

*Brandy Creek
Community Development District*

May 11, 2022

AGENDA

**Brandy Creek
Community Development District**

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

May 5, 2022

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, May 11, 2022 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 March 2, 2022 Meeting
- IV. Landscape Maintenance Update – Yellowstone Landscape
- V. FPL Request for Easement Rights
- VI. Update on Preparation of Report of Stormwater System Needs Analysis (due 06/30/22)
- VII. Consideration of Stormwater Operation and Maintenance Program
- VIII. Consideration of Water Management Agreement with The Lake Doctors for Fiscal Year 2023
- IX. Consideration of Resolution 2022-04, Approving the Proposed Budget (will be sent under separate cover) for Fiscal Year 2023 and Setting a Public Hearing Date for Adoption

- X. Other Business
- XI. Staff Reports
 - A. Attorney – Memo Regarding Public Records Requests
 - B. Engineer
 - C. Manager – Report on the Number of Registered Voters (1,293)
 - D. Operations Manager
 - 1. Report
 - 2. Lake Doctors Service Report
 - E. Amenity Manager - Report
- XII. Supervisor’s Requests and Audience Comments
- XIII. Financial Reports
 - A. Balance Sheet & Income Statement as of March 31, 2022
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
- XIV. Next Scheduled Meeting – July 13, 2022 at 6:30 p.m. at Phase 2 Amenity Center
- XV. Adjournment

THIRD ORDER OF BUSINESS

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, March 2, 2022 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

The following is a summary of the discussions and actions taken at the March 2, 2022 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 6:31 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 January 12, 2022 Meeting

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the Minutes of the January 12, 2022 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

FPL Request for Easement Rights

Mr. Payne received correspondence on the Florida, Power & Light (FPL) easement request, but requested further details. Mr. Masters explained that an FPL engineer would call the District Engineer to discuss. At this time, FPL would not put any poles on Parcel 175, which was at the front entrance by McDonalds. The only place they were putting poles was in the woods on 201 in the sidewalk that the District owned between the hurricane area towards Publix. There were many questions that the District Engineer needed to discuss with FPL’s engineer. They did not plan to put anything underground. Once their questions were answered, FPL would make a formal proposal. Mr. Payne questioned the purpose of FPL requesting these easements. Mr. Eckert stated FPL wanted the exclusive right of that space for maintenance purposes.

FIFTH ORDER OF BUSINESS

Update on Preparation of Report of Stormwater System Needs Analysis (due 06/30/22)

Mr. Oliver recalled at the last meeting, that the Board approved a work authorization for preparation of the Stormwater System Needs Analysis Report. The District Engineer provided a matrix of tasks and Mr. Oliver would work with him on some of the tasks such as site visits. Mr. Payne stated that the District Engineer provided a detailed signed document, which he signed electronically.

SIXTH ORDER OF BUSINESS

Board Guidance Regarding Preparation of Fiscal Year 2023 Proposed Budget

Mr. Oliver stated that the District was required to have a budget approved by the Board at the end of each fiscal year. Usually, the Proposed Budget was provided for approval at the May meeting and a public hearing was scheduled no sooner than 60 days later by the July meeting. The Proposed Budget had the worst-case scenario and was pared down before the Board approved it. If there is an increase in assessments, letters would be sent to all property owners in

the District. He recommended that the Board draft the budget first and then decide whether to increase it. Mr. Payne questioned if there would be any increases. Mr. Oliver noted minimum wage, pool chemical and landscape increases, which were projected to be 7.5%. Mr. Eckert stated that sovereign immunity limits could be increased depending on the legislature, which would affect insurance rates. They should know by March 11th what was passed in the legislature regarding the sovereign immunity limits. Mr. Oliver requested input from the Board regarding any of the line items before the budget was prepared by late April.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Instructing the Supervisor of Elections to
Conduct the Upcoming General Election**

Mr. Oliver stated that Seats 1, 3 and 5 were up for General Election. Mr. Eckert explained that the Supervisor of Elections for St. Johns County required the adoption of a resolution identifying which seats were up for election. By statute, they were required to conduct the election every two years. Mr. Payne read the following resolution into the record:

“A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(a)2.c., FLORIDA STATUTES AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT’S GENERAL ELECTION. “

On MOTION by Mr. Payne seconded by Mr. Chamberlain with all in favor Resolution 2022-03, Instructing the Supervisor of Elections to Conduct the Upcoming General Election was adopted.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert reported on March 11th, the legislative session will end. A report would be provided to the Board in late March on what Bills passed. Two Bills that they were watching were on sovereign immunity limits and mandatory ethics training for all CDD Board Members. Mr. Payne questioned what was driving the ethics training, whether there were egregious behaviors or if it was required. Mr. Eckert explained that due to a large movement in the State

for greater accountability for public officials and egregious behavior in South Florida, there was a big push for ethics training and fiduciary duty for public officials. It was centered around making sure that public officials understood what their ethical obligations were.

B. Engineer – Consideration of Work Authorization No. 21 for Public Facilities Report

Mr. Oliver presented Work Authorization No. 21 to prepare a Public Facilities Report in the amount of \$3,500. Mr. Eckert stated this was a very old requirement that did not make sense anymore but was required.

On MOTION by Mr. Blalock seconded by Ms. Little with all in favor Work Authorization No. 21 to prepare a Public Facilities Report in a not-to-exceed amount of \$3,500 was approved.
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C. Manager

There being none, the next item followed.

D. Operations Manager

1. Report

Mr. Masters presented the Operations Manager Report, which was included in the agenda package. At the last meeting, there was discussion about an email from a resident regarding pond erosion. He spoke with the District Engineer and the resident several times and they still did not know everything about the ponds. So, he was relying on getting some basic information from the Water Management District and what was the District's responsibility. It was not black and white whether the resident owned to the water line and he wanted to explore that with the Water Management District. Mr. Masters hoped to have more information at the next meeting.

Mr. Payne asked if this was for the pond when entering the community. Mr. Masters stated it was the first big pond and was a request from a resident. Ms. Little asked if the two houses next to this lot were affected. Mr. Payne noted that it was happening everywhere and was 20 years' worth of erosion. The drain was not behind the resident's house, but two houses down and was not attached to the bank. Mr. Payne questioned the authority. Mr. Eckert suggested a review the permit from the Water Management District which would outline the permittee's responsibility, the HOA documents as it may impose a maintenance obligation on the

homeowner for the lake bank all the way down to the water's edge and the plat, which would show if the District had easements. Mr. Blalock asked if the resident's question was regarding the stormwater drain. Mr. Masters stated the resident lived there for 20 years and lost land over the years at the water line. Mr. Blalock questioned where the water line was as it fluctuated significantly depending on the amount of rainfall. Mr. Masters noted in some areas the water line meant different things and would speak with the District Engineer about this.

Mr. Masters was working on opening the pools for Spring, painting the light features in Phase 1 to improve the look and putting new straps on the chairs. The re-strapping would be completed in-house over the next three or four months as it was tedious work. Each chair had 34 straps. Doing it this way would save the District money. Mr. Jolly asked if they were able to find pool monitors. Mr. Masters stated that they had three adults, two from the community that were retired, but it would be tight for Spring Break because of some last-minute paperwork. Mr. Payne appreciated Mr. Masters effort, taking the time to meet with him for two hours to discuss the logistics of the pool and saving the District money. Ms. Little questioned when Spring Break was. Mr. Masters stated that it was next week. They would have pool monitors on Friday through the following week until Sunday and every weekend. When school was out, they would have pool monitors every day. They would go back to closing the Phase 1 pool on Monday and the Phase 2 pool on Tuesday.

2. Lake Doctors Report

Mr. Payne requested that Mr. Masters ask Lake Doctors if there were trends with other ponds and if they were seeing the same deterioration. Mr. Masters spoke with Lake Doctors about that last week and they do not pay too much attention to it because it was not part of their job. In some areas where they launched their boat, there was some erosion. Mr. Masters purchased sand and dirt from ACE to fill in some of the holes. Mr. Payne asked if there were any concerns regarding Lake Doctors performance. Mr. Masters noted times when he noticed things and they went right back out. With the heat, issues would happen quickly. He expected resident phone calls next week after they fertilized. Mr. Blalock read in the HOA documents that it was the responsibility of each lot owner whose lot abuts a lake to maintain the lake bank to the water's edge and to sod or maintain the area between their property line and the street. It was the responsibility of each lot owner to prevent erosion on all areas of their lot, including easements.

Mr. Payne asked if they have to provide an answer to the resident. Mr. Eckert stated they did not have to but believed that they should.

E. Amenity Manager

1. Report

Ms. Meadows presented the Amenity Manager’s Report, which was included in the agenda package. Their first bunco night was on Thursday, February 10th. Only eight people showed up, but it was a lot of fun. They were having another one tomorrow and were getting a lot of responses. One Blood planned for six or seven blood drives in the community for the entire year. Every time someone donated blood for a certain timeframe, they would receive a bonus gift. If someone donated blood for the entire year, they would make over \$150. With their last drive, 50 or 60 people were able to be helped. Their king and princess dance was held on Saturday, February 19. It was fun and they had a great turnout. Many moms were emailing and posting on Facebook that their kids had a blast. March 11th, the official first day of Spring Break, they were having a family picnic at the Phase 1 pool from 4:00 p.m. to 7:00 p.m. There would be hot dogs, chips and non-alcoholic drinks. They were already starting to put in orders for the egg hunt. She was in touch with a couple of bands and musicians for a concert sometime in April. Mr. Payne noted that St. Johns County had Spring Break starting on Friday. Ms. Meadows stated it officially started on Monday, March 14th, but Friday was a teacher planning day.

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Supervisor's Requests

Mr. Payne heard several residents complain about visibility issues coming from south to north turning into Phase 2. Mr. Jolly clarified if he was heading north, it was the grass on the north side that was impeding his view of oncoming traffic. Mr. Payne felt that it was a safety issue. Mr. Masters would handle. Mr. Blalock asked if the election could be advertised in the community newsletter. Ms. Meadows would handle. Mr. Eckert stated an advertisement must be placed in the newspaper regarding the qualifying period.

Audience Comments

None.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Income Statement as of January 31, 2022

Mr. Oliver presented the January 31, 2022 Balance Sheet and Income Statement, which were included in the agenda package. The first four months of the fiscal year was busy. There was \$222,000 in the capital reserve including another \$85,000 that would be added during this fiscal year.

B. Assessment Receipt Schedule

Mr. Oliver reported 98.79% collection in assessments.

C. Approval of Check Registers

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the December 1, 2021 through January 31, 2022 Check Register in the amount of \$150,572.01 was approved.

**TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – May 11, 2022
at 6:30 p.m. at Phase 2 Amenity Center**

Mr. Oliver stated that the next scheduled meeting was May 11, 2022 at 6:30 p.m. at this location. As mentioned, this would be the start of the budget process.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Blalock seconded by Mr. Jolly with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



Johns Creek: Monthly Landscape Report - May 2022

Irrigation Maintenance: Our monthly irrigation inspection was completed September April 8th, 2022 and all repairs have been made. The system is currently set to run 2 to 3 days per week and we will continue to monitor with increasing temperatures. Our next inspection is scheduled for the second week in May

Fungus/Pest/Fertilizer applications: All of the turf on property was treated with a liquid fertilizer and insecticide to control any possible insect activity. Also, the turf was treated with a herbicide for any weed activity. The Jasmine on property was also treated with an over the top herbicide for weed control.

Maintenance: We are currently Entering Summer season and mowing all turf weekly. Shrubs are being pruned as needed throughout the property. We are also treating beds for weeds with herbicide. Palm trees will be trimmed in late July.

Annuals: Our Spring rotation was installed in early April

Completed Jobs:

- Our Maintenance team trimmed the trees around the volley ball court to get them off the fence line
- We are lifting low hanging trees throughout the community
- Cutbacks on ginger and grasses
- Jasmine Install at Pool

We are in the middle of Spring and summer is right around the corner. We haven't had any rain since easter so we are seeing some drought stress in the turf. We are continuously monitoring the turf to get us through until rain comes. Each week our maintence team is mowing and doing detail on the property. Our team is on site Wednesday and Thursday.

Mike Scuncio
Account Manager

EIGHTH ORDER OF BUSINESS



Water Management Agreement

EXHIBIT

MAS/709617

This Agreement, made this _____ day of _____ 20__ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT COMPANY VESTA PROPERTY SERVICES

INVOICING ADDRESS 224 JOHNS CREEK PARKWAY

CITY ST. AUGUSTINE STATE FLORIDA ZIP 32092 PHONE (904) 230-4208

EMAIL ADDRESS JIM.MASTERS@VESTAPROPERTYSERVICES.COM EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Eleven (11) Ponds associated with Brandy Creek CDD-Johns Creek, Jacksonville, FL

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds and algae. Customer agrees to purchase Triploid Grass Carp bi-annually for biological control of underwater weeds.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$	<u>884.00 monthly</u>
2. Shoreline Grass and Brush Control Program	\$	<u>INCLUDED</u>
3. Additional Treatments, if Required	\$	<u>INCLUDED</u>
4. Free Callback Service	\$	<u>INCLUDED</u>
5. Monthly Written Service Reports	\$	<u>INCLUDED</u>
6. Bi-annual stocking of 200 Triploid grass carp @ \$8.00 each	\$	<u>1,600.00 Bi-annually</u>
Total of Services Accepted	\$	<u>884.00 monthly</u>

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance in monthly installments of **\$884.00**, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **N/A**.
- F. **The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof.** Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed

Signed _____

Dated _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake or pond prior to treatment.
 - d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- 5) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
- 6) THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- 7) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising there from. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.
- 8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution.
- 12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
- 16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees.

NINTH ORDER OF BUSINESS

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Brandy Creek Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: _____

LOCATION: Phase II Amenity Center
251 Huffner Hill Circle
St. Augustine, Florida 32092

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF MAY, 2022.

ATTEST:

**BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

ELEVENTH ORDER OF BUSINESS

A.

MEMORANDUM

TO: District Manager

FROM: Michael C. Eckert

DATE: March 29, 2022

RE: Best Practices for Responding to Public Records Requests

Over the past few months, we have seen an uptick in public records requests. While public records requests can be frustrating for all parties for a variety of reasons, it is important for a community development district to follow the law and to implement best practices. This will help the public receive the information they are seeking in a consistent and timely manner, while at the same time providing protection for the District should litigation over a public records request arise. Please keep in mind that the law regarding public records requests continues to evolve. In addition, this memorandum is not comprehensive and additional issues will invariably arise which will require further analysis. If at any time you have questions, please contact our office for guidance.

A few reminders on public records are in order.

1. A public records request does not have to be in writing.
2. A public records request does not have to be signed.
3. A public records request does not have to provide the name of the person requesting the records.
4. You cannot require the requestor to show identification.
5. You should not ask the requestor the purpose of the request, unless it is necessary to understand what records they are seeking.
6. You should not respond to a public records request by referring a person to a website in lieu of providing the requested record.
7. There is no obligation for you or the District to create a new record in response to a request.
8. There is no obligation for you or the District to answer questions in response to a request.
9. Public records requests occasionally seek records that should not be, or are not permitted to be, produced under Florida law. If you have any question regarding whether a document requested is “*exempt*” or “*exempt and confidential*” under Florida law, seek legal guidance from our office before production.

Based on current Florida law, below are some best practices that we encourage your office to implement and follow.

Initiation of Process

A public records request is received by a supervisor, a member of district staff, a district employee, or a contractor to the district.

Step One (all supervisors, staff, district employees and contractors)

Immediately send or communicate the request to the District Secretary or their designee for a coordinated and consistent response.

Step Two (District Secretary or their designee)

Acknowledge in writing that the request has been received. This step should be completed without delay.

Example: The District is in receipt of your public records request dated _____ . Your request will be processed in accordance with the District's Rules and Policies and Florida law.

Step Three (District Secretary or their designee)

Determine whether the request is seeking paper copies or electronic records.

Step Four (District Secretary or their designee)

Determine whether the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance. If the time to respond is in excess of 15 minutes, it is presumed to require extensive use of information technology resources or extensive clerical or supervisory assistance.

Step Five (District Secretary or their designee)

If the nature or volume of records requested does not require extensive use of information technology resources or extensive clerical or supervisory assistance, contact each District staff member or Board member who may have responsive records and assemble the requested records and move to step 6A.

If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, do not assemble the records at this time and move to step 6B.

Step 6A (District Secretary or their designee)

Review the assembled records to determine if there is any information that is included in the records that is exempt, or confidential and exempt, under Florida public records laws. If the records are clearly not exempt, or confidential and exempt, under Florida public records laws, provide the records to the requestor. If there is a question as to whether the records contain

information that is exempt, or confidential and exempt, under Florida public records laws, please forward the request and responsive records to District Counsel for review. After you hear back from District Counsel as to what records may be produced, produce the records. If any documents requested are not to be produced because they are exempt, or confidential and exempt, District Counsel will provide you with something in writing to deliver to the requestor which references the specific statutory basis for the withholding of the records. If paper records are requested, you should collect the copy charges from the requestor before providing the records. The amounts you can charge for copies and certified copies is set forth on Exhibit A hereto. Please ensure that you maintain a record of the date, time and manner in which you produced the records. *This is the final step when the request does not involve extensive use of information technology resources or extensive clerical or supervisory assistance.*

Step 6B (District Secretary or their designee)

When the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, you will need to estimate the special service fee that will be charged to process the request. You will also need to estimate the amount to be charged for paper copies, if requested. Understand that the special service charge is applicable to staff time spent responding to the request. Each staff member should be requested to provide their hourly rate for a special service fee (as calculated above) and an estimate of the time necessary for them to respond to the request. Board members should not charge for their time responding to public records requests. The special service charge must be based on the hourly wage (and benefits) of the person or persons responding to the request. In addition, the rate to be charged should be the rate for the person with the lowest hourly wage (and benefits) that is competent to respond to the request.

Example: If a recording secretary is paid \$40,000 a year and his or her benefits are valued at \$10,000 per year, works 50 weeks a year at 40 hours per week, that is a total of 2000 hours. \$50,000 total compensation and benefits divided by 2000 hours equals a special service charge of \$25 per hour.

Step 7 (District Secretary or their designee)

After you have spoken with all staff members who may have responsive records and determined the estimated special service fee, contact the requestor in writing to inform the requestor of the estimate and request payment before the response is compiled. This is a very important step in the process to complete with accuracy and consistency.

Example: Dear [Requestor]:

Below you will find the special service charge estimate for production of the records you have requested. A special service charge is necessary due to the fact that the nature and volume of the records requested will require extensive clerical and supervisory assistance to fully respond to the requests. [Responsive records could include notes, correspondence, emails,

meeting minutes, audio meeting recordings, agreements, drafts, reports, etc. over approximately the past _____ years.]

The estimate below assumes you want copies emailed to you and not paper copies. If you are requesting paper copies, there will be an additional duplication charge. Please clarify if you want paper copies.

Estimated Special Service Charge:

District Administrative

\$ _____ (estimated _____ hours @ \$ _____ per hour)

District Manager

\$ _____ (estimated _____ hours @ \$ _____ per hour)

District Engineer

\$ _____ (estimated _____ hours @ \$ _____ per hour)

Paralegal

\$ _____ (estimated _____ hours @ \$ _____ per hour)

Legal Counsel

\$ _____ (estimated _____ hours @ \$ _____ per hour)

Total Estimated Charge: \$ _____

A check for the estimated charge should be made payable to the _____ Community Development District and mailed to the following:

[INSERT DISTRICT MANAGER ADDRESS]

Upon receipt of your payment, we will begin the process of gathering the documents and reviewing applicable exemptions. If our estimate is higher than our actual expenses, we will refund the difference. If our actual costs are higher than our estimate, we will provide the additional charges to you and we will expect prompt payment.

Please confirm you want the documents sent by electronic mail to: _____.

[You have requested that your public records request be treated as continuing. Such is inconsistent with Florida law and the request will not

be treated by the District as continuing. See Florida Attorney General Informal Opinion to Worch, June 15, 1995.]

[In relation to the transcripts of shade sessions held on _____, _____, and _____ [DISTRICT MANAGER: INSERT SHADE SESSION MEETING DATES FOR THE LITIGATION], for separate and independent reasons, the records you requested are exempt and confidential under sections 286.011(8) and 119.07(1)(d) of the Florida Statutes. Such records remain exempt and confidential until the conclusion of the litigation or adversarial administrative proceedings, meaning a suit has been dismissed with prejudice or the statute of limitations has run. This position is based on Florida Attorney General Opinion 94-33. Therefore, these transcripts are not being produced.]

For questions, please contact _____ @ _____ (_____ - _____).

Step 8 (District Secretary or their designee)

Collect the special service charge estimate.

Step 9 (District Secretary or their designee)

Compile the requested records from all District staff and board members. Inform all staff members to keep track of their time spent responding to the request in tenth or quarter hour increments.

Step 10 (District Secretary or their designee)

Review the assembled records to determine if there is any information that is included in the records that is exempt, or confidential and exempt, under Florida public records laws. If the records are clearly not exempt, or confidential and exempt, under Florida public records laws, provide the records to the requestor. If there is a question as to whether the records contain information that is exempt, or confidential and exempt, under Florida public records laws, please forward the request and responsive records to District Counsel for review.

Step 11 (District Secretary or their designee)

After you hear back from District Counsel, compare the amount of the estimated special service charge to the amount of time actually expended responding to the request. If the estimated special service charge proves to be too high, provide a refund to the requestor. If the estimated special service charge proves to be too low, contact the requestor and seek the balance of the special service charge due. If the person refuses to pay, contact District Counsel for further instructions prior to producing the records.

KUTAKROCK

Step 12 (District Secretary or their designee)

Produce the records. Please ensure that you maintain a record of the date, time and manner in which you produced the records.

Exhibit A

Excerpt from Rule of Procedure 1.2(2) (Most recent Kutak Rock version)

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.
- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor

costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word “extensive” shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District’s records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

C.

April 27, 2022

Brandy Creek CDD
Attn: Sarah Sweeting, Recording Secretary
c/o Governmental Mgmt. Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Ms. Sweeting:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Brandy Creek CDD

1,293 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2022.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/ew

D.

1.



Brandy Creek CDD

Field Operation Manager's Report

Date of report: May 11,2022

Submitted by: Jim Masters

YELLOWSTONE/LANDSCAPING:

- We receive service two days every week (in season). This includes edging, mowing, and blowing and detail work.
- Monthly landscape report from Yellowstone attached.

U.S. MULCHING:

- Mulching of the property was completed on April 28th.
- We go straight through U.S. Mulching instead of using Yellowstone for this project. The cost was \$9,400.00.

LAKE DOCTORS:

- We receive service every other week or as needed. With the warm weather, the ponds have needed extra treatment. This is common this type of year.
- (Service reports attached)

FLORIDA POWER AND LIGHT EASEMENT PROPOSAL:

- Hopefully, we will have more information regarding this in time for the CDD meeting.

MISCELLANEOUS:

- Cameras from Security 101 were installed the last week of March. Everything went well and equipment is operating properly.
- The phase 2 air conditioning system needed some minor repairs. Some wires had been chewed in half. The cost was under \$200. These units will also require some additional maintenance. Invoice cost will be under \$1,000.

PROJECTS UNDERWAY/COMPLETED:

- At this time, other than safety and repairs the main focus is on the cleaning and maintenance of the pools, pool decks, and pool filtration systems.
- As soon as I feel comfortable that we are up to date and in good shape for the season with the pools, we will restart the re-strapping of the pool furniture.

REGULAR SERVICES:

- Regular services and cleaning done according to contract
- Fitness Center cleaned four days per week
- Restrooms cleaned three times per week
- In Season – pools vacuumed four days per week and chemicals checked daily. Skimming and deck blow off is completed daily.
- Playground equipment inspected monthly
- Dog stations emptied and restocked weekly
- Trash pickup Monday through Friday, Amenity Centers, common areas and entrances
- Trash pickup on County Road 2209 once per week

2.

4-29



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 4/29/22 Time AM-PM

lilies

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	120	0	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 Treated remaining ponds for weeds listed.
Thanks, Eric

4-8



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SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist Eric Cell # _____ Date 4/8/22 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					∅	∅	∅	∅	∅	∅	∅				

Method **Water Level** **Clarity** **Carp Program** **Water Testing**

Boat Low
 Backpack Normal
 AirBoat High
 ATV

Tannic
 Clear
 Turbid
 Planktonic

Introduce Carp
 Re-Stock Recom
 Barriers Inspected

Chemistry
 O2 _____

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 Treated ponds for algae

Thanks, E

Please re-treat for lilies



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www.lakedoctors.com

SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist Eric Cell # _____ Date 3/30/22 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			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 _____



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SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist Eric Cell # _____ Date 3/8/22 Time AM-PM

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

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

Comments _____

2-28-22



The Lake Doctors, Inc.
Aquatic Management Services

Jim

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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 2/28/22 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	∅			∅	∅							

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 _____

E.



Amenities Manager Report

May 11, 2022

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:

- Aqua Fitness will be returning this month. With classes held Monday at phase 2 and Wednesday at phase 1

Food Trucks:

- Food Truck Wednesdays have seen a decline in resident participation. For the time being, we will be only having one food truck night a month.

Special Events:

Recent Events:

- On April 16 we held our annual Spring Egg Hunt. The morning was beautiful with over 100 residents attending. The eggs were filled with candy and toys for the kids and a few gold eggs even held an extra special surprise! It took them less than 5 minutes to clear that field of all 1,500 eggs. If only they cleaned their rooms as quickly!
On hand during the event was our adorable bunny who posed with kids and parents for photos. We also offered some cookies and water to enjoy while waiting to meet the bunny.



- Also held on April 16 was our bi-monthly blood drive. This month we were able to potentially save 27 lives with our donations. We look forward to having them again in June.

Future Events:

- We are planning an event for end of May, early June



THIRTEENTH ORDER OF BUSINESS

A.

Brandy Creek
Community Development District

Unaudited Financial Reporting
March 31, 2022

***Brandy Creek
Community Development District
Combined Balance Sheet
March 31, 2022***

	<u>Governmental Fund Types</u>			Totals
	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>(Memorandum Only)</u>
<u>Assets:</u>				
Cash - Wells Fargo	---	\$57,324	---	\$57,324
Cash - Hancock Bank	\$119,427	---	---	\$119,427
Investments:				
<u>Series 2013A</u>				
Reserve A	---	---	\$31,662	\$31,662
Revenue A	---	---	\$337,193	\$337,193
<u>Series 2015</u>				
Reserve	---	---	\$89,681	\$89,681
Revenue	---	---	\$182,734	\$182,734
<u>Operations:</u>				
State Board - Reserve	\$68	\$124,062	---	\$124,130
Custody Acct - General Account	\$611,169	---	---	\$611,169
Custody Acct - Capital Reserve	---	\$38,009	---	\$38,009
Due From Other	---	---	---	\$0
Electric Deposits	\$2,000	---	---	\$2,000
Total Assets	<u>\$732,664</u>	<u>\$219,396</u>	<u>\$641,269</u>	<u>\$1,593,329</u>
<u>Liabilities:</u>				
Accounts Payable	\$29,506	\$21,999	---	\$51,505
Accrued Expenses	\$7,628	---	---	\$7,628
<u>Fund Balances:</u>				
Restricted for Debt Service	---	---	\$641,269	\$641,269
Nonspendable	\$2,000	---	---	\$2,000
Assigned	---	\$197,397	---	\$197,397
Unassigned	\$693,530	---	---	\$693,530
Total Liabilities and Fund Equity	<u>\$732,664</u>	<u>\$219,396</u>	<u>\$641,269</u>	<u>\$1,593,329</u>

Brandy Creek
Community Development District
General Fund

Statement of Revenues & Expenditures
For the Period ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Maintenance Assessments	\$768,724	\$760,725	\$760,725	\$0
Interest Income	\$0	\$0	\$7	\$7
Rental/Miscellaneous Income	\$8,000	\$4,000	\$3,055	(\$945)
Cost Sharing Revenue	\$8,435	\$8,435	\$8,467	\$32
Special Events Revenue	\$0	\$0	\$4,645	\$4,645
Total Revenues	\$785,159	\$773,159	\$776,899	\$3,739
Expenditures:				
Administrative				
Supervisor Fees	\$6,000	\$3,000	\$3,000	\$0
FICA Expense	\$459	\$230	\$230	\$0
Engineering	\$5,000	\$2,500	\$632	\$1,868
Arbitrage	\$1,200	\$600	\$600	\$0
Trustee	\$8,000	\$5,510	\$5,510	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$25,000	\$10,417	\$7,507	\$2,910
Dissemination Agent	\$0	\$0	\$0	\$0
Annual Audit	\$3,505	\$0	\$0	\$0
Management Fees	\$50,598	\$25,299	\$25,299	\$0
Computer Time	\$1,250	\$625	\$625	(\$0)
Telephone	\$300	\$150	\$124	\$26
Postage	\$1,000	\$500	\$246	\$254
Records Storage	\$100	\$50	\$0	\$50
Insurance	\$9,348	\$9,348	\$8,252	\$1,096
Printing & Binding	\$1,800	\$900	\$311	\$590
Legal Advertising	\$1,420	\$710	\$224	\$486
Other Current Charges	\$1,400	\$700	\$658	\$42
Office Supplies	\$150	\$75	\$30	\$45
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$121,705	\$65,788	\$58,422	\$7,366
MAINTENANCE				
Insurance	\$18,782	\$18,782	\$18,263	\$519
Facility Administration/Events Coordinator	\$31,968	\$15,984	\$15,984	\$0
Facility Staffing (Contingency)	\$5,000	\$2,500	\$0	\$2,500
Pool Monitors	\$36,613	\$18,307	\$2,977	\$15,329
Field Operations Manger	\$61,484	\$30,742	\$30,742	\$0
Office Supplies/Mailings/ Printing	\$1,200	\$600	\$543	\$57
Pool Maintenance Service (Vesta)*	\$27,262	\$13,631	\$15,222	(\$1,591)
Pool Chemicals (Poolsure)	\$13,500	\$6,750	\$5,775	\$975
Permit Fees	\$925	\$0	\$0	\$0
Landscape Maintenance	\$124,478	\$62,239	\$61,019	\$1,220
Landscape Contingency	\$25,000	\$8,973	\$8,973	\$0
Irrigation Maintenance	\$8,500	\$4,250	\$2,336	\$1,914
Sign Repairs	\$2,500	\$2,500	\$3,005	(\$505)
Lake Maintenance	\$10,248	\$5,124	\$5,124	\$0
General Facility Maintenance	\$25,000	\$12,500	\$11,602	\$898
Pet Waste Disposal	\$9,501	\$4,751	\$3,501	\$1,250
Streetlighting	\$36,000	\$18,000	\$17,221	\$779
Telephone	\$2,400	\$1,200	\$1,485	(\$285)
Cable	\$2,300	\$1,150	\$1,084	\$66
Electric	\$26,000	\$13,000	\$11,170	\$1,830
Water/Sewer/Irrigation	\$48,000	\$24,000	\$22,469	\$1,531
Security	\$8,000	\$4,000	\$3,600	\$400
Security Camera Lease & Maintenance	\$16,750	\$8,375	\$5,218	\$3,157
Security - License Plate Reader System	\$10,000	\$5,000	\$0	\$5,000
Refuse Service	\$8,800	\$4,400	\$5,289	(\$889)
Janitorial	\$25,843	\$12,921	\$12,921	\$0
Community Web Site Services	\$1,800	\$900	\$450	\$450
Special Events	\$10,000	\$6,147	\$6,147	\$0
Recreation Passes	\$1,200	\$600	\$0	\$600
Performance Incentive	\$3,400	\$3,400	\$7,600	(\$4,200)
Capital Reserve - Transfer Out	\$85,000	\$0	\$0	\$0
Total Maintenance	\$687,454	\$310,725	\$279,719	\$31,007
Total Expenses	\$809,159	\$376,513	\$338,140	\$38,373
Net Change in Fund Balance	(\$24,000)		\$438,758	
Fund Balance - Beginning	\$24,000		\$256,771	
Fund Balance - Ending	<u>\$0</u>		<u>\$695,530</u>	

* Phase 1 Pump System and Sump Pump Repair

Brandy Creek
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Maintenance Assessments	\$0	\$64,710	\$232,333	\$451,541	\$10,813	\$1,327	\$0	\$0	\$0	\$0	\$0	\$0	\$760,725
Interest Income	\$1	\$0	\$1	\$1	\$2	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Rental/Miscellaneous Income	\$2,050	\$255	\$130	\$210	\$250	\$160	\$0	\$0	\$0	\$0	\$0	\$0	\$3,055
Cost Sharing Revenue	\$8,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,467
Special Events Revenue	\$1,500	\$3,000	\$0	\$0	\$0	\$145	\$0	\$0	\$0	\$0	\$0	\$0	\$4,645
Total Revenues	\$12,017	\$67,966	\$232,464	\$451,752	\$11,065	\$1,635	\$0	\$0	\$0	\$0	\$0	\$0	\$776,899
Expenditures:													
Administrative													
Supervisor Fees	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
FICA Expense	\$0	\$77	\$0	\$77	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$230
Engineering	\$0	\$0	\$0	\$437	\$195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$632
Arbitrage	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Trustee	\$1,146	\$4,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,510
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney	\$0	\$3,453	\$544	\$1,637	\$474	\$1,400	\$0	\$0	\$0	\$0	\$0	\$0	\$7,507
Dissemination Agent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$0	\$0	\$0	\$0	\$0	\$0	\$25,299
Computer Time	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$625
Telephone	\$3	\$21	\$0	\$13	\$37	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$124
Postage	\$12	\$10	\$145	\$21	\$43	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$246
Record Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$8,252	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,252
Printing & Binding	\$58	\$1	\$94	\$1	\$91	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$311
Legal Advertising	\$0	\$72	\$0	\$76	\$76	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$224
Other Current Charges	\$60	\$244	\$162	\$58	\$61	\$73	\$0	\$0	\$0	\$0	\$0	\$0	\$658
Office Supplies	\$6	\$0	\$12	\$1	\$6	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$30
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$19,632	\$13,561	\$5,278	\$7,641	\$5,303	\$7,007	\$0	\$0	\$0	\$0	\$0	\$0	\$58,422

Brandy Creek
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2022

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>MAINTENANCE</i>													
Insurance	\$18,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,263
Facility Administration/Events Coordinator	\$2,664	\$2,664	\$2,664	\$2,664	\$2,664	\$2,664	\$0	\$0	\$0	\$0	\$0	\$0	\$15,984
Facility Staffing (Contingency)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Monitors	\$0	\$0	\$0	\$0	\$0	\$2,977	\$0	\$0	\$0	\$0	\$0	\$0	\$2,977
Field Operations Manger	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$0	\$0	\$0	\$0	\$0	\$0	\$30,742
Office Supplies/Mailings/ Printing	\$157	\$104	\$0	\$104	\$177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$543
Pool Maintenance Service (Vesta)*	\$3,194	\$2,272	\$2,941	\$2,272	\$2,272	\$2,272	\$0	\$0	\$0	\$0	\$0	\$0	\$15,222
Pool Chemicals (Poolsure)	\$825	\$825	\$1,031	\$1,031	\$1,031	\$1,031	\$0	\$0	\$0	\$0	\$0	\$0	\$5,775
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$0	\$0	\$0	\$0	\$0	\$0	\$61,019
Landscape Contingency	\$3,323	\$2,397	\$0	\$0	\$810	\$2,443	\$0	\$0	\$0	\$0	\$0	\$0	\$8,973
Irrigation Maintenance	\$569	\$0	\$0	\$1,767	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,336
Sign Repairs	\$0	\$1,630	\$0	\$0	\$0	\$1,375	\$0	\$0	\$0	\$0	\$0	\$0	\$3,005
Lake Maintenance	\$854	\$854	\$854	\$854	\$854	\$854	\$0	\$0	\$0	\$0	\$0	\$0	\$5,124
General Facility Maintenance	\$2,390	\$1,639	\$1,229	\$1,517	\$1,169	\$3,659	\$0	\$0	\$0	\$0	\$0	\$0	\$11,602
Pet Waste Disposal	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$3,501
Streetlighting	\$2,831	\$2,831	\$2,831	\$2,831	\$2,949	\$2,949	\$0	\$0	\$0	\$0	\$0	\$0	\$17,221
Telephone	\$198	\$196	\$197	\$197	\$499	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$1,485
Cable	\$176	\$188	\$180	\$180	\$180	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$1,084
Electric	\$1,753	\$1,731	\$1,827	\$2,102	\$1,827	\$1,930	\$0	\$0	\$0	\$0	\$0	\$0	\$11,170
Water/Sewer/Irrigation	\$3,912	\$4,153	\$4,504	\$3,850	\$3,166	\$2,884	\$0	\$0	\$0	\$0	\$0	\$0	\$22,469
Security	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Security Camera Lease & Maintenance	\$1,497	\$1,497	\$1,497	\$728	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,218
Refuse Service	\$858	\$868	\$875	\$875	\$872	\$941	\$0	\$0	\$0	\$0	\$0	\$0	\$5,289
Janitorial	\$2,154	\$2,154	\$2,154	\$2,154	\$2,154	\$2,154	\$0	\$0	\$0	\$0	\$0	\$0	\$12,921
Community Web Site Services	\$150	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$450
Special Events	\$1,818	\$2,730	\$860	\$50	\$225	\$464	\$0	\$0	\$0	\$0	\$0	\$0	\$6,147
Recreation Passes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Performance Incentive	\$0	\$0	\$0	\$7,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,600
Capital Reserve FY 18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$64,063	\$45,209	\$40,271	\$47,252	\$37,326	\$45,598	\$0	\$0	\$0	\$0	\$0	\$0	\$279,719
Total Expenses	\$83,694	\$58,770	\$45,549	\$54,892	\$42,629	\$52,605	\$0	\$0	\$0	\$0	\$0	\$0	\$338,140
Excess Revenues (Expenditures)	(\$71,677)	\$9,196	\$186,915	\$396,859	(\$31,564)	(\$50,971)	\$0	\$0	\$0	\$0	\$0	\$0	\$438,758

Brandy Creek
Community Development District
Capital Reserve Fund

Statement of Revenues & Expenditures
For the Period ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Interest Income	\$250	\$125	\$96	(\$29)
General Fund Transfer In	\$85,000	\$0	\$0	\$0
Total Revenues	\$85,250	\$125	\$96	(\$29)
Expenditures				
Capital Outlay - Equipment/Facilities	\$30,000	\$15,000	\$48,771	(\$33,771)
Other Current Charges	\$450	\$225	\$151	\$74
Repair and Replacement	\$30,000	\$15,000	\$22,057	(\$7,057)
Total Expenditures	\$60,450	\$30,225	\$70,980	(\$40,755)
Excess Revenues (Expenditures)	\$24,800		(\$70,884)	
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other	\$0	\$0	\$0	\$0
Net Change in Fund Balance	\$24,800		(\$70,884)	
Fund Balance - Beginning	\$244,555		\$268,281	
Fund Balance - Ending	\$269,355		\$197,397	

Brandy Creek
Community Development District
Debt Service Fund - Series 2013A
Statement of Revenues & Expenditures
For the Period ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
--	-------------------	----------------------------------	-------------------------	----------

Revenues:

Assessments Tax Roll	\$318,983	\$315,673	\$315,673	\$0
Interest Income	\$50	\$25	\$17	(\$8)
Total Revenues	\$319,033	\$315,698	\$315,690	(\$8)

Expenditures

Series 2013A

Interest Expense - 11/1	\$54,800	\$54,800	\$54,800	\$0
Principal Expense-Prepayment 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 5/1	\$54,800	\$0	\$0	\$0
Principal Expense - 5/1	\$210,000	\$0	\$0	\$0
Principal Expense-Prepayment 5/1	\$0	\$0	\$0	\$0
Total Expenditures	\$319,599	\$54,800	\$59,800	(\$5,000)
Excess Revenues (Expenditures)	(\$566)		\$255,891	
Net Change in Fund Balance	(\$566)		\$255,891	
Fund Balance - Beginning	\$78,314		\$112,964	
Fund Balance - Ending	\$77,748		\$368,855	

Brandy Creek
Community Development District
Debt Service Fund - Series 2015
Statement of Revenues & Expenditures
For the Period ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Special Assessments	\$180,950	\$179,072	\$179,072	\$0
Interest Income	\$0	\$0	\$5	\$5
Total Revenues	\$180,950	\$179,072	\$179,078	\$5
Expenditures				
<u>Series 2015</u>				
Interest Expense - 11/1	\$38,484	\$38,484	\$38,484	\$0
Principal Expense-Prepayment 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest Expense - 5/1	\$37,857	\$0	\$0	\$0
Principal Expense - 5/1	\$105,000	\$0	\$0	\$0
Total Expenditures	\$181,341	\$38,484	\$43,484	(\$5,000)
Excess Revenues (Expenditures)	(\$391)		\$135,593	
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other	\$0	\$0	\$0	\$0
Net Change in Fund Balance	(\$391)		\$135,593	
Fund Balance - Beginning	\$45,436		\$136,821	
Fund Balance - Ending	\$45,045		\$272,414	

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:	\$31,662
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)
Less: November 1, 2021 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$3,065,000

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:	\$89,681
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)
Less: November 1, 2021 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$2,030,000

B.

**Brandy Creek Community Development District
Fiscal Year 2022 Assessment Receipts Summary**

ASSESSED	# UNITS ASSESSED	SERIES 2003 / 2013 DEBT ASMT	SERIES 2006 / 2015 DEBT ASMT	FY22 O&M ASMT	TOTAL ASSESSED
NET ASSESSMENTS TAX ROLL	583	318,983.07	180,950.00	768,702.17	1,268,635.24

ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2003 / 2013 DEBT RECEIPTS	SERIES 2006 / 2015 DEBT RECEIPTS	O&M RECEIPTS	TOTAL RECEIVED
1	11/4/2021	1,057.89	600.11	2,549.36	4,207.36
2	11/17/2021	8,718.16	4,945.56	21,009.48	34,673.20
3	11/22/2021	17,076.34	9,686.92	41,151.47	67,914.73
4	12/8/2021	28,854.36	16,368.26	69,534.75	114,757.37
5	12/20/2021	67,555.41	38,322.26	162,798.59	268,676.26
6	1/14/2022	187,368.76	106,288.96	451,531.09	745,188.81
INTEREST	1/21/2022	4.05	2.29	9.75	16.09
7	2/16/2022	4,487.06	2,545.38	10,813.15	17,845.59
8	3/7/2022	550.70	312.39	1,327.10	2,190.19
9	4/7/2022	1,558.76	884.24	3,756.40	6,199.40
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL RECEIVED		317,231.49	179,956.37	764,481.14	1,261,669.00

	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
BALANCE DUE	1,751.58	993.63	4,221.03	6,966.24
PERCENT COLLECTED	99.45%	99.45%	99.45%	99.45%

C.

Brandy Creek Community Development District

Check Run Summary - General Fund

2/1/22 thru 3/31/22

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<i>General Fund</i>			
<i>Payroll</i>	3/3/22	50580-50584	\$ 923.50
			\$ 923.50
<i>Accounts Payable</i>	2/1/22 - 2/28/22	1947-1965	\$ 57,745.16
	3/1/22 - 3/31/22	1966-1984	\$ 16,152.72
			\$ 73,897.88
<i>Capital Reserve Fund</i>			
<i>Accounts Payable</i>	2/3/22	142	\$ 2,900.20
	3/3/22	143	\$ 2,300.00
			\$ 5,200.20
<i>Utilities and Autopayments</i>			
	2/11/22	<i>JEA</i>	\$ 3,165.91
	2/8/22	<i>Republic Services</i>	\$ 871.84
	2/16/22	<i>AT&T</i>	\$ 499.41
	2/25/22	<i>FPL</i>	\$ 4,775.78
	2/22/22	<i>HWB Credit Card</i>	\$ 415.98
	3/8/22	<i>JEA</i>	\$ 2,883.52
	3/9/22	<i>Republic Services</i>	\$ 940.67
	3/21/22	<i>AT&T</i>	\$ 196.25
	3/28/22	<i>FPL</i>	\$ 4,878.95
	3/28/22	<i>HWB Credit Card</i>	\$ 1,430.28
			\$ 20,058.59
TOTAL UTILITIES PAID ONLINE OR AUTOPAY			\$ 20,058.59
Total			\$ 100,080.17

*** Fedex Invoices available upon request**

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050580	R	PR	03/03/2022	184.70	15	ALTON F CHAMBERLAIN
050581	R	PR	03/03/2022	184.70	8	BARBARA J LITTLE
050582	R	PR	03/03/2022	184.70	16	CLARENCE A BLALOCK II
050583	R	PR	03/03/2022	184.70	9	MEREDITH PAYNE
050584	R	PR	03/03/2022	184.70	17	SHAWN JOLLY
BANK TOTAL				923.50		
COMPANY TOTAL				923.50		

Attendance Sheet

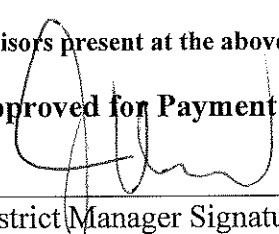
District Name: Brandy Creek, CDD

Board Meeting Date: March 2, 2022

	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 Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:



District Manager Signature

3-3-2022
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 #
2/03/22	00365	1/10/22	90005142 202201 320-57200-46600 PH2 AMENITY-CLEAN CARPET	AARON SEMMENS DBA	*	300.00	300.00 001947	
2/03/22	00280	1/23/22	107631 202201 320-57200-42000 JAN HIGH SPEED INTERNET	FLORIDA HIGH SPEED INTERNET	*	125.00	125.00 001948	
2/03/22	00299	12/11/21	36735307 202201 320-57200-34500 PH2 QTRLY BILL-FINAL PMT	JOHNSON CONTROLS SECURITY SOLUTIONS	*	410.27	727.62 001949	
		12/11/21	36735308 202201 320-57200-34500 PH1 QTRLY BILL-FINAL PMT		*	317.35		
2/03/22	00296	1/07/22	01072022 202201 320-57200-34500 1/7-1/24 (15HRS) SECURITY	LAUREN MARIA LEDOUX	*	600.00	600.00 001950	
2/03/22	00341	2/01/22	13129560 202202 320-57200-46250 FEB POOL CHEMICALS	POOLSURE	*	1,031.25	1,031.25 001951	
2/03/22	00019	1/01/22	625640 202201 320-57200-46800 JAN LAKE MAINTENANCE	THE LAKE DOCTORS INC	*	854.00	854.00 001952	
2/03/22	00286	11/29/21	392238 202111 320-57200-49400 CDD MTG 2 HRS J. MEADOWS	VESTA PROPERTY SERVICES, INC.	*	50.00	20,446.48 001953	
		1/26/22	394775 202201 320-57200-52000 SUPPL LABOR - J. MASTERS		*	4,800.00		
		1/26/22	394775 202201 320-57200-52000 SUPPL LABOR - J. MEADOWS		*	2,800.00		
		2/01/22	394762 202202 320-57200-34700 FEB FIELD MGMT SERVICES		*	5,123.63		
		2/01/22	394762 202202 320-57200-34400 FEB OFC ADMIN & EVENTS CD		*	2,664.00		
		2/01/22	394762 202202 320-57200-34200 FEB JANITORIAL SERVICES		*	2,153.58		
		2/01/22	394762 202202 320-57200-46200 FEB POOL MAINTENANCE		*	2,271.83		
		2/01/22	394762 202202 320-57200-46700 FEB PET WASTE DISPOS SRVS		*	583.44		
2/03/22	00271	1/15/22	JAX31517 202201 320-57200-46100 JAN LANDSCAPE MAINTENANCE			*		10,169.76

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/19/22		JAX31725	202201 320-57200-46300	REBLD IRRIG PUMP BACKFLOW	*	429.65	
2/01/22		JAX32147	202202 320-57200-46100	FEB LANDSCAPE MAINTENANCE	*	10,169.76	
YELLOWSTONE LANDSCAPE							20,769.17 001954
2/11/22	00030	2/01/22 282	202202 310-51300-34000	FEB MANAGEMENT FEES	*	4,216.50	
		2/01/22 282	202202 310-51300-35100	FEB INFORMATION TECH	*	104.17	
		2/01/22 282	202202 310-51300-51000	OFFICE SUPPLIES	*	5.93	
		2/01/22 282	202202 310-51300-42000	POSTAGE	*	42.98	
		2/01/22 282	202202 310-51300-42500	COPIES	*	91.20	
		2/01/22 282	202202 310-51300-41000	TELEPHONE	*	36.63	
GOVERNMENTAL MANAGEMENT SERVICES							4,497.41 001955
2/11/22	00083	10/25/21 6305967	202110 310-51300-31300	SE 2015 TRUSTEE FEE FY22	*	4,050.00	
		10/25/21 6305967	202110 310-51300-31300	FY22 INCIDENTAL EXPENSES	*	313.88	
US BANK							4,363.88 001956
2/11/22	00286	1/31/22 395353	202201 320-57200-49400	CDD MEETING - J. MEADOWS	*	50.00	
VESTA PROPERTY SERVICES, INC.							50.00 001957
2/17/22	00334	1/18/22 5602	202201 320-57200-46600	HARDWARE SUPPLIES 1/18/22	*	36.30	
		1/20/22 5606	202201 320-57200-46600	HARDWARE SUPPLIES 1/20/22	*	26.07	
		1/27/22 5625	202201 320-57200-46600	HARDWARE SUPPLIES 1/27/22	*	17.99	
CRONIN ACE HARDWARE							80.36 001958
2/17/22	00019	2/01/22 631788	202202 320-57200-46800	FEB LAKE MAINTENANCE	*	854.00	
THE LAKE DOCTORS INC							854.00 001959
2/17/22	00003	1/31/22 I0339278	202201 310-51300-48000	NOTICE OF MEETING 1/12/22	*	76.29	
THE ST. AUGUSTINE RECORD							76.29 001960

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/17/22	00044	2/01/22 02012022	202202 320-57200-42000	FEB INTERNET SERVICE WAVEFLY	*	54.95	54.95 001961
2/25/22	00316	2/21/22 10374	202202 320-57200-46600	ADDITIONAL ELECTRIC WORK BIG Z POOL SERIVCE, LLC	*	553.00	553.00 001962
2/25/22	00280	2/23/22 108901	202202 320-57200-42000	FEB HIGHSPEED INTERNET FLORIDA HIGH SPEED INTERNET	*	125.00	125.00 001963
2/25/22	00372	2/17/22 3009711	202201 310-51300-31500	JAN GENERAL COUNSEL KUTAK ROCK LLP	*	1,636.75	1,636.75 001964
2/25/22	00296	2/21/22 02242022	202202 320-57200-34500	2/6-2/21(15HRS)SECURITY LAUREN MARIA LEDOUX	*	600.00	600.00 001965
3/03/22	00013	2/07/22 201466	202201 310-51300-31100	JAN PROFESSIONAL SERVICES ENGLAND, THIMS & MILLER, INC.	*	436.76	436.76 001966
3/03/22	00341	3/01/22 13129560	202203 320-57200-46250	MAR POOL CHEMICALS POOLSURE	*	1,031.25	1,031.25 001967
3/15/22	00323	3/10/22 394649	202203 320-57200-46600	JANITORIAL SUPPLIES ALL BRITE	*	149.72	149.72 001968
3/15/22	00030	3/01/22 283	202203 310-51300-34000	MAR MANAGEMENT FEES	*	4,216.50	
		3/01/22 283	202203 310-51300-35100	MAR INFORMATION TECH	*	104.17	
		3/01/22 283	202203 310-51300-51000	OFFICE SUPPLIES	*	5.57	
		3/01/22 283	202203 310-51300-42000	POSTAGE	*	15.16	
		3/01/22 283	202203 310-51300-42500	COPIES	*	65.25	
		3/01/22 283	202203 310-51300-41000	TELEPHONE	*	50.34	
							4,456.99 001969

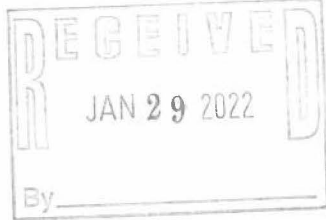
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/15/22	00019	3/01/22	637739 202203 320-57200-46800	MAR LAKE MAINTENANCE THE LAKE DOCTORS INC	*	854.00	854.00 001970
3/15/22	00286	2/28/22	396587 202202 320-57200-49400	FEB EVENT STAFFING-BUNCO VESTA PROPERTY SERVICES, INC.	*	225.00	225.00 001971
3/15/22	00271	3/07/22	JAX33869 202201 320-57200-46300	JAN IRRIG REPAIRS	*	1,337.50	
		3/07/22	JAX33869 202203 320-57200-49000	PH1FRNT POOL-INSTL JASMIN YELLOWSTONE LANDSCAPE	*	992.50	2,330.00 001972
3/23/22	00173	3/07/22	OF616170 202203 320-57200-46600	FIRE PROTECTION INSPECT CINTAS FIRE 636525	*	309.47	309.47 001973
3/23/22	00013	3/07/22	201903 202202 310-51300-31100	FEB PROFESSIONAL SERVICES ENGLAND, THIMS & MILLER, INC.	*	195.00	195.00 001974
3/23/22	00374	3/11/22	4588 202203 320-57200-46600	PH2-RPR MONUMENT ENTRYLGH KAD ELECTRIC COMPANY, INC	*	220.00	220.00 001975
3/23/22	00324	8/10/21	34842611 202110 320-57200-51000	INK	*	97.39	
		8/10/21	34842611 202110 320-57200-46600	JANITORIAL SUPPLIES	*	10.99	
		11/09/21	34923221 202111 320-57200-51000	INK	*	103.89	
		1/11/22	34972031 202201 320-57200-46600	TISSUE PAPER & BAGS	*	286.16	
		1/11/22	34972031 202201 320-57200-51000	INK	*	103.89	
		2/10/22	34998052 202202 320-57200-51000	OFFICE SUPPLIES STAPLES	*	177.47	779.79 001976
3/23/22	00034	3/15/22	3450 202203 320-57200-46400	RPLC PH2 POOL SIGNS SUNDANCER SIGN GRAPHICS, INC.	*	1,375.00	1,375.00 001977
3/23/22	00201	3/15/22	15329 202203 320-57200-49000	TREE RMVL &GRIND-PH1 POOL TAYLOR TREE SERVICES, INC	*	1,450.00	1,450.00 001978

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/23/22	00003	2/28/22	I0340256	202202 310-51300-48000	NOTICE OF MEETING 2/21 THE ST. AUGUSTINE RECORD	*	76.29	76.29	001979
3/23/22	00335	3/01/22	2776	202203 320-57200-34300	MAR MAINT & NEWSLETTER ROBERTA G NAGLE DBA UNICORN	*	150.00	150.00	001980
3/23/22	00044	3/20/22	03202022	202203 320-57200-42000	MAR INTERNET SERVICE WAVEFLY	*	54.95	54.95	001981
3/30/22	00280	3/23/22	110168	202203 320-57200-42000	MAR HIGHSPEED INTERNET FLORIDA HIGH SPEED INTERNET	*	125.00	125.00	001982
3/30/22	00372	3/21/22	3023462	202202 310-51300-31500	FEB GENERAL COUNSEL KUTAK ROCK LLP	*	473.50	473.50	001983
3/30/22	00286	3/28/22	397271	202203 320-57200-46600	PRESS WASH PH2 MONUMENT	*	940.00		
		3/28/22	397271	202203 320-57200-46600	PRESS WASH ALL POCKET PK VESTA PROPERTY SERVICES, INC.	*	520.00	1,460.00	001984
TOTAL FOR BANK C							73,897.88		
TOTAL FOR REGISTER							73,897.88		



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

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



INVOICE	#90005142
SERVICE DATE	Jan 10, 2022
INVOICE DATE	Jan 10, 2022
DUE	net 30
AMOUNT DUE	\$300.00

CONTACT US
86 Elk Grove
St. Johns , FL 32259

(904) 813-1401
aaron@steamlux.com

Service completed by: Your Tech

INVOICE

Services	Qty	Unit Price	Amount
Custom Services - Custom Job Clean carpet in phase 2 amenity center per original estimate	1.0	\$300.00	\$300.00
Subtotal			\$300.00
Tax (Duvall 7%)			\$0.00
Total			\$300.00

365C
1.320.972.342

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

1-13-22

Jim Masters

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 # 107631
DATE 01/23/2022
DUE DATE 01/23/2022
TERMS Due on receipt

280C
1.320.572.420
Jan Internet

DATE	ACCOUNT SUMMARY	AMOUNT
12/23/2021	Balance Forward	125.00
	Other payments and credits after 12/23/2021 through 01/22/2022	-125.00
01/23/2022	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	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**

2-2-22
Jim Masters

Use of service subject to Terms and Conditions found at: FLHSI.com | Taxable items are subject to sales or CST tax. See flhsi.com/terms/tax/ for tax rates

Purchase Order Number	Invoice Date	Invoice Number	Invoice Amount	Payment Due Date
	12/11/21	36735307	\$2,172.01	01/01/22



Nature Of Service: Quarterly Billing

Current Charges:

01/01/22 - 03/31/22
 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.

\$410.27 *1-19* *Phase 2*

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:

01300104330111

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.

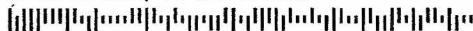
TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL

1oz BRE

Johnson Controls Security Solutions
 10405 Crosspoint Blvd.
 Indianapolis, IN 46256

7502 6000 NO RP 12 12122021 YNNNNNNN 0008074 31 121
 8094 1 SR 0.580

#BWKFYG
 #111033401003101#
 JOHNS CREEK AMENITY
 251 HUFFNER HILL CIR
 CENTER
 ST AUGUSTINE, FL 32092-2941



Invoice Number: 36735307
 Invoice Date: 12/11/21
 Customer Number: 01300 104330111
 Due Date: 01/01/22

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



001043301110003673530700101220002172010002172015

FW: 104330111-AD - Johnson Controls - JOHNS CREEK AMENITY

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From: Corp_MBC_CollectionsSecurity <Corp_MBC_CollectionsSecurity@jci.com>
Sent: Wednesday, January 26, 2022 10:04 PM
To: Jim Masters <jmasters@vestapropertyservices.com>
Cc: Osvaldo Beltran Rodriguez <osvaldo.beltran.rodriguez@jci.com>
Subject: 104330111-AD - Johnson Controls - JOHNS CREEK AMENITY

Phase 2



*1-27-22
Jim Masters
[Signature]*

Accounts Payable at: **JOHNS CREEK AMENITY**
Account number: **104330111-AD**

Dear Accounts Payable,

We are currently showing that your account has one or more invoices owed to Johnson Controls

The summary of the total balance on your account is the following:

invoices pending	Past due amount	Total final amount to pay
1	\$2,172.01 USD	\$410.27 USD

*The difference between the past due amount and the total final amount is the amount of

*Pro Rated Amount
1-1-2022
thru 1-18-2022
inv. 34735307
12/11/21
2990
1,320
572.345*

Attached to this email you can find a file with the detail of the upcoming due invoices on your account.

As of today we have not received any payment or have heard of any reason for nonpayment.

Please contact us with any questions or comments in regards of your pending invoices to the following customer :

If the payment was mailed or completed through any other payment procedure please disregard this email letter.

Purchase Order Number	Invoice Date	Invoice Number	Invoice Amount	Payment Due Date	Johnson Controls
	12/11/21	36735308	\$2,318.42	01/01/22	

Nature Of Service: Quarterly Billing

Current Charges:

01/01/22 - 03/31/22

Recurring Service

Amount: \$2,318.42 Tax: \$0.00 \$2,318.42

Total Balance Due: \$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

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.

Handwritten: \$317.35, 1-19-22, Phase 1

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.

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.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL

Page 1 of

Johnson Controls Security Solutions
10405 Crosspoint Blvd.
Indianapolis, IN 46256

7502 6000 NO RP 12 12122021 YMHNNNN 0002473 S1 T31
3457 1 MB 0.482

#BWNKFG
#011033401003103#
JOHNS CREEK AMENITY CEN
224 JOHNS CREEK PKWY
ST AUGUSTINE FL 32092-5054



Invoice Number: 36735308
Invoice Date: 12/11/21
Customer Number: 01300 104330110
Due Date: 01/01/22

Please Pay This Amount **\$2,318.42**

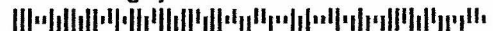
Amount Enclosed: \$

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



001043301100003673530800101220002318420002318425

104330110-AD - Johnson Controls - JOHNS CREEK AMENITY CEN

From: Corp_MBC_CollectionsSecurity (corp_mbc_collectionssecurity@jci.com)
To: brandycreekmanager@yahoo.com
Cc: edgar.rosas.campiran@jci.com
Date: Wednesday, January 26, 2022, 10:03 PM EST



1-27-22
Tim Masters
[Signature]

1/26/2022

To RATED Amount

Accounts Payable at: **JOHNS CREEK AMENITY CEN**
Account number: **104330110-AD**

Dear Accounts Payable,

We are currently showing that your account has one or more invoices owed to Johnson Controls

The summary of the total balance on your account is the following:

Invoices pending	Past Due amount	Total final amount to pay
1	\$2,197.85 USD	\$317.35 USD

*The difference between the past due amount and the total final amount is the amount of the invoices not yet due.

Attached to this email you can find a file with the detail of the upcoming due invoices on your account.

As of today we have not received any payment or have heard of any reason for nonpayment.

Please contact us with any questions or comments in regards of your pending invoices to the following customer service number: 1-800-289-2647 Option #5.

If the payment was mailed or completed through any other payment procedure please disregard this email letter.

NOTE: Please send the payment remit at the following email address remit@tyco.com, With the detail invoices paid.

If you have any questions please contact your collector at the following email or reply to all to this email.

edgar.rosas.campiran@jci.com

Payment via check
Johnson Controls Security Solutions LLC
PO Box 371967
Pittsburgh PA 15251

Overnight Address
Johnson Controls Security Solutions LLC
500 Ross Street
Room# 154-0455, Attn: Lockbox 371967
Pittsburgh, PA 15251

Electronic Payment
Bank Name & Address:
Bank of New York Mellon
500 Ross Street
Pittsburgh, PA 15262

1-1-2022
thru
1-18-20-22
inv. 36735308
299C
1,320,572.345
12/11/21

JOHNS CREEK

Officer's Name	SSN	Officer's Department
Lauren LeDoux 177 Orient Dr. St Augustine, FL 32092 (904)392-8288	On file	ST. JOHNS CO. SO

1/7-1/24 (15hrs) Security

2960

1.320.572.345

Day	Date	Start Time	End Time	Hours Worked		Day	Date	Start Time	End Time	Hours Worked
Friday	1/7	5	9p	4						
Wednesday	1/19	445	645p	2						
Wednesday	1/19	810	1010p	2						
Thursday	1/20	5	9p	4						
Monday	1/24	6	9p	3						
			Total:	15						

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

ACTIVITY

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

1/7 Happy New Years!

Phase 1

Upon arrival there was not a lot of parking lot traffic. There were kids on the basketball courts. I then drove the neighborhood in search for a vehicle that was last seen parked near the kiddie park in phase 2.

Phase 2

The courts have had a group of juveniles on them since I got here. The temperatures have been dropping all day, and its Friday so maybe not a lot of families' home to be out at the amenities centers. Drove around for a little bit talking with neighbors who were outside.

Checked the pool patio and party room. The area was clear, quiet and clean. The only door found unsecured is the pesky door by the bathrooms. All areas found clear of residents.

1/19 Wednesday Food Truck was YumYum get you sum

Phase 1

The area was steady, there was one food truck this evening that was less steady. There were several residents on the tennis courts, a few on the basketball courts and inside the gym, but the playground was the busiest.

The pool area is closed and was found resident/guest free. Both bathrooms within the pool patio area was free of any residents. There was a surplus of residents going to the gym upon leaving the property.

Phase 2

The parking lot was bleak as usual and the playground/green space was pretty busy.

1/19 Wednesday evening

Phase 1

Upon arrival there was one resident inside the gym. I checked the pool patio, shut off bathroom lights and drove through the area.

Phase 2

Upon arrival there was about 5 male juveniles on the courts. I ran the vehicle tags and found a mix of both resident's/non-resident vehicles in the parking lot. I walked to the courts where I made contact with the guys to double check everyone there was with a resident. They were informed to behave and not cause any issues.

I rechecked the pool patio area, party room doors and bathrooms. The pool area was found secured and clear of any residents.

1/20 Thursday 5-9p Trying to beat the cold front and rain!

Phase 1

Upon arrival there were residents and guest everywhere. The courts both had residents on them and the playground was being used by the littles. The gym had a few residents inside "getting Pumped Up"

The pool patio was closed and there was no one in site.

Phase 2

So upon arrival to check the area I observed a golf cart on the sidewalk with two juveniles in the front seats. I stopped them and a bunch of other juveniles also walked up. I made contact with mom who stated they just moved into the area of silver leaf and was informed it was a golf cart approved community. I had a long talk to all the juveniles (high school ages)

to inform them of the rules in Johns Creek and surrounding areas within the 210 area. I informed the group they were not allowed to be in Johns Creek without residential friends and gave the 1 to 2 ratio. After a long talk everyone was brought up to date with what not to do. They all left the area without any issues. Reference to SJSO22CAD015100
I Have a feeling this is going to be the normal with silver leaf not putting in their own basketball courts.

I checked the pool patio and party room area. I found all doors secured and bathrooms were clear of any person's.

Around 8p I checked on the area, and found 4 male's juvenile neighborhood kids inside the pool patio. They were reminded of the pool and pool patio closure times and asked to gather their belongings to exit. They apologized and left without any further issues.

There were a few boys who were waiting for a "friend who is a resident" to join them in basketball. They were warned they wouldn't be allowed to play without said friend.

1/24/2022 Monday 6-9P

Phase 1

Upon arrival there was not a lot of vehicles or residents in the area. I checked the pool patio and the bathrooms finding it clear of anyone.

The gym had several residents and guest working out. The basketball courts also had a few residents playing on them. This area was pretty quiet for the evening.

I moved a UPS notification card from the pool patio gate to the office doors and sent Jim a text message letting him know in case the card fell or disappeared.

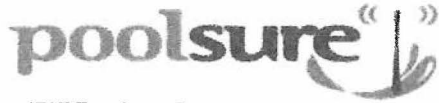
Phase 2

Upon arrival there was either a meeting or a fit class going on. It was cleared out on my next pass through. I checked all doors to the party room and found them secured. I checked bathrooms and the pool patio areas. I observed no guest in or around the area.

Around 9 pm there was 3 males on the basketball courts, I ran the tag to the vehicle in the parking lot and it came back to a residence within Silver Leaf. I walked over to inquire if any of the males resided within the community, to which they all looked at each other like deer in the headlights. I assumed no one resided within the neighborhood and explained to all three of them they were trespassing. One of the males stated that he lived in Silver Leaf and thought this was also a part of those neighborhoods. After a quick reminder this was a private neighborhood and further stated All neighborhoods off CR 210 were private that they would need to have a resident with them to play.

I issued all of them a trespass warning and they left without further issues. Reference to SJSO22CAD018334

*Silver Leaf neighborhoods do not have basketball courts, nor do they have any recreational parks as of yet with any basketball courts.



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

Invoice

Date 2/1/2022

Invoice # 131295604766

Terms	Net 20
Due Date	2/21/2022
PO #	

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 <div data-bbox="519 667 836 877" style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>RECEIVED JAN 31 2022 By _____</p> </div> <div data-bbox="860 640 1096 745" style="margin-left: 10px;"> <p>Feb Pool Chemicals</p> </div> <div data-bbox="576 892 998 1144" style="margin-left: 10px;"> <p>1-27-22 Jim Masters <i>[Signature]</i></p> </div> <div data-bbox="803 1123 1185 1165" style="margin-left: 10px;"> <p>1.320.572.46250</p> </div>	1	ea	1,031.25

A prepayment discount of 5% is available if the entire amount for 2022 is paid by January 31st, 2022. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

3410
Subtotal 1,031.25
Shipping Cost (FEDEX GROUND) 0.00
Total 1,031.25
Amount Due \$1,031.25

Remittance Slip

Customer
13BRA025
Invoice #
131295604766

Amount Due \$1,031.25

Amount Paid _____

Make Checks Payable To

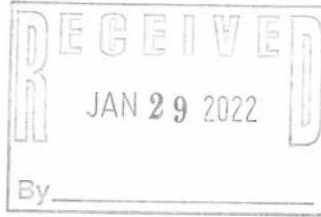
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295604766



3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-3253



INVOICE

Invoice #	625640
Account #	709617
Invoice Date	1/1/2022
Due Date	1/31/2022
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 Management Service (R) 001,320,57200.40800 1-14-22 Jan Lake maint. 19C Jan Lake maint. Tim Masters J. Neal	854.00
Customer Total Balance \$854.00		
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 #	625640
Account #	709617
Date	1/1/2022

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	_____	



Invoice

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

Invoice # 392238
Date 11/29/2021
Terms Net 30
Due Date 12/29/2021
Memo Monthly Fees

Bill To

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

286C

Description	Quantity	Rate	Amount
CDD meeting 2 hrs. J. Meadows	1	50.00	50.00

We appreciate your prompt payment.

1.320.572.494

Total \$50.00

Special Events

Non-Contracted Billable Services

<i>Community</i>		<i>Month:</i>		
Johns Creek		<u>10/31/21</u>		
Date of Service	Services Provided	Total Billable hours	Billable Hourly Rate	Amount billable
11/10/21	CDD Meeting - Jennifer Meadows	2.00	\$25.00	\$50.00
Total		2		\$50.00



Invoice

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

Invoice # 394775
Date 1/26/2022
Terms Net 30
Due Date 2/25/2022
Memo Supplemental labor

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

286C

001.320.57200.52000

Description	Quantity	Rate	Amount
Supplemental labor Jim Masters	1	4,800.00	4,800.00
Supplemental labor Jennifer Meadows	1	2,800.00	2,800.00

We appreciate your prompt payment.

Total \$7,600.00



Invoice

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

Invoice # 394762
Date 2/1/2022
Terms Net 30
Due Date 3/3/2022
Memo Monthly Fees

Bill To

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

2860 Feb

Description	Quantity	Rate	Amount
1. Field Management Services	1	5,123.63	5,123.63
2. Office Administrator & Events Coordinator	1	2,664.00	2,664.00
3. Janitorial Services	1	2,153.58	2,153.58
4. Pool Maintenance	1	2,271.83	2,271.83
5. Pet Waste Disposal Services	1	583.44	583.44

We appreciate your prompt payment.

Total \$12,796.48

- 1. 1.320.572.347
- 2. 1.320.572.344
- 3. 1.320.572.342
- 4. 1.320.572.462
- 5. 1.320.572.467



INVOICE

INVOICE #	INVOICE DATE
JAX 315172	1/15/2022
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: February 14, 2022

Invoice Amount: \$10,169.76

Description	Current Amount
Monthly Landscape Maintenance January 2022	\$10,169.76

New Price

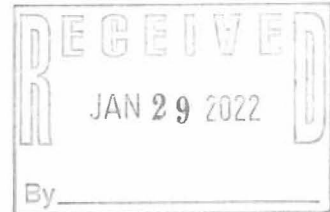
Invoice Total

\$10,169.76

1-14-22

1.320.572.461
271C

Jim Masters



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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



INVOICE

INVOICE #	INVOICE DATE
JAX 317256	1/19/2022
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: February 18, 2022

Invoice Amount: \$429.65

Description	Current Amount
-------------	----------------

Pump repair at Amenity Center

Irrigation Repairs

\$429.65

*HAD to rebuild Backflow
At irrigation pump -*

Invoice Total

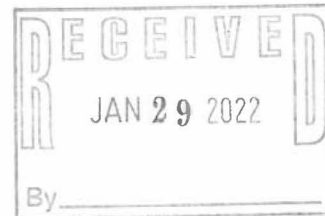
\$429.65

*1,320,572.463
2710*

1-19-22

Jim Masters

[Signature]



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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



INVOICE

INVOICE #	INVOICE DATE
JAX 321472	2/1/2022
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

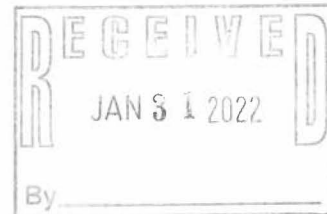
Invoice Due Date: March 3, 2022

Invoice Amount: \$10,169.76

Description	Current Amount
Monthly Landscape Maintenance February 2022	\$10,169.76

001.320.57200.46100
271C

Invoice Total \$10,169.76



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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

STATEMENT

PAGE: 1
CRONIN ACE HARDWARE
 2843 COUNTY ROAD 210 WEST
 SUITE 101
 SAINT JOHNS, FL 32259
 (904) 217-3324

CLOSING DATE: 1/31/22
 DUE DATE : 2/28/22
 ACCT: 10065

CLOSING
 DATE : 1/31/22
 DUE DATE: 2/28/22

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

CRONIN ACE HARDWARE
 BRANDY CREEK/JOHNS
 ACCOUNT : 10065



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	15.52		PREV BAL	15.52
1/18/22	5602	1	I	INVOICE	36.30		5602	36.30 ✓
1/20/22	5606	1	I	INVOICE	26.07		5606	26.07 ✓
1/22/22	H93244	1	P	PAYMENT - THANK YOU		15.52	H93244	-15.52
1/27/22	5625	1	I	INVOICE	17.99		5625	17.99 ✓
				NEW BALANCE	80.36			
<p style="font-size: 2em; font-family: cursive;">2-10-22</p> <p style="font-size: 1.5em; font-family: cursive;">Jim Masters</p> <p style="font-size: 1.5em; font-family: cursive;">Masters</p>					<p style="font-size: 1.5em; font-family: cursive;">334C</p> <p style="font-size: 1.2em; font-family: cursive;">1,320.572.46600</p> <p style="font-size: 1.2em; font-family: cursive;">Hardware Supplies</p>			
CURRENT		Current		over 30	over 60	over 90	NEW BAL	
80.36		0.00		0.00	0.00	0.00	80.36	

TERMS: NET EOM

10065

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

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.

CUT HERE ↑↑↑

AMOUNT PAID

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

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 80.36

DATE OF REQUEST: 2/ 4/22
 TIME OF REQUEST: 11:24:39
 TERMINAL ID : 566
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 1/ 1/22
 CLOSING DATE : 1/31/22
 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

01/18/22 11:12AM MT 553 SALE
 1644558 1 EA 5.99 EA N
 GORILLA SUPERGLUE GEL2PK 5.99
 7237316 1 EA 9.99 EA N
 LEADER HOSE 6' 9.99
 8098386 1 EA 2.39 EA N
 FUNNEL SPILL SAVER 5.5OZ 2.39
 58173 4 EA 5.49 EA N
 PLAY SAND QUIKRETE 50# 21.96

CUST # 10065
 TERMS: NET EOM

INV # 005602/1
 DATE : 1/18/22
 CLERK: MT
 TERM # 553

TIME :11:12

 * INVOICE *

3649

SUB TOTAL:\$ 40.33 TAX: \$.00
 DISCOUNT: -4.03 TOTAL: \$ 36.30
 CHARGE AMT: 36.30

Total Items: 7



==>> JRNL#H92352 INV# 5602/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 4.03 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.

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
ILLA SUPERGLUE GEL2PK	5.99	5.99 /EA	5.99 N
DER HOSE 6'	9.99	9.99 /EA	9.99 N
NEL SPILL SAVER 5.5OZ	2.39	2.39 /EA	2.39 N
Y SAND QUIKRETE 50#	5.49	5.49 /EA	21.96 N
AMOUNT CHARGED TO ACCOUNT **			36.30
TAXABLE			0.00
NON-TAXABLE			40.33
SUB-TOTAL			40.33
DISCOUNT			4.03
TAX AMOUNT			0.00
TOTAL INVOICE			36.30

(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

01/20/22 1:18PM SDD 553 SALL
 3433562 1 EA 17.99 EA N
 COM SWVL MNT LGHT CONTRL 17.99
 58173 2 EA 5.49 EA N
 PLAY SAND QUIKRETE 50# 10.98
 SUB-TOTAL:\$ 28.97 TAX: \$.00
 DISCOUNT: -2.90 TOTAL: \$ 26.07
 CHARGE AMT: 26.07
 Total Items: 3



==>> JRNL#H92803 INV# 5606/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 2.90 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 # 005606/1
 DATE : 1/20/22
 CLERK: SDD
 TERM # 553

TIME : 1:18

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
COM SWVL MNT LGHT CONTRL	17.99	17.99 /EA	17.99 N
PLAY SAND QUIKRETE 50#	5.49	5.49 /EA	10.98 N
** AMOUNT CHARGED TO ACCOUNT **		26.07	TAXABLE 0.00
			NON-TAXABLE 28.97
			SUB-TOTAL 28.97
			DISCOUNT 2.90
			TAX AMOUNT 0.00
			TOTAL INVOICE 26.07

(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

01/27/22 8:52AM JDB 553 SALE

21985 1 EA 19.99 EA N
 SNIPS COMBO PTRN 9-3/4" 19.99

SUB-TOTAL:\$ 19.99 TAX:\$.00
 DISCOUNT: -2.00 TOTAL:\$ 17.99
 CHARGE AMT: 17.99

Total Items: 1



==> JRNL#H94476 INV# 5625/1 <==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 2.00 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

received by

EK
 K

CUST # 10065
 TERMS: NET EOM

INV # 005625/1
 DATE : 1/27/22
 CLERK: JDB
 TERM # 553

TIME : 8:52

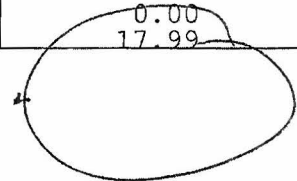
 * INVOICE *

92-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
SNIPS COMBO PTRN 9-3/4"	19.99	19.99 /EA	19.99 N
* AMOUNT CHARGED TO ACCOUNT **		17.99	TAXABLE 0.00
			NON-TAXABLE 19.99
			SUB-TOTAL 19.99
			DISCOUNT 2.00
			TAX AMOUNT 0.00
			TOTAL INVOICE 17.99

(JIM MASTERS)

Jim Masters



INVOICE



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

Invoice #	631788
Account #	709617
Invoice Date	2/1/2022
Due Date	3/3/2022
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 Management Service (R) <i>2-10-22 Feb lake maintenance</i> <i>Jim Masters</i> <i>[Signature]</i> <i>1.320.572.468</i> <i>19c</i>	854.00
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 #	631788
Account #	709617
Date	2/1/2022

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.

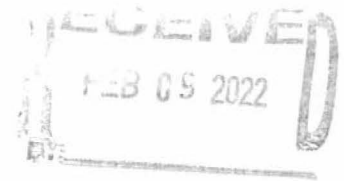
The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

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	_____	

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
12/31		Balance Forward						\$71.80	
01/04	P193768	Payment - Lockbox 1935						-\$71.80	
01/03 01/03	I03392786-01032022	NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District	SA St Augustine Record	1.00 x 4.2500	4.25	1	\$8.98	\$38.17	
01/03 01/03	I03392786-01032022	NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District	SA St Aug Record Online	1.00 x 4.2500	4.25	1	\$8.97	\$38.12	
PREVIOUS AMOUNT OWED:					\$71.80				
NEW CHARGES THIS PERIOD:					\$76.29				
CASH THIS PERIOD:					(\$71.80)				
DEBIT ADJUSTMENTS THIS PERIOD:					\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:					\$0.00				
We appreciate your business.									

3C
1,310.513,480



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	
	01/01/2022 - 01/31/2022		18412		18412		BRANDY CREEK CDD	

MAKE CHECKS PAYABLE TO
The St. Augustine Record
The St. Augustine Record Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME			
		01/01/2022 - 01/31/2022				BRANDY CREEK CDD			
COMPANY	23	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		01/31/2022		18412		18412		0000104892

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



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

ADVERTISING INVOICE and STATEMENT

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



8 - 2278

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



Mon, Jan 3, 2022
10:11:40AM

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: 0003392786-01
Start: 01/03/2022
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: 01/03/2022

Lines 49
Depth 4.25
Columns 1

Price \$76.29

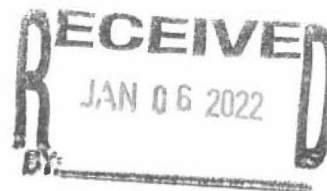
**NOTICE OF MEETING
BRANDY CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District will be held on Wednesday, January 12, 2022 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
3392786 January 3, 2021



THE ST. AUGUSTINE RECORD
Affidavit of Publication

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

ACCT: 18412
AD# 0003392786-01
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 **Notic Misc** in the matter of **BOS REG MTG 1/12/22** was published in said newspaper in the issue dated **01/03/2022**.

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.

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, January 12, 2022 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.

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James Oliver
District Manager
3392786 January 3, 2021

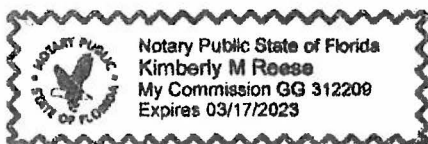
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this ____ day of **JAN 0 4 2022**

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

Kimberly M Reese
(Signature of Notary Public)



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

Account Number	Due Date
020-002701	2/20/22

Account Summary

Thank you for being a Wavefly customer. We appreciate your business.

Billing Date 2/1/2022 Payments through: 2/30/22
 BRANDY CREEK CDD Previous balance \$54.95
 224 JOHNS CREEK PKWY (-) Payment (1/30/2022) (\$54.95)
 ST AUGUSTINE FL 32092-5054 (=) After Payments \$0.00

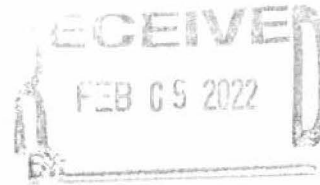
Billing Questions Please Call:
 904-940-9525

Current Month Activity

Date	Description of Service	Amount
------	------------------------	--------

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

2/1/2022	Extreme 100/20 MB	2/1-2/28 \$79.99
2/1/2022	Extreme Discount	2/1-2/28 (\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$54.95



1,320.572,420
 44C
 Feb Internet Service

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
2/20/22	020-002701	\$54.95	(\$54.95)	\$54.95	\$54.95	\$

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



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

Invoice

Invoice #: 282
 Invoice Date: 2/1/22
 Due Date: 2/1/22
 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 - February 2022 001.310.513.34000		4,216.50	4,216.50
Information Technology - February 2022 001.310.513.35100		104.17	104.17
Office Supplies 001.310.513.51000		5.93	5.93
Postage 001.310.513.42000		42.98	42.98
Copies 001.310.513.42500		91.20	91.20
Telephone 001.310.513.41000		36.63	36.63
Total			\$4,497.41
Payments/Credits			\$0.00
Balance Due			\$4,497.41



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Copy of Previously Printed Invoice Number:

Account Number: 6305967
 Invoice Date: 269633000
 Direct Inquiries To: 10/25/2021
 Phone: STACEY JOHNSON
 407-835-3805

GOVERNMENTAL MANAGEMENT SERVICES
 CENTRAL FLORIDA
 WORLD GOLF VILLAGE
 475 WEST TOWN PLACE STE 114
 ST AUGUSTINE FL 32092

**BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)
 SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2015**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,363.88

All invoices are due upon receipt.

830

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**BRANDY CREEK COMMUNITY DEVELOPMENT
 DISTRICT (ST. JOHNS COUNTY, FLORIDA)
 SPECIAL ASSESSMENT REFUNDING BONDS, SERIES
 2015**

Invoice Number:	6305967
Account Number:	269633000
Current Due:	\$4,363.88
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:

U.S. Bank
 ABA # 091000022
 Acct # 1-801-5013-5135
 Trust Acct # 269633000
 Invoice # 6305967
 Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
 CM-9690
 PO BOX 70870
 St. Paul, MN 55170-9690



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 Copy of Previously Printed Invoice

Invoice Number: 6305967
 Invoice Date: 10/25/2021
 Account Number: 269633000
 Direct Inquiries To: STACEY JOHNSON
 Phone: 407-835-3805

BRANDY CREEK COMMUNITY DEVELOPMENT
 DISTRICT (ST. JOHNS COUNTY, FLORIDA)
 SPECIAL ASSESSMENT REFUNDING BONDS, SERIES
 2015

Accounts Included 269633000 269633001 269633002 269633003 269633004 269633005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04510 Paying Agent / Trustee	1.00	4,050.00	100.00%	\$4,050.00
Subtotal Administration Fees - In Advance 10/01/2021 - 09/30/2022				\$4,050.00
Incidental Expenses	4,050.00	0.0775		\$313.88
Subtotal Incidental Expenses				\$313.88
TOTAL AMOUNT DUE				\$4,363.88

83C

FY 22 SE 2015 Trustee Fee = \$4,050.00 1.310.513.313
 FY 22 Incidental Expenses = \$313.88 1.310.513.313



Invoice

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

Invoice # 395353
Date 1/31/2022
Terms Net 30
Due Date 2/27/2022
Memo Maintenance Services

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- Jennifer Meadows	1	50.00	50.00

1,320,572,494

286C

Total \$50.00



Big Z Pool Service, LLC
 172 Stokes Landing Rd
 Saint Augustine, FL 32095
 bigzpools@yahoo.com
 www.facebook.com/bigzpoolservice

Invoice 10374

BILL TO

Brandy Creek CDD C/O GMS
 224 Johns Creek Parkway
 St. Augustine, FL 32092

DATE
02/21/2022

PLEASE PAY
\$553.00

DUE DATE
03/03/2022

001. 320.57200. 46600, - 316c

PRODUCT/SERVICE	QTY	RATE	AMOUNT
Re: Main Pool Completed: 2/21/22			
Job Material:Material Difference in price as the VFD was actually a 15hp	1	428.00	428.00
Labor Rates:Commercial Labor Labor, additional as the job was more extensive	1	125.00	125.00

Thank you for your business!

For work outside of monthly cleaning services, accepted forms
 of payment are check, cash or a credit card however the credit
 card is subject to a 3.5% processing fee.

TOTAL DUE

\$553.00

THANK YOU.

Additional electric work

2-23-2022

Jim Masters

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

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 # 108901
 DATE 02/23/2022
 DUE DATE 02/23/2022
 TERMS Due on receipt

280C
 1,320.572.420
 Feb High Speed Internet

DATE	ACCOUNT SUMMARY	AMOUNT
01/23/2022	Balance Forward	125.00
	Other payments and credits after 01/23/2022 through 02/22/2022	-125.00
02/23/2022	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	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**

2-22-2022
 Jim Masters

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 17, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3009711

Client Matter No. 3323-1

Mr. Jim Oliver
Brandy Creek CDD
GMS - North Florida
Suite 114
475 W. Town Place
St. Augustine, FL 32092

Invoice No. 3009711

3323-1

3720

1,310.513.315

Re: Brandy Creek CDD-General Counsel

For Professional Legal Services Rendered

01/05/22	M. Eckert	0.70	227.50	Attend agenda conference call
01/05/22	K. Haber	0.30	67.50	Revise landscape maintenance agreement with Yellowstone
01/06/22	M. Eckert	0.40	130.00	Prepare Yellowstone agreement
01/06/22	D. Wilbourn	0.40	60.00	Revise and disseminate landscape agreement
01/12/22	M. Eckert	3.10	1,007.50	Review agenda; prepare for, travel to and attend board meeting; return travel; meeting follow up; review JEA request
01/25/22	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation

TOTAL HOURS 5.20

KUTAK ROCK LLP

Brandy Creek CDD
February 17, 2022
Client Matter No. 3323-1
Invoice No. 3009711
Page 2

TOTAL FOR SERVICES RENDERED		\$1,618.50
DISBURSEMENTS		
Travel Expenses	18.25	
TOTAL DISBURSEMENTS		<u>18.25</u>
TOTAL CURRENT AMOUNT DUE		<u>\$1,636.75</u>

2/6 4-6p

Phase 1

There was one vehicle in the parking lot and one person inside the gym on this damp winter day. I checked all patio and bathroom areas, turning lights off as I exited.

Phase 2

Upon arrival there was one vehicle in the parking lot. There were two small children and a father on the basketball courts.

During one of many passes, I observed a group headed to the party room around 520ish. I will check in after the break to make sure were all cleaned up.

2/6 8-10p

Phase 1

Upon re-arrival and a check of the area, I noticed lights on everywhere except for the gym. As I was walking towards the gym I noticed cell phone lights. I poked my head inside to find a resident working out in the dark. I inquired to why there were no lights on, and the male stated that he tried but they wouldn't turn on. After a quick look around I observed the emergency lights on in the gym and bathrooms. I text Jim to inform him of the situation. All other areas were free of any residents.

Phase 2

I observed the party room event still carrying on upon arrival and upon rechecking at 9pm it was still going on. Not a whole lot of traffic issues due to it being Sunday and the with the assistance of the weather. This evenings weather is damp and awful to be outside in. Upon last check the party room event was still going on. The traffic in the parking lot was minimal and I believe the group inside was cleaning up.

2/15 Tuesday- 530-930P The day after all the love has been spent!

Phase 1

There were quite a few vehicles in the parking lot. I had most of them return to Johns Creek. I checked the pool patio, the patio bathrooms and the gym area. No residents found within the area. All Lights were turned off as a result. I checked the basketball courts where I observed 4 young males playing ball. I recognize one of them as a resident who is usually here... the area cleared out before 8 pm

Phase 2

Upon arrival, there were a ton of kids outside on the green spaces and courts., There was one young male who was observed sitting on top of one of the bench sun shades at the playground, and he quickly exit the area after I arrived. By 8p the area was cleared out.

2/18 Friday 530-930p Weather was gloomy due to Cold Front Pushing through.

Phase 1

Upon arrival there were a few vehicles and no one visible outside. Upon inspection there were juveniles in the playground jungle gym and a few people inside the gym.

I checked both bathrooms and the pool patio area to find it clear and clean.

I chased 3 juveniles out of the pools, they all stated they didn't know it was closed even after I point the signs out... All of them were documented in said call, and they all left the area due to the change of weather. Two of the Three juveniles resided within the neighborhood. Reference to SJSO21CAD037140

Phase 2

Upon arrival, the area was clear of any resident/guest. I checked the pool patio and observed the party room decorated for the king and princess dance tomorrow evening.

4/21 Monday 6-9P

Phase 1

There were only a few vehicles in the parking lot, upon arrival there were no residents/guest out on the green spaces or the courts. There were two members inside the gym upon arrival. I checked the pool and pool patio and found it clear of anyone. By 730 the vehicles had exited the area. There was one resident inside the gym.

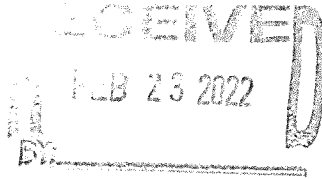
Upon checking the gym, I advised one of the males inside that he would need his shirt on as he was walking around looking in the mirror posing...haha silly kids.

Phase 2

Upon arrival there was multiply juveniles out in the green space. The party room had fitness classes going on. The pool patio itself was clear of anyone. Upon checking the area, I found an unsecured door to the party room. I quickly secured and checked all other doors. The restrooms were clear of any residents. The whole area was quiet and empty. I observed the trash pickers in the neighborhood, they drove the neighborhood scouring for goodies. Trailer Tag (fl-AIZK64) was up to date.



Jim Oliver
 Brandy Creek CDD
 c/o GMS, LLC
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092



February 07, 2022
 Project No: 00273.39000
 Invoice No: 0201466

Project 00273.39000 Brandy Creek CDD - 2021/2022 General Consulting Engineering Services (WA#19)

Professional Services rendered through January 31, 2022

Task 01 General Consulting Engineering Services for 2021/2022

Professional Personnel

		Hours	Rate	Amount	
Senior Engineer					
Weeber, Bradley	1/8/2022	1.00	195.00	195.00	
Weeber, Bradley	1/22/2022	1.00	195.00	195.00	
Totals		2.00		390.00	
Total Labor					390.00

	Current	Prior	To-Date	
Total Billings	390.00	390.00	780.00	
Contract Limit			5,000.00	
Remaining			4,220.00	
Total this Task				\$390.00

Task XP Expenses

Expenses

Delivery / Messenger Svc		40.66	
Total Expenses	1.15 times	40.66	46.76
Total this Task			\$46.76

1,310.513.311
 130

Invoice Total this Period \$436.76

England-Thimys & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-646-3485
 CA-00002584 LC-0000316



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

Invoice

Date

3/1/2022

Invoice #

131295605336

Terms	Net 20
Due Date	3/21/2022
PO #	

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 2-22-2022 Jim Masters Masters Mar Pool Chemicals 1.320.572.46250 341C	1	ea	1,031.25

Subtotal 1,031.25
Shipping Cost (FEDEX GROUND) 0.00
Total 1,031.25
Amount Due \$1,031.25

Remittance Slip

Customer
13BRA025
Invoice #
131295605336

Amount Due \$1,031.25

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295605336



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F61617050 Inv Date : 3/07/2022
Customer : 11028 Loc : F61
Type . . : CHG-S Route . : 13
PO Number : Acct # : 11028
WO Number : Acct Zip : 32092
Service Visit : 8165001

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(904)562-7000

Bill to:
BRANDY CREEK CDD
224 JOHNS CREEK PKWY
SAINT AUGUSTINE, FL 32092

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

RECEIVED MAR 18 2022

Table with 5 columns: Item, Qty, Description, Unit Price, Net Amount Tx. Rows include EESEAL, IN, INEL, INEX, and SC.

SUB-TOTAL : 309.47
TAX : -20.12
TOTAL : 289.35

CINTAS FIRE PROTECTION
#98454000012007
#98452300012007
#502087000199

PLEASE PAY FROM THIS INVOICE
PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT
TO MAKE PAYMENT OR FOR ANY QUESTIONS

Spoke with Cintas.
See attached
email for
tax exempt
approval

1730

1.320.572.466 Jm

THE GOODS AND/OR SERVICES PROVIDED BY CINTAS HAVE BEEN OR WILL BE PROVIDED EXPLICITLY SUBJECT TO CINTAS'S FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS ("THE TERMS"), A COMPLETE COPY OF WHICH HAS BEEN PROVIDED TO YOU, AND ADDITIONAL COPIES OF WHICH ARE AVAILABLE FROM YOUR CINTAS REPRESENTATIVE OR ONLINE AT CINTAS.COM/FIRECONTRACT. CERTAIN EXCERPTS OF THE TERMS ARE ALSO PRINTED ON THE BACK OF THIS PAGE. BY SIGNING THIS DOCUMENT AND/OR ACCEPTING THE GOODS AND/OR SERVICES PROVIDED, YOU (1) ACKNOWLEDGE THAT YOU HAVE RECEIVED, READ, AND UNDERSTAND THE TERMS IN THEIR ENTIRETY, (2) AGREE TO BE BOUND BY THE TERMS, (3) REPRESENT AND WARRANT THAT YOU HAVE THE AUTHORITY TO ENTER INTO THIS AGREEMENT, AND (4) ACKNOWLEDGE THAT ALL WORK HAS BEEN COMPLETED.

TERMS NET 10

FIRE-LASERINV



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F61617050 Inv Date : 3/07/2022
Customer : 11028 Loc : F61
Type . . : CHG-S Route . : 13
PO Number : Acct # : 11028
WO Number : Acct Zip : 32092
Service Visit : 8165001

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(904)562-7000

Bill to:
BRANDY CREEK CDD
224 JOHNS CREEK PKWY
SAINT AUGUSTINE, FL 32092

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

Item Qty Description Unit Price Net Amount Tx
PLEASE CALL 570.891.0407
WE ACCEPT VISA/MC/AMEX DISCOVER AND CHECK BY PHONE

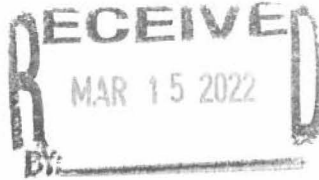
THE GOODS AND/OR SERVICES PROVIDED BY CINTAS HAVE BEEN OR WILL BE PROVIDED EXPLICITLY SUBJECT TO CINTAS'S FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS ("THE TERMS"), A COMPLETE COPY OF WHICH HAS BEEN PROVIDED TO YOU, AND ADDITIONAL COPIES OF WHICH ARE AVAILABLE FROM YOUR CINTAS REPRESENTATIVE OR ONLINE AT CINTAS.COM/FIRECONTRACT. CERTAIN EXCERPTS OF THE TERMS ARE ALSO PRINTED ON THE BACK OF THIS PAGE. BY SIGNING THIS DOCUMENT AND/OR ACCEPTING THE GOODS AND/OR SERVICES PROVIDED, YOU (1) ACKNOWLEDGE THAT YOU HAVE RECEIVED, READ, AND UNDERSTAND THE TERMS IN THEIR ENTIRETY, (2) AGREE TO BE BOUND BY THE TERMS, (3) REPRESENT AND WARRANT THAT YOU HAVE THE AUTHORITY TO ENTER INTO THIS AGREEMENT, AND (4) ACKNOWLEDGE THAT ALL WORK HAS BEEN COMPLETED.

TERMS NET 10

FIRE-LASERINV



Jim Oliver
 Brandy Creek CDD
 c/o GMS, LLC
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092



March 07, 2022
 Project No: 00273.39000
 Invoice No: 0201903

Project 00273.39000 Brandy Creek CDD - 2021/2022 General Consulting Engineering Services (WA#19)

Professional Services rendered through February 28, 2022

Task 01 General Consulting Engineering Services for 2021/2022

Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Weeber, Bradley	2/19/2022	1.00	195.00	195.00
Totals		1.00		195.00
Total Labor				195.00

	Current	Prior	To-Date
Total Billings	195.00	780.00	975.00
Contract Limit			5,000.00
Remaining			4,025.00
Total this Task			\$195.00

Task	XP	Expenses	Total this Task
			0.00

Invoice Total this Period \$195.00

Outstanding Invoices

Number	Date	Balance
0201466	2/7/2022	436.76
Total		436.76

1,310,573,311
 130

England-Thimys & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8600 • fax 904-646-9485
 CA-00002584 LC-00003116



ELECTRIC COMPANY
EC0001925

KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
3/11/2022	4588

BILL TO
~~VESTA PROPERTY SERVICES~~
 BRANDY CREEK CDD
 224 JOHNS CREEK PARKWAY
 ST AUGUSTINE FL 32092

P.O. NO.	TERMS	JOB
	Net 15	22-913

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	Job: John's Creek Entry and material. Installed replacement parts for entry light fixture. <i>To repair monument</i> <i>Entry light at Phase 2</i> <i>3-15-22</i> <i>Jim Masters</i>	220.00	220.00

Thank you for your business. We appreciate it very much.

Phone #	Fax #	E-mail
904-541-1000	904-215-3475	LDEASE@AOL.COM

Total	\$220.00
Payments/Credits	\$0.00
Balance Due	\$220.00

374C
1. 320.57200.
46600



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
8/10/21	TA1821005	8063188208
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
9/9/21	Net 30 Days	\$ 108.38

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: 3484261164
 Order: 7336720562-000-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
1	24388084	HP 962XL HYBLK/962 CMY INK 4PK	1.00	1.00	\$ 97.39	\$ 97.39
2	137961	PUFFS PLUS 6 FAMILY PK 124/BX	1.00	1.00	\$ 10.99	\$ 10.99
						Subtotal: \$ 108.38
						Total: \$ 108.38

RECEIVED MAR 18 2022

ofc supplies
 324c
 1.320.372.570

Jim Masters



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
11/9/21	TA1821005	8064210578
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
12/9/21	Net 30 Days	\$ 152.86

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: 3492322198
Order: 7343319961-000-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
1	24388084	HP 962XL HYBLK/962 CMY INK 4PK	1.00	1.00	\$ 103.89	\$ 103.89
						Subtotal: \$ 103.89
						Total: \$ 103.89

RECEIVED MAR 18 2022

ofc supplies
1,320.572.570
324c
Jim Masters
[Signature]



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
1/11/22	TA1821005	8064857138
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
2/10/22	Net 30 Days	\$ 390.05

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: 3497203109
Order: 7347692133-000-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
1	24388084	HP 962XL HYBLK/962 CMY INK 4PK 1	1.00	1.00	\$ 103.89	\$ 103.89
2	812375	TISSUE TOILET SCOTT RECY 2PLY 2	2.00	2.00	\$ 70.79	\$ 141.58
3	181001	SCOTT HRT W CORE PLUGS 1150FT 2	2.00	2.00	\$ 72.29	\$ 144.58
						Subtotal: \$ 390.05
						Total: \$ 390.05

RECEIVED MAR 18 2022

- 1. ofc supplies
1.320.572.570
- 2. Jan. Supplies
1.320.572.444 324C

Jim Masters
J. Masters



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
2/10/22	TA1821005	8065192900
PLEASE PAY BY	TERMS	SUMMARY INVOICE AMOUNT
3/12/22	Net 30 Days	\$ 177.47

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: 3499805252
Order: 7349936708-000-001

Order Line	Item Number	Description / Unit of Measure	Order Qty	Ship Qty	Unit Price	Extended Price
1	082655	STPLS STAN VIEW BNDR 1IN PERI	3.00	3.00	\$ 3.99	\$ 11.97
2	2609669	WRITE AND ERASE DIVIDER5TAB	2.00	2.00	\$ 2.49	\$ 4.98
3	990176	SPLS 8.5X11 COPY 20/92 5RM CS	1.00	1.00	\$ 24.25	\$ 24.25
4	24388085	HP 962 C/M/Y COLOR INK 3PK	2.00	2.00	\$ 63.99	\$ 127.98
5	323179	PLEDGE MULTI SURFACE CLEANER	1.00	1.00	\$ 8.29	\$ 8.29
						Subtotal: \$ 177.47
						Total: \$ 177.47

RECEIVED MAR 18 2022

ofc supplies
1,320.572.570
324c

Jim Motors
J. Mark



SUNDANCER SIGN GRAPHICS
 11259 Business Park Blvd, Suite 3
 Jacksonville, FL 32256
 904-287-4949
 kevin@sundsg.com

BILL TO

Brandy Creek CDD (Johns Creek)
 Brandy Creek CDD
 C/O Jim Masters
 224 Johns Creek Pkwy
 Jacksonville, FL 32092

SHIP TO

Brandy Creek CDD (Johns Creek)
 Brandy Creek CDD
 C/O Jim Masters
 224 Johns Creek Pkwy
 Jacksonville, FL 32092

INVOICE 3450

DATE 03/15/2022 TERMS Due on receipt

DUE DATE 04/01/2022

ACTIVITY	QTY	RATE	AMOUNT
Specialty Sign 43.5 x 45.5 Updated Pool Rule Sign for Amenity 2	2	350.00	700.00T
Specialty Sign 15x10 No Running Sign	4	75.00	300.00T
Specialty Sign 17 x 16 Amenity Center for residents only signage	3	125.00	375.00T

SUBTOTAL 1,375.00
 TAX 0.00
 TOTAL 1,375.00
TOTAL DUE \$1,375.00

Replace faded
 outdate info on
 Pool Signs - Phase 2

3-15-22
 Jim Masters
 J. Masters

34C
 1.320.572.46400
 Sign repairs



Taylor Tree Services, Inc.
4600 Ave B
St. Augustine, FL 32095 US
(904) 692-2008
info@taylor-tree.com

Invoice

BILL TO
Johns Creek

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15329	03/15/2022	\$1,450.00	03/15/2022	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Johns creek pool area Remove and stump grind oak tree next to side walk Elevate 3 oak trees, haul away all debris	1	1,450.00	1,450.00

BALANCE DUE **\$1,450.00**

PHASE 1
POOL AREA

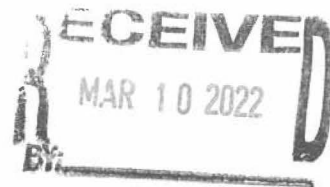
1,320,572.00.49000
2010

3-15-22

Jim Masters
[Signature]

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	13	14	15	16	17	18	19	
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT		
01/31		Balance Forward						\$76.29		
02/21 02/21	103402568-02212022	NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of Supervisors of the Brandy Creek Community Development Distric	SA St Augustine Record	1.00 x 4.2500	4.25	1	\$8.98	\$38.17		
02/21 02/21	103402568-02212022	NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of Supervisors of the Brandy Creek Community Development Distric	SA St Aug Record Online	1.00 x 4.2500	4.25	1	\$8.97	\$38.12		
				PREVIOUS AMOUNT OWED:					\$76.29	
				NEW CHARGES THIS PERIOD:					\$76.29	
				CASH THIS PERIOD:					\$0.00	
				DEBIT ADJUSTMENTS THIS PERIOD:					\$0.00	
				CREDIT ADJUSTMENTS THIS PERIOD:					\$0.00	
We appreciate your business.										
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.										



1.310.573.480

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
	\$76.29		\$76.29	\$0.00	\$0.00	\$0.00		\$152.58 \$76.29
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	02/01/2022 - 02/28/2022		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						
	02/01/2022 - 02/28/2022		BRANDY CREEK CDD						
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT				
SA 7		\$152.58 \$76.29	\$0.00		NET 15 DAYS				
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS				
	\$76.29		\$76.29	\$0.00	\$0.00				
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
	1		02/28/2022		18412		18412		0000106584

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2439

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



THE ST. AUGUSTINE RECORD
Affidavit of Publication

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

ACCT: 18412
AD# 0003402568-01
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 REG MTG BOS 3/2/22 was published in said newspaper in the issue dated 02/21/2022.

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.

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, March 2, 2022 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
3402568 February 21, 2022

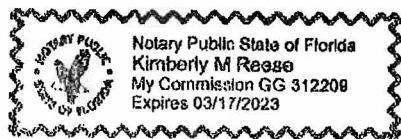
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of FEB 21 2022

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

Kimberly M Reese
(Signature of Notary Public)





Web Development, LLC

Invoice

Date	Invoice #
3/1/2022	2776

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - BRANDY CREEK CDD <i>Mar</i>	150.00	150.00
<i>3350</i> <i>1.320.572.343</i>			
Total			\$150.00

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

Account Number	Due Date
020-002701	3/20/22

Account Summary

Thank you for being a Wavefly customer. We appreciate your business.

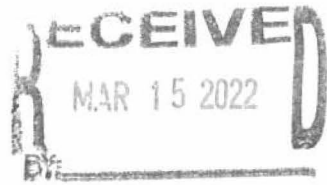
Billing Date 3/1/2022	Payments through: 2/30/22	
BRANDY CREEK CDD	Previous balance	\$54.95
224 JOHNS CREEK PKWY	(-) Payments	\$0.00
ST AUGUSTINE FL 32092-5054	(=) After Payments	\$54.95

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
3/1/2022	Extreme 100/20 MB	3/1-3/31 \$79.99
3/1/2022	Extreme Discount	3/1-3/31 (\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$109.90



44C
 1.320.572.420
 Mur Internet Service

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

224 JOHNS CREEK PKWY
 ST AUGUSTINE FL 32092-5054

Due Date	Account No.	Previous Bal.	Payments	Current Charges	Amount Due	Amt Enclosed
3/20/22	020-002701	\$54.95	\$0.00	\$54.95	\$109.90 \$54.95	\$ 54.95

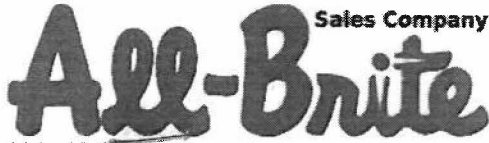
Wavefly
 2220 CR 210 W Ste 108
 PMB 360
 Jacksonville, FL 32259

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

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





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

Cleaning Equipment and Chemicals
 for Buildings & Industry
 Since 1954

INVOICE

RECEIVED MAR 11 2022

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

Invoice#	Order#	Customer#	Customer P.O.#	Terms	Salesperson
394649	422126	6169		NET 30 DAYS	07
03/10/22	03/07/22	JENNIFER		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	907-1062-1 LOC001 DMQ DISFT. GALLON 4/CS		51.00	51.00
BIN: 06003					
1	CS	907-7496-1 LOC001 NABC GALLON 4/CS		49.33	49.33
BIN: 07006					
Subtotal					144.72
FUEL SURCHARGE					5.00
Tax #: 85-8012869385C5					
Total Due On 04/09/22					149.72

1. 320.572.466
323C
Jani Sup.

Jim Masters

DELIVERED BY

*HM=
 Hazardous/MSDS required

DATE RECEIVED / RECEIVED BY

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 283

Invoice Date: 3/1/22

Due Date: 3/1/22

Case:

P.O. Number:

Bill To:

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

Description	300	Hours/Qty	Rate	Amount
Management Fees - March 2022	1,510.513.340		4,216.50	4,216.50
Information Technology - March 2022	1,310.513.357		104.17	104.17
Office Supplies	1,310.513.510		5.57	5.57
Postage	1,310.513.420		15.16	15.16
Copies	1,310.513.425		65.25	65.25
Telephone	1,310.513.410		50.34	50.34
Total				\$4,456.99
Payments/Credits				\$0.00
Balance Due				\$4,456.99

INVOICE



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

RECEIVED MAR 11 2022

Invoice #	637739
Account #	709617
Invoice Date	3/1/2022
Due Date	3/31/2022
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 Management Service (R) <i>MAR Lake Maint</i> <i>2-7-22</i> <i>Jim Masters</i> <i>Masters</i> 1.320.572.468 19C	854.00
Customer Total Balance \$854.00		
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 #	637739
Account #	709617
Date	3/1/2022

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	_____



Invoice

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

Invoice # 396587
Date 2/28/2022
Terms Net 30
Due Date 3/30/2022
Memo Special Events

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
King and prince dance. Bunco event staffing	1	225.00	225.00

Thank you for your business.

Total \$225.00



INVOICE

INVOICE #	INVOICE DATE
JAX 338693	3/7/2022
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: April 6, 2022

Invoice Amount: \$1,337.50

Description	Current Amount
Irrigation repairs from January inspection <u>Irrigation Repairs</u>	\$1,337.50

1.320.572.463
271C

2-7-22

Invoice Total \$1,337.50

IRRIGATION MAINT 1.320.57200.46300

Tim Masters
of Master

RECEIVED MAR 11 2022

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



INVOICE

INVOICE #	INVOICE DATE
JAX 338692	3/7/2022
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: April 6, 2022

Invoice Amount: \$992.50

Description	Current Amount
Install jasmine in bed around Front pool Landscape Enhancement CORE	\$992.50

Phase 1

Invoice Total **\$992.50**

Jim Masters

[Signature]

LANDSCAPE CONTINGENCY
1.320.57200.49000

271C

RECEIVED MAR 11 2022

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

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



RECEIVED MAR 25 2022

INVOICE

BILL TO

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

INVOICE # 110168

DATE 03/23/2022
 DUE DATE 03/23/2022
 TERMS Due on receipt

DATE	ACCOUNT SUMMARY	AMOUNT
02/23/2022	Balance Forward	125.00
	Other payments and credits after 02/23/2022 through 03/22/2022	-125.00
03/23/2022	Other invoices from this date	0.00
	New charges (details below)	125.00
	Total Amount Due <i>2800</i>	125.00

ACTIVITY	QTY	RATE	AMOUNT
Note **NOTE**	<i>1,320.572.420</i>	0.00	0.00
	<i>Mar High Speed Internet</i>		

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
 BALANCE DUE

125.00

\$125.00

3-23-22
Jim Masters
[Signature]

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 21, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3023462

Client Matter No. 3323-1

Mr. Jim Oliver
Brandy Creek CDD
GMS - North Florida
Suite 114
475 W. Town Place
St. Augustine, FL 32092

1,310.513.315
372c

Invoice No. 3023462
3323-1

Re: Brandy Creek CDD-General Counsel

For Professional Legal Services Rendered

02/16/22	M. Eckert	0.10	32.50	Review draft agenda; provide comments
02/18/22	M. Eckert	0.30	97.50	Attend agenda call; prepare for board meeting
02/22/22	M. Eckert	0.60	195.00	Review draft minutes and provide comments; follow up from board meeting; confer with Weeber, Masters and Oliver
02/23/22	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
02/25/22	K. Haber	0.10	22.50	Prepare resolution designating registered agent
TOTAL HOURS		1.40		

KUTAK ROCK LLP

Brandy Creek CDD

March 21, 2022

Client Matter No. 3323-1

Invoice No. 3023462

Page 2

TOTAL FOR SERVICES RENDERED \$473.50

TOTAL CURRENT AMOUNT DUE \$473.50



Invoice

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

Invoice # 397271
Date 3/28/2022
Terms Net 30
Due Date 4/27/2022
Memo Maintenance Services

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
Pressure wash Phase 2 entry monument 1.320.572.466	1	940.00	940.00
Pressure wash all aspects of the pocket park at Huffner Hill Circle and S. Field Crest Drive 1.320.572.466	1	520.00	520.00

2860

Total \$1,460.00



AMENITY
MAINTENANCE
GROUP

Proposal

DATE: March 22, 2022

245 Riverside Ave Suite # #300, 32202
Ph: 904-654-6304 / Fax: 904-355-1832

BCCDD03222022

BILL TO: Brandy Creek CDD

DESCRIPTION	AMOUNT
Pressure wash all aspects of the pocket park at Huffner Hill Circle and S. Field Crest Drive. Included is playground, shade structure and 3900 square feet of sidewalk throughout park.	\$ 520.00
Licensed and insured as a department of Vesta Property Services	
<i>SUBTOTAL</i>	\$ 520.00
<i>SALES TAX</i>	\$ -
TOTAL	\$ 520.00

Payment is due 30 days upon completion.
Thank you for your business!



AMENITY
MAINTENANCE
GROUP

Proposal

DATE: March 25, 2022

245 Riverside Ave Suite # #300, 32202
Ph: 904-654-6304 / Fax: 904-355-1832

BCCDD03252022

BILL TO: Brandy Creek CDD

DESCRIPTION	AMOUNT
Pressure wash Phase 2 entry monument, 5700 square feet of sidewalk and 1860 linear feet of curbing along Avery Place	\$ 940.00
Licensed and insured as a department of Vesta Property Services	
<i>SUBTOTAL</i>	\$ 940.00
<i>SALES TAX</i>	\$ -
TOTAL	\$ 940.00

Payment is due 30 days upon completion.
Thank you for your business!

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/22	00030	1/28/22 10203	202201 600-53800-61000	PH1 SPLASH POOL	*	1,198.00	
		1/28/22 10205	202201 600-53800-61000	PH1 REC POOL VARI SPD DRV	*	1,702.20	
							BIG Z POOL SERVICES, LLC
						2,900.20	000142

3/03/22	00038	2/21/22 557	202202 600-53800-61000	PLAY FEAT P1-RPLC NET PNL	*	2,300.00	
							US PLAY COMPANY
						2,300.00	000143

						TOTAL FOR BANK B	5,200.20
						TOTAL FOR REGISTER	5,200.20



Big Z Pool Service, LLC
 172 Stokes Landing Rd
 Saint Augustine, FL 32095
 bigzpools@yahoo.com
 www.facebook.com/bigzpoolservice

Invoice 10203

BILL TO

Brandy Creek CDD C/O GMS
 224 Johns Creek Parkway
 St. Augustine, FL 32092

DATE
01/28/2022

PLEASE PAY
\$1,198.00

DUE DATE
02/07/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: contractor for splash pool			
Job Material:Material 3phase contractor with coil overload, including new enclosure	1	898.00	898.00
Labor Rates:Commercial Labor Labor	1	300.00	300.00

Thank you for your business!

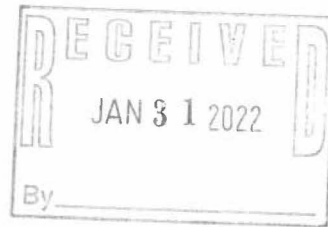
For work outside of monthly cleaning services, accepted forms of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.

TOTAL DUE \$1,198.00

THANK YOU.

033.600.53800.61000
 Phase 1
 Splash Pool 30B

1-27-22
 Jim Masters



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



Big Z Pool Service, LLC
 172 Stokes Landing Rd
 Saint Augustine, FL 32095
 bigzpools@yahoo.com
 www.facebook.com/bigzpoolservice

Invoice 10205

BILL TO
 Brandy Creek CDD C/O GMS
 224 Johns Creek Parkway
 St. Augustine, FL 32092

DATE	PLEASE PAY	DUE DATE
01/28/2022	\$1,702.20	02/07/2022

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: replacement variable speed drive			
Job Material:Material 10hp 3-hase VFD 230vac Pre-Programmed and Tested	1	1,402.20	1,402.20
Labor Rates:Commercial Labor Labor	1	300.00	300.00

Thank you for your business!

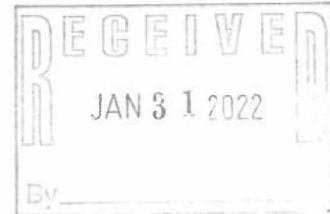
For work outside of monthly cleaning services, accepted forms of payment are check, cash or a credit card however the credit card is subject to a 3.5% processing fee.

TOTAL DUE **\$1,702.20**

THANK YOU.

1-27-22
 Tim Masters
 [Signature]

Phase 1
 Rec Pool
 033.000.53800.01000
 30B



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

US Play Company
 230 Franklin Rd #811
 Franklin, TN 37064

Invoice

Date	Invoice #
2/21/2022	557

Bill To
John's Creek. 224 John's Creek Parkway, St. Augustine FL 904-716-1370

Ship To
John's Creek. 224 John's Creek Parkway, St. Augustine FL 904-716-1370

S.O. No.	P.O. No.	Terms	Project
160			

Item	Description	Ordered	Prev. Inv...	Backor...	Invoiced	Rate	Amount
Installation	replacement of net panels per MSciacca <i>Play feature Phase 1 2-22-2022 Jim Masters [Signature]</i>				1	2,300.00	2,300.00

Mike Sciacca
 321-863-8330

Subtotal	\$2,300.00
Sales Tax (0.0%)	\$0.00
Total	\$2,300.00
Payments/Credits	\$0.00
Balance Due	\$2,300.00

38B
 033.000.53800.01000