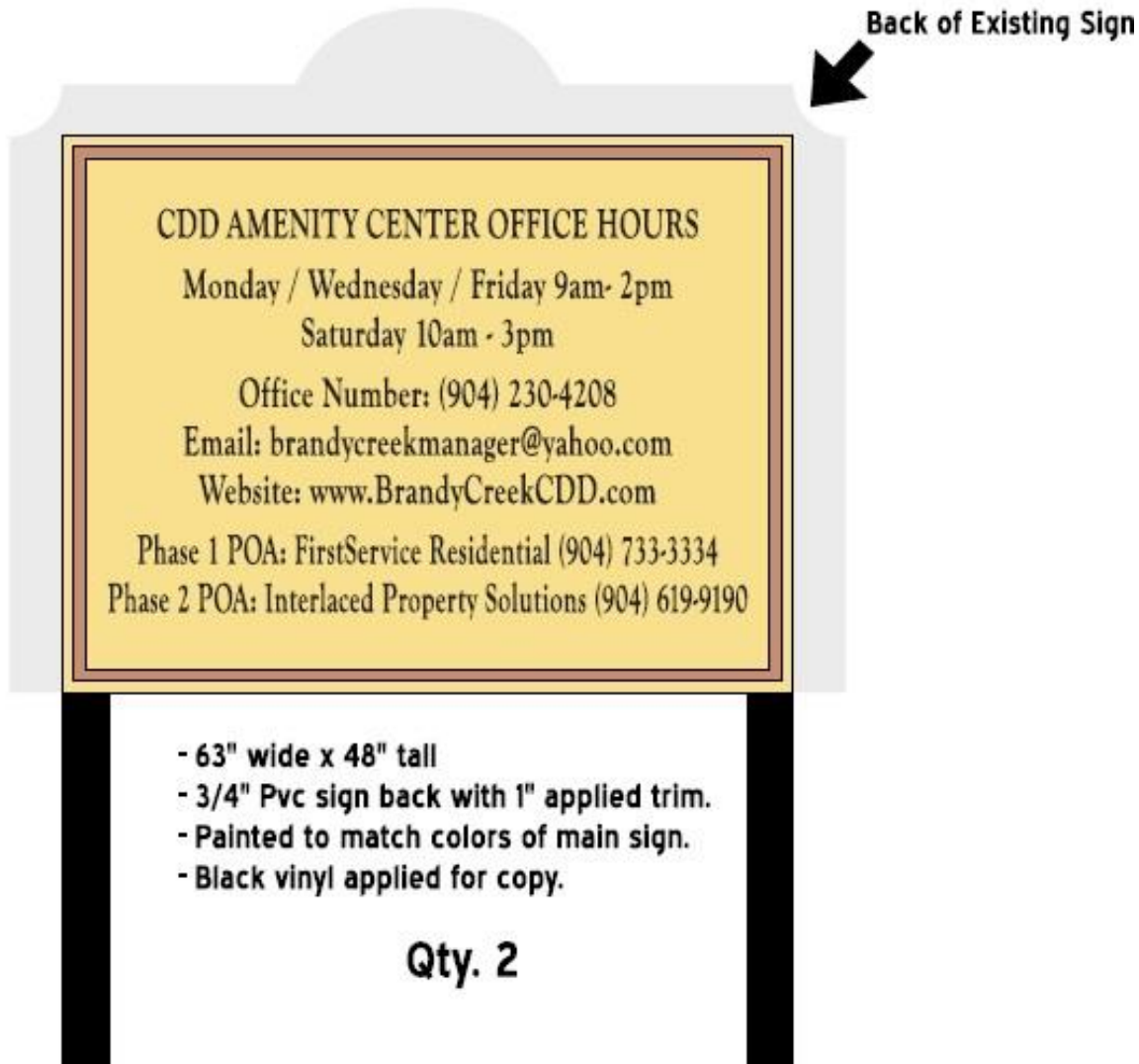
PROJECTS UNDERWAY/COMPLETED:

- Halloween decorations were installed at Phase 1 for the Halloween event.
- Key lock box at the Phase 2 social hall has been replaced.
- Pavers in front of the Phase 2 social hall were relevelled, cleaned, and sanded.
- The insurance company recommendations for CDD assets were all completed.
- Repair work done on irrigation pump/well completed by Partridge Well Company. Cost was \$657.50.
- Having an informational sign created to be placed on the back of the marquis. See last page for sign outline.
- We will start decorating for the holidays in the next couple of weeks.

REGULAR SERVICES:

- Regular services and cleaning done according to contract
- Fitness Center cleaned four days per week

- Restrooms cleaned three times per week
- Off season – pools cleaned twice per week and chemicals checked daily
- Playground equipment inspected monthly
- Dog stations emptied and restocked weekly
- Trash pickup Monday through Friday, Amenity Centers, common areas and entrances



2.



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist Eric Cell # _____ Date 9/8/21 Time AM-PM

Pond #	1	2	3	4	5A	5B	6	7	8	9	10				
Algae	✓							✓	✓		✓				
Emergent					✓	✓			✓	✓					
Underwater															
Floating									✓						
Terrestrial															
Dye															
Outfall Insp.															
Trash															
Restricted # of Days	1				120	120			120	120	1				

Method	Water Level	Clarity	Carp Program	Water Testing
Boat	Low	Tannic	Introduce Carp	Chemistry
Backpack	Normal	Clear	Re-Stock Recom	O2 _____
AirBoat	High	Turbid	Barriers Inspected	
ATV		Planktonic		

Fish/Wildlife Observed

Alligator	Otter	Snakes	Coots	Osprey	Egrets
Bream	Bass	Carp	Catfish	Turtles	Tilapia

Native/Beneficial Vegetation

Pickerelweed	Naiad	Bulrush	Blue Flag Iris	Lily
Arrowhead	Bacopa	Chara	Spikerush	Canna
Other _____				

Comments _____

Jacksonville Office (904) 262-5500 jacksonville@lakedoctors.com



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Aquatic Management Services

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Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist Eric Cell # _____ Date 9/30/21 Time AM

Pond #	1	2	3	4	5A	5B	6	7	8	9	10				
Algae		✓					✓								
Emergent			✓	✓											
Underwater															
Floating															
Terrestrial															
Dye															
Outfall Insp.															
Trash															
Restricted # of Days		∅	120	120			∅								

Method	Water Level	Clarity	Carp Program	Water Testing
Boat	Low	Tannic	Introduce Carp	Chemistry
Backpack	Normal	Clear	Re-Stock Recom	O2 _____
AirBoat	High	Turbid	Barriers Inspected	
ATV		Planktonic		

Fish/Wildlife Observed

Alligator	Otter	Snakes	Coots	Osprey	Egrets
Bream	Bass	Carp	Catfish	Turtles	Tilapia

Native/Beneficial Vegetation

Pickerelweed	Naiad	Bulrush	Blue Flag Iris	Lily
Arrowhead	Bacopa	Chara	Spikerush	Canna

Other _____

Comments _____

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SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist Eric Cell # _____ Date 10/7/21 Time AM-PM

Pond #	1	2	3	4	5A	5B	6	7	8	9	10				
Algae	✓		✓					✓	✓	✓	✓				
Emergent							✓								
Underwater															
Floating									✓						
Terrestrial															
Dye															
Outfall Insp.															
Trash															
Restricted # of Days	0		0						5	0	0				

Method	Water Level	Clarity	Carp Program	Water Testing
Boat	Low	Tannic	Introduce Carp	Chemistry
Backpack	Normal	Clear	Re-Stock Recom	O2 _____
AirBoat	High	Turbid	Barriers Inspected	
ATV		Planktonic		

Fish/Wildlife Observed

Alligator	Otter	Snakes	Coots	Osprey	Egrets
Bream	Bass	Carp	Catfish	Turtles	Tilapia

Native/Beneficial Vegetation

Pickereelweed	Naiad	Bulrush	Blue Flag Iris	Lily
Arrowhead	Bacopa	Chara	Spikerush	Canna

Other _____

Comments _____

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www.lakedoctors.com

SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist Eric Cell # _____ Date 10/27/21 Time AM

Pond #	1	2	3	4	5A	5B	6	7	8	9	10				
Algae					✓	✓									
Emergent		✓		✓	✓	✓									
Underwater					✓	✓									
Floating															
Terrestrial															
Dye															
Outfall Insp.															
Trash															
Restricted # of Days		120		120	5	5									

Method	Water Level	Clarity	Carp Program	Water Testing
Boat	Low	Tannic	Introduce Carp	Chemistry
Backpack	Normal	Clear	Re-Stock Recom	O2 _____
AirBoat	High	Turbid	Barriers Inspected	
ATV		Planktonic		

Fish/Wildlife Observed

Alligator	Otter	Snakes	Coots	Osprey	Egrets
Bream	Bass	Carp	Catfish	Turtles	Tilapia

Native/Beneficial Vegetation

Pickereelweed	Naiad	Bulrush	Blue Flag Iris	Lily
Arrowhead	Bacopa	Chara	Spikerush	Canna

Other _____

Comments _____

Jacksonville Office (904) 262-5500 jacksonville@lakedoctors.com

E.

1.



Amenities Manager Report

November 10, 2021

Submitted by Jennifer Meadows

Administration:

- Continuing to find the best ways to communicate information to our residents.
- Continuous updates of the Atrium system.
- Continuing with regular office duties, i.e. invoices, banking, newsletters, assisting residents, etc.

Activities- Ongoing:

Fitness Classes:

- Fit-n-Fifty - Monday and Wednesday – held at Phase 2 room during the off season.

Food Trucks:

- Food Truck Wednesdays have continued to be successful with lots of new trucks and a variety of delicious food.

Special Events:

Recent Events:

- Halloween Trail of Fun – Saturday, October 23 – was a huge success! We saw roughly 300 people during the two-hour time frame. Families got to enjoy a stroll through our spider infested graveyard where ghosts and ghouls were haunting. The less brave got to enjoy adorable flying kittens and smiling ghosts. Candy stations helped stock kids up with their favorite treats before Halloween day. There was candy corn bowling, witch hat ring toss,



pumpkin bean bag toss, Snoopy's prize plinko, and Halloween goofy golf. The kids had a great time playing and winning some awesome Halloween prizes and of course, more candy! There was a photo op station set up by the fireplace with brewing cauldrons and creepy spiders. To keep kids occupied while waiting for photos, we had a craft station where they could color their own trick or treat bag and photo holder. Finally, kids could get some blood juice or monster goo to drink, a cupcake or cookie for snack, and before leaving, they entered to win a prize bucket filled with fun Halloween prizes! It was an awesome event with beautiful weather and lots of great costumes!

- Community Yard Sale went great this year. We had some new signs made as well as a new banner for phase 2. We advertised in the Florida Times Union for 3 days, in the paper as well as online.
- Blood Drive will be held on Saturday, November 6. This neighborhood is always so gracious when it comes time to donate. We will have the donation numbers to share for the CDD Meeting.

Future Events:

- Turkey Trot 5K and 1-mile Fun Run – Friday, November 26
- We are preparing for our annual Cookies and Cocoa with Santa on Saturday, December 18. We look forward to bringing the same Halloween energy with a bit of holiday magic to this year's event.

Pool Furniture:

- Looking into replacing pool furniture. Please see attached information for quotes regarding new vs. refurbished. (Discussion)



2.

	Colors	Height/Width/Depth	Stacking	Material	New	Cost (1)	Total	Warranty
Admiral								
Vinyl Chaise Lounge (75)	see attached	30" x 26" x 74.5"	Yes	Frame: Aluminum Seating: Vinyl	Yes	\$ 188.22	\$ 14,116.50	10 yr frame 2 yr paint 5 yr strap
Vinyl Strap Chair (105)	see attached	35" x 23" x 27"	Yes	Frame: Aluminum Seating: Vinyl	Yes	\$ 102.75	\$ 10,788.75	10 yr frame 2 yr paint 5 yr strap
Vinyl Cross Weave Lounge (75)	see attached	30" x 26" x 74.5"	Yes	Frame: Aluminum Seating: Vinyl	Yes	\$ 234.73	\$ 17,604.75	10 yr frame 2 yr paint 5 yr strap
Vinyl Cross Weave Chair (105)	see attached	35" x 23" x 27"	Yes	Frame: Aluminum Seating: Vinyl	Yes	\$ 130.89	\$ 13,743.45	10 yr frame 2 yr paint 5 yr strap
Classic Sling Lounge (75)	see attached	33" x 26" x 76"	Yes	Frame: Aluminum Seating: polyester	Yes	\$ 268.95	\$ 20,171.25	10 yr frame 2 yr paint 5 yr strap
Classic Sling Chair (105)	see attached	32.5" x 23" x 31.5"	Yes	Frame: Aluminum Seating: polyester	Yes	\$ 143.30	\$ 15,046.50	10 yr frame 2 yr paint 5 yr strap
Acrylic Table w/ hole (25)		28" x 42"	No	Frame: Aluminum Top: Acrylic	Yes	\$ 282.27	\$ 7,056.75	10 yr frame 2 yr paint
Small Acrylic Table (35)		18"	No	Frame: Aluminum Top: Acrylic	Yes	\$ 107.66	\$ 3,768.10	10 yr frame 2 yr paint
Aluminum Table w/hole (25)		28" x 42"	No	All Aluminum	Yes	\$ 384.97	\$ 9,624.25	10 yr frame
Aluminum Table w/hole (35)		18"	No	All Aluminum	Yes	\$ 162.44	\$ 5,685.40	10 yr frame

Can't
fix
if broken

	Description	Cost (1)	Total	Warranty
Admiral				
Vinyl Chaise Lounge	Sandblast, Repaint, Restrap	\$ 140.00	\$10,500	1 yr paint 5 yr strap
Vinyl Strap Chair	Sandblast, Repaint, Restrap	\$ 88.00	\$ 9,240.00	1 yr paint 5 yr strap
Table	refurbish	\$ 175.00	\$ 4,375.00	1 yr paint



Slingback Lounge



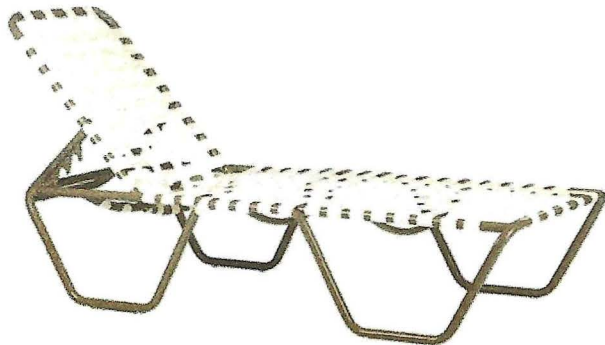
Slingback Chair



Vinyl Strap Lounge



Vinyl Strap Chair



Vinyl Cross Weave Lounge



Vinyl Cross Weave Chair



Acrylic Table



Acrylic Table—Small



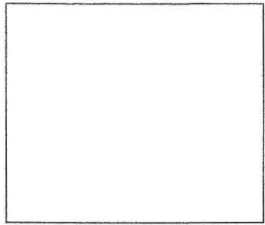
Aluminum Table



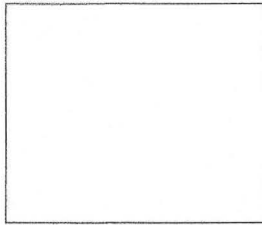
Aluminum Table—Small

Vinyl

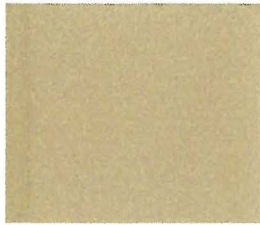
*Custom logos available on vinyl straps



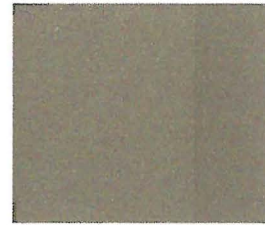
201 White



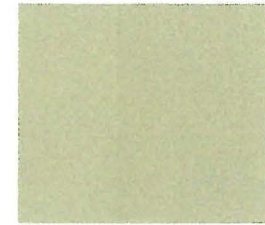
224 Off White



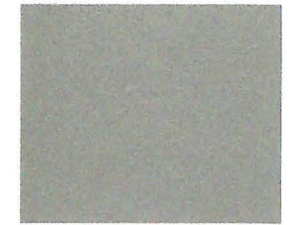
206 Beige



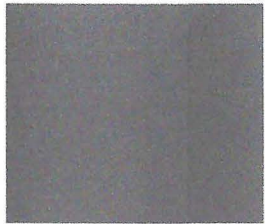
232 Adobe



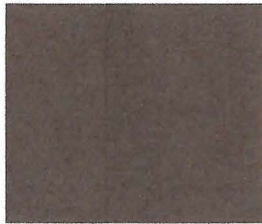
237 Putty



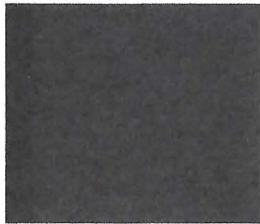
219 Gray



Dark Gray



231 Dark Brown



221 Black



217 Navy Blue



216 Royal Blue



247 Slate Blue



227 Jade Green



214 Turquoise



246 Holly Green



212 Hunter Green



203 Yellow



225 Red



209 Terra Cotta



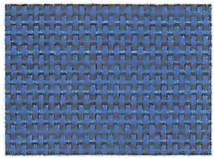
236 Burgundy

NOTE: Colors may vary
due to printing process.

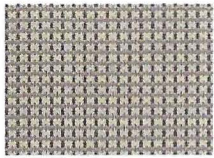
Samples available
upon request.

Sling Fabrics

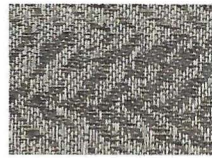
For Luxe, Aria, Curv, Solara, Alante, Mandalay, & Classic



Azure



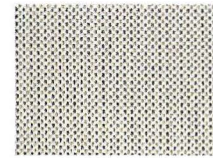
Taupe Tweed



Amari



Sisal Aluminum



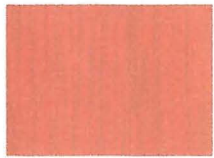
Cane Wicker Aluminum



Plata



Straw Mat Cognac



Orange Envy



Pria Tweed Sterling



Terrace Sienna



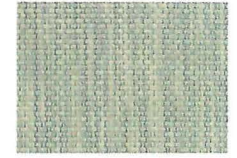
Desert



Balsa



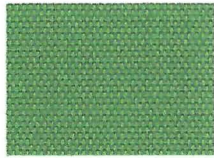
Turquesa



Atlantic Drift



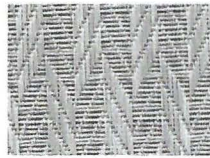
Rose Gold



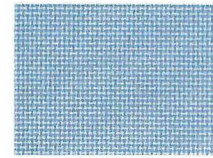
Green Lake



Graphite



Silver Linings



Sea Breeze



Dupione Sapphire



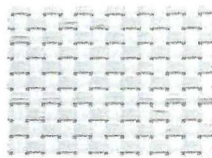
Berry*



Frozen Brown*



Black FX



White FX



Adobe FX



Royal Blue FX



Yellow FX



Jade Green FX



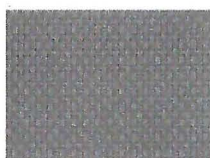
Salsa FX



Turquoise FX



Gray FX



Charcoal FX



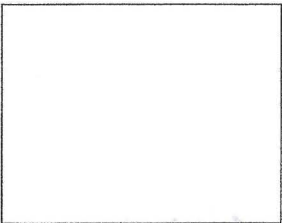
Navy FX



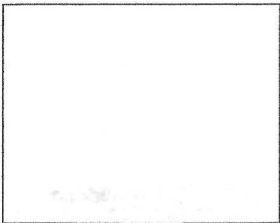
Lime Green FX

*Upcharge Fabric

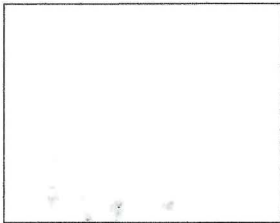
Standard Frame



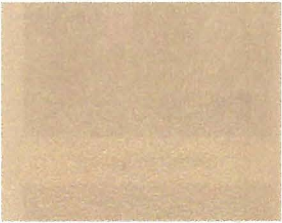
201 White



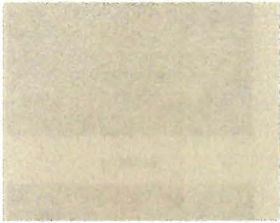
224 Off White



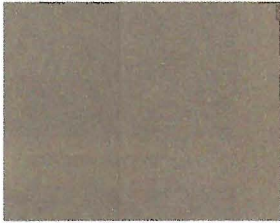
202 Vanilla



206 Beige



237 Putty



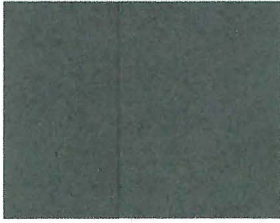
232 Adobe



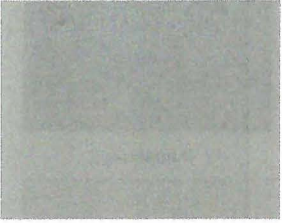
231 Dark Brown



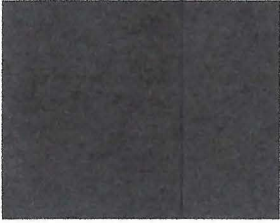
216 Royal Blue



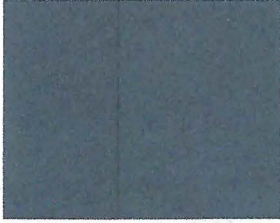
212 Hunter Green



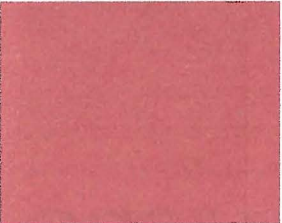
219 Gray



221 Black



217 Navy Blue



225 Red

NOTE: Colors may vary due to printing process.
Samples available upon request.

Premium Frame



411 Titanium



375 Sandstone



324T Black Texture



398 Linen Texture



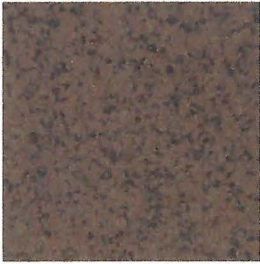
Textured White



Mojave



Luna



362 Mahogany



409 Pompeian Gold



Storm Gray Texture



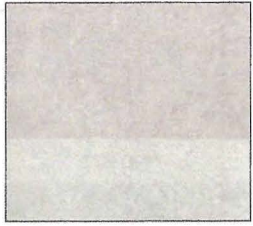
Aged Bronze



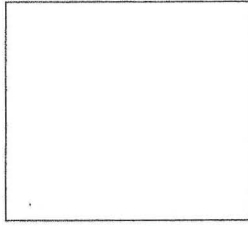
Mocha

Cast Aluminum Frames

For Palazzo, Palazzo Tables, & Fire Pits



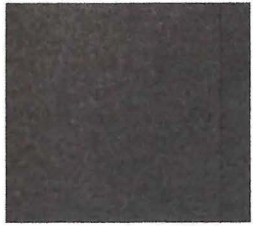
Sandstone



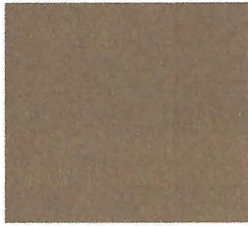
Hammered White



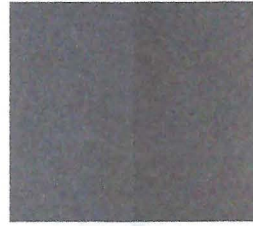
Smooth Black



Aztec Bronze



Textured Mayan Gold



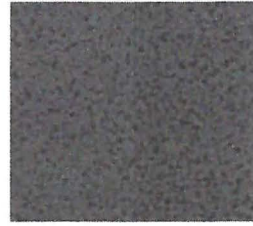
Graphite



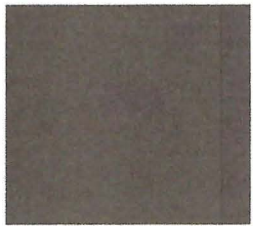
Chestnut Brown



Russet



Hammered Pewter



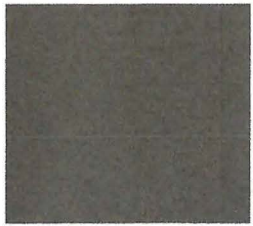
Espresso



Khaki



Textured Black



Twilight

NOTE: Colors may vary due to printing process.

Samples available upon request.

TWELFTH ORDER OF BUSINESS

A.

Brandy Creek
Community Development District

Unaudited Financial Reporting
September 30, 2021

**Brandy Creek
Community Development District
Combined Balance Sheet
September 30, 2021**

	<u>Governmental Fund Types</u>			Totals (Memorandum Only)
	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	
<u>Assets:</u>				
Cash - WellsFargo	---	\$106,305	---	\$106,305
Cash - Hancock Bank	\$145,552	---	---	\$145,552
Investments:				
<u>Series 2013A</u>				
Reserve A	---	---	\$31,699	\$31,699
Revenue A	---	---	\$78,251	\$78,251
<u>Series 2015</u>				
Reserve	---	---	\$89,680	\$89,680
Revenue	---	---	\$45,242	\$45,242
Redemption	---	---	\$189	\$189
<u>Operations:</u>				
State Board - Reserve	\$68	\$123,968	---	\$124,035
Custody Acct - General Account	\$93,725	---	---	\$93,725
Custody Acct - Capital Reserve	---	\$38,008	---	\$38,008
Assessment Receivable	\$6,713	---	\$4,724	\$11,437
Prepaid Expenses	\$32,151	---	---	\$32,151
Electric Deposits	\$2,000	---	---	\$2,000
Total Assets	\$280,209	\$268,281	\$249,785	\$798,276
<u>Liabilities:</u>				
Accounts Payable	\$244	---	---	\$244
Accrued Expenses	\$13,488	---	---	\$13,488
Due to Debt Service	---	---	---	\$0
Due to Capital Reserve Fund	---	---	---	\$0
Deferred Revenue	\$8,467	---	---	\$8,467
<u>Fund Balances:</u>				
Restricted for Debt Service	---	---	\$249,785	\$249,785
Nonspendable	\$2,000	---	---	\$2,000
Assigned	---	\$268,281	---	\$268,281
Unassigned	\$256,010	---	---	\$256,010
Total Liabilities and Fund Equity	\$280,209	\$268,281	\$249,785	\$798,276

Brandy Creek
Community Development District
General Fund

Statement of Revenues & Expenditures
For the Period ending September 30, 2021

	Adopted Budget	Prorated Budget Thru 09/30/21	Actual Thru 09/30/21	Variance
Revenues:				
Maintenance Assessments	\$710,413	\$710,413	\$718,871	\$8,458
Interest Income	\$200	\$200	\$17	(\$183)
Rental/Miscellaneous Income	\$8,000	\$8,000	\$5,858	(\$2,142)
Cost Sharing Revenue	\$8,357	\$8,357	\$8,435	\$77
Special Events Revenue	\$0	\$0	\$4,500	\$4,500
Total Revenues	\$726,970	\$726,970	\$737,680	\$10,710
Expenditures:				
Administrative				
Supervisor Fees	\$6,000	\$6,000	\$6,000	\$0
FICA Expense	\$459	\$459	\$459	\$0
Engineering	\$4,000	\$4,000	\$4,527	(\$527)
Arbitrage	\$1,200	\$1,200	\$600	\$600
Trustee	\$8,000	\$8,000	\$8,283	(\$283)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$20,000	\$20,000	\$26,283	(\$6,283)
Dissemination Agent	\$1,350	\$1,350	\$100	\$1,250
Annual Audit	\$3,900	\$3,900	\$3,505	\$395
Management Fees	\$50,598	\$50,598	\$50,598	\$0
Computer Time	\$1,000	\$1,000	\$1,000	\$0
Telephone	\$300	\$300	\$524	(\$224)
Postage	\$1,000	\$1,000	\$867	\$133
Records Storage	\$100	\$100	\$0	\$100
Insurance	\$8,902	\$8,902	\$7,973	\$929
Printing & Binding	\$1,800	\$1,800	\$1,447	\$353
Legal Advertising	\$1,420	\$1,420	\$1,288	\$132
Other Current Charges	\$1,200	\$1,200	\$786	\$414
Office Supplies	\$150	\$150	\$157	(\$7)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$116,554	\$116,554	\$119,571	(\$3,017)
MAINTENANCE				
Insurance	\$17,089	\$17,089	\$17,599	(\$510)
Facility Administration/Events Coordinator	\$31,968	\$31,968	\$30,769	\$1,199
Facility Staffing (Contingency)	\$5,000	\$5,000	\$0	\$5,000
Pool Monitors	\$33,540	\$33,540	\$27,459	\$6,081
Field Operations Manger	\$61,484	\$61,484	\$65,994	(\$4,510)
Office Supplies/Mailings/ Printing	\$1,200	\$1,200	\$1,815	(\$615)
Pool Maintenance Service (Vesta)	\$24,784	\$24,784	\$25,479	(\$695)
Pool Chemicals (Poolsure)	\$13,500	\$13,500	\$9,900	\$3,600
Permit Fees	\$925	\$925	\$925	\$0
Landscape Maintenance	\$124,478	\$124,478	\$122,037	\$2,441
Landscape Contingency	\$25,000	\$25,000	\$12,297	\$12,703
Irrigation Maintenance	\$8,500	\$8,500	\$7,101	\$1,399
Sign Repairs	\$2,500	\$2,500	\$660	\$1,840
Lake Maintenance	\$10,248	\$10,248	\$10,248	\$0
General Facility Maintenance	\$25,000	\$25,000	\$23,049	\$1,951
Pet Waste Disposal	\$6,365	\$6,365	\$8,780	(\$2,415)
Streetlighting	\$35,000	\$35,000	\$33,836	\$1,164
Telephone	\$2,400	\$2,400	\$2,321	\$79
Cable	\$2,300	\$2,300	\$2,228	\$72
Electric	\$26,000	\$26,000	\$22,114	\$3,886
Water/Sewer/Irrigation	\$45,239	\$45,239	\$38,698	\$6,541
Security	\$8,000	\$8,000	\$7,525	\$475
Security Camera Lease & Maintenance	\$16,400	\$16,400	\$17,022	(\$622)
Refuse Service	\$8,268	\$8,268	\$9,108	(\$840)
Janitorial	\$23,494	\$23,494	\$24,012	(\$518)
Community Web Site Services	\$1,800	\$1,800	\$1,020	\$780
Special Events	\$10,000	\$10,000	\$11,217	(\$1,217)
Recreation Passes	\$1,200	\$1,200	\$0	\$1,200
Capital Reserve - Transfer Out	\$65,000	\$65,000	\$65,000	\$0
Total Maintenance	\$636,682	\$636,682	\$598,213	\$38,469
Total Expenses	\$753,236	\$753,236	\$717,784	\$35,452
Net Change in Fund Balance	(\$26,266)		\$19,897	
Fund Balance - Beginning	\$26,266		\$238,114	
Fund Balance - Ending	\$0		\$258,010	

Brandy Creek
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2021

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Maintenance Assessments	\$0	\$52,723	\$203,834	\$420,956	\$12,334	\$5,027	\$8,762	\$0	\$8,523	\$0	\$0	\$6,713	\$718,871
Interest Income	\$1	\$0	\$0	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$1	\$1	\$17
Rental/Miscellaneous Income	\$0	\$0	\$0	\$211	\$1,420	\$0	\$80	\$370	\$430	\$1,880	\$787	\$680	\$5,858
Cost Sharing Revenue	\$8,435	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,435
Special Events Revenue	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500
Total Revenues	\$12,935	\$52,723	\$203,834	\$421,168	\$13,756	\$5,029	\$8,844	\$372	\$8,955	\$1,882	\$788	\$7,394	\$737,680
Expenditures:													
Administrative													
Supervisor Fees	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$6,000
FICA Expense	\$0	\$77	\$0	\$77	\$0	\$77	\$0	\$77	\$0	\$77	\$0	\$77	\$459
Engineering	\$0	\$98	\$390	\$2,918	\$0	\$341	\$0	\$390	\$0	\$0	\$390	\$0	\$4,527
Arbitrage	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Trustee	\$1,490	\$4,364	\$0	\$0	\$0	\$2,429	\$0	\$0	\$0	\$0	\$0	\$0	\$8,283
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney	\$517	\$3,408	\$2,045	\$6,869	\$912	\$3,449	\$905	\$2,873	\$987	\$2,407	\$65	\$1,848	\$26,283
Dissemination Agent	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,505	\$0	\$0	\$0	\$3,505
Management Fees	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$50,598
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
Telephone	\$0	\$0	\$0	\$64	\$0	\$71	\$140	\$140	\$30	\$39	\$0	\$40	\$524
Postage	\$14	\$81	\$12	\$194	\$93	\$56	\$13	\$12	\$303	\$64	\$0	\$25	\$867
Record Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$7,973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,973
Printing & Binding	\$89	\$17	\$144	\$10	\$154	\$126	\$12	\$30	\$665	\$9	\$185	\$5	\$1,447
Legal Advertising	\$0	\$153	\$0	\$0	\$148	\$0	\$0	\$76	\$754	\$0	\$76	\$81	\$1,288
Other Current Charges	\$45	\$61	\$62	\$57	\$167	\$45	\$60	\$69	\$57	\$59	\$44	\$60	\$786
Office Supplies	\$1	\$11	\$14	\$1	\$14	\$14	\$1	\$1	\$91	\$1	\$8	\$1	\$157
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$19,602	\$14,168	\$6,967	\$15,490	\$5,789	\$12,008	\$5,430	\$8,967	\$10,692	\$7,956	\$5,067	\$7,435	\$119,571

Brandy Creek
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2021

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>MAINTENANCE</i>													
Insurance	\$17,599	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,599
Facility Administration/Events Coordinator	\$2,264	\$2,264	\$2,264	\$2,664	\$2,664	\$2,664	\$2,664	\$2,664	\$2,664	\$2,664	\$2,664	\$2,664	\$30,769
Facility Staffing (Contingency)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Monitors	\$1,003	\$1,003	\$1,003	\$0	\$0	\$2,275	\$1,880	\$3,555	\$6,026	\$6,959	\$3,754	\$0	\$27,459
Field Operations Manger	\$5,124	\$5,124	\$9,624	\$5,134	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$65,994
Office Supplies/Mailings/ Printing	\$98	\$149	\$198	\$0	\$186	\$471	\$0	\$219	\$357	\$136	\$0	\$0	\$1,815
Pool Maintenance Service (Vesta)	\$1,756	\$1,756	\$1,756	\$2,065	\$2,065	\$2,065	\$2,091	\$3,846	\$1,240	\$2,065	\$2,065	\$2,709	\$25,479
Pool Chemicals (Poolsure)	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$9,900
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$925	\$0	\$0	\$0	\$925
Landscape Maintenance	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$122,037
Landscape Contingency	\$0	\$2,576	\$3,450	\$0	\$425	\$1,925	\$1,040	\$583	\$1,898	\$0	\$0	\$400	\$12,297
Irrigation Maintenance	\$661	\$1,020	\$0	\$798	\$0	\$1,050	\$0	\$1,332	\$0	\$1,284	\$957	\$0	\$7,101
Sign Repairs	\$0	\$0	\$0	\$0	\$0	\$660	\$0	\$0	\$0	\$0	\$0	\$0	\$660
Lake Maintenance	\$854	\$854	\$854	\$854	\$854	\$854	\$854	\$854	\$854	\$854	\$854	\$854	\$10,248
General Facility Maintenance	\$1,015	\$350	\$5,962	\$701	\$1,574	\$3,056	\$3,439	\$898	\$2,429	\$1,482	\$469	\$1,673	\$23,049
Pet Waste Disposal	\$1,277	\$530	\$530	\$530	\$2,198	\$530	\$530	\$530	\$530	\$530	\$530	\$530	\$8,780
Streetlighting	\$2,820	\$2,820	\$2,820	\$2,820	\$2,823	\$2,823	\$2,823	\$2,823	\$2,831	\$2,771	\$2,831	\$2,831	\$33,836
Telephone	\$183	\$186	\$184	\$184	\$198	\$197	\$197	\$198	\$198	\$199	\$198	\$198	\$2,321
Cable	\$186	\$186	\$248	\$125	\$248	\$125	\$61	\$61	\$436	\$187	\$311	\$55	\$2,228
Electric	\$1,745	\$1,788	\$1,817	\$1,961	\$1,787	\$1,812	\$1,743	\$1,813	\$1,986	\$1,834	\$2,025	\$1,805	\$22,114
Water/Sewer/Irrigation	\$3,961	\$2,975	\$2,128	\$2,843	\$2,615	\$3,151	\$2,750	\$2,775	\$4,189	\$3,836	\$4,354	\$3,121	\$38,698
Security	\$600	\$600	\$600	\$775	\$600	\$750	\$600	\$600	\$600	\$600	\$600	\$600	\$7,525
Security Camera Lease & Maintenance	\$1,392	\$1,392	\$1,392	\$4,177	\$0	\$0	\$4,177	\$0	\$0	\$1,497	\$1,497	\$1,497	\$17,022
Refuse Service	\$748	\$746	\$683	\$688	\$694	\$703	\$715	\$715	\$849	\$854	\$856	\$858	\$9,108
Janitorial	\$1,664	\$1,664	\$1,764	\$1,958	\$1,958	\$2,108	\$1,958	\$2,463	\$2,258	\$2,002	\$1,958	\$2,258	\$24,012
Community Web Site Services	\$150	\$0	\$150	\$270	\$0	\$150	\$0	\$0	\$150	\$0	\$150	\$0	\$1,020
Special Events	\$1,897	\$456	\$1,181	\$683	\$63	\$218	\$193	\$592	\$1,464	\$2,125	\$0	\$2,346	\$11,217
Recreation Passes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve FY 18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,000	\$65,000
Total Maintenance	\$57,992	\$39,434	\$49,603	\$40,226	\$37,070	\$43,705	\$43,834	\$42,641	\$48,002	\$47,997	\$42,190	\$105,517	\$598,213
Total Expenses	\$77,595	\$53,602	\$56,570	\$55,716	\$42,859	\$55,713	\$49,264	\$51,608	\$58,694	\$55,954	\$47,258	\$112,952	\$717,784
Excess Revenues (Expenditures)	(\$64,660)	(\$878)	\$147,264	\$365,452	(\$29,103)	(\$50,684)	(\$40,420)	(\$51,236)	(\$49,739)	(\$54,072)	(\$46,469)	(\$105,558)	\$19,897

Brandy Creek
Community Development District
Capital Reserve Fund

Statement of Revenues & Expenditures
For the Period ending September 30, 2021

	Adopted Budget	Prorated Budget Thru 09/30/21	Actual Thru 09/30/21	Variance
Revenues:				
Interest Income	\$2,000	\$2,000	\$255	(\$1,745)
General Fund Transfer In	\$65,000	\$65,000	\$65,000	\$0
Total Revenues	\$67,000	\$67,000	\$65,255	(\$1,745)
Expenditures				
Capital Outlay - Equipment/Facilities	\$10,000	\$10,000	\$42,692	(\$32,692)
Other Current Charges	\$450	\$450	\$414	\$36
Repair and Replacement	\$50,000	\$50,000	\$3,259	\$46,741
Total Expenditures	\$60,450	\$60,450	\$46,365	\$14,085
Excess Revenues (Expenditures)	\$6,550		\$18,890	
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other	\$0	\$0	\$0	\$0
Net Change in Fund Balance	\$6,550		\$18,890	
Fund Balance - Beginning	\$215,360		\$249,392	
Fund Balance - Ending	\$221,910		\$268,281	

Brandy Creek
Community Development District
Debt Service Fund - Series 2013A
Statement of Revenues & Expenditures
For the Period ending September 30, 2021

	Adopted Budget	Prorated Budget Thru 09/30/21	Actual Thru 09/30/21	Variance
Revenues:				
Assessments Tax Roll	\$319,787	\$319,787	\$322,790	\$3,003
Interest Income	\$300	\$300	\$53	(\$247)
Total Revenues	\$320,087	\$320,087	\$322,843	\$2,756
Expenditures				
Series 2013A				
Interest Expense - 11/1	\$58,548	\$58,548	\$58,548	\$0
Principal Expense-Prepayment 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 5/1	\$58,548	\$58,548	\$58,459	\$89
Principal Expense - 5/1	\$200,000	\$200,000	\$200,000	\$0
Principal Expense-Prepayment 5/1	\$0	\$0	\$5,000	(\$5,000)
Total Expenditures	\$317,096	\$317,096	\$327,007	(\$9,911)
Excess Revenues (Expenditures)	\$2,991		(\$4,164)	
OTHER SOURCES/(USES)				
Interfund Transfer Out	\$0	\$0	\$0	\$0
Total Other	\$0	\$0	\$0	\$0
Net Change in Fund Balance	\$2,991		(\$4,164)	
Fund Balance - Beginning	\$84,307		\$117,128	
Fund Balance - Ending	\$87,297		\$112,964	

Brandy Creek
Community Development District
Debt Service Fund - Series 2015
Statement of Revenues & Expenditures
For the Period ending September 30, 2021

	Adopted Budget	Prorated Budget Thru 09/30/21	Actual Thru 09/30/21	Variance
Revenues:				
Special Assessments	\$180,950	\$180,950	\$183,110	\$2,160
Interest Income	\$50	\$50	\$11	(\$39)
Total Revenues	\$181,000	\$181,000	\$183,120	\$2,120
Expenditures				
<u>Series 2015</u>				
Interest Expense - 11/1	\$40,470	\$40,470	\$40,470	\$0
Principal Expense-Prepayment 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 5/1	\$39,810	\$39,810	\$39,717	\$93
Principal Expense - 5/1	\$100,000	\$100,000	\$100,000	\$0
Total Expenditures	\$180,280	\$180,280	\$185,187	(\$4,907)
Excess Revenues (Expenditures)	\$720		(\$2,067)	
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$1	\$1
Total Other	\$0	\$0	\$1	\$1
Net Change in Fund Balance	\$720		(\$2,066)	
Fund Balance - Beginning	\$47,672		\$138,887	
Fund Balance - Ending	\$48,393		\$136,821	

Brandy Creek
Community Development District
Long Term Debt Report

Series 2013 Special Assessment Refunding Bonds	
Interest Rate:	6.350%
Maturity Date:	5/1/34
Reserve Fund Definition:	10% Max Annual
Reserve Fund Requirement:	\$31,656
Reserve Fund Balance:	\$31,699
Bonds outstanding - 9/30/2013	\$4,545,000
Less: November 1, 2013 (Prepayment)	\$0
Less: May 1, 2014 (Mandatory)	(\$160,000)
Less: May 1, 2015 (Mandatory)	(\$165,000)
Less: May 1, 2015 (Prepayment)	(\$10,000)
Less: May 2, 2016 (Mandatory)	(\$170,000)
Less: May 1, 2017 (Mandatory)	(\$175,000)
Less: November 1, 2017 (Prepayment)	(\$5,000)
Less: May 1, 2018	(\$180,000)
Less: November 1, 2018 (Prepayment)	(\$5,000)
Less: May 1, 2019	(\$190,000)
Less: May 1, 2020	(\$195,000)
Less: May 1, 2020 (Prepayment)	(\$10,000)
Less: November 1, 2020 (Prepayment)	(\$5,000)
Less: May 1, 2021	(\$200,000)
Less: May 1, 2021 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$3,070,000

Series 2015 Special Assessment Bonds	
Interest Rate:	3.700%
Maturity Date:	5/1/36
Reserve Fund Definition:	50% Max Annual
Reserve Fund Requirement:	\$89,678
Reserve Fund Balance:	\$89,680
Bonds outstanding - 10/30/2015	\$2,535,000
Less: May 2, 2016	(\$15,000)
Less: May 1, 2017	(\$85,000)
Less: November 1, 2017 (Prepayment)	(\$5,000)
Less: May 1, 2018	(\$90,000)
Less: November 1, 2018 (Prepayment)	(\$5,000)
Less: May 1, 2019	(\$95,000)
Less: May 1, 2020	(\$95,000)
Less: May 1, 2020 (Prepayment)	(\$5,000)
Less: November 1, 2020 (Prepayment)	(\$5,000)
Less: May 1, 2021	(\$100,000)
Current Bonds Outstanding	\$2,035,000

B.

**Brandy Creek Community Development District
Fiscal Year 2021 Assessment Receipts Summary**

ASSESSED	# UNITS ASSESSED	SERIES 2003 / 2013 DEBT ASMT	SERIES 2006 / 2015 DEBT ASMT	FY21 O&M ASMT	TOTAL ASSESSED
NET ASSESSMENTS TAX ROLL	583	318,983.07	180,950.00	710,392.85	1,210,325.91

ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2003 / 2013 DEBT RECEIPTS	SERIES 2006 / 2015 DEBT RECEIPTS	O&M RECEIPTS	TOTAL RECEIVED
1	11/2/2020	1,349.47	765.51	3,005.34	5,120.32
2	11/12/2020	9,219.91	5,230.19	20,533.23	34,983.33
3	11/24/2020	13,104.52	7,433.82	29,184.49	49,722.83
4	12/3/2020	32,246.22	18,292.36	71,814.09	122,352.67
5	12/16/2020	59,279.91	33,627.80	132,019.63	224,927.34
6	1/7/2021	189,007.00	107,218.28	420,929.00	717,154.28
INTEREST	1/19/2021	12.10	6.87	26.96	45.93
7	2/22/2021	5,538.16	3,141.64	12,333.79	21,013.59
8	3/11/2021	2,257.23	1,280.46	5,026.99	8,564.68
INTEREST	4/8/2021	2.62	1.49	5.85	9.96
9	4/14/2021	3,931.65	2,230.31	8,756.01	14,917.97
DELQ & TAX CERTS	6/15/2021	3,826.96	2,170.92	8,522.85	14,520.73
EXCESS FEES	10/28/2021	3,014.19	1,709.86	6,712.77	11,436.82
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL RECEIVED		322,789.94	183,109.51	718,871.00	1,224,770.45

	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
BALANCE DUE	(3,806.87)	(2,159.51)	(8,478.15)	(14,444.54)
PERCENT COLLECTED	101.19%	101.19%	101.19%	101.19%

C.

Brandy Creek Community Development District

Check Run Summary - General Fund

8/1/21 thru 9/30/21

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<i>General Fund</i>			
<i>Payroll</i>	9/10/21	50565-50569	\$ 923.50
			\$ 923.50
<i>Accounts Payable</i>	8/1/21 - 8/31/21	1830-1851	\$ 43,372.76
	9/1/21 - 9/30/21	1852-1883	\$ 146,128.78
			\$ 189,501.54
<i>Capital Reserve Fund</i>			
<i>Accounts Payable</i>	9/22/21	137	\$ 5,300.00
			\$ 5,300.00
<i>Utilities and Autopayments</i>			
	8/4/21	<i>JEA</i>	\$ 4,353.97
	8/6/21	<i>Republic Services</i>	\$ 856.26
	8/16/21	<i>AT&T</i>	\$ 198.14
	8/30/21	<i>FPL</i>	\$ 4,855.30
	9/3/21	<i>JEA</i>	\$ 3,120.56
	9/8/21	<i>Republic Services</i>	\$ 857.74
	9/16/21	<i>AT&T</i>	\$ 198.46
	9/30/21	<i>FPL</i>	\$ 4,635.61
		TOTAL UTILITIES PAID ONLINE OR AUTOPAY	\$ 19,076.04
Total			\$ 214,801.08

*** Fedex Invoices available upon request**

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050565	R	PR	09/10/2021	184.70	15	ALTON F CHAMBERLAIN
050566	R	PR	09/10/2021	184.70	8	BARBARA J LITTLE
050567	R	PR	09/10/2021	184.70	16	CLARENCE A BLALOCK II
050568	R	PR	09/10/2021	184.70	9	MEREDITH PAYNE
050569	R	PR	09/10/2021	184.70	17	SHAWN JOLLY
		BANK TOTAL		923.50		
		COMPANY TOTAL		923.50		

Attendance Sheet

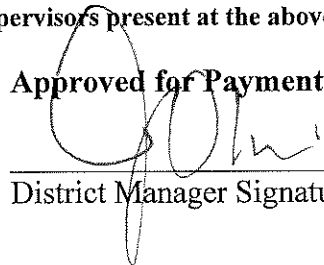
District Name: Brandy Creek, CDD

Board Meeting Date: September 8, 2021

	Name	In Attendance	Fee
1	Clarence Blalock	<input checked="" type="checkbox"/>	Yes - \$200
2	Shawn Jolly	<input checked="" type="checkbox"/>	Yes - \$200
3	Alton Chamberlain	<input checked="" type="checkbox"/>	Yes - \$200
4	Meredith Payne	<input checked="" type="checkbox"/>	Yes - \$200
5	Barbara Little	<input checked="" type="checkbox"/>	Yes- \$200

The Supervisor's present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

9/8/2021
Date

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/06/21	00280	7/23/21 100031	202107 320-57200-42000	JULY HIGHSPEED INTERNET	*	125.00	
				FLORIDA HIGH SPEED INTERNET			125.00 001830
8/06/21	00030	8/01/21 275	202108 310-51300-34000	AUG MANAGEMENT FEES	*	4,216.50	
		8/01/21 275	202108 310-51300-35100	AUG INFORMATION TECH	*	83.33	
		8/01/21 275	202108 310-51300-51000	OFFICE SUPPLIES	*	7.50	
		8/01/21 275	202108 310-51300-42500	COPIES	*	185.25	
				GOVERNMENTAL MANAGEMENT SERVICES			4,492.58 001831
8/06/21	00296	7/28/21 07282021	202107 320-57200-34500	7/5-7/23(15HRS) SECURITY	*	600.00	
				LAUREN MARIA LEDOUX			600.00 001832
8/06/21	00369	7/22/21 1066652	202107 320-57200-46600	RPR 3 FLSH VLVS-1YR WRNTY	*	623.12	
				MR ROOTER PLUMBING			623.12 001833
8/06/21	00341	8/01/21 13129560	202108 320-57200-46250	AUG POOL CHEMICALS	*	825.00	
				POOLSURE			825.00 001834
8/06/21	00269	6/10/21 1230027	202107 320-57200-49400	SPEC EVENT 7/17/21	*	75.00	
				PROGRESSIVE ENTERTAINMENT			75.00 001835
8/06/21	00003	6/30/21 I0336065	202106 310-51300-48000	NOTICE OF PUB MTG 7/14/21	*	753.90	
				THE ST. AUGUSTINE RECORD			753.90 001836
8/06/21	00286	7/27/21 387179	202107 320-57200-49400	JULY CDD MTG &EVENT STAFF	*	150.00	
				VESTA PROPERTY SERVICES, INC.			150.00 001837
8/06/21	00286	7/31/21 387786	202107 320-57200-34600	JULY LIFEGUARD HOURS	*	6,959.29	
				VESTA PROPERTY SERVICES, INC.			6,959.29 001838
8/06/21	00286	8/01/21 387655	202108 320-57200-34700	AUG FIELD MANAGEMENT SRVS	*	5,123.63	
		8/01/21 387655	202108 320-57200-34400	AUG OFC ADMIN &EVENTS CRD	*	2,664.00	

BC -BRANDY CREEK- BPEREGRINO

DATE CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME			STATUS	AMOUNT	....CHECK.....	
		DATE INVOICE	YRMO DPT ACCT# SUB	SUBCLASS					AMOUNT	#
		8/01/21	387655 202108 320-57200-34200	AUG JANITORIAL SRVS			*	1,957.83		
		8/01/21	387655 202108 320-57200-46200	AUG POOL SRVS			*	2,065.33		
		8/01/21	387655 202108 320-57200-46700	AUG PET WASTE DISP SRVS			*	530.40		
				VESTA PROPERTY SERVICES, INC.					12,341.19	001839
8/06/21	00271	7/23/21	JAX24513 202107 320-57200-46300	JUL IRRIGATION REPAIRS			*	317.00		
				YELLOWSTONE LANDSCAPE					317.00	001840
8/06/21	00271	7/23/21	JAX24513 202107 320-57200-46300	PH2 JULY IRRIGATION RPRS			*	967.00		
				YELLOWSTONE LANDSCAPE					967.00	001841
8/17/21	00019	8/01/21	593635 202108 320-57200-46800	AUG LAKE MAINTENANCE			*	854.00		
				THE LAKE DOCTORS INC					854.00	001842
8/25/21	00323	8/12/21	388290 202108 320-57200-46600	JANITORIAL SUPPLIES			*	93.94		
				ALL BRITE					93.94	001843
8/25/21	00334	7/01/21	5146 202107 320-57200-46600	MAINT SUPPLIES			*	9.88		
		7/06/21	5152 202107 320-57200-46600	MAINT SUPPLIES			*	37.76		
		7/22/21	5192 202107 320-57200-46600	MAINT SUPPLIES			*	4.12		
		7/25/21	5200 202107 320-57200-46600	MAINT SUPPLIES			*	4.66		
		7/27/21	5205 202107 320-57200-46600	MAINT SUPPLIES			*	19.78		
				CRONIN ACE HARDWARE					76.20	001844
8/25/21	00010	8/18/21	124576 202107 310-51300-31500	JUL GENERAL COUNSEL			*	422.11		
		8/18/21	124577 202107 310-51300-31500	JUL MONTHLY MEETING			*	1,985.28		
				HOPPING GREEN & SAMS					2,407.39	001845
8/25/21	00296	8/20/21	08202021 202108 320-57200-34500	8/3-8/19 (15HRS) SECURITY			*	600.00		
				LAUREN MARIA LEDOUX					600.00	001846

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/25/21	00324	7/08/21	80628233 202107 320-57200-51000	OFFICE SUPPLIES	*	136.26	
		7/13/21	80628757 202107 320-57200-46600	JANITORIAL SUPPLIES	*	138.78	
				STAPLES			275.04 001847
8/25/21	00286	7/31/21	388027 202107 320-57200-49400	PRIZES FOR SUMMER EVENT	*	45.15	
		7/31/21	388027 202107 320-57200-49400	PRIZES FOR SUMMER EVENT	*	11.83	
		7/31/21	388027 202107 320-57200-46600	ROCKS FOR LANDSCAPING	*	46.80	
		7/31/21	388027 202107 320-57200-46600	PH1 POOL RPLCMT UMBRELLA	*	32.24	
		7/31/21	388027 202107 320-57200-46600	PH2 PARK DRAIN WATER SUPP	*	121.18	
		7/31/21	388027 202107 320-57200-46600	SUPPLIES	*	61.52	
		7/31/21	388027 202107 320-57200-46600	RPLCMT DOORHANDLE FIT CTR	*	32.08	
		7/31/21	388027 202107 320-57200-34200	SUPPLIES	*	43.97	
				VESTA PROPERTY SERVICES, INC.			394.77 001848
8/25/21	00044	7/30/21	07302021 202107 320-57200-42000	JUL INTERNET SERVICE	*	61.68	
		8/30/21	08302021 202108 320-57200-42000	AUG INTERNET SERVICE	*	60.90	
				WAVEFLY			122.58 001849
8/25/21	00271	8/15/21	JAX25366 202108 320-57200-46100	AUG LANDSCAPE MAINTENANCE	*	10,169.76	
				YELLOWSTONE LANDSCAPE			10,169.76 001850
8/25/21	00335	8/01/21	2695 202108 320-57200-34300	AUG MAINT/NEWSLETTER	*	150.00	
				ROBERTA G NAGLE DBA UNICORN			150.00 001851
9/07/21	00125	9/01/21	09012021 202109 320-58100-10000	FY21 CAP RESERVE FUNDING	*	65,000.00	
				BRANDY CREEK CDD-CAP RESERVE FUND			65,000.00 001852
9/07/21	00280	8/23/21	101309 202108 320-57200-42000	AUG HIGHSPEED INTERNET	*	125.00	
				FLORIDA HIGH SPEED INTERNET			125.00 001853

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/07/21	00010	7/21/21 123893	202106 310-51300-31500	JUN GENERAL COUNSEL HOPPING GREEN & SAMS	*	986.50	986.50 001854
9/07/21	00341	9/01/21 13129560	202109 320-57200-46250	SEPT POOL CHEMICALS POOLSURE	*	825.00	825.00 001855
9/07/21	00366	8/19/21 2140	202108 310-51300-60000	WALL BALL	*	900.00	
		8/19/21 2140	202108 310-51300-60000	ADDITIONAL PATCH TENNIS UNLIMITED MAINT & SUPPLIES	*	400.00	1,300.00 001856
9/07/21	00366	8/19/21 2141	202108 310-51300-60000	FNL PMT-RESRF BSKTBL CT TENNIS UNLIMITED MAINT & SUPPLIES	*	4,000.00	4,000.00 001857
9/07/21	00286	8/31/21 388746	202108 320-57200-34600	AUG LIFEGUARD HOURS VESTA PROPERTY SERVICES, INC.	*	3,753.94	3,753.94 001858
9/07/21	00286	9/01/21 388419	202109 320-57200-34700	SEP FIELD MANAGEMENT SRV	*	5,123.63	
		9/01/21 388419	202109 320-57200-34400	SEP OFC ADMIN&EVENTS CRD	*	2,664.00	
		9/01/21 388419	202109 320-57200-34200	SEP JANITORIAL SRVS	*	1,957.83	
		9/01/21 388419	202109 320-57200-46200	SEP POOL SERVICES	*	2,065.33	
		9/01/21 388419	202109 320-57200-46700	SEP PET WASTE DISP SRVS VESTA PROPERTY SERVICES, INC.	*	530.40	12,341.19 001859
9/07/21	00271	8/24/21 JAX25623	202108 320-57200-46300	AUG IRRIG REPAIRS	*	288.00	
		8/24/21 JAX25623	202108 320-57200-46300	AUG IRRIG REPAIRS YELLOWSTONE LANDSCAPE	*	668.50	956.50 001860
9/13/21	00370	9/10/21 09102021	202109 320-57200-46600	5HP MOTOR TEFC 3PH ST AUGUSTINE ELECTRIC MOTOR WORKS	*	937.54	937.54 001861
9/22/21	00365	9/02/21 90004775	202109 320-57200-34200	CLEAN PH2 AMENITY CENTER AARON SEMMENS DBA	*	300.00	300.00 001862

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/22/21	00033	9/01/21 215352	202108 320-57200-46600	UPDATED SOFTWARE&FIRMWARE ATLANTIC SECURITY	*	335.00	335.00 001863
9/22/21	00334	8/04/21 005222	202108 320-57200-46600	MAINTENANCE SUPPLIES	*	24.42	
		8/17/21 005257	202108 320-57200-46600	PADLOCK CRONIN ACE HARDWARE	*	15.29	39.71 001864
9/22/21	00150	9/08/21 14118	202109 300-15500-10000	FY22 INSURANCE RENEWAL EGIS INSURANCE ADVISORS, LLC	*	26,515.00	26,515.00 001865
9/22/21	00030	9/01/21 276	202109 310-51300-34000	SEPT MANAGEMENT FEES	*	4,216.50	
		9/01/21 276	202109 310-51300-35100	SEPT INFORMATION TECH	*	83.33	
		9/01/21 276	202109 310-51300-51000	OFFICE SUPPLIES	*	1.44	
		9/01/21 276	202109 310-51300-42000	POSTAGE	*	24.68	
		9/01/21 276	202109 310-51300-42500	COPIES	*	4.65	
		9/01/21 276	202109 310-51300-41000	TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES	*	39.82	4,370.42 001866
9/22/21	00227	9/09/21 5485785	202109 320-57200-46600	SEPT 224 JOHNS-PEST CTRL PESTBEAR	*	105.00	105.00 001867
9/22/21	00019	9/01/21 600190	202109 320-57200-46800	SEPT LAKE MAINTENANCE THE LAKE DOCTORS INC	*	854.00	854.00 001868
9/22/21	00286	5/31/21 385244	202105 320-57200-34600	MAY LIFEGUARD HOURS VESTA PROPERTY SERVICES, INC.	*	3,555.38	3,555.38 001869
9/22/21	00286	8/31/21 389147	202109 320-57200-49400	AMAZON PHOTO OP	*	10.86	
		8/31/21 389147	202109 320-57200-49400	PRIZE FOR CONTEST WINNER	*	9.64	
		8/31/21 389147	202109 320-57200-46600	HOME DEPOT RPLCMT BLOWER	*	149.00	

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	....CHECK.....
DATE		DATE INVOICE	YRMO DPT ACCT# SUB SUBCLASS				AMOUNT #
8/31/21		389147	202109 320-57200-46600		*	149.95	
			GYM WIPES				
8/31/21		389147	202109 320-57200-46600		*	38.33	
			BATTERY REPLACEMENT				
8/31/21		389147	202109 320-57200-46600		*	25.55	
			POOL PUTTY/MARCITE REPAIR				
8/31/21		389147	202109 320-57200-46600		*	35.44	
			HD - SPRAYER/ROUND UP				
			VESTA PROPERTY SERVICES, INC.				418.77 001870
9/22/21	00044	8/27/21 08272021	202109 320-57200-42000		*	54.95	
			SEPT INTERNET SERVICE				
			WAVEFLY				54.95 001871
9/22/21	00271	9/01/21 JAX26205	202109 320-57200-46100		*	10,169.76	
			SEPT LANDSCAPE MAINT				
			YELLOWSTONE LANDSCAPE				10,169.76 001872
9/30/21	00316	9/17/21 9776	202109 320-57200-46200		*	644.00	
			PH1 SPLASH POOL				
			BIG Z POOL SERIVCE, LLC				644.00 001873
9/30/21	00013	9/07/21 199634	202108 310-51300-31100		*	390.00	
			AUG PROFESSIONAL SERVICES				
			ENGLAND, THIMS & MILLER, INC.				390.00 001874
9/30/21	00280	9/23/21 102607	202108 320-57200-42000		*	125.00	
			SEPT HIGHSPEED INTERNET				
			FLORIDA HIGH SPEED INTERNET				125.00 001875
9/30/21	00010	9/22/21 125136	202108 310-51300-31500		*	65.00	
			AUG GENERAL COUNSEL				
			HOPPING GREEN & SAMS				65.00 001876
9/30/21	00299	9/11/21 36363601	202109 300-15500-10000		*	2,172.01	
			10/1-12/31 MONITORING				
			JOHNSON CONTROLS SECURITY SOLUTIONS				2,172.01 001877
9/30/21	00299	9/11/21 36363602	202109 300-15500-10000		*	2,318.42	
			10/1-12/31 MONITORING				
			JOHNSON CONTROLS SECURITY SOLUTIONS				2,318.42 001878
9/30/21	00296	9/28/21 09282021	202109 320-57200-34500		*	600.00	
			9/5-9/27 (15HRS)SECURITY				
			LAUREN MARIA LEDOUX				600.00 001879

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/30/21	00311	9/23/21 1667	202109 320-57200-49400 50% DEP HOLIDAY LIGHTING	M&G HOLIDAY AND EVENT LIGHTING	*	2,325.13	2,325.13 001880
9/30/21	00227	9/20/21 5487897	202109 320-57200-46600 SEPT PEST CONTROL	PESTBEAR	*	69.27	69.27 001881
9/30/21	00201	9/20/21 14634	202109 320-57200-49000 1116 BAY BRZ DR DROP PINE	TAYLOR TREE SERVICES, INC	*	400.00	400.00 001882
9/30/21	00003	8/31/21 I0337330	202108 310-51300-48000 NOTICE OF MEETING 9/8/21	THE ST. AUGUSTINE RECORD	*	76.29	76.29 001883
TOTAL FOR BANK C						189,501.54	
TOTAL FOR REGISTER						189,501.54	

Florida High Speed Internet
 1311 Bedford Drive
 Melbourne, FL 32940 US
 (321) 205-1100
 qb@flhsi.com
 http://flhsi.com



INVOICE

BILL TO
 Jim Masters
 Brandy Creek CDD
 251 Huffner Hill Circle
 St. Augustine, FL 32092

INVOICE # 100031
DATE 07/23/2021
DUE DATE 07/23/2021
TERMS Due on receipt

280c

1-320-57200-42000

DATE	ACCOUNT SUMMARY	AMOUNT
06/23/2021	Balance Forward	375.00
	Other payments and credits after 06/23/2021 through 07/22/2021	-375.00
07/23/2021	Other invoices from this date	0.00
	New charges (details below)	125.00
	Total Amount Due	125.00

ACTIVITY	QTY	RATE	AMOUNT
<i>July</i>			
Note	0	0.00	0.00
NOTE			
John's Creek Phase 2 Community Room 251 Huffner Hill Circle.			
Commercial Internet Service	1	125.00	125.00
Commercial Internet Service - upgraded and ports opened for CCTV - static IP			

TOTAL OF NEW CHARGES 125.00
BALANCE DUE **\$125.00**



Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 275
Invoice Date: 8/1/21
Due Date: 8/1/21
Case:
P.O. Number:

Bill To:

Brandy Creek CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

300

Description	Hours/Qty	Rate	Amount
Management Fees - August 2021 1.310.57300.34000		4,216.50	4,216.50
Information Technology - August 2021 1.310.51300.35700		83.33	83.33
Office Supplies 1.310.57300.57000		7.50	7.50
Copies 1.310.57300.42500		185.25	185.25



Total	\$4,492.58
Payments/Credits	\$0.00
Balance Due	\$4,492.58

JOHNS CREEK

Officer's Name	SSN	Officer's Department
Lauren LeDoux [REDACTED]	On file	ST. JOHNS CO. SO

296 C 7/5 - 7/23 (15hrs) security
 1. 320.57200. 34500

Day	Date	Start Time	End Time	Hours Worked		Day	Date	Start Time	End Time	Hours Worked
Monday	7/5	6	930p	3.5						
Monday	7/8	6	930p	3.5						
Tuesday	7/20	6	10p	4						
Friday	7/23	6	10p	4						
			Total:	15					Total:	

**TOTAL HOURS: 15 HOURS AT \$40.00 AN HOUR
 TOTAL : 600.00**

ACTIVITY

Citations:	Parking Tickets:
Warnings:	Field Contacts:
Arrests:	Reports:



7/5 Monday 6-930p The calm before the storm of Elsa

Phase 1

Upon arrival I made contact with several middle school kids near the gym. I observed like 6 bikes in the breeze way, I asked around to have kids move their bikes to the bike rack. I then made contact with the pool Monitor Ryan, who stated it was a mildly busy day. I made contact with several of my middle school boys who were headed to the courts for some basketball.

Phase 2

The area was slow, and there was a fitness class beginning by the time I made my way back there. By 8 I asked 4 males to exit the pool as it was closed. There was a lady with a baby and a small child who were attempting to leave when I walked in. The Baby was screaming and the woman was doing a few things to help. The 4 males then walked to the courts. I checked the bathrooms and the party room. Everything was found secured and clear of residents by 815. There was a white Telsa with Tennessee Plates in the parking lot. The owner was visiting friends nearby.

7/8 Thursday 6-930P.

Phase 1

Several people at the pools, and no one outside on the green spaces. The gym was empty as well. I guess, no one is attempting to work off their tropical storm Elsa party binge.

Phase 2

There was a meeting going on the party room upon arrival at 6pm, and the pool gate was propped open by the hand sanitizer stand. I made contact with the POA group talking in the party room who stated they should be done by 7ish. They were done by 8 pm when I arrived to check on the pool. The parking lot was packed and the pool had several teens inside. By 8pm there pool area was cleared of any residents. I checked the party room and secured one door. I checked the bathrooms and the pool deck. No one else was observed in the area.

7/20 Tuesday 5-10p

Phase 1

The whole area was drenched by afternoon showers. A few vehicles in the parking lot upon arrival. One group of juveniles whose vehicle tag did not return to this neighborhood left upon arrival. All pool guest were all gone by 8pm. I also rode around checking ponds in the nearby area.

Phase 2

A few vehicles in the parking lot, no one outside on the green play spaces. Upon checking spaces, there was a large soft shell turtle in the travel lane near the pond. I removed the turtle by hand as it was being stubborn and not wanting to take the hint by itself to move. There was no one found in the area of phase 2 upon checkup.

Around 9 pm I issued 4 trespass warnings to high school kids from around the area. Reference to: SJSO21CAD143547

Four male juveniles were found to be playing basketball on Johns Creek Amenities center at the Phase 2 location. The boys Dawson Jackson, Ryan and Colby Weigel, and Barham Thompson were all given the warning about private properties and how they needed a resident with them anytime they play on a neighborhoods amenities, or they risk being arrested. All subjects stated they understood the warning and left without further issues.

7/23 Friday 6-10p

Phase 1

The area was mildly busy upon arrival. There were families waiting for the storm threats to stop. Most families left the area due to the lightening.

The pool was found free of any residents/guest at closing time. I turned off the kiddie splash timer as it was still working. I spoke to the young males that inhabit the area most of the time. I found their bikes in the walk way, which they were asked to either move them to the bike rack or take them with them.

Bathrooms were found clear and the gym had a few residents on and off.

Phase 2

There was a parking lot full of vehicles upon arrival, at they started leaving around 7pm. By 820ish there was no vehicles in the lot. The pool patio, party room, and restroom were all checked. All doors found secured and no residents/guest found within the pool area. There were a few kids on the playground running around, but the courts were empty. Chased a few cars out of the parking lot upon patrolling the area. They appeared to be inside their vehicles and not on property very long.



Mr Rooter Plumbing
3480 N US HWY 1
Bunnell, FL 32110
386-439-3333

Invoice 1066652
Invoice Date 7/22/2021
Completed Date 7/22/2021
Technicians Jay Wade
Mike Fanelli

Billing Address
Brandy Creek CDD
224 John's Creek Parkway
St. Augustine, FL 32092 USA

Customer PO
Job Address
Brandy Creek CDD
224 John's Creek Parkway
St. Augustine, FL 32092 USA

Description of Work

Rebuilt 2 Sloan toilet flush valves and 1 urinal flush valve. As per Cindy we will be billing this customer.

Task #	Description	Quantity	Your Price	Your Total
F4825*	Major toilet rebuild 1 year warranty	1.00	\$623.12	\$623.12
				Sub-Total \$623.12
				Tax \$0.00
				Total Due \$623.12
				Balance Due \$623.12

Thank you for your business.

IMPORTANT NOTICE: Customer is responsible for meeting the Terms and Conditions of this contract. By signing it is agreed that Mr. Rooter Plumbing reserves the right to place a lien on your property until conditions are met. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. You agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. I also agree to hold Mr. Rooter Plumbing harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. I hereby authorize Mr. Rooter Plumbing to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$623.12.

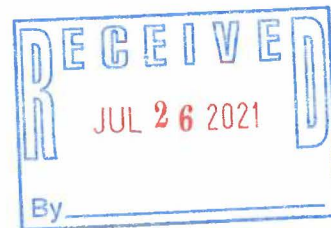
I understand a deposit maybe required prior to the commencement of work. If I choose not to proceed with authorized work a portion of my deposit will be forfeited to Mr. Rooter Plumbing to be applied to administrative and company incurred costs. If your job requires inspection and you set a date with the office for that inspection and fail be available for the inspector, you maybe responsible for any re-inspection fees charged by your municipality.

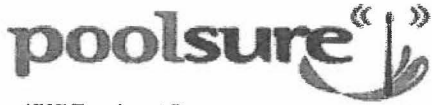
369c
1,320.57200.46600
RIR

7/22/2021
Complete-

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$623.12

7/22/2021





1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date 8/1/2021

Invoice # 131295601080

Terms	Net 20
Due Date	8/21/2021
PO #	
For Invoice Grouping	No

Bill To
Brandy Creek CDD A/P dept Brandy Creek CDD 224 John's Creek Parkway St. Augustine FL 32092

Ship To
Brandy Creek CDD 224 John's Creek Parkway St. Augustine FL 32092

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	825.00
<p>1-320-57200-46250 341C</p>				



Total Amount Due 825.00
825.00

7/21/2021
Jm

Remittance Slip

Customer
13BRA025
Invoice #
131295601080

Amount Due \$825.00

Amount Paid _____

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372





Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 6/10/2021

Invoice # 1230027

Terms: Due at event

PO#

Customer name:

Brandy Creek CDD

Event type: Summer Family Fun Day

Billing address:

224 Johns Creek Parkway, St. Augustine, FL 32092

Original contact person:

Jennifer Meadows W: 347-7027 C: 904-874-4532

E-mail/ fax: jmaeadows@vestapropertyservices.com

Additional contacts:

Jim Masters C: 904-716-1370

Event date: Saturday July 17, 2021

Hours of event: 11:00 pm - 2:00 pm

Hours of service: Same

Approximate set up time:

Between: 9:00 - 10:00 am on various

Location name and address:

Same

Where to set up at location:

Phase 1 Field

Power within 75': Yes

Set up-grass or pavement:

GR

Water within 75': some

Covered area for entertainer: NA

Notes:

SERVICES NEEDED:

* Large Generator w/ gas for 2 inflatables

\$ 95.00 \$ 75.00

Your Total Savings \$ 20.00



Sub Total: \$ 75.00

Sales Tax: \$ -

Invoice Total: \$ 75.00

50 % Deposit required

Balance due at set up

Payments received

Current Balance

\$ -

\$ 75.00

\$ -

\$ 75.00

CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x _____ Date: _____

269C

1-320-57200-49400

7/21/2021
Jm

10	11	12	14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
05/31		Balance Forward						\$76.29	
06/24	P176748	Payment - Lockbox 1793						\$-76.29	
06/17 06/24	I03360652-06242021	NOTICE OF PUBLIC HEARING	SA St Augustine Record	3.00 x 7.0000	21	2	\$8.98	\$377.16	
06/17 06/24	I03360652-06242021	NOTICE OF PUBLIC HEARING	SA St Aug Record Online	3.00 x 7.0000	21	2	\$8.97	\$376.74	
PREVIOUS AMOUNT OWED:					\$76.29				
NEW CHARGES THIS PERIOD:					\$753.90				
CASH THIS PERIOD:					(\$76.29)				
DEBIT ADJUSTMENTS THIS PERIOD:					\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:					\$0.00				
We appreciate your business.									

1-310-51300-48000
 3c



INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$753.90		\$0.00	\$0.00	\$0.00	\$0.00		\$753.90

25 ADVERTISER INFORMATION							
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	06/01/2021 - 06/30/2021		18412		18412		BRANDY CREEK CDD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

ADVERTISING INVOICE and STATEMENT

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	06/01/2021 - 06/30/2021		BRANDY CREEK CDD

COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT
SA 7		\$753.90	\$0.00		NET 15 DAYS

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS
	\$753.90		\$0.00	\$0.00	\$0.00

4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
	1		06/30/2021		18412		18412		0000092025

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2473

BRANDY CREEK CDD
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649

The St. Augustine Record
 Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261



Thu, Jun 24, 2021
8:35:50AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 18412
Phone: 19049405850
E-Mail:
Client: BRANDY CREEK CDD

Name: BRANDY CREEK CDD
Address: 475 W TOWN PLACE
ROOM 114
City: SAINT AUGUSTINE

State: FL **Zip:** 32092

Ad Number: 0003360652-01
Start: 06/17/2021
Placement: SA Legal Displays
Copy Line:

Caller: Sarah Sweeting
Issues: 2
Rep: Caleb ISC-Stout

Paytype: BILL
Stop: 06/24/2021

Lines	1
Depth	7.00
Columns	3
Price	\$753.90

1.310.57300.48000
30



0003362912, June 24, 2021

Notice is hereby given that JENNIFER NOEL HUPPERT, OWNER, desiring to engage in business under the fictitious name of JEN HUPPERT DESIGN located at 34 FRANKLIN AVE, PONTE VEDRA BEACH, FLORIDA 32082 intends to register the said name in ST. JOHNS county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. 3362835 June 24, 2021

Notice of Action

IN THE COUNTY COURT, IN AND FOR ST. JOHNS COUNTY, FLORIDA

CASE NO.: 2019-CC-2819 DIVISION: 65

JULINGTON CREEK PLANTATION PROPERTY OWNERS' ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff,

MARY JANE ROONEY; and UNKNOWN PARTY IN POSSESSION, Defendants.

NOTICE OF SALE

NOTICE IS GIVEN that pursuant to Summary Final Judgment of Foreclosure dated June 15, 2021 in the above-styled cause, the clerk, Brandon Patty, will sell to the highest and best bidder for cash at www.saintjohns.realforeclos.com at 12:00 p.m., on July 29, 2021 the following described property as set forth in said Summary Final Judgment of Foreclosure, to wit:

Lot 21, SUMMER CHASE AT JULINGTON CREEK UNIT 2, according to the plat thereof recorded in Plat Book 29, Page 51-52, Public Records of St. Johns county, Florida.

Address: 856 Putters Green Way N, St. Johns, FL 32259

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

ATTENTION: PERSONS WITH DISABILITIES (St. Johns County): If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386)257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

ANSBACHER LAW

/s/ Hannah S. Rullo Hannah S. Rullo Florida Bar No. 1026157 Christene M. Ertl Florida Bar No. 269300 8818 Goodbys Executive Drive Jacksonville, Florida 32217 Tel: 904.416.1511 Fax: 904.254.4409 Attorneys for Plaintiff File No. 100164-1648/190426 mbm Email Addresses designated for service Pursuant to Fla. R. Gen. Prac. & Jud. Admin. 2.516: Primary for all attorneys: collections@ansbacher.net Secondary: hsr@ansbacher.net Secondary: alawcollections@gmail.com 3362975 June 24, July 1, 2021

Notice to Creditors

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR ST. JOHNS COUNTY, FLORIDA, PROBATE DIVISION

FILE NO.: CP21-0387 DIVISION:

IN RE: ESTATE OF BRIAN DAVID ROBBINS, Deceased.

NOTICE TO CREDITORS

The administration of the estate of BRIAN DAVID ROBBINS, deceased, whose date of death was April 4, 2021, is pending in the Circuit Court for St. Johns County, Florida, Probate Division, the address of which is Richard O. Watson Judicial Center, 4010 Lewis Speedway, St. Augustine, Florida 32084. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be

persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: June 17, 2021.

Signed on this 14th day of June, 2021.

Attorney for Personal Representative: Nicole M. Loughlin Attorney Florida Bar Number: 105337 150 East Palmetto Park Road Suite 800 Boca Raton, Florida, 33432 Telephone: 561-921-5751 Fax: 561-931-0107 E-Mail: nicole@loughlinlaw.com

Personal Representative: Scott Starkey 15862 El Socorro Loop Corpus Christi, TX 78418

IN THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF DIANE H. MOORE, Deceased.

File No, CP21-0393

Division 59

NOTICE TO CREDITORS

The administration of the estate of DIANE H. MOORE, deceased, whose date of death was April 26, 2021, is pending in the Circuit Court for St. Johns County, Florida, Probate Division, the address of which is 4010 Lewis Speedway, St. Augustine, FL 32084. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 17, 2021.

Attorney for Personal Representative: /s/JAMES BEDSOLE, ESQ. Fla. Bar No. 500194 2450 Old Moultrie Road, Suite 104 St. Augustine, FL 32086 Tel: (904) 797-8701 service@bedsolelaw.com

Personal Representative: /s/LISA M. WALLICK 5550 Chamberlain Drive New Orleans, Louisiana 70122 3361842 June 17, 24, 2021

Notice of Foreclosure

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR ST. JOHNS COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: CA19-1710

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.

JUSTIN ADKINS; BRITTANY NOLL; JOHNS CREEK PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Shane Fuller, Esq. Bar Number: 100230

Submitted by: Choice Legal Group, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@legallgroup.com 0003361692 June 17, 24, 2021

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR ST. JOHNS COUNTY, FLORIDA

NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF KENNETH FICKES A/K/A KENNETH RICHARD FICKES, DECEASED, ET AL., Defendants.

CASE NO.: CA19-1000

AMENDED NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 18, 2021 entered in Civil Case No. CA19-1000 in the Circuit Court of the 7th Judicial Circuit in and for Saint Johns County, Florida, wherein NEWREZ LLC F/K/A NEW PENN FINANCIAL,

JOHNS COUNTY, FLORIDA

Property Address: 2637 Gordabella Avenue, Saint Augustine, Florida 32086

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com

/s/ Jason M. Vanslette Jason M Vanslette, Esq. FBN: 92121 0003361714, June 17, 24, 2021

Find your new best friend! Adoptable pets are featured on Page 2A. Pets for sale are listed in our Classifieds section. Visit StAugustine.com or call (888) 254 3466

OR400/60 & 4691/194 4861/641(Q/C 435 Flagler E Avenue.

APPLICANT'S Scott Patrou

SUBMITTED E CITY CLERKS

The public can City's Web

All in-person r cordance wtd Protocols ado City Commis cluding detail: coverings, sa waiting area r with the meet CityStAug.co Clerk's Office: 3362934, June :

NE PU A FIC N, Requ legals@s (904

BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND T ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Brandy Creek Community Development District ("District") will hold the following regular meeting:

DATE: July 14, 2021 TIME: 6:30 p.m. LOCATION: Phase II Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022") is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance Assessments upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolt, O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consid

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the table below which shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Table with 3 columns: Product Type, Total # of Units, Proposed O&M Assessment (including collection costs / early payment). Row 1: Single Family, 583, \$1,402.69

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessm service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on all benefitted pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in lo assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessment billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A t proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, locc Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"), during normal business hours. The may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions w may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should cor Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file writte Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Boa considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the per a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



EP-0003362912-01

THE ST. AUGUSTINE RECORD
Affidavit of Publication

BRANDY CREEK CDD
475 W TOWN PLACE
ROOM 114
SAINT AUGUSTINE, FL 32092

ACCT: 18412
AD# 0003360652-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Legal Classified in the matter of NOTICE OF PUBLIC HEARING was published in said newspaper on 06/17/2021, 06/24/2021.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

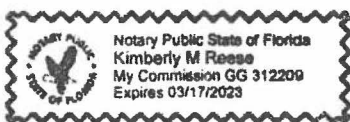
Sworn to (or affirmed) and subscribed before me by means of

[x] physical presence or
[] online notarization

this _____ day of JUNE 24 2021

by Melissa Rhinehart who is personally known to me or who has produced as identification

Kimberly M. Reese
(Signature of Notary Public)



BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER 1 IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting
 The Board of Supervisors ("Board") for the Brandy Creek Community Development District ("District") will hold the following two public hearings on regular meeting:

DATE: July 14, 2021
 TIME: 6:30 p.m.
 LOCATION: Phase II Amenity Center, 251 Kuffner Hill Circle, St. Augustine, Florida 32092

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll, and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments
 The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached here. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Product Type	Total # of Units	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family	583	\$1,422.69

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any of service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on all benefited property. It is important that you assess because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct bill assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions
 The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 475 West Town Place Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY) / 1-800-955-8770 (voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jim Oliver
District Manager



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 387179
Date 7/27/2021
Terms Net 30
Due Date 8/26/2021
Memo Special Events

Bill To

Brandy Creek C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
CDD meeting and event staff	6	25.00	150.00
Total			\$150.00

286C
1. 300.36900.10400
spec. events





Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 387786
Date 7/31/2021
Terms Net 30
Due Date 8/30/2021
Memo Lifeguard Hours

Bill To
Brandy Creek C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

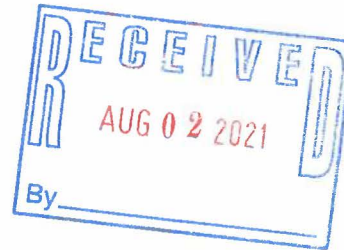
286C

Description	Quantity	Rate	Amount
Lifeguard Hours for July	409.37	17.00	6,959.29

Thank you for your business.

1-320-57200-34600
July Lifeguard Hours

Total \$6,959.29



Lifeguards	Pay Rate/ Billable Rate	Hours	Gross Pay
Neehal Amin	\$17.00	25.04	\$ 425.68
Connor Balog	\$17.00	71.75	\$ 1,219.75
Virginia Del Prado	\$17.00		
Rachael McMillan	\$17.00	4.02	\$ 68.34
Aritza Mercedes	\$17.00	79.38	\$ 1,349.46
Jennifer Meadows	\$17.00		
Katelyn Meyer	\$17.00	73.26	\$ 1,245.42
Harley (Ryan) Norman	\$17.00	69.03	\$ 1,173.51
Carol Novak	\$17.00		
Merrell Payne	\$17.00	61.89	\$ 1,052.13
Sophia Tender	\$17.00	25	\$425.00



Total Lifeguard Staff		409.37	6,959.29
Total			6,959.29



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 387655
Date 8/1/2021
Terms Net 30
Due Date 8/31/2021
Memo Monthly Fees

Bill To

Brandy Creek C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Aug Field Management Services 1-320-57200-34700	1	5,123.63	5,123.63
Aug Office Administrator & Events Coordinator 1-320-57200-34400	1	2,664.00	2,664.00
Aug Janitorial Services 1-320-57200-34200	1	1,957.83	1,957.83
Aug Pool Services 1-320-57200-46200	1	2,065.33	2,065.33
Aug Pet Waste Disposal Services 1-320-57200-46700	1	530.40	530.40

We appreciate your prompt payment.

Total \$12,341.19

286c





INVOICE

INVOICE #	INVOICE DATE
JAX 245130	7/23/2021
TERMS	PO NUMBER
Net 30	

Bill To:

Johns Creek
c/o Vesta Property Services
224 Johns Creek Pkwy
St Augustine, FL 32092

Property Name: Johns Creek

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 22, 2021

Invoice Amount: \$317.00

Description	Current Amount
Controller replacement on Antler Hill	
Irrigation Repairs	\$317.00

271C
1,320.572.463
July Irrig. Rpr

Invoice Total

\$317.00

7-25-21
Jim Master
[Signature]

Excellence
IN COMMERCIAL LANDSCAPING



Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
JAX 245131	7/23/2021
TERMS	PO NUMBER
Net 30	

Bill To:

Johns Creek
c/o Vesta Property Services
224 Johns Creek Pkwy
St Augustine, FL 32092

Property Name: Johns Creek

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 22, 2021

Invoice Amount: \$967.00

Description	Current Amount
Phase 2 valve replacement and troubleshooting/repair pool area irrigation Irrigation Repairs	\$967.00

July

1-320.57200, 46300
271C

Invoice Total

\$967.00

Excellence
IN COMMERCIAL LANDSCAPING

7.25-21
Jim Masters
J. Masters



Should you have any questions or inquiries please call (386) 437-6211.

INVOICE



3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

Invoice #	593635
Account #	709617
Invoice Date	8/1/2021
Due Date	8/31/2021
Rep	MAS

Bill To
BRANDY CREEK CDD-JOHNS CREEK VESTA PROPERTY SERVICES 224 JOHNS CREEK PARKWAY ST. AUGUSTINE, FLORIDA 32092

Invoice Questions:
Lakes@lakedoctors.com
Payment Questions:
Payments@lakedoctors.com

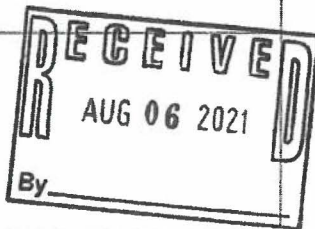
Purchase Order Number		Terms	Invoice Date Reflects Month of Service Provided
		NET 30 DAYS	
Item	Description	Amount	
	Monthly Water Mgmt Serv-R-Non <i>Aug Lake Maintenance 8-6-21 Jim Masters</i>	854.00	
		 <i>19c 1-320-57200-46800</i>	
		Customer Total Balance \$1,708.00	
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice	\$854.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
BRANDY CREEK CDD-JOHNS CREEK VESTA PROPERTY SERVICES 224 JOHNS CREEK PARKWAY ST. AUGUSTINE, FLORIDA 32092



Amount Enclosed

Invoice #	593635
Account #	709617
Date	8/1/2021

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW		
Mastercard	Visa	American Express
Card #	_____	
Card Verification #	_____	
Exp. Date #	_____	
Print Name	_____	
Billing Address:	____ Check box if same as above	
Signature	_____	

All-Brite Sales Company

2204 Haines Street
 Jacksonville FL 32206
 904-354-4687 * Fed. LD. #59-0863850
 Website: <http://www.all-britesales.com>

Cleaning Equipment and Chemicals
 for Buildings & Industry
 Since 1954

INVOICE

Bill To:

BRANDY CREEK CDD-VESTA
 224 JOHNS CREEK PKWY
 CLOSED ON THURSDAY
 904-716-1370 CALL JIM TO MEET
 ST AUGUSTINE FL 32092

Ship To:

Phone #: 904-230-4208
 BRANDY CREEK CDD-VESTA
 224 JOHNS CREEK PKWY
 CLOSED ON THURSDAY
 904-716-1370 CALL JIM TO MEET
 ST AUGUSTINE FL 32092

7

Invoice#	Order#	Customer#	Customer P.O.#	Terms	Salesperson
388290	415339	6169		NET 30 DAYS	07
08/12/21	08/11/21			OUR TRUCK	

Quantity	U/M	Item # /Description	HM*	Unit Price	Amount
1	CS	181-BR58 LOC001 LINER 38X58 BLACK 100/CS 1.80 MIL, XX-HEAVY ROLL 55GAL RM6181, RT-3858-XXH GATRL60SXH		44.39	44.39
BIN: 06001					
1	CS	907-7496-1 LOC001 NABC GALLON 4/CS		46.55	46.55
BIN: 07006					
Subtotal					90.94
FUEL SURCHARGE					3.00
Tax #: 85-8012869385C5					
Total Due On 09/11/21					93.94



323C
 1.320.57200.46600
 Sanitorial Supplies
[Signature]

[Signature]
 DELIVERED BY

*HM=
 Hazardous/MSDS required

8/12/2021 X Carol Perzak
 DATE RECEIVED / RECEIVED BY

By acceptance of these goods buyer agrees to pay a reasonable Attorney's fee if buyer's account is turned over to an attorney for collection.

STATEMENT

PAGE: 1

CRONIN ACE HARDWARE
 2843 COUNTY ROAD 210 WEST
 SUITE 101
 SAINT JOHNS, FL 32259
 (904) 217-3324

CLOSING DATE: 7/31/21
 DUE DATE : 8/31/21
 ACCT: 10065

CLOSING DATE: 7/31/21
 DUE DATE: 8/31/21

BRANDY CREEK/JOHNS CREEK
 224 JOHNS CREEK PARKWAY
 ST AUGUSTINE FL 32092-3649

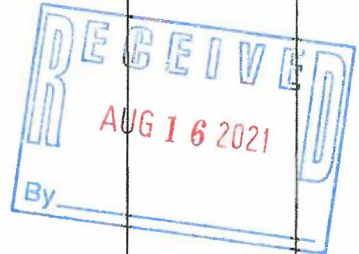
CRONIN ACE HARDWAR
 BRANDY CREEK/JOHNS
 ACCOUNT : 10065

334C



PLEASE DETACH AND RETURN
 REMITTANCE STUB WITH YOUR PAYMENT

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT	REFERENCE	AMOUNT
				Thank you for your business!				
				PREV BALANCE	20.59		PREV BAL	20.59
7/ 1/21	5146	1	I	INVOICE	9.88		5146	9.88
7/ 6/21	5152	1	I	INVOICE	37.76		5152	37.76
7/19/21	H40755	1	P	PAYMENT - THANK YOU		21.22	H40755	-21.22
7/19/21	H40756	1	P	PAYMENT - THANK YOU		11.86	H40756	-11.86
7/22/21	5192	1	I	INVOICE	4.12		5192	4.12
7/25/21	5200	1	I	INVOICE	4.66		5200	4.66
7/27/21	5205	1	I	INVOICE	19.78		5205	19.78
				NEW BALANCE	63.71			
				<p style="color: blue; font-size: 1.5em;">1,320.572.46</p> <p style="color: blue; font-size: 1.5em;">Maint Supplies</p> <p style="color: blue; font-size: 1.5em;">via Masters</p>				
CURRENT		Current		over 30	over 60	over 90		
63.71		0.00		0.00	0.00	0.00		



NEW BAL: 63.71

\$76.20

TERMS: NET EOM

10065

Transaction Codes
 A - Adjustment C - Credit I - Invoice
 B - Balance Forward F - Finance Charge P - Payment

AMOUNT PAID

This statement covers transactions on your account for the period ending on the date above. Charges, payments, and credits received after the above date will be shown on your next statement.

CRONIN ACE HARDWARE
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
PHONE: (904) 217-3324

THANK YOU FOR SHOPPING AT
 CRONIN ACE HARDWARE
 2843 COUNTY ROAD 210 WEST
 SUITE 101
 SAINT JOHNS, FL 32259
 (904) 217-3324

07/01/21 2:01PM M1 553 SALE

58173 2 EA 5.49 EA N
 PLAY SAND QUIKRETE 50# 10.98

CUST # 10065
 TERMS: NET EOM

INV # 005146/1
 DATE : 7/01/21
 CLERK: MT
 TERM # 553

SUB-TOTAL:\$ 10.98 TAX: \$.00
 DISCOUNT: -1.10 TOTAL: \$ 9.88
 CHARGE AMT: 9.88

-3649

TIME : 2:01

 * INVOICE *

Total Items: 2



==>> JRNL#H35631 INV# 5146/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 1.10 BY SHOPPING AT
 CRONIN ACE HARDWARE

 Tell us about your experience today and
 Enter to win a \$50 Ace gift card!

To participate:
 * Visit TalkToAceHardware.com
 * Text HELPFUL to 223439

* This survey invitation is valid
 for 72 hours

* Store # 16059
 * Survey approximately 5 minutes

No purchase necessary.
 Must be 18 or older to
 enter sweepstakes. Void
 where prohibited. See rules
 at: TalkToAceHardware.com

Handwritten signature: Jim Masters

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
Y SAND QUIKRETE 50#	5.49	5.49 /EA	10.98 N
AMOUNT CHARGED TO ACCOUNT **		9.88	
		TAXABLE	0.00
		NON-TAXABLE	10.98
		SUB-TOTAL	10.98
		DISCOUNT	1.10
		TAX AMOUNT	0.00
		TOTAL INVOICE	9.88

(JIM MASTERS)

THANK YOU FOR SHOPPING AT
 CRONIN ACE HARDWARE
 2843 COUNTY ROAD 210 WEST
 SUITE 101
 SAINT JOHNS, FL 32259
 (904) 217-3324

CRONIN ACE HARDWARE
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
PHONE: (904) 217-3324

07/06/21 11:32AM ALR 555 SALE

3004706 3 EA 8.99 EA N
 CABLE TIES 36" 175# BLK 26.97
 3001823 1 EA 14.99 EA N
 TIES CABLE 14"BLK 100PK 14.99

SUB-TOTAL:\$ 41.96 TAX: \$.00
 DISCOUNT: -4.20 TOTAL: \$ 37.76
 CHARGE AMT: 37.76

Total Items: 4



==>> JRNL#H37166 INV# 5152/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 4.20 BY SHOPPING AT
 CRONIN ACE HARDWARE

 Tell us about your experience today and
 Enter to win a \$50 Ace gift card!

To participate:
 * Visit TalkTo.AceHardware.com
 * Text HELPFUL to 223439

* This survey invitation is valid
 for 72 hours

* Store # 16059
 * Survey approximately 5 minutes

No purchase necessary.
 Must be 18 or older to
 enter sweepstakes. Void
 where prohibited. See rules
 at: TalkTo.AceHardware.com

EK CUST # 10065
 Y TERMS: NET EOM

92-3649

INV # 005152/1
 DATE : 7/06/21
 CLERK: ALR
 TERM # 555

TIME :11:32

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
CABLE TIES 36" 175# BLK	8.99	8.99 /EA	26.97 N
TIES CABLE 14"BLK 100PK	14.99	14.99 /EA	14.99 N
** AMOUNT CHARGED TO ACCOUNT **			
	37.76	TAXABLE	0.00
		NON-TAXABLE	41.96
		SUB-TOTAL	41.96
		DISCOUNT	4.20
		TAX AMOUNT	0.00
		TOTAL INVOICE	37.76

(JIM MASTERS)

CRONIN ACE HARDWARE
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
PHONE: (904) 217-3324

THANK YOU FOR SHOPPING AT
 CRONIN ACE HARDWARE
 2843 COUNTY ROAD 210 WEST
 SUITE 101
 SAINT JOHNS, FL 32259
 (904) 217-3324

07/22/21 12:43PM MT 555 SALE

 70100092 2 EA 2.29 EA N
 TOP SOIL 4.58
 SUB-TOTAL:\$ 4.58 TAX:\$.00
 DISCOUNT: -.46 TOTAL:\$ 4.12
 CHARGE AMT: 4.12
 Total Items: 2

CUST # 10065
 TERMS: NET EOM

INV # 005192/1
 DATE : 7/22/21
 CLERK: MT
 TERM # 555

TIME :12:43

 * INVOICE *

!-3649



====> JRNL#H41576 INV# 5192/1 <====
 CUST NO: 10065
 Customer Copy

YOU SAVED \$.46 BY SHOPPING AT
 CRONIN ACE HARDWARE

 Tell us about your experience today and
 Enter to win a \$50 Ace gift card!

To participate:
 * Visit TalkTo.AceHardware.com
 * Text HELPFUL to 223439
 * This survey invitation is valid
 for 72 hours
 * Store # 16059
 * Survey approximately 5 minutes

No purchase necessary.
 Must be 18 or older to
 enter sweepstakes. Void
 where prohibited. See rules
 at: TalkTo.AceHardware.com

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
TOP SOIL	2.29	2.29 /EA	4.58 N
AMOUNT CHARGED TO ACCOUNT **	4.12	TAXABLE	0.00
		NON-TAXABLE	4.58
		SUB-TOTAL	4.58
		DISCOUNT	0.46
		TAX AMOUNT	0.00
		TOTAL INVOICE	4.12

(JIM MASTERS)

THANK YOU FOR SHOPPING AT
 CRONIN ACE HARDWARE
 2843 COUNTY ROAD 210 WEST
 SUITE 101
 SAINT JOHNS, FL 32259
 (904) 217-3324

CRONIN ACE HARDWARE
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
PHONE: (904) 217-3324

07/25/21 12:44PM ALR 553 SALE

5073531 2 EA 2.59 EA N
 KEY SCHLAGE SC1 250PK 5.18

SUB TOTAL:\$ 5.18 TAX:\$.00
 DISCOUNT: .52 TOTAL:\$ 4.66
 CHARGE AMT: 4.66

Total Items: 2



==>> JRNL#H42497 INV# 5200/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 52 BY SHOPPING AT
 CRONIN ACE HARDWARE

 Tell us about your experience today and
 Enter to win a \$50 Ace gift card!

- To participate:
- * Visit TalkToAceHardware.com
 - * Text HELPFUL to 223439
 - * This survey invitation is valid for 72 hours
 - * Store # 16059
 - * Survey approximately 5 minutes

No purchase necessary.
 Must be 18 or older to
 enter sweepstakes. Void
 where prohibited. See rules
 at: TalkToAceHardware.com

!K

CUST # 10065
 TERMS: NET EOM

2-3649

INV # 005200/1
 DATE : 7/25/21
 CLERK: ALR
 TERM # 553

TIME :12:45

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
KEY SCHLAGE SC1 250PK	2.59	2.59 /EA	5.18 N
AMOUNT CHARGED TO ACCOUNT **	4.66		
		TAXABLE	0.00
		NON-TAXABLE	5.18
		SUB-TOTAL	5.18
		DISCOUNT	0.52
		TAX AMOUNT	0.00
		TOTAL INVOICE	4.66

(JENNIFER MEADOWS)

Received By

THANK YOU FOR SHOPPING AT
 CRONIN ACE HARDWARE
 2843 COUNTY ROAD 210 WEST
 SUITE 101
 SAINT JOHNS, FL 32259
 (904) 217-3324

CRONIN ACE HARDWARE
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
PHONE: (904) 217-3324

07/27/21 2:54PM JAJ 553 SALE
 7230550 1 EA 11.99 EA N
 HOSE NOZZLE 3/4" GHT 11.99
 7237316 1 EA 9.99 EA N
 LEADER HOSE 6' 9.99

CUST # 10065
 TERMS: NET EOM

INV # 005205/1
 DATE : 7/27/21
 CLERK: JAJ
 TERM # 553

SUB-TOTAL: \$ 21.98 TAX: \$.00
 DISCOUNT: -2.20 TOTAL: \$ 19.78
 CHARGE AMT: 19.78

-3649

TIME : 2:54

 * INVOICE *

Total Items: 2



==>> JRN#43064 INV# 5205/1 <<==
 CUST NO 10065
 Customer Copy

YOU SAVED \$ 2.20 BY SHOPPING AT
 CRONIN ACE HARDWARE

 Tell us about your experience today and
 Enter to win a \$50 Ace gift card!

- To participate:
- * Visit TalkTo.AceHardware.com
 - * Text HELPFUL to 223439
 - * This survey invitation is valid for 72 hours
 - * Store # 16059
 - * Survey approximately 5 minutes

No purchase necessary.
 Must be 18 or older to
 enter sweepstakes. Void
 where prohibited. See rules
 at TalkTo.AceHardware.com

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
E NOZZLE 3/4" GHT	11.99	11.99 /EA	11.99 N
DER HOSE 6'	9.99	9.99 /EA	9.99 N
DUPLICATE CHARGED TO ACCOUNT **		19.78	TAXABLE 0.00
			NON-TAXABLE 21.98
			SUB-TOTAL 21.98
			DISCOUNT 2.20
			TAX AMOUNT 0.00
			TOTAL INVOICE 19.78

(JIM MASTERS)

POST PAGE FOR THE STATEMENT REPORT (RSM) FOR CRONIN ACE HARDWARE

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 63.71

DATE OF REQUEST: 8/12/21
 TIME OF REQUEST: 16:44:12
 TERMINAL ID : 551
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 7/ 1/21
 CLOSING DATE : 7/31/21
 PRINTER : 0091
 OPTIONS : CD05
 # STMT ALIGN : _

COPIES : 1
 DISC CUTOFF : _____

	FROM	TO
DISCOUNT DATE :	_____	_____
CUSTOMER NAME :	_____	
CUSTOMER NUMBER:	10065	10065
JOB NUMBER :	___	999
ZIP CODE :	_____	_____

- A = INCLUDE ACTIVE ZERO BALANCE ACCOUNTS
- C = INCLUDE CREDIT BALANCE ACCOUNTS
- D = SUPPRESS DELETED TRANSACTIONS
- E = EXTEND INVOICE/CREDITS FROM QUICKRECALL
- G = SUPPRESS AGED TOTALS
- H = AGE UNAPPLIED CREDITS FOR OPEN ITEM ACCOUNTS
 BASED ON DUE DATE
- I = REPRINT INVOICES/CREDITS FROM QUICKRECALL
- J = SUPPRESS STATEMENT POST PAGE
- K = PRINT RX INFORMATION
- L = INCLUDE PREVIOUS MTD PURCHASE SUMMARY FROM
 CUSTOMER DEPARTMENT HISTORY
- M = INCLUDE MTD PURCHASE SUMMARY FROM CUSTOMER
 DEPARTMENT HISTORY
- N = NEW PAGE AFTER EACH INV/CREDIT (QUICKRECALL)
- O = SUPPRESS PAID OPEN ITEMS FROM PREVIOUS MONTH
- P = PRINT PAST DUE BALANCE ACCOUNTS ONLY
- Q = PRINT DUE DATE AFTER UNPAID INVOICES
- R = SUPPRESS REVOLVING CREDIT LIMIT
- S = PRINT ALPHABETICALLY BY SORT NAME
- T = PRINT STATEMENT POST PAGE ONLY
- U = COMBINE JOBS IN DATE ORDER
- V = PRINT IN ZIP CODE ORDER
- W = INCLUDE YTD PURCHASE SUMMARY FROM CUSTOMER
 DEPARTMENT HISTORY
- X = SUPPRESS TERMS DISC FOR PAST DUE ACCOUNTS
- Y = PRINT FINANCE CHARGES YTD
- Z = INCLUDE ZERO BALANCE ACCOUNTS

	CODES	EXCLUSION
ACCOUNT :	_____	NNNN
BAL METHOD :	_	N
TERMS CODE :	_	N

STMT MESSAGE : Thank you for your business!

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

August 18, 2021

Brandy Creek CDD
Governmental Management Services, LLC
c/o District Manager
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 124576
Billed through 07/31/2021

General Counsel (O&M)
BRANDY 00001 MCE

*10c
1,310.913.315*

FOR PROFESSIONAL SERVICES RENDERED

07/01/21	MCE	Review Flock correspondence.	0.10 hrs
07/08/21	LCW	Research Americans with Disabilities Act accessibility regarding district infrastructure.	0.20 hrs
07/13/21	MCE	Review security contract e-mails and attachments.	0.20 hrs
07/19/21	DGW	Prepare video surveillance resolution.	0.40 hrs
07/26/21	MCE	Follow up regarding Flock agreement with sheriff; prepare video surveillance policy and resolution.	0.50 hrs

Total fees for this matter \$308.00

DISBURSEMENTS

Travel	114.11
Total disbursements for this matter	\$114.11



MATTER SUMMARY

Wilbourn, David - Paralegal	0.40 hrs	125 /hr	\$50.00
Whelan, Lindsay C.	0.20 hrs	190 /hr	\$38.00
Eckert, Michael C.	0.80 hrs	275 /hr	\$220.00

TOTAL FEES \$308.00
TOTAL DISBURSEMENTS \$114.11

TOTAL CHARGES FOR THIS MATTER \$422.11

BILLING SUMMARY

Wilbourn, David - Paralegal	0.40 hrs	125 /hr	\$50.00
Whelan, Lindsay C.	0.20 hrs	190 /hr	\$38.00

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

August 18, 2021

Brandy Creek CDD
Governmental Management Services, LLC
c/o District Manager
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 124577
Billed through 07/31/2021

10 C

Monthly Meeting (O&M)
BRANDY 00101 MCE

1-310-513-315

FOR PROFESSIONAL SERVICES RENDERED

07/06/21 MCE Attend agenda conference call; follow up.
07/07/21 MCE Prepare for board meeting; review draft meeting minutes and provide comments.
07/14/21 MCE Prepare for, travel to and attend board meeting; return travel; follow up.
07/15/21 MCE Return travel from board meeting.

Total fees for this matter \$1,500.00

DISBURSEMENTS

Travel 465.34
Travel - Meals 19.94

Total disbursements for this matter \$485.28

MATTER SUMMARY

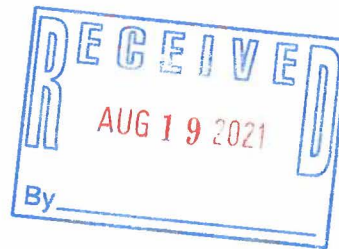
TOTAL FEES \$1,500.00
TOTAL DISBURSEMENTS \$485.28

TOTAL CHARGES FOR THIS MATTER \$1,985.28

BILLING SUMMARY

TOTAL FEES \$1,500.00
TOTAL DISBURSEMENTS \$485.28

TOTAL CHARGES FOR THIS BILL \$1,985.28



Please include the bill number with your payment.

Brandy Creek

JOHNS CREEK

Officer's Name	SSN	Officer's Department
Lauren LeDoux [REDACTED]	On file	ST. JOHNS CO. SO

8/3 - 8/19 (15hrs) security

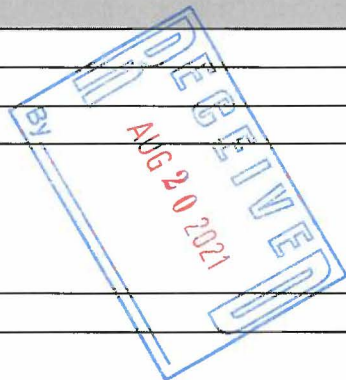
296C
1.320.572.345

Day	Date	Start Time	End Time	Hours Worked		Day	Date	Start Time	End Time	Hours Worked
Tuesday	8/3	530	930p	4						
Wednesday	8/4	445	645p	2						
Saturday	8/7	6	10p	4						
Monday	8/16	7	930p	2.5						
Thursday	8/19	630	9p	2.5						
			Total:	15					Total:	

TOTAL HOURS: 15 HOURS AT \$40.00 AN HOUR
TOTAL : 600.00

ACTIVITY

Citations:	Parking Tickets:
Warnings:	Field Contacts:
Arrests:	Reports:



8/3 Tuesday 530-930p The Count Down to SCHOOL Has Begun!!!!

Phase 1

Upon arrival, it was pouring outside, there area was drenched. There were a few vehicles in the parking lot. All of the vehicles came back to Johns, which is rare!

There was no one in the pool or on the green spaces. There were a few residents at a time in the gym throughout the evening. I was told a heap of students in The Creek have Covid. So good news for us as they are home recovering. All Bathrooms have been checked, and all doors found secure.

Phase 2

There was no one outside in the pool/green spaces due to weather, or maybe just my presence scared them. Checked all doors are patio areas. No residence observed and everything was clean. The party room was found secured.

8/4 Wednesday 430-630P. FOOD TRUCK WEDNESDAY

Phase 1

Food trucks were on site and it was a very stormy evening. I made contact with Jim and gave the information of the juveniles in the neighborhood supposedly having the covid's. So that is actually helpful as there isn't as many kids wondering around.

Phase 2

Not a lot of traffic, due to weather. There was one vehicle in the parking lot and barely anyone outside due to the weather at the time.

8/7 Saturday 5-9p

Phase 1

Upon arrival there was a full parking lot of people in the pool area. The green spaces were not busy at all. Even at 5p it was still 90 something. I checked the pool and the patio at 8 pm. The last family was out of the pool and exiting as I entered the area. I checked all the restrooms and found the area to be cleared of any residents.

I stopped a car full of juveniles who parked in the rear of the parking lot. One male exited and began walking towards the playground area. The tag returned to someone in St Johns with a 32259 area code. I stopped the young man asked if he lived within the neighborhood. He stated no he needed to use a restroom. I explained the restrooms were locked and only for residents. He was told to head back towards McDonald's where they came from or head towards Publix. They left with no issues. REFERENCE TO Florida Tag14AGNA.

I spoke with a couple looking for homes for sale. They implied they were looking to move to this area and wanted crime statistics, Which Johns Creek Is excellent compared to the surrounding areas. They were from California.

I spoke to resident and assisted her with her key card into the gym. She had an old card and a new card. I assisted her with which one actually worked to help her gain access. Mrs Yarbour was her name. She resided in Phase 2.

Phase 2

The parking lot was full upon arrival. There were small children on the playground and a few kids on the courts. Most of the traffic was from the pool area. I checked this pool area around 810 ish and there was still 5 plus families in and around the pool. I made one announcement that the pool closed prior to 8 pm. All families gathered their belongings and exited the area. I checked the party room and found all doors secured. The bathrooms were clear of any residents/guest.

There was no one in the green spaces. While checking one last time I made a traffic stop in reference to one of the residents running the stop sign while I was sitting in plain view from the stop sign. Young kid coming home from work.

8/16 Monday 7-930p

Phase 1

I was worried that tonight was going to be rainy, however that was not the case. A dry evening and the first day of school!

The area was quiet, I walked the patio area, checked doors and bathrooms. There was no one around. The gym had a few people in and out throughout the time I watched the property.

Phase 2

The area was also clear and quiet upon arrival. Upon checking the property, the pool, patio, party room and bathrooms were found clear of any residents/guest. The doors to the party room were found secured. I observed a vehicle which came back to shearwater neighborhood, and the owner of the vehicle also came back to Shearwater. I talked to the one subject on the courts and he stated he resided at 866 West American eagle. I was informed by dispatch that the subject was a family member to a Law Enforcement member. Reference to SJSO21CAD163649.

8/19 Thursday 630-9p

Phase 1

Upon arrival there was busy lot of parked vehicles. There are residents in the gym, on the tennis courts, in the park area, the pool and walking all around. The last residents left the pool area by 730ish. I checked the restrooms and pool patio. All areas found clear. I turned off the timer for the kiddie park as well.

The area was cleared out by 8ish.

Phase 2

The area only had two vehicles in the parking lot. The pool was found clear of residents. One of the vehicles belonged to old residents who moved to shearwater but no longer reside here. I have spoken to Andrew already in reference to him not being allowed to be on these courts. He stated he knows but Shearwater doesn't have courts due to attracting "Hoodlums" which I stated is true. As I remove kids all the time from this property. The other vehicle is registered to Jacksonville how over the driver stated she resides within the community and this is a family member's vehicle. She appears to be residing within her vehicle, or enjoys bringing all her possessions with her everywhere she goes. Fl Tag LITM74 black Acura Q40



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
7/8/21	TA1821005	8062823319
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
8/7/21	Net 30 Days	\$ 136.26

INVOICE DETAIL

Staples

BRANDY CREEK CDD
245 RIVERSIDE AVE
JACKSONVILLE, FL 32202

BRANDY CREEK CDD
224 JOHNS CREEK PKWY
SAINT AUGUSTINE, FL 32092

Bill to Account: AT80987

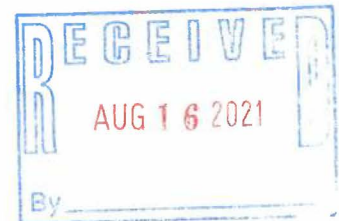
Ship to Account:

Budget Ctr: FACILITIES: BILLABLE
P O Number:
Ordered By: CAROL NOVAK

Invoice Number: 3481562336
Order: 7334366414-000-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
1	181001	SCOTT HRT W CORE PLUGS 1150FT	2.00	2.00	\$ 68.13	\$ 136.26
						Subtotal: \$ 136.26
						Total: \$ 136.26

OFC Supplies
1.320.57200.57000
324C





INVOICE DATE	CUSTOMER	SUMMARY INVOICE
7/13/21	TA1821005	8062875736
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
8/12/21	Net 30 Days	\$ 138.78

INVOICE *DETAIL*

Staples

BRANDY CREEK CDD
245 RIVERSIDE AVE
JACKSONVILLE, FL 32202

BRANDY CREEK CDD
224 JOHNS CREEK PKWY
SAINT AUGUSTINE, FL 32092

Bill to Account: AT80987

Ship to Account:

Budget Ctr: FACILITIES: BILLABLE
P O Number:
Ordered By: CAROL NOVAK

Invoice Number: 3481846674
Order: 7334672548-000-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
1	812375	TISSUE TOILET SCOTT RECY 2PLY	2.00	2.00	\$ 69.39	\$ 138.78
						Subtotal: \$ 138.78
						Total: \$ 138.78

324 C
 1.320.57200.~~51000~~⁴⁶⁶⁰⁰
 Sanitorial supplies





Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 388027
Date 7/31/2021
Terms Net 30
Due Date 8/30/2021
Memo

Bill To

Brandy Creek C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

286 C

Description	Quantity	Rate	Amount
Billable Expenses			
J.MEADOWS - PARTY CITY - Prizes for Summer event ³			45.15
J.MEADOWS - DOLLAR TREE - Prizes for Summer event ⁹			11.83
J.MASTERS - THE HOME DEPOT - Rocks for Landscaping ⁴			46.80
J.MASTERS - ACADEMY SPORTS - Replacement umbrella for Phase 1 Pool ⁴			32.24
Monitor			
J.MASTERS - THE HOME DEPOT - Supplies to drain water from phase 2 park ⁴			121.18
J.MASTERS - THE HOME DEPOT - Supplies ⁴			61.52
J.MASTERS - THE HOME DEPOT - Replacement door handle fitness center ⁴			32.08
J.MASTERS - LOWE'S - Supplies			43.97
Total Billable Expenses			394.77

1. office Supplies 1.320.57200.51000 **Total** \$394.77

~~2. Pool supplies~~

3. special events

~~4. Hot. decor~~ 1.320.57200.49400

4.R/R - 1.320.572-46600

5. cleaning Supplies - 1.320.57200.34200



Party City®

NOBODY HAS MORE PARTY FOR LESS

11112-12 SAN JOSE BLVD
JACKSONVILLE, FL 32223
904-262-2800

013051817572	12CT FVR SQU	\$8.00	T
	12CT FVR SQUIRT TOY MERMAID		
013051817619	12CT FVR SQU	\$8.00	T
	12CT FVR SQUIRT TOY DINO		
840063370111	8PC MD SAND	\$6.00	T
	8PC MD SAND PAIL TOY SET		
	2 @ \$3.00		
840063370098	3PC EASY GRA	\$6.00	T
	3PC EASY GRAB CATCH GAME		
	2 @ \$3.00		
026753357666	4PK MINI WAT	\$4.00	T
	4PK MINI WATER BLASTER		
	2 @ \$2.00		
013051549985	SPLASH NET C	\$4.00	T
	SPLASH NET CATCH GAME		
	2 @ \$2.00		
192937033050	SIPPY CUP IC	\$3.98	T
	SIPPY CUP ICE CREAM CONE		
	2 @ \$1.99		
	2 FOR \$3 SUMM	\$0.98	-
192937033005	SIPPY CUP OC	\$3.98	T
	SIPPY CUP OCTOPUS		
	2 @ \$1.99		
	2 FOR \$3 SUMM	\$0.98	-

	SUBTOTAL	\$42.00	
	GEN MERCH TAX @ 7.500%	\$3.15	
	TOTAL	\$45.15	
	CR AMEX	\$45.15	
	ITEMS = 14	YOU SAVED \$1.96	

	CR AMEX	SALE \$45.15	
	XXXXXXXXXXXX1930	CHTP	

DOLLAR TREE

Store# 4153
11111 San Jose Blvd
Suite 45
Jacksonville FL 32223-7946

(904) 380-8895

DESCRIPTION	QTY	PRICE	TOTAL
DESIGNER SWIM RING 20"	1	1.00	1.00
NOVELTY SWIM RING	1	1.00	1.00
NOVELTY SWIM RING	1	1.00	1.00
PRINTED SWIM RING 20IN	1	1.00	1.00
POOL TOY INFLATABLE ANIMAL AST	1	1.00	1.00
POOL TOY INFLATABLE ANIMAL AST	1	1.00	1.00
FISH SWIM RING	1	1.00	1.00
FISH SWIM RING	1	1.00	1.00
DESIGNER SWIM RING 22IN	1	1.00	1.00
DESIGNER SWIM RING 22IN	1	1.00	1.00
NOVELTY SWIM RING	1	1.00	1.00

Sub Total \$11.00
SALES TAX \$0.83
Total \$11.83
AMERICAN EXPRESS \$11.83
*****1930 Approved
Purchase Chip
Auth/Trace Number: 884812/013204
Chip Card AID: A00000025010801
Mode: Issuer

=====
NOW SHOP ON-LINE AT DOLLARTREE.COM

* We will gladly exchange any unopened item *
* with original receipt. We do not offer refunds. *

6235 04153 01 011 2931235 7/15/21 16:07
Sales Associate:Rainy



How doers
get more done.

Rocks for landscaping

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00027 79569 07/16/21 11:51 AM
SALE CASHIER NICHOLAS

048834000278 RIVER PEBBLE <A>
VIGORO RIVER PEBBLES .5CU FT
10@4.68 46.80N

SUBTOTAL 46.80
TAX + PIF 0.00

TAX EXEMPT

TOTAL \$46.80

XXXXXXXXXXXX1018

AMEX

USD\$ 46.80

AUTH CODE 844358/5274168

TA

Chip Read

AID A000000025010801 AMERICAN EXPRESS

1324 07/16/21 11:51 AM



1324 27 79569 07/16/2021 4332

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO FINANCE
PUBLIC IMPROVEMENTS IN THE DISTRICT.
THIS FEE IS NOT A TAX AND IS CHARGED IN
ADDITION TO SALES TAX. THIS FEE BECOMES
PART OF THE SALES PRICE AND IS SUBJECT
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 10/14/2021

DID WE NAIL IT?

Take a short survey for a chance to

ACADEMY JACKSONVILLE, FL 904-363-6720


463478 SALE 07/03/21 18:34
5603 0194 202

9' Market Umbrella / 117423904
1 for \$29.99 ~~29.99~~
SUBTOTAL 29.99
7.50 % SALES TAX 2.25
TOTAL USD\$ 32.24

MID: XXXXXXXX7998
TID: XXXX4499
RRN: 021193
AMERICAN EXPRESS 32.24
XXXXXXXXXXXX1018
Chip Read
JAMES G MASTERS AUTH 827380
Mode: Issuer
AID: A000000025010801

FOR ALL. FOR LESS.™

Shop academy.com

 facebook.com/academy

How are we doing?

Share feedback about your experience within 72 hours at

www.academyfeedback.com

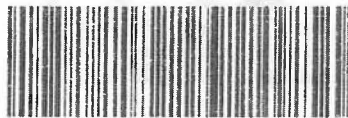
After completing the survey, enter for a chance to win a

\$1,000 Academy gift card!

NO PURCHASE NECESSARY. Odds depend on entries received. Enter by month-end. For complete details and official rules, see www.academy.com/officialrules.

Disponible en Español

Replacement umbrella for
Phase I Pool Monitor



20210703183500019402025603

7/03/21 18:35

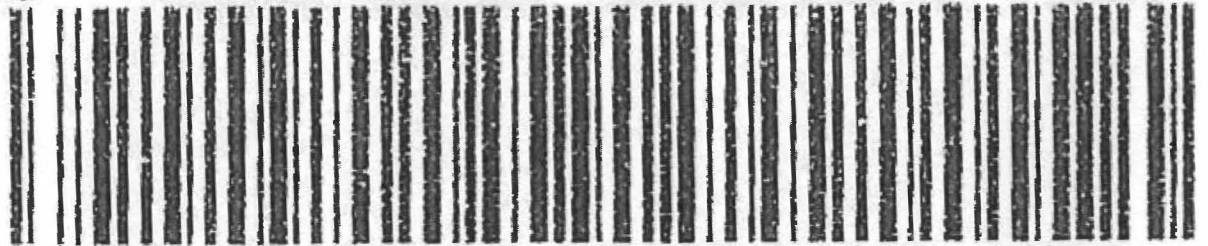
ACCOUNT CODE 041384/3254940

Chip Read

AID A000000025010801

AMERICAN EXPRESS

0226 06/28/21 08:06



0226 25 71537 06/28/2021 9781

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES
A	1	90	09/26/2021

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HLM 143589 143388

PASSWORD: 21328 143363

Entries must be completed within 14 days



How doers
get more done.

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00062 26328 07/20/21 11:07 AM
SALE CASHIER KAYLEE

073088025432 TOILET SEAT <A> 24.98N
PLASTIC OPEN FRONT ELONG WHITE
078477714669 GFCI <A> 0.50N
CE ELECT TAPE 3/4" X 7 4IL X 30'
20A GFCI, GRAY 35.56N
2@17.78

SUBTOTAL 61.52
TAX + PIF 0.00
TAX EXEMPT TOTAL \$61.52
XXXXXXXXXXXX1018 AMEX USD\$ 61.52
AUTH CODE 821354/1624492 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

1324 07/20/21 11:07 AM



1324 62 26328 07/20/2021 9067

PIF NOTICE
THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO FINANCE
PUBLIC IMPROVEMENTS IN THE DISTRICT.
THIS FEE IS NOT A TAX AND IS CHARGED IN
ADDITION TO SALES TAX. THIS FEE BECOMES
PART OF THE SALES PRICE AND IS SUBJECT
TO SALES TAX.

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 10/18/2021

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 54269 53007
PASSWORD: 21370 52945

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Home Depot

7-23-21

(B)

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00062 34934 07/23/21 01:25 PM
SALE SELF CHECKOUT

043156451012 SCHSACF40 <A> 29.97
SCHLAGE SAC BED/BATH SN

replacement door
handle Fitness Center

SUBTOTAL 29.97
TAX + PIF 2.11
TOTAL \$32.08

XXXXXXXXXXXX1018 AMEX USD\$ 32.08

AUTH CODE 869331/8624938 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

1324 07/23/21 01:25 PM



1324 62 34934 07/23/2021 6468

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 10/21/2021

DID WE NAIL IT?

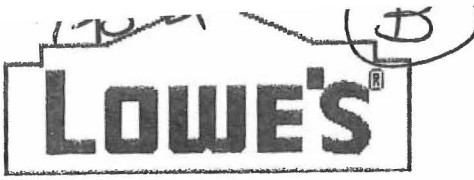
Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 71481 70219
PASSWORD: 21373 70157

Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.



LOWE'S HOME CENTERS, LLC
8054 PHILIPS HIGHWAY

JACKSONVILLE, FL 32256 (904) 828-5170

Supplies
~~SALE~~

SALES#: S18420W0 2219534 TRANS#: 20382549 07-15-21

379239 ETTORRE COBWEB BRUSH	15.96
2 @ 7.98	
889002 1OCT MR CLEAN XTRA DU (-1)	12.98
914893 MENS MAX GRIP NITRILE GLO	11.96
2 @ 5.98	

SUBTOTAL:	40.90
TAX:	3.07
INVOICE 20690 TOTAL:	43.97
AMEX:	43.97

AMEX: XXXXXXXXXXXX1018 AMOUNT: 43.97 AUTHCD: 842739
 CHIP REFID: 184220041123 07/15/21 16:55:28
 APL: AMERICAN EXPRESS TUR: 0000008000
 AID: A00000025010801 TSI: E800
 STORE: 1842 TERMINAL: 20 07/15/21 16:55:49
OF ITEMS PURCHASED: 5
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 FOR DETAILS ON OUR RETURN POLICY, VISIT
 LOWES.COM/RETURNS
 A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
 AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: BRIAN DANIEL

LOWE'S PRICE PROMISE
 FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

 * SHARE YOUR FEEDBACK! *
 * ENTER FOR A CHANCE TO BE *
 * ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
 * ENTRE EN EL SORTEO MENSUAL *
 * PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
 * *
 * ENTER BY COMPLETING A SHORT SURVEY *
 * WITHIN ONE WEEK AT: www.lowes.com/survey *
 * Y O U R I D #206905 184201 969970 *
 * *
 * NO PURCHASE NECESSARY TO ENTER OR WIN. *
 * VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
 * OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

 STORE: 1842 TERMINAL: 20 07/15/21 16:55:49

Wavefly
 2220 CR 210 W Ste 108
 PMB 360
 Jacksonville, FL 32259
 904-940-9525

Account Number	Due Date
020-002701	Due Now

Account Summary

Our records indicate that your account is past due. Please remit payment as soon as possible to avoid service interruption.

Billing Date 6/30/2021
 BRANDY CREEK CDD
 224 JOHNS CREEK PKWY
 ST AUGUSTINE FL 32092-5054

Payments through: 7/30/21
 Previous balance \$122.58
 (-) Payment (6/29/2021) (\$60.90)
 (=) After Payments \$61.68

Billing Questions Please Call:
 904-940-9525

Current Month Activity

Call Center hours:
 8:00 AM - 10:00 PM
 7 days a week
 904-940-9525

Date	Description of Service	Amount
6/30/2021	credit for tax exempt	\$0.78
6/30/2021	Extreme Discount	(\$25.04)
7/1/2021	Extreme 100/20 MB	\$79.99
7/1/2021	Internet Modem: Wired	\$5.95
7/1/2021	State Sales Tax	\$0.99 <i>STEC</i>
Total Current Charges		\$62.07
Total Due		\$123.75

July



44C
1.320.572.42000
July internet Srv

Service Address:

224 JOHNS CREEK PKWY
 ST AUGUSTINE FL 32092-5054

Please detach at the perforation, and enclose this portion with your payment. Thank you!

Due Date	Account No.	Previous Bal.	Payments	Current Charges	Amount Due	Amt Enclosed
Due Now	020-002701	\$122.58	(\$60.90)	\$62.07	\$123.75	\$ <i>61.68</i>

Please indicate the amount enclosed, do not send cash!
 Please make check or money order payable to:

Wavefly
 2220 CR 210 W Ste 108
 PMB 360
 Jacksonville, FL 32259

BRANDY CREEK CDD
 475 W TOWN PL STE 114
 ST AUGUSTINE FL 32092-3649

Wavefly
 2220 CR 210 W Ste 108 PMB 360
 Jacksonville, FL 32259



Wavefly
 2220 CR 210 W Ste 108
 PMB 360
 Jacksonville, FL 32259
 904-940-9525

Account Number	Due Date
020-002701	Due Now

Our records indicate that your account is past due. Please remit payment as soon as possible to avoid service interruption.

Account Summary

Billing Date 7/30/2021	Payments through: 8/30/21
BRANDY CREEK CDD	Previous balance \$123.75
224 JOHNS CREEK PKWY	(-) Payments \$0.00
ST AUGUSTINE FL 32092-5054	(=) After Payments \$123.75

Billing Questions Please Call:
 904-940-9525

Current Month Activity

Call Center hours:
 8:00 AM - 10:00 PM
 7 days a week
 904-940-9525

Date	Description of Service	Amount
7/30/2021	Extreme Discount	8/1-8/31 (\$25.04)
8/1/2021	Extreme 100/20 MB	8/1-8/31 \$79.99
8/1/2021	Internet Modem: Wired	8/1-8/31 \$5.95
	State Sales Tax	\$0.39 <i>STEC</i>
Total Current Charges		\$61.29
Total Due		\$185.04

Aug.

RECEIVED
 AUG 30 2021

44c

1.320.57200.42000
Aug internet serv.

Service Address:

224 JOHNS CREEK PKWY
 ST AUGUSTINE FL 32092-5054

Please detach at the perforation, and enclose this portion with your payment. Thank you!

Due Date	Account No.	Previous Bal.	Payments	Current Charges	Amount Due	Amt Enclosed
Due Now	020-002701	\$123.75	\$0.00	\$61.29	\$185.04	\$ <i>60.90</i>

Please indicate the amount enclosed, do not send cash!
 Please make check or money order payable to:

Wavefly
 2220 CR 210 W Ste 108
 PMB 360
 Jacksonville, FL 32259

BRANDY CREEK CDD
 475 W TOWN PL STE 114
 ST AUGUSTINE FL 32092-3649

Wavefly
 2220 CR 210 W Ste 108 PMB 360
 Jacksonville, FL 32259





INVOICE

INVOICE #	INVOICE DATE
JAX 253663	8/15/2021
TERMS	PO NUMBER
Net 30	

Bill To:

Johns Creek
c/o Vesta Property Services
224 Johns Creek Pkwy
St Augustine, FL 32092

Property Name: Johns Creek

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 14, 2021

Invoice Amount: \$10,169.76

Description	Current Amount
Monthly Landscape Maintenance August 2021	\$10,169.76

1.320.57200.46100
271c

Invoice Total

\$10,169.76

8-15-21

Jim Masters
Masters



Should you have any questions or inquiries please call (386) 437-6211.



Invoice

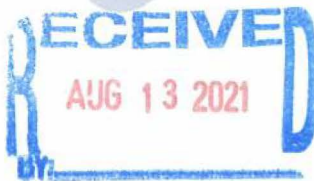
Date	Invoice #
8/1/2021	2695

Bill To
GOVERNMENTAL MANAGEMENT SERVICES, LLC BRANDY CREEK CDD 475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE ST. AUGUSTINE, FL 32092

335C
1.310.51300.55000

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - BRANDY CREEK CDD <i>Aug</i>	150.00	150.00
Total			\$150.00



Florida High Speed Internet
 1311 Bedford Drive
 Melbourne, FL 32940 US
 (321) 205-1100
 qb@flhsi.com
 http://flhsi.com



INVOICE

BILL TO

Jim Masters
 Brandy Creek CDD
 251 Huffner Hill Circle
 St. Augustine, FL 32092

280C
1.320.57200.
4200

INVOICE # 101309
DATE 08/23/2021
DUE DATE 08/23/2021
TERMS Due on receipt

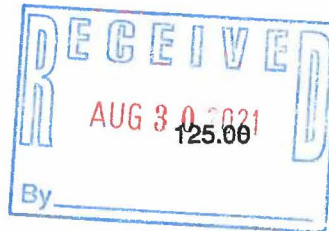
DATE	ACCOUNT SUMMARY	AMOUNT
07/23/2021	Balance Forward	125.00
	Other payments and credits after 07/23/2021 through 08/22/2021	-125.00
08/23/2021	Other invoices from this date	0.00
	New charges (details below)	125.00
	Total Amount Due	125.00

aug high speed internet

ACTIVITY	QTY	RATE	AMOUNT
Note **NOTE**	0	0.00	0.00

John's Creek Phase 2 Community Room 251
 Huffner Hill Circle.
Commercial Internet Service
 Commercial Internet Service - upgraded and
 ports opened for CCTV - static IP

1



125.00

TOTAL OF NEW
 CHARGES
 BALANCE DUE

125.00

\$125.00

8-23-21
Jim Masters
[Signature]

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

July 21, 2021

Brandy Creek CDD
Governmental Management Services, LLC
c/o District Manager
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 123893
Billed through 06/30/2021

June
General Counsel (O&M)

BRANDY 00001 MCE

*1,310.57300, 31500
100*

FOR PROFESSIONAL SERVICES RENDERED

06/01/21	KFS	Prepare response to auditor request letter regarding fiscal year 2019-2020.	1.20 hrs
06/06/21	MCE	Review Flock revisions; provide additional comments regarding same.	0.40 hrs
06/07/21	MCE	Review revised Flock agreement.	0.10 hrs
06/10/21	MCE	Review request for insurance seminar; prepare response to same; confer with Hillhouse regarding Flock agreement.	0.30 hrs
06/11/21	MCE	Confer with Molina regarding Flock contract; revise same.	0.60 hrs
06/16/21	MCE	Review final Flock agreement to ensure all revisions incorporated.	0.30 hrs
06/21/21	MCE	Prepare response to auditor request letter.	0.10 hrs
06/21/21	SLS	Prepare response to audit letter request.	0.20 hrs
06/23/21	MCE	Follow-up regarding Flock agreement issues; confer with Masters; confer with Hillhouse.	0.20 hrs
06/24/21	MCE	Review draft audit; research same and provide comments.	0.80 hrs
06/27/21	MCE	Review revised draft audit.	0.10 hrs
Total fees for this matter			\$986.50



MATTER SUMMARY

Skipper, Kay F. - Legal Assistant	1.20 hrs	100 /hr	\$120.00
Eckert, Michael C.	2.90 hrs	275 /hr	\$797.50
Stephens, Susan L.	0.20 hrs	345 /hr	\$69.00

TOTAL FEES \$986.50



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date 9/1/2021

Invoice # 131295601820

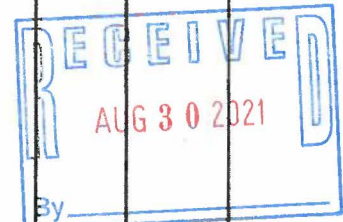
Terms	Net 20
Due Date	9/21/2021
PO #	
For Invoice Grouping	No

Bill To
Brandy Creek CDD A/P dept Brandy Creek CDD 224 John's Creek Parkway St. Augustine FL 32092

Ship To
Brandy Creek CDD 224 John's Creek Parkway St. Augustine FL 32092

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate <i>Sept Pool Chemicals</i>	1	ea	825.00

8-23-21
Jim Masters
Masters



Total Amount Due 825.00
\$825.00

1.320.572.46250
341C

Remittance Slip

Customer
13BRA025
Invoice #
131295601820

Amount Due \$825.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295601820

INVOICE

Tennis Unlimited Maintenance and Supplies

15706 NW 94th Ave
Alachua, FL 32615

BILL TO

Johns Creek
251 Huffner Hill Circle
St. Augustine, FL 32092
904-716-1370

INVOICE # 2140

INVOICE DATE: 8/19/2021

DESCRIPTION	AMOUNT
-------------	--------

~~Wall Ball~~

\$900.00

~~Additional Patch~~

\$400.00

Additional work
I had done

8-23-21

Jim Masters

TOTAL: \$1,300.00

1.310.51300.60000
366C



Thank You

Payment is due within 15 days

INVOICE

Tennis Unlimited Maintenance and Supplies

15706 NW 94th Ave
Alachua, FL 32615

BILL TO

Johns Creek
251 Huffner Hill Circle
St. Augustine, FL 32092
904-716-1370

INVOICE # 2141

INVOICE DATE: 8/19/2021

DESCRIPTION	AMOUNT
Resurface Basketball Court	\$4,000.00



8-23-21
Jim Masters
J. Masters

TOTAL: \$4,000.00

- Final Payment
Basketball court
surfaces are done
1.310.51300.60000
366C

Thank You

Payment is due within 15 days



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 388746
Date 8/31/2021
Terms Net 30
Due Date 9/30/2021
Memo Lifeguard Hours

Bill To

Brandy Creek C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

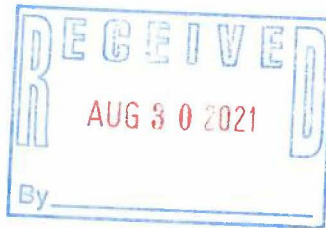
2860

Description	Quantity	Rate	Amount
Lifeguard Hours for August	220.82	17.00	3,753.94

Thank you for your business.

1,320,57200.34600

Total \$3,753.94



Lifeguards	Pay Rate/ Billable Rate	Hours	Gross Pay
Neehal Amin	\$17.00	24.15 \$	410.55
Connor Balog	\$17.00	16.17 \$	274.89
Virginia Del Prado	\$17.00	0 \$	-
Rachael McMillan	\$17.00	47.09 \$	800.53
Aritza Mercedes	\$17.00	24.86 \$	422.62
Jennifer Meadows	\$17.00	3.77 \$	64.09
Katelyn Meyer	\$17.00	20.08 \$	341.36
Harley (Ryan) Norman	\$17.00	24.15 \$	410.55
Carol Novak	\$17.00	16.49 \$	280.33
Caleb Schake	\$17.00	4.07 \$	69.19
Sophia Tender	\$17.00	39.99	\$679.83
		Total Gross Pay	3,753.94

Total Lifeguard Staff		220.82	3,753.94
Total			3,753.94



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 388419
Date 9/1/2021
Terms Net 30
Due Date 9/15/2021
Memo Monthly Fees

Bill To

Brandy Creek C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

286 C

Description	Quantity	Rate	Amount
Field Management Services 1.320.572.00.34700	1	5,123.63	5,123.63
Office Administrator & Events Coordinator 1.320.572.344	1	2,664.00	2,664.00
Janitorial Services 1.320.572.342	1	1,957.83	1,957.83
Pool Services 1.320.572.462	1	2,065.33	2,065.33
Pet Waste Disposal Services 1.320.572.467.	1	530.40	530.40

We appreciate your prompt payment.

Total \$12,341.19





INVOICE

INVOICE #	INVOICE DATE
JAX 256230	8/24/2021
TERMS	PO NUMBER
Net 30	

Bill To:

Johns Creek
c/o Vesta Property Services
224 Johns Creek Pkwy
St Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Johns Creek

Invoice Due Date: September 23, 2021

Invoice Amount: \$288.00

Description	Current Amount
Irrigation repairs Irrigation Repairs	\$288.00

8-24-21

Jim Masters
[Signature]

Invoice Total

\$288.00

271C

1.320.57200.46300

IN COMMERCIAL LANDSCAPING



Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
JAX 256231	8/24/2021
TERMS	PO NUMBER
Net 30	

Bill To:

Johns Creek
c/o Vesta Property Services
224 Johns Creek Pkwy
St Augustine, FL 32092

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Johns Creek

Invoice Due Date: September 23, 2021

Invoice Amount: \$668.50

Description	Current Amount
August irrigation repairs Irrigation Repairs	\$668.50

Invoice Total

\$668.50

8-24-21
Jim Masters
J Masters

271C

1.320.57200.46300

IN COMMERCIAL LANDSCAPING



Should you have any questions or inquiries please call (386) 437-6211.



INVOICE	#90004775
SERVICE DATE	Sep 02, 2021
INVOICE DATE	Sep 02, 2021
DUE	net 30
AMOUNT DUE	\$300.00

Johns Creek
224 Johns Creek Pkwy
St. Augustine, FL 32092

CONTACT US
86 Elk Grove Lane
St. Johns, FL 32259

(904) 716-1370
jim.masters@vestaforyou.com

(904) 813-1401
aaron@steamlux.com



Service completed by: Your Tech

INVOICE

Services	qty	unit price	amount
1. 320.57200. 34200 Custom Services - Custom Job Clean phase 2 amenity center per original estimate	1.0	\$300.00	\$300.00
Subtotal			\$300.00
Tax (Duvall 7%)			\$0.00
Total			\$300.00

Thank you for doing business with us. We always look forward to serving you.

9-2-21
Jim Masters
[Signature]



SMARTHOMES.BIZ
SMART HOME SPECIALISTS

Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

Johns Creek Amenities
224 Johns Creek Pkwy
St Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/29/2021	\$335.00	09/01/2021

INVOICE NO. 215352

Atrium / Access Control
needed updating -

Site: 224 Johns Creek Pkwy St
Augustine
Site Address: 224 Johns Creek Pkwy
St Augustine FL 32092
Job No.: 66770
Job Name:
Order No.:

9-1-2021

Jim Masters
J. Masters

Description

SYSTEM IS MOVING SLOW

POC 716-1370

08/19/2021 - Brent Touchet:

I could not finish the job for below reason but will need to schedule a return visit.
Not able get there before 5 need 2 hours to update software and firmware



08/31/2021 - Brent Touchet:

The job is complete.

Updated software and test if you have any further problems with your system please contact us.

Service - Security

1,320.57200.46600

33C

Sub-Total ex Tax	\$335.00
Tax	\$0.00
Total	\$335.00

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$335.00
Tax	\$0.00
Total inc Tax	\$335.00
Amount Applied	\$0.00
Balance Due	\$335.00

STATEMENT

PAGE: 1

CRONIN ACE HARDWARE
 2843 COUNTY ROAD 210 WEST
 SUITE 101
 SAINT JOHNS, FL 32259
 (904) 217-3324

CLOSING DATE: 8/31/21
 DUE DATE : 9/30/21
 ACCT: 10065

CLOSING
 DATE : 8/31/21
 DUE DATE: 9/30/21

CRONIN ACE HARDWAR
 BRANDY CREEK/JOHNS
 ACCOUNT : 10065

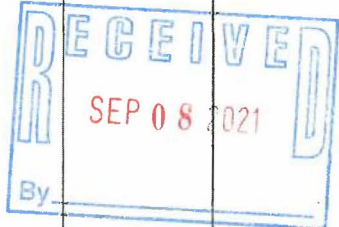
BRANDY CREEK/JOHNS CREEK
 224 JOHNS CREEK PARKWAY
 ST AUGUSTINE FL 32092-3649



334c

PLEASE DETACH AND RETURN
 REMITTANCE STUB WITH YOUR PAYMENT

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT	REFERENCE	AMOUNT
				Thank you for your business!				
				PREV BALANCE	63.71		PREV BAL	63.71
8/ 4/21	5222	1	I	INVOICE	24.42		5222	24.42 ✓
8/17/21	5257	1	I	INVOICE	15.29		5257	15.29 ✓
8/31/21	701644	1	F	FINANCE CHARGE	1.00		701644	1.00
				NEW BALANCE	104.42			
				<p>9-2-21</p> <p>Jim Masters</p>				
CURRENT		Current		over 30	over 60	over 90		
40.71		63.71		0.00	0.00	0.00		
							NEW BAL:	104.42



FINANCE CHARGE-- TERMS: NET EOM
 MONTHLY % : 1.50
 ANNUAL % : 18.00

FINANCE CHRG: 1.00
 F/C BALANCE : 0.00
 F/C MIN AMT : 1.00
 F/C METHOD : A

CUT HERE

10065

Transaction Codes
 A - Adjustment C - Credit I - Invoice
 B - Balance Forward F - Finance Charge P - Payment

AMOUNT PAID

This statement covers transactions on your account for the period ending on the date above. Charges, payments, and credits received after the above date will be shown on your next statement.

POST PAGE FOR THE STATEMENT REPORT (RSM) FOR CRONIN ACE HARDWARE

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 104.42

DATE OF REQUEST: 9/ 2/21
 TIME OF REQUEST: 16:57:21
 TERMINAL ID : 551
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 8/ 1/21
 CLOSING DATE : 8/31/21
 PRINTER : 0091
 OPTIONS : CDOS
 # STMT ALIGN : _

- A = INCLUDE ACTIVE ZERO BALANCE ACCOUNTS
- C = INCLUDE CREDIT BALANCE ACCOUNTS
- D = SUPPRESS DELETED TRANSACTIONS
- E = EXTEND INVOICE/CREDITS FROM QUICKRECALL
- G = SUPPRESS AGED TOTALS
- H = AGE UNAPPLIED CREDITS FOR OPEN ITEM ACCOUNTS
 BASED ON DUE DATE
- I = REPRINT INVOICES/CREDITS FROM QUICKRECALL
- J = SUPPRESS STATEMENT POST PAGE
- K = PRINT RX INFORMATION
- L = INCLUDE PREVIOUS MTD PURCHASE SUMMARY FROM
 CUSTOMER DEPARTMENT HISTORY
- M = INCLUDE MTD PURCHASE SUMMARY FROM CUSTOMER
 DEPARTMENT HISTORY
- N = NEW PAGE AFTER EACH INV/CREDIT (QUICKRECALL)
- O = SUPPRESS PAID OPEN ITEMS FROM PREVIOUS MONTH
- P = PRINT PAST DUE BALANCE ACCOUNTS ONLY
- Q = PRINT DUE DATE AFTER UNPAID INVOICES
- R = SUPPRESS REVOLVING CREDIT LIMIT
- S = PRINT ALPHABETICALLY BY SORT NAME
- T = PRINT STATEMENT POST PAGE ONLY
- U = COMBINE JOBS IN DATE ORDER
- V = PRINT IN ZIP CODE ORDER
- W = INCLUDE YTD PURCHASE SUMMARY FROM CUSTOMER
 DEPARTMENT HISTORY
- X = SUPPRESS TERMS DISC FOR PAST DUE ACCOUNTS
- Y = PRINT FINANCE CHARGES YTD
- Z = INCLUDE ZERO BALANCE ACCOUNTS

COPIES : 1
 DISC CUTOFF : _____

	FROM	TO
DISCOUNT DATE :	_____	_____
CUSTOMER NAME :	_____	
CUSTOMER NUMBER:	10065	10065
JOB NUMBER :	___	999
ZIP CODE :	_____	_____

	CODES	EXCLUSION
ACCOUNT :	_____	NNNN
BAL METHOD :	_	N
TERMS CODE :	_	N

STMT MESSAGE : Thank you for your business!

THANK YOU FOR SHOPPING AT
 CRONIN ACE HARDWARE
 2843 COUNTY ROAD 210 WEST
 SUITE 101
 SAINT JOHNS, FL 32259
 (904) 217-3324

CRONIN ACE HARDWARE
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
PHONE: (904) 217-3324

334C
 1.320.57200.46650

08/04/21 1:40PM HMB 553 SALE

1038520 1 EA 6.99 EA N
 LYSOL LINEN 12.5OZ 6.99
 7010092 4 EA 2.29 EA N
 TOP SOIL 9.16
 58173 2 EA 5.49 EA N
 PLAY SAND QUIKRETE 50# 10.98

EK
 7

CUST # 10065
 TERMS: NET EOM

INV # 005222/1
 DATE : 8/04/21
 CLERK: HMB
 TERM # 553

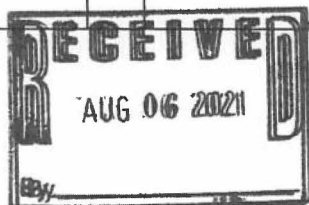
92-3649

TIME : 1:48

SUB-TOTAL:\$ 27.13 TAX:\$.00
 DISCOUNT: -2.71 TOTAL:\$ 24.42
 CHARGE AMT: 24.42

 * INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	1038520	LYSOL LINEN 12.5OZ	6.99	6.99 /EA	6.99 N
4	EA	7010092	TOP SOIL	2.29	2.29 /EA	9.16 N
2	EA	58173	PLAY SAND QUIKRETE 50#	5.49	5.49 /EA	10.98 N
<p>8-6-21</p> <p>Jim Masters</p> <p><i>[Signature]</i></p>						
** AMOUNT CHARGED TO ACCOUNT **				24.42	TAXABLE	0.00
					NON-TAXABLE	27.13
					SUB-TOTAL	27.13
					DISCOUNT	2.71
					TAX AMOUNT	0.00
					TOTAL INVOICE	24.42



(JIM MASTERS)

X
 Received By

THANK YOU FOR SHOPPING AT
 CRONIN ACE HARDWARE
 2843 COUNTY ROAD 210 WEST
 SUITE 101
 SAINT JOHNS, FL. 32259
 (904) 217-3324

CRONIN ACE HARDWARE
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
PHONE: (904) 217-3324

334C
1.320.57200.46600

08/17/21 3:24PM JAJ 555 SALE

54951 1 EA 16.99 EA N
 PADLOCK 2-1/2" SHKL LAM 16.99
 SUB-TOTAL:\$ 16.99 TAX:\$.00
 DISCOUNT: -1.70 TOTAL:\$ 15.29
 CHARGE AMT: 15.29

EK

CUST # 10065
 TERMS: NET EOM

INV # 005257/1
 DATE : 8/17/21
 CLERK: JAJ
 TERM # 555

12-3649

TIME : 3:24

 * INVOICE *

Total Items: 1



==>> JRNL#H48671 INV# 5257/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 1.70 BY SHOPPING AT
 CRONIN ACE HARDWARE

 Tell us about your experience today and
 Enter to win a \$50 Ace gift card!

- To participate:
- * Visit TalkTo.AceHardware.com
 - * Text HELPFUL to 223439
 - * This survey invitation is valid for 72 hours
 - * Store # 16059
 - * Survey approximately 5 minutes

No purchase necessary.
 Must be 18 or older to
 enter sweepstakes. Void
 where prohibited. See rules
 at: TalkTo.AceHardware.com

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
PADLOCK 2-1/2" SHKL LAM	16.99	16.99 /EA	16.99 N
MOUNT CHARGED TO ACCOUNT **		15.29	
		TAXABLE	0.00
		NON-TAXABLE	16.99
		SUB-TOTAL	16.99
		DISCOUNT	1.70
		TAX AMOUNT	0.00
		TOTAL INVOICE	15.29

(JIM MASTERS)



INVOICE

Customer	Brandy Creek Community Development District
Acct #	279
Date	09/08/2021
Customer Service	Kristina Rudez
Page	1 of 1

Brandy Creek Community Development District
 c/o Governmental Management Services
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 26,515.00
Payment Amount	
Payment for:	Invoice#14118
100121541	

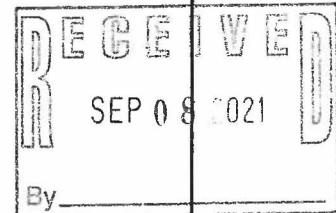
Thank You

Please detach and return with payment



Customer: Brandy Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
14118	10/01/2021	Renew policy	Policy #100121541 10/01/2021-10/01/2022 Florida Insurance Alliance Package - Renew policy Due Date: 9/8/2021 FY 2022 ISDC	26,515.00
				Total
				\$ 26,515.00
1,300.15500.10000 FOR PAYMENTS SENT OVERNIGHT: Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453				Thank You



Remit Payment To: Egis Insurance Advisors, LLC Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	(321)233-9939 sclimer@egisadvisors.com	Date
		09/08/2021

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

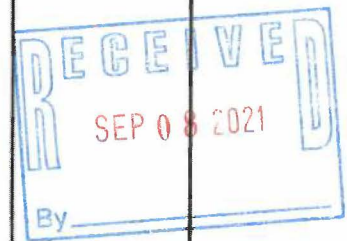
Invoice

Invoice #: 276
 Invoice Date: 9/1/21
 Due Date: 9/1/21
 Case:
 P.O. Number:

Bill To:
 Brandy Creek CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

30C

Description	Hours/Qty	Rate	Amount
Management Fees - September 2021	1.310.573.340	4,216.50	4,216.50
Information Technology - September 2021	1.310.573.357	83.33	83.33
Office Supplies	1.310.573.570	1.44	1.44
Postage	1.310.573.420	24.68	24.68
Copies	1.310.573.425	4.65	4.65
Telephone	1.310.573.410	39.82	39.82



Total	\$4,370.42
Payments/Credits	\$0.00
Balance Due	\$4,370.42

Service Slip/Invoice

PESTBEAR JACKSONVILLE
5274 Ramona Blvd.
Jacksonville, FL 32205
813-818-9898

INVOICE: 5485785
DATE: 9/9/2021
ORDER: 5485785



Bill To: [275238]
BRANDY CREEK
224 JOHNS CREEK PKWY
ST AUGUSTINE, FL 32092-5054

Work Location: [275238] 904-230-4208
Sept
BRANDY CREEK CDD
224 JOHNS CREEK PKWY
ST.AUGUSTINE, FL 32092-5054

227C 1.320.57200.46600

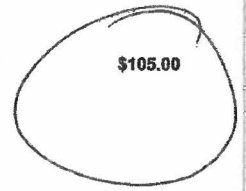
Work Date	Time	Target Pest	Technician	Time In
9/9/2021	11:09 AM		BALEX07278	Bryce Alexander
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	9/9/2021		

Service	Description	Price
---------	-------------	-------

PS	Pest Control Service	\$98.13
<p>Good afternoon, today we treated the outside of your property with our Pest Prevention product. Have a great day. -Pest Tech Bryce</p>		
SUBTOTAL		\$98.13
TAX		\$6.87
AMT. PAID		\$0.00
TOTAL		\$105.00



AMOUNT DUE **\$105.00**



With the Coronavirus (COVID-19) making a stronger impact on the communities we serve, we want our customers to know that we are actively working to ensure that we will continue to provide our essential services. It is our goal to protect your family and home safely with little to no interruptions, at the same level of excellence you have come to expect. If you have any questions or concerns do not hesitate to call our office for assistance. Thank You and stay safe!

9-8-21
Jim Masters
[Signature]

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

INVOICE




3543 State Road 419, Winter Springs, FL 32708
 PH: 800-666-5253

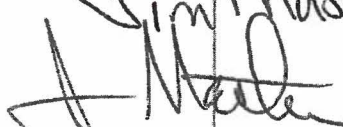
Invoice #	600190
Account #	709617
Invoice Date	9/1/2021
Due Date	10/1/2021
Rep	MAS

Bill To
BRANDY CREEK CDD-JOHNS CREEK VESTA PROPERTY SERVICES 224 JOHNS CREEK PARKWAY ST. AUGUSTINE, FLORIDA 32092

Invoice Questions:
 Lakes@lakedoctors.com
 Payment Questions:
 Payments@lakedoctors.com

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided
	NET 30 DAYS	

Item	Description	Amount
	Monthly Water Mgmt Serv-R-Non <i>Sept Lake Maintenance</i> <i>19C</i> <i>1.320.577200.46800</i>	854.00
		
Customer Total Balance \$854.00		

9-8-21
Jim Masters


Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!	Total Invoice	\$854.00
---	----------------------	-----------------

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
BRANDY CREEK CDD-JOHNS CREEK VESTA PROPERTY SERVICES 224 JOHNS CREEK PARKWAY ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed

Invoice #	600190
Account #	709617
Date	9/1/2021

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
 3543 State Road 419
 Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW		
<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa	<input type="checkbox"/> American Express
Card #	_____	
Card Verification #	_____	
Exp. Date #	_____	
Print Name	_____	
Billing Address:	____ Check box if same as above	

Signature	_____	



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 385244
Date 5/31/2021
Terms Net 30
Due Date 6/30/2021
Memo Lifeguard Hours

Bill To

Brandy Creek C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

286 C

Description	Quantity	Rate	Amount
Lifeguard Hours for May	209.14	17.00	3,555.38

Thank you for your business.

1,320.57200, 34600 **Total** \$3,555.38



Lifeguards	Pay Rate/ Billable Rate	Hours	Gross Pay
Nicholas Abromaitis	\$17.00	11.1	188.70
Neehal Amin	\$17.00	65.67	1,116.39
Connor Balog	\$17.00	14.42	245.14
Virginia Del Prado	\$17.00	6.08	103.36
Rachael McMillan	\$17.00	25	425.00
Katelyn Meyer	\$17.00	39.96	679.32
Carol Novak	\$17.00	0	0.00
Merrell Payne	\$17.00	32.45	551.65
Sophia Tender	\$17.00	14.46	245.82



Total Lifeguard Staff		209.14	3,555.38
Total			3,555.38



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 389147
Date 8/31/2021
Terms Net 30
Due Date 9/30/2021
Memo

Bill To

Brandy Creek C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

286 C

Description	Quantity	Rate	Amount
Billable Expenses			
J.MEADOWS - AMAZON - Photo Op 3			10.86
J.MEADOWS - DOLLARTREE - Prize for contest winner 3			9.64
J.MASTERS - THE HOME DEPOT - Replacement blower 1			149.00
J.MASTERS - LENOX - Gym Wipes 1			149.95
J.MASTERS - AMAZON - Battery replacement 1			38.33
J.MASTERS - PINCH A PENNY - Pool Putty / Marcite repair 1			25.55
J.MASTERS - THE HOME DEPOT - Sprayer/ Round up 1			35.44
Total Billable Expenses			418.77

Total \$418.77

1. R/R - 1,320.57200.46600
2. Ofc. supplies - 1,320.57200.51000
3. Spec. Events - 1,320.57200.49400



Details for Order #113-4852742-0273052

[Print this page for your records.](#)

Order Placed: August 25, 2021
Amazon.com order number: 113-4852742-0273052
Order Total: \$10.86

Not Yet Shipped

Items Ordered	Price
1 of: <i>Beistle Wanted Photo Booth Fun Selfie Frame Western Party Supplies, 15.5" x 23.5", Multicolored</i> Sold by: Lewis Party Supplies (seller profile) Condition: New	\$6.29

Shipping Address:
Brandy Creek CDD
472 BELL BRANCH LN
SAINT JOHNS, FL 32259-4440
United States

Shipping Speed:
Standard Shipping



Payment information

Payment Method:
American Express | Last digits: 1930

Billing address
James G. Masters
245 RIVERSIDE AVE STE 250
JACKSONVILLE, FL 32202-4944
United States

Item(s) Subtotal: \$6.29
Shipping & Handling: \$4.16

Total before tax: \$10.45
Estimated tax to be collected: \$0.41

Grand Total: \$10.86

To view the status of your order, return to [Order Summary](#).



Store# 7693 (904) 417-9040
 675 Durbin Pavilion Dr
 #102
 St Johns FL 32259-0000

DESCRIPTION	QTY	PRICE	TOTAL
CASTLE-SHAPED SQR PAIL 5.5IN	1	1.00	1.00T
LICENSED JUMP ROPE	1	1.00	1.00T
DESIGNER BEACH BALL 20IN	1	1.00	1.00T
DESIGNER SWIM RING 22IN	1	1.00	1.00T
FISHING FUN	1	1.00	1.00T
KIDS SUNGLASSES ASTD CS	1	1.00	1.00T
BUBBLE WAND 2PK 4OZ	1	1.00	1.00T
NICKELODEON PVC FIGURE	1	1.00	1.00T
NICKELODEON PVC FIGURE	1	1.00	1.00T

Sub Total \$9.00
 PUBLIC USER \$0.05
 SALES TAX \$0.59
 Total \$9.64
 AMERICAN EXPRESS \$9.64
 *****1930 Approved
 Purchase Chip
 Auth/Trace Number: 895911/022994
 Chip Card AID: A00000025010801
 Mode: Issuer

 NOW SHOP ON-LINE AT DOLLARTREE.COM

 * We will gladly exchange any unopened item *
 * with original receipt. We do not offer refunds. *

0985 07693 02 022 21634501 7/28/21 19:08
 Sales Associate:Judy

www.homedepot.com
8-16-21 (B)



How doers
get more done.

Replacement Blower

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00028 19373 08/16/21 09:53 AM
SALE CASHIER KAYLEE

046396033130 RY40VBLOWER <A> 149.00N
RYOBI 40V JET FAN BLOWER
NLP Savings \$10.00

SUBTOTAL 149.00
TAX + PIF 0.00

TAX EXEMPT TOTAL \$149.00

XXXXXXXXXX1018 AMEX USD\$ 149.00

AUTH CODE 869399/4282859 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

1324 08/16/21 09:53 AM



1324 28 19373 08/16/2021 7775

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPI COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO FINANCE
PUBLIC IMPROVEMENTS IN THE DISTRICT.
THIS FEE IS NOT A TAX AND IS CHARGED IN
ADDITION TO SALES TAX. THIS FEE BECOMES
PART OF THE SALES PRICE AND IS SUBJECT
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/14/2021

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HLM 40359 39063
PASSWORD: 21416 39035

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



Thank you JIM!

Your order number is **231010**

An email will be sent containing information about your purchase. If you have any questions about your purchase, email us at hello@zogics.com or call us at 888-623-0088.

ORDER SUMMARY

1 Item



1 X Wellness Center Wipes, Z1000-4 (4 Rolls/Case) \$149.95
Select Quantity (Buy More, Save More!) Case (4 Rolls)

Subtotal	\$149.95
Shipping	Free
Tax	\$0.00
Total (USD)	\$149.95



Final Details for Order #113-5375679-6424260

Order Placed: August 11, 2021
Amazon.com order number: 113-5375679-6424260
Order Total: \$38.33

Shipped on August 14, 2021	
Items Ordered	Price
1 of: APC UPS Battery Replacement, RBC35, for APC Back-UPS models BE350G, BE350C	\$35.99
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$35.99
James G Masters	Shipping & Handling: \$8.47
224 JOHNS CREEK PKWY	Free Shipping: -\$8.47
ST AUGUSTINE, FL 32092-5054	----
United States	Total before tax: \$35.99
Shipping Speed:	Sales Tax: \$2.34
FREE Shipping	----
	Total for This Shipment: \$38.33

Payment information	
Payment Method:	Item(s) Subtotal: \$35.99
American Express | Last digits: 1018	Shipping & Handling: \$8.47
Billing address	Promotion applied: -\$8.47
James G. Masters	----
245 RIVERSIDE AVE STE 250	Total before tax: \$35.99
JACKSONVILLE, FL 32202-4944	Estimated Tax: \$2.34
United States	----
	Grand Total: \$38.33
Credit Card transactions	American Express ending in 1018: August 14, 2021: \$38.33

To view the status of your order, return to [Order Summary](#) .

JOHN & KYLE
8-26-21 (B)

PINCH·A·PENNY POOL·PATIO·SPA®

The Perfect People For A Perfect Pool



Like Us on Facebook
For Our Special Offers!

Pinch A Penny 210
3055 CR 210 West
Suite 103
St. Johns, FL 32259
Phone: 9042177827

Sales Receipt

Transaction #: 224284
Account #: PAP
Date: 8/26/2021 Time: 12:26:22 PM
Cashier: James Simmons Register #: 2

BILL TO: PINCH A PENNY

Item	Description	Amount
74520016	EPOXYBOND POOL PUTTY WH	\$23.99
Sub Total		\$23.99
Sales Tax		\$1.56
Total		\$25.55
AMEX Tendered		\$25.55
Card: XXXXXXXXXXXX1018		
Auth: 564798		
Change Due		\$0.00

*Pool Putty
Marcite repair*

Thank you for shopping
Pinch A Penny 210
We hope you'll come back soon!

8-21-21 (B)



How doers
get more done.

Sprayer/roundup

1750 US 1 SOUTH
ST AUGUSTINE, FL 32084 (904)824-3657

6334 00018 76903 08/21/21 10:18 AM
SALE CASHIER GABRIELLE

026156914602 2GAL SPRAYER <A> 15.97N
HDX 2 GAL SPRAYER
070183500949 RDUP QT 25% <A> 19.47N
ROUNDUP WEED&GRASS KLR QT CONC

SUBTOTAL 35.44
SALES TAX 0.00
TAX EXEMPT
TOTAL \$35.44
XXXXXXXXXXXX1018 AMEX USD\$ 35.44
AUTH CODE 863189/9181994 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

6334 08/21/21 10:18 AM



6334 18 76903 08/21/2021 9119

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/19/2021

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HLM 160429 154113
PASSWORD: 21421 154095

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Wavefly
 2220 CR 210 W Ste 108
 PMB 360
 Jacksonville, FL 32259

904-940-9525

Our records indicate that your account is past due. Please remit payment as soon as possible to avoid service interruption.

Billing Questions Please Call:

904-940-9525

Call Center hours:
 8:00 AM - 10:00 PM
 7 days a week
 904-940-9525

Account Number	Due Date
020-002701	Due Now

Account Summary

Billing Date 8/27/2021	Payments through: 9/30/21	
BRANDY CREEK CDD	Previous balance	\$185.04
224 JOHNS CREEK PKWY	(-) Payments	\$0.00
ST AUGUSTINE FL 32092-5054	(=) After Payments	\$185.04

Current Month Activity

Date	Description of Service	Amount
8/27/2021	Extreme Discount	9/1-9/30 (\$25.04)
9/1/2021	Extreme 100/20 MB	9/1-9/30 \$79.99
9/1/2021	Internet Modem: Wired	9/1-9/30 \$5.95
	State Sales Tax	\$0.39
Total Current Charges		\$61.29
Total Due		\$246.33

Removed from invoice

STEC

\$54.95 mo

44C

1-320-572-420



Service Address:

224 JOHNS CREEK PKWY
 ST AUGUSTINE FL 32092-5054

Please detach at the perforation, and enclose this portion with your payment. Thank you!

Due Date	Account No.	Previous Bal.	Payments	Current Charges	Amount Due	Amt Enclosed
Due Now	020-002701	\$185.04	\$0.00	\$61.29	\$246.33	\$

Please indicate the amount enclosed, do not send cash!
 Please make check or money order payable to:

Wavefly
 2220 CR 210 W Ste 108
 PMB 360
 Jacksonville, FL 32259

BRANDY CREEK CDD
 475 W TOWN PL STE 114
 ST AUGUSTINE FL 32092-3649

Wavefly
 2220 CR 210 W Ste 108 PMB 360
 Jacksonville, FL 32259





YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 262052	9/1/2021
TERMS	PO NUMBER
Net 30	

Bill To:

Johns Creek
c/o Vesta Property Services
224 Johns Creek Pkwy
St Augustine, FL 32092

Property Name: Johns Creek

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2021

Invoice Amount: \$10,169.76

271C
1.320.57200.46100

Description	Current Amount
Monthly Landscape Maintenance September 2021	\$10,169.76

Invoice Total

\$10,169.76

Excellence
IN COMMERCIAL LANDSCAPING

9-8-21

Jim Masters

[Handwritten signature]



Should you have any questions or inquiries please call (386) 437-6211.



Big Z Pool Service, LLC
 172 Stokes Landing Rd
 Saint Augustine, FL 32095
 bigzpools@yahoo.com
 www.facebook.com/bigzpoolservice

Invoice 9776

BILL TO

Brandy Creek CDD
 224 Johns Creek Parkway, St.
 Augustine, Fl. 32092

DATE 09/17/2021	PLEASE PAY \$644.00	DUE DATE 09/27/2021
--------------------	------------------------	------------------------

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Re: wading pool, main pump motor Completed: 9/17/21			
Labor Rates:Commercial Labor Labor, to remove and install customer provided 5 ph 3 phase pump motor.	1	300.00	300.00
Job Material:Material Shaft and mechanical seal with sleeve	1	318.00	318.00
Job Material:Material Electrical material, such as split bolts and bonding lug	1	26.00	26.00

Thank you for your business!

TOTAL DUE

\$644.00

THANK YOU.

09-19-21

Jim Masters
 J. Masters

Phase 1
 Splash Pool



1.320.57200.46200
 316C

If you have any questions please give us a call at 904-868-4660!

Zach Sullivan
 Big Z Pool Service, LLC
 Licensed & Insured CPC#1459355

Jim Oliver
 Brandy Creek CDD
 c/o GMS, LLC
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

September 7, 2021
 Project No: 00273.39000
 Invoice No: 0199634

Project 00273.39000 Brandy Creek CDD - 2021/2022 General Consulting Engineering Services (WA#19)

Professional Services rendered through August 31, 2021

Task 01 General Consulting Engineering Services for 2021/2022

Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Weeber, Bradley	8/14/2021	2.00	195.00	390.00
Totals		2.00		390.00
Total Labor				390.00

	Current	Prior	To-Date
Total Billings	390.00	0.00	390.00
Contract Limit			5,000.00
Remaining			4,610.00
Total this Task			\$390.00

Task	XP	Expenses	Total this Task
			0.00

1,310.51300.31100
 13C

Invoice Total this Period \$390.00



Florida High Speed Internet
 1311 Bedford Drive
 Melbourne, FL 32940 US
 (321) 205-1100
 qb@flhsi.com
 http://flhsi.com



INVOICE

BILL TO

Jim Masters
 Brandy Creek CDD
 251 Huffner Hill Circle
 St. Augustine, FL 32092

INVOICE # 102607
DATE 09/23/2021
DUE DATE 09/23/2021
TERMS Due on receipt

DATE	ACCOUNT SUMMARY	AMOUNT
08/23/2021	Balance Forward	125.00
	Other payments and credits after 08/23/2021 through 09/22/2021	-125.00
09/23/2021	Other invoices from this date	0.00
	New charges (details below)	125.00
	Total Amount Due	125.00

ACTIVITY	QTY	RATE	AMOUNT
Note **NOTE**	0	0.00	0.00

John's Creek Phase 2 Community Room 251
 Huffner Hill Circle.
Commercial Internet Service
 Commercial Internet Service - upgraded and
 ports opened for CCTV - static IP

TOTAL OF NEW CHARGES 125.00
BALANCE DUE \$125.00



9-24-21
 Jim Masters
[Signature]

280c
 1,320.57200.
 42000
 Sept. Highspeed
 Internet

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

September 22, 2021

Brandy Creek CDD
Governmental Management Services, LLC
c/o District Manager
475 W. Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 125136
Billed through 08/31/2021

General Counsel (O&M) *Aug*
BRANDY 00001 MCE

100
1,310.51300. 31500

FOR PROFESSIONAL SERVICES RENDERED

08/11/21	MCE	Research contract renewals.	0.10 hrs
08/11/21	DGW	Research expiration and renewal terms regarding maintenance agreements.	0.30 hrs
Total fees for this matter			\$65.00

MATTER SUMMARY

Wilbourn, David - Paralegal	0.30 hrs	125 /hr	\$37.50
Eckert, Michael C.	0.10 hrs	275 /hr	\$27.50

TOTAL FEES \$65.00

TOTAL CHARGES FOR THIS MATTER \$65.00

BILLING SUMMARY

Wilbourn, David - Paralegal	0.30 hrs	125 /hr	\$37.50
Eckert, Michael C.	0.10 hrs	275 /hr	\$27.50

TOTAL FEES \$65.00

TOTAL CHARGES FOR THIS BILL \$65.00

Please include the bill number with your payment.





Purchase Order Number	Invoice Date	Invoice Number	Invoice Amount	Payment Due Date
	09/11/21	36363601	\$2,172.01	10/01/21

Nature Of Service: Quarterly Billing

Current Charges:

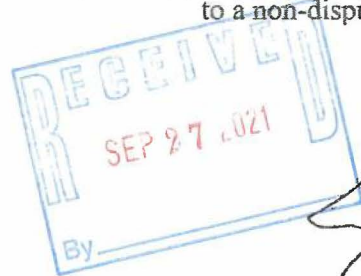
10/01/21 - 12/31/21 — *Monitoring*
 Recurring Service
 Amount: \$2,172.01 Tax: \$0.00 \$2,172.01

Total Balance Due: \$2,172.01

Did you know... Failure to include your invoice could cause a delay in processing your payment.

Don't Forget to Include the Following With Your Payment:
 Customer Number
 Invoice Number

Note any credit(s) and payment(s) open on your account may be applied to a non-disputed past due balance.



299C
1. 300.15500. 10000
J Meadows
9.22.2021

Late Fee Policy: A late fee of 1.5% (or highest rate permitted by law, if less) per month will be assessed on the unpaid Total Balance Due when more than 30 days past due.

Customer Number:
01300 104330111

Business/Account Name:
JOHNS CREEK AMENITY .

Service Address:
251 Huffner Hill Cir
Center
St Augustine, FL 32092-2941

For Questions: 1.800.289.2647



It's fast and even more important - it's easy! You can save time and money paying your bill. Please see the back of your invoice to see how you can setup your account for automatic payments using your bank account!

Visit www.TycoIS.com for up-to-date security services information for your business.

To pay this invoice and/or future recurring invoice by credit card, follow the instructions on the back of this invoice.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL

1oz BRE

Johnson Controls Security Solutions
 10405 Crosspoint Blvd.
 Indianapolis, IN 46256

7502 6000 NO RP 12 09122021 YNNNNNNN 0006503 S1 T21
 8503 1 SR 0.580

#BWNKFG
 #111033401003101#
 JOHNS CREEK AMENITY
 251 HUFFNER HILL CIR
 CENTER
 ST AUGUSTINE, FL 32092-2941



Invoice Number: 36363601
Invoice Date: 09/11/21
Customer Number: 01300 104330111
Due Date: 10/01/21

Please Pay This Amount **\$2,172.01**

Amount Enclosed: \$

MAIL PAYMENT TO

Payment Coupon Please detach and enclose this coupon with your payment. Do not send cash. Please write your customer number on your check or money order and make payable to: Johnson Controls Security Solutions

If you want to pay by credit card or make any changes to your billing or service account information, please check here and enter the new information on the back of this invoice.

Johnson Controls Security Solutions
 P.O. Box 371967
 Pittsburgh, PA 15250-7967



001043301110003636360101001210002172010002172012

Purchase Order Number	Invoice Date	Invoice Number	Invoice Amount	Payment Due Date
	09/11/21	36363602	\$2,318.42	10/01/21



Nature Of Service: Quarterly Billing

Current Charges:

Monitoring
 10/01/21 - 12/31/21 - 299C
 Recurring Service
 Amount: \$2,318.42 Tax: \$0.00 \$2,318.42

Customer Number:

01300 104330110
 Business/Account Name:
 JOHNS CREEK AMENITY CEN

Service Address:

224 Johns Creek Pkwy
 St Augustine, FL 32092-5054

Total Balance Due: \$2,318.42

For Questions: 1.800.289.2647

Did you know... Failure to include your invoice could cause a delay in processing your payment.

Don't Forget to Include the Following With Your Payment:
 Customer Number
 Invoice Number

Note any credit(s) and payment(s) open on your account may be applied to a non-disputed past due balance.

It's fast and even more important - it's easy! You can save time and money paying your bill. Please see the back of your invoice to see how you can setup your account for automatic payments using your bank account!

9-19-21
Tracy Masters
[Signature]



Visit www.TycolS.com for up-to-date security services information for your business.

Late Fee Policy: A late fee of 1.5% (or highest rate permitted by law, if less) per month will be assessed on the unpaid Total Balance Due when more than 30 days past due.

To pay this invoice and/or future recurring invoice by credit card, follow the instructions on the back of this invoice.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL

1oz BRE

Johnson Controls Security Solutions
 10405 Crosspoint Blvd.
 Indianapolis, IN 46256

7502 6000 NO RP 12 09122021 79999999 0003023 53 733
 3700 1 MB 0.482

#BWNKFYG
 #011033401003103#
 JOHNS CREEK AMENITY CEN
 224 JOHNS CREEK PKWY
 ST AUGUSTINE FL 32092-5054



Invoice Number: 36363602
 Invoice Date: 09/11/21
 Customer Number: 01300 104330110
 Due Date: 10/01/21

Please Pay This Amount

\$2,318.42

Amount Enclosed: \$

MAIL PAYMENT TO

Johnson Controls Security Solutions
 P.O. Box 371967
 Pittsburgh, PA 15250-7967



Payment Coupon Please detach and enclose this coupon with your payment. Do not send cash. Please write your customer number on your check or money order and make payable to: Johnson Controls Security Solutions

If you want to pay by credit card or make any changes to your billing or service account information, please check here and enter the new information on the back of this invoice.

001043301100003636360201001210002318420002318422

JOHNS CREEK

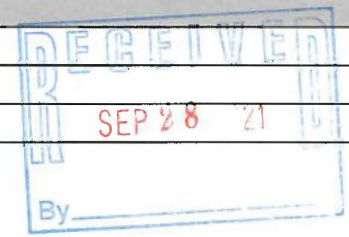
Officer's Name	SSN	Officer's Department
Lauren LeDoux 1 [REDACTED] S (	On file	ST. JOHNS CO. SO

Day	Date	Start Time	End Time	Hours Worked		Day	Date	Start Time	End Time	Hours Worked
Sunday	9/05	735	1035p	3						
Monday	9/6	5	9p	4						
Wednesday	9/15	445	645p	2						
Saturday	9/18	6	10p	4						
Monday	9/27	630	830p	2						
			Total:	15					Total:	

TOTAL HOURS: 15 HOURS AT \$40.00 AN HOUR
TOTAL : 600.00

ACTIVITY	
Citations:	Parking Tickets:
Warnings:	Field Contacts:
Arrests:	Reports:

9/5-9/27 (15hrs) security
 296C
 1,320.57200.34500



9/5 Sunday 735-1035p Labor Day Weekend

Phase 1

Pool, patio, restrooms were found clear of any residents. There were two bikes parked in the walk way by the stationary bike. One belonged to a male inside the gym and the other to a male who just returned from McDonald's with friends. Both were moved out of the walkway. The area was quiet even with a few out on the courts. I picked up random trash on the grounds and pushed chairs back under the table.

There is a Mongoose bike with pink lettering chained to the rails down towards natures walk pkwy. I checked the pond and the wood line prior to clarify that no one was laying in the grass or pond.

Phase 2

Upon arrival the area was calm. There was no one within the pool area. All doors found secured, and restrooms were dirty with trash on the floors, however they were empty. Lights were turned off. Ran two tags in the parking lot which came back to residents in the neighborhood.

The house at the corner of Huffner and S. Field Crest Dr. had multiple vehicles on both sides of the roadway along Huffner Hill. I stopped and spoke with the family members requesting that they move all the vehicles to one side of the roadway as well as remove the vehicle parked in the wrong direction at the stop sign. They all did as requested and were sincere.

9/6 Monday Labor Day 5-9p

Phase 1

Upon arrival there were only a few cars in the parking lot and the pool had only a few people inside the gates. There were two juveniles on the courts both residents. I ran tags as they came and left the parking lot making sure people had proper permissions to enter into the property.

There was rain in the area that slowed us down quite a bit. I moved a bike out of the walkway and then found said owner on the basketball courts to remind them they need to keep the walkway open.

Phase 2

Upon checking the area, there were no residents in the pool/party room. All doors found secured and bathrooms were clear of any residents. There was a small family out on the playground and one male who matched the vehicles owner out on the basketball court. I made contact with the male who resides off Leo Maguire pkwy., NICKOLAS CHERHONIAK He was issued a trespass for this location. Reference to SJSO21CAD180247

9/15 Wednesday 445p-645p

Phase 1

.Food truck Wednesday, plus little soccer games in the fields, plus fitness class. The area was busy this evening to say the least. There is also a large juvenile group on the basketball courts.

Phase 2

Area was somewhat calm. Very small amounts of kids playing on the courts. The pool area appeared calm upon drive by.

9/18 Saturday 7-11p

Phase 1

Upon arrival to the area, there was no vehicles parked in the parking lot, nor did I see anyone in the pool. As I drove through the parking lot I observed a few males leaving the area. I checked All restroom's, and the pool/patio areas. There was no one inside the gym. The area was found to be clear of everyone but myself. There were several juveniles who came up to the courts and went into the gym, Upon the checking in and moving of their bicycles from the walkway they appeared to have been working out. Im sure not very hard as they didn't appear to be larger walking out as they did inside... The area was clear again by 9ish.

Made several passes between both amenity centers. Traffic was very lite and after 930ish there wasn't much going on.

Phase 2

Upon arrival there were kids on the courts and also playing volleyball in the green space. I'm not sure how long they have been in the green space but there was a pretty decent mud circle from them playing. Checked the pool/patio are with no issues. The party room was found unsecured. I found both a side door by the grill and front doors unlocked. Everything was secured, a found football from the patio was placed under the pool monitors table. A resident was grilling out and almost done when I poked my head out and spoke with him. I informed him I wasn't rushing him, I just wanted to make sure that he wasn't the one inside the party room.

They boys all wrapped it up between the courts and the green space. I allowed all boys to get water and the boys covered in mud were granted the shower to rinse themselves off.

The pool stayed clean and empty! The area was clear about 730ish

9/27 Monday 630-830p

Phase 1

Area was calm upon arrival, lots of families out and about with the nicer much needed weather. The tennis courts and the green spaces were full of residents. The pool, pool patio, and gym were all found clear of anyone. Checked restrooms finding them clear as well of anyone. Although it was beautiful outside most of the foot traffic was gone by 730ish. Trash collectors were out and about nothing of concern with them within the time frame they were in the neighborhood.

Phase 2

The courts were busy with young kids, the pool had a fitness class. At 7ish I arrived to remind them to exit the area. Fitness instructor stated they were don't upon walking up. Checked the doors to the party room and the restrooms. All spaces were clear of residents/guest by 715ish. Drove around the area checking spaces where kids gather.

M&G Holiday Lighting

4845 Belle Terre Pkwy
 Palm Coast, FL 32164 US
 mgbusinessventures@gmail.com



INVOICE

BILL TO
 Johns Creek
 224 Johns Creek Parkway
 St. Augustine, FL 32092

INVOICE 1667
DATE 09/23/2021
TERMS Due on receipt
DUE DATE 09/23/2021

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Holiday Lighting - Reinstall	1	997.00	997.00
	Holiday Lighting - Reinstall	1	855.00	855.00
	Holiday Lighting - New Install	1	190.00	190.00
				Subtotal: 2,042.00
	Holiday Lighting - New Install	1	380.00	380.00
	Holiday Lighting - New Install	1	617.50	617.50
				Subtotal: 997.50
	Miscellaneous - Wire - Plugs, Supplies, etc	1	200.00	200.00
	Removal	1	520.75	520.75
	Storage	1	80.00	80.00
	Equipment charges	1	810.00	810.00

BALANCE DUE

\$ 4,650.25
 50%
\$ 2,325.13
 ↑
 50% Depos. 1st. Lighting

1.320.57200.49400
 3110

\$4,650.25

Review and pay

Powered by QuickBooks

Please review the estimate below. Feel free to contact us if you have any questions. We require a 50% payment to confirm and schedule your installation.

We look forward to serving you.

Make it a great day,
M&G Holiday Lighting

~~\$~~ 2,325.13

Bill to

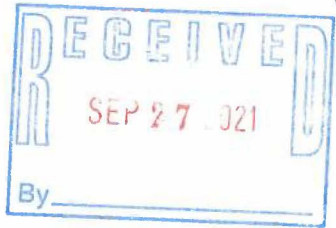
Johns Creek
224 Johns Creek Parkway
St. Augustine, FL 32092

Terms

Due on receipt

9-24-21

Trindalaster
Mauk



Holiday Lighting - Reinstall

\$997.00

Re-install C7 lights all roofline / fascia / gutter

1 X \$997.00

Service Slip/Invoice

PESTBEAR JACKSONVILLE
 5274 Ramona Blvd.
 Jacksonville, FL 32205
 813-818-9898

INVOICE: 5487897
 DATE: 9/20/2021
 ORDER: 5487897



Bill To: [275238]
 BRANDY CREEK
 224 JOHNS CREEK PKWY
 ST AUGUSTINE, FL 32092-5054

Work Location: [488124]
 BRANDY CREEK CDD
 251 HUFFNER HILL CIRCLE
 ST AUGUSTINE, FL 32092

Work Date	Time	Target Pest	Technician	Time In
9/20/2021	12:07 PM		MWITTMAN	
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	9/20/2021		

Service	Description	Price
---------	-------------	-------

PS	Pest Control Service	\$69.27
----	----------------------	---------

Good day,

Today I treated your home with a pest control application. This will focus on insects such as ants and roaches that are active this time of year.

Please allow up to fourteen days for treatment to process. If you have any questions or concerns please feel free to contact me anytime. Due to a system error invoice was redone. Have a wonderful day!

Thank you,

SUBTOTAL	\$69.27
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$69.27

AMOUNT DUE \$69.27

With the Coronavirus (COVID-19) making a stronger impact on the communities we serve, we want our customers to know that we are actively working to ensure that we will continue to provide our essential services. It is our goal to protect your family and home safely with little to no interruptions, at the same level of excellence you have come to expect. If you have any questions or concerns do not hesitate to call our office for assistance. Thank You and stay safe!

J Meadows
 9.22.2021

1, 320.57200, 46000

227C

Sept Pest Ctrl



Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.



Taylor Tree Services, Inc.
 4600 Ave B
 St. Augustine, FL 32095 US
 (904) 692-2008
 info@taylor-tree.com

Invoice

BILL TO
 Jim Masters
 4963 Kentucky Derby Ct
 Jacksonville, FL

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14634	09/20/2021	\$400.00	09/20/2021	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Johns creek 1116 Bay Breeze Dr	1	400.00	400.00
Drop pine tree in preserve, leave debris			

BALANCE DUE

\$400.00

J Meadows
 9-22-2021

201c

1,320.57200.
 49000



Our mailing address recently changed, please make changes to our vendor information and please use mailing address above. New mailing address is
 4600 Ave B, St. Augustine, FL 32095.

10	11	12	14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
07/31		Balance Forward						\$753.90	
08/16	P181371	Payment - Lockbox 1836						\$-753.90	
08/30 08/30	I03373307-08302021	BOS REG MTG 9/8/21	SA St Augustine Record	1.00 x 4.2500	4.25	1	\$8.98	\$38.17	
08/30 08/30	I03373307-08302021	BOS REG MTG 9/8/21	SA St Aug Record Online	1.00 x 4.2500	4.25	1	\$8.97	\$38.12	

PREVIOUS AMOUNT OWED: \$753.90
 NEW CHARGES THIS PERIOD: \$76.29
 CASH THIS PERIOD: (\$753.90)
 DEBIT ADJUSTMENTS THIS PERIOD: \$0.00
 CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.



3C 1,310.57300.48000

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS * UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$76.29		\$0.00	\$0.00	\$0.00	\$0.00		\$76.29

25 ADVERTISER INFORMATION							
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	08/01/2021 - 08/31/2021		18412		18412		BRANDY CREEK CDD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME						
	08/01/2021 - 08/31/2021		BRANDY CREEK CDD						
23	COMPANY	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT				
	SA 7	\$76.29	\$0.00		NET 15 DAYS				
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS				
	\$76.29		\$0.00	\$0.00	\$0.00				
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
	1		08/31/2021		18412		18412		0000095598

ADVERTISING INVOICE and STATEMENT

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2214

BRANDY CREEK CDD
 475 W TOWN PL STE 114
 SAINT AUGUSTINE FL 32092-3649

The St. Augustine Record
 Dept 1261
 PO Box 121261
 Dallas, TX 75312-1261



Mon, Aug 30, 2021
8:43:57AM

Legal Ad Invoice

The St. Augustine Record

Send Payments to:
The St. Augustine Record Dept 1261
PO BOX 121261
Dallas, TX 75312-1261

Acct: 18412
Phone: 19049405850
E-Mail:
Client: BRANDY CREEK CDD

Name: BRANDY CREEK CDD
Address: 475 W TOWN PLACE
ROOM 114
City: SAINT AUGUSTINE

State: FL **Zip:** 32092

Ad Number: 0003373307-01
Start: 08/30/2021
Placement: SA Legals
Copy Line: NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

Caller: Sarah Sweeting
Issues: 1
Rep: Dylan ISC-Abeyta

Paytype: BILL
Stop: 08/30/2021

The regular meeting of the Board of St

Lines 49
Depth 4.25
Columns 1
Price \$76.29

**NOTICE OF MEETING
BRANDY CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District will be held on Wednesday, September 8, 2021 at 6:30 p.m. at the Phase II Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
3373307 August 30, 2021



THE ST. AUGUSTINE RECORD
Affidavit of Publication

BRANDY CREEK CDD
475 W TOWN PLACE
ROOM 114
SAINT AUGUSTINE, FL 32092

ACCT: 18412
AD# 000373307-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **BOS REG MTG 9/8/21** was published in said newspaper on **08/30/2021**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

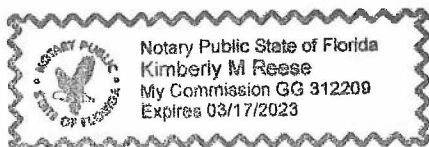
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this ____ day of AUG 30 2021

by Melissa Rhinehart who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



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James Oliver
District Manager
3373307 August 30, 2021

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
9/22/21	00011	9/08/21 09082021	202109 600-20700-10000	TENNIS UNLTD2140 2141 RMB	*	5,300.00		
							BRANDY CREEK CDD GF	5,300.00 000137

						TOTAL FOR BANK B	5,300.00	
						TOTAL FOR REGISTER	5,300.00	