

*Brandy Creek
Community Development District*

July 13, 2022

AGENDA

Brandy Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

July 6, 2022

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, July 13, 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. Affidavit of Publication
- IV. Approval of the Minutes of the May 11, 2022 Meeting
- V. FPL Request for Easement Rights
- VI. Presentation of Report of Stormwater System Needs Analysis
- VII. Acceptance of Fiscal Year 2021 Audit Report
- VIII. Fiscal Year 2022/2023 Budget
 - A. Overview of Budget
 - B. Board Discussion
 - C. Public Hearing Adopting the Budget for Fiscal Year 2022/2023
 1. Consideration of Resolution 2022-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2022

2. Consideration of Resolution 2022-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022
- IX. Discussion of Non-Resident User Fees
 - X. Consideration of Resolution 2022-07, Designating Registered Agent
 - XI. Other Business
 - XII. Staff Reports
 - A. Attorney
 - B. Engineer
 1. Public Facilities Report
 2. Annual Engineer's Report
 - C. Manager – Discussion of Fiscal Year 2023 Meeting Schedule
 - D. Operations Manager
 1. Report
 2. Lake Doctors Service Report
 - E. Amenity Manager - Report
 - XIII. Supervisor's Requests and Audience Comments
 - XIV. Financial Reports
 - A. Balance Sheet & Income Statement as of May 31, 2022
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
 - XV. Next Scheduled Meeting – September 14, 2022 at 6:30 p.m. at Phase 2 Amenity Center
 - XVI. Adjournment

THIRD ORDER OF BUSINESS

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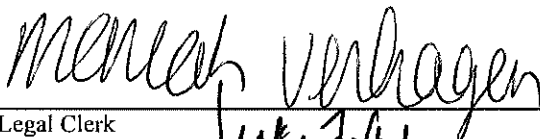
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STATE OF FLORIDA, COUNTY OF ST JOHNS

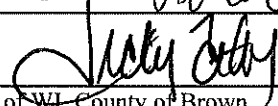
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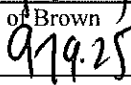
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BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

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

DATE: July 13, 2022
 TIME: 6:30 p.m.
 LOCATION: Phase II Amenity Center 251 Huffner Hill
 Circle St. Augustine, Florida 32092

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

Land Use	Total # of Units / Acres	EAU Factor	Current Annual O&M	Proposed O&M Assessment (including collection costs / early payment discounts)	Change in Annual O&M
Residential	583/Units	1	\$1,402.69	\$1,563.80	\$161.11

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on all benefitted property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

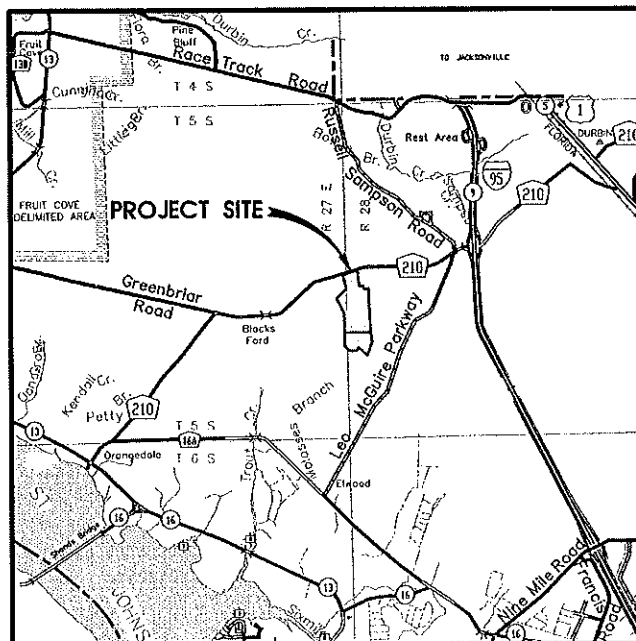
Additional Provisions

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

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

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

James Oliver
 District Manager



VICINITY MAP

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BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Brandy Creek Community Development District ("District") will hold a public hearing on July 13, 2022 at 6:30 p.m. at the Phase II Amenity Center, 251 Huffner Circle, St. Augustine, Florida 32092, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.brandycreekcdd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager

SAR 6/22/22

FOURTH 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, May 11, 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
Jay King	Vesta/Amenity Services Group
Yellowstone Landscaping Representatives	

The following is a summary of the actions taken at the May 11, 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 6:30 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the March 2,
2022 Meeting**

Mr. Payne provided corrections to the minutes, which would be incorporated.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the Minutes of the March 2, 2022 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

**Landscape Maintenance Update –
Yellowstone Landscape**

The Account Manager for Yellowstone reported that on April 8, 2022, all repairs were made to the irrigation system and the next inspection was next week. They would make sure that everything was operating so they did not have any issues. Mr. Payne asked if there was a break in the piping system. The Account Manager noted mainly sprinkler head repairs, due to the age of the system and people driving over the grass. The trench where the rewiring was completed, was growing back nicely. It was hard to have nice turf by the Oak trees, but it looked good. All of the turf was treated with fertilizer, an insecticide to control insects and an herbicide to treat weeds. The Jasmine was treated with an over-the-top herbicide for weed control. All of the turf was mowed on Wednesday and Thursday of each week since the start of the summer season and sections of beds were treated for weeds. Annuals were installed in April. The next annual rotation was on July 1st and they would try to accommodate the Board with any preferences. This month, the area behind the Phase 2 pool was cleaned out, the trees and ginger were trimmed around the volleyball court and Jasmine was installed at the pool. There has been no rainfall since Easter, which was creating drought stress to the turf. Due to labor and material costs, Yellowstone requested a cost increase. In December of 2021, the cost was \$1,992 versus \$2,354 in March of 2022. Mr. Blalock voiced concern with the drought and its effect on the turf. The Account Manager for Yellowstone confirmed that the irrigation system was working, but they were only allowed to irrigate two to three times per week. Once there was rain, the turf would improve.

- **Public Comment**

A resident of Johns Creek who represented Hindu Swayamsevak Sangh (HSS), requested use the Amenity Center for an hour or two per week at no charge for a Hindu education program. They were a non-profit organization that offered free services and offered to share donations with the District that they received on a weekly basis.

Mr. Chamberlain questioned their arrangement with other non-profit programs. Mr. Payne noted most programs were coordinated through Vesta and the room was rented on a case-

by-case basis for parties and personal activities. Ms. Little asked if this was a verbal request or whether they would receive something in writing. Mr. Masters did not receive anything in writing, but when the Board adopted the rental policy last year, the Board decided to only allow use of the facility for parties with the exception of fitness classes. Mr. Payne questioned the percentage of residents versus non-residents utilizing this program. The Johns Creek resident noted that the percentage was 60%/40%. Mr. Payne recommended not approving the request, based on their policy and the complexity of the request. There was Board consensus not to approve HSS' request for utilization of the Amenity Center. Mr. Eckert would provide a copy of the rental policy to HSS along with a statement of the Board's decision to not change its policy.

Mr. Masters suggested that the Board discuss their preference for use of the Amenity Center by non-profits. Mr. Eckert recommended that the Board discuss the frequency of room rentals and would review the language of the policy and report back to the Board. Mr. Payne was in favor of allowing staff to research non-payment usage of the facility by non-profits.

FIFTH ORDER OF BUSINESS

FPL Request for Easement Rights

Mr. Masters presented proposals from Florida, Power & Light (FPL) for the installation of concrete poles on Nature Walk Parkway, behind the monument by McDonalds side and for an additional 10-foot easement off of County Road 210, east of Hurricanes. They offered to pay the District, \$34,000 for the area behind the monument on the McDonalds side and \$14,000 for the portion of County Road 210 that was owned by the CDD. The one by Sherwin Williams next to the dumpster was not owned by the CDD; however, FPL was honoring their initial proposal. The pole behind the monument on the McDonalds side, was still being staked out by the District Engineer and FPL's engineer. Mr. Blalock asked if FPL would replace the wall behind the monument, which the CDD owned. Mr. Masters was waiting for clarification on whether it was a replacement or in addition to.

Mr. Eckert discussed the form of the easement, giving FPL the right to rip out area around the monument, but the way it was drafted, in his opinion, was not acceptable as it did not protect the District's assets. He drafted revisions to the easement to protect the District, but voiced concern about whether the valuation was reasonable or fair market and FPL paying for attorney's fees incurred by the District. Mr. Eckert recommended providing FPL with a revised easement to protect the District's property. Mr. Chamberlain suggested including clarification in

the easement regarding the length of the easement area. Mr. Blalock voiced concern whether there was adequate space behind the monument for the concrete pole and whether there was value due to the activity. Mr. Masters stated they should have that information in the next week or so when it was permanently staked and would provide it to the Board. Mr. Payne would include as future items of discussion.

SIXTH ORDER OF BUSINESS

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

Mr. Oliver reported that England, Thims & Miller (ETM) was finishing up the 20-year Stormwater System Needs Analysis Report and once completed, it would be provided to the Board.

SEVENTH ORDER OF BUSINESS

Consideration of Stormwater Operation and Maintenance Program

Mr. Oliver stated that one of the questions in the Stormwater System Needs Analysis Report was whether the District had a Water Management Plan. The Board was provided with a one-page plan that meets the requirement, which was reviewed by the District Engineer with suggested changes from District Counsel. He recommended approval from the Board to include it as part of the Stormwater System Needs Analysis Report. Discussion ensued and the Board requested that ETM implement the plan every 10 years and check the outfall structures. Mr. Eckert suggested when erosion was identified, if it was the responsibility of the homeowner under the covenants, it must go before the HOA. If the pond bank problem was bad enough for the permit to be out of compliance, the District would step in. Residents should be educated about this issue.

On MOTION by Mr. Blalock seconded by Mr. Payne with all in favor the Stormwater Operation and Maintenance Program was approved in substantial form.

EIGHTH ORDER OF BUSINESS

Consideration of Water Management Agreement with The Lake Doctors for Fiscal Year 2023

Mr. Oliver reported that The Lake Doctors was proposing a \$30 per month increase of

their fee, from \$854 to \$884 per month. Mr. Masters was not surprised by the increase, due to high chemical costs. Mr. Chamberlain estimated a 3.5% increase. Ms. Little was pleased with their service. Mr. Masters stated if someone managed them, they received good service and there was a good communication if there were issues. In response to Ms. Little's question, Mr. Master explained that he maintained the lakes in some areas, largely lakes against the woods, which were easily assessable and did not have homes abutting them. The tract behind a resident's home was the resident's responsibility. Mr. Master also picked up trash from ponds.

On MOTION by Mr. Payne seconded by Mr. Chamberlain with all in favor the Water Management Agreement with The Lake Doctors for Fiscal Year 2023 with a \$30 per month increase from \$854 to \$884 per month was approved.

NINTH ORDER OF BUSINESS

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

Mr. Oliver stated that the District was required by Florida Statutes to approve a proposed budget by June 15th of each year and set a public hearing 60 days thereafter. Resolution 2022-04 approving the Proposed Budget and setting the public hearing for July 13, 2022, was provided to the Board. The Board was approving a worst-case scenario budget. If there was an assessment increase, mailed notices must be sent to all property owners. In the past, carry forward surplus was used to keep assessments low, but this year, there was no carry forward surplus. Last year, there was \$26,000 in *Carry Forward Surplus*. The *Capital Reserve* last year was \$85,000, versus \$105,000 for this year, for a \$20,000 increase. There were yearly budgetary increases. The Lake Doctors increase was reflected in this budget. There was an assessment increase proposed of \$152 or 11.5%. The District would look into refinancing opportunities for the 2013 bonds in 2023, which could be used to lower assessments.

Mr. Chamberlain voiced concern about increasing *Capital Reserve* by \$20,000, which made up \$34 of that \$152 assessment increase, due to unforeseen expenditures and requested a variance column. Mr. Oliver would include it. Mr. Payne felt there was nothing egregious. Ms. Little noted that *Pet Waste Disposal* decreased. Mr. Masters stated the amount was in error and

they never billed for that amount. Mr. Blalock suggested decreasing the assessment with the FPL easement if it was favorable for the District. Mr. Payne noted that the earliest they could do so was 2024 budget as it would take time to receive it and questioned increases in Vesta line items. Mr. Masters introduced, Mr. Jay King, who attended on behalf of Mr. Dan Fagen. Mr. King explained that there was a 5% labor cost increase across all Vesta line items and a 13.1% increase for 15 hours of additional maintenance for 26 weeks out of the year, from March through September. Mr. Payne felt that the increases were reasonable, due to the cost of chemicals and maintenance.

Mr. Chamberlain was in favor of increasing the Capital Reserve from \$85,000 to \$105,000 and the assessment increase of \$151.45. After further discussion, there was Board consensus to proceed with Mr. Chamberlain’s recommendation. Mr. Payne read the following resolution into the record:

“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.”

On MOTION by Mr. Payne seconded by Mr. Chamberlain with all in favor Resolution 2022-04 Approving the Proposed Budget for Fiscal Year 2023 and Setting the Public Hearing for July 13, 2022 at 6:30 p.m. at this location was adopted.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Memo Regarding Public Records Requests

Mr. Eckert would provide the revised FPL easement to Mr. Masters. The Bills that they were watching on the sovereign immunity limits and mandatory ethics training for all CDD Board Members, did not pass in the Legislature; however, the Bill on public notices, did pass. If the Governor signs it, in January of 2023, they may be able to publish their notices on a county website rather than newspapers, which would save the District money; however, they did not know what the county would charge. A memorandum that Mr. Eckert provided to all Districts

relating to public records requests, was included in the agenda package. Any public records requests that the Board received should be forwarded to Mr. Oliver's office.

B. Engineer

There being none, the next item followed.

C. Manager – Report on the Number of Registered Voters (1,293)

Mr. Oliver reported that each year, the District was required to place into the record, the number of registered voters. According to the St. Johns County Supervisor of Elections, there were 1,293 registered voters in the District as of April 15, 2022. The qualifying period for the General Election seats was Noon on June 13, 2022 to Noon on June 17, 2022.

D. Operations Manager

1. Report

Mr. Masters presented the Operations Manager Report, which was included in the agenda package. Mulching was separated from Yellowstone's contract and was performed directly through a vendor to save the District money. It was completed a couple of weeks ago for \$9,400. The security agreement with Tyco for the Amenity Centers was not renewed, as the cost could be increased at any time for any reason and they refused to reduce their costs. A proposal was put out for bid and the Board chose Security 101. The District paid \$31,000 outright for the equipment and received various warranties. The Flock contract comes up for renewal in June at a fee of \$11,000.

Mr. Payne left the meeting, briefly.

Mr. Blalock requested data from SJSO on how many times the LPRs were utilized by local law enforcement and if there were any incidents. Mr. Masters would contact Deputy Lauren.

The meeting was recessed at 7:45 p.m.

The meeting was reconvened at 7:46 p.m.

Mr. Payne joined the meeting.

Mr. Masters noted that no one sees any footage from the cameras unless there was an active investigation with the SJSO. Outside projects have slowed down and he spent more of his time on the pools with maintenance and any safety issues. There were several projects that he

was working on with pool furniture. The painting of the splash feature in Phase 1 was 90% completed, but the chairs have come to a halt. Only 25 loungers were completed; 12 loungers were left to be completed for the Phase 2 Amenity Center and two loungers remained to be completed at the Phase 1 Amenity Center. He would like to complete 23 more loungers before July 4th to provide more coverage on the pool deck, but the chairs were pushed until next year as it was tedious work.

Mr. Jolly questioned the status of the proposal for the bathroom doors. Mr. Masters stated that they talked several times about locking the bathroom doors and using an access card reader. They were currently installing one at the Phase 1 Amenity Center, but the doors were warped at the Phase 2 Amenity Center and would not close naturally. He was looking at different options to replace or repair the doors and hoped to have quotes for the next meeting. On April 16th, there was an incident at the Phase 2 Amenity Center at 2:30 a.m. It was difficult to control access, due to a low fence and relied on residents to call the SJSO. Mr. Masters would include a reminder in their newsletter and e-blast as well as a warning that anyone smoking Marijuana or drinking alcohol on CDD property would lose their access privileges. Mr. Payne did not have an issue including the warning as long as District Counsel approved of the language. Mr. Eckert would review the language.

2. Lake Doctors Service Report

Mr. Masters presented the Lake Doctors Service Report, which was included in the agenda package.

E. Amenity Manager - Report

Ms. Meadows presented the Amenity Manager's Report, which was included in the agenda package. There has been interest in non-residents purchasing memberships. The current fee was \$1,300 and five families were already registered. She questioned whether the Board wanted to limit the number of outside memberships. Mr. Masters stated that residents that used to live in the community who did not have amenities, wanted to purchase memberships and suggested limiting the number of non-memberships to 10. Mr. Eckert noted that there was a fee in the policy to facilitate public use and wanted to review the policy before the Board made a decision. This was a public facility and they must allow for public access. In his opinion, \$1,300

was less than what other facilities charged, in the \$2,500 to \$3,500 range. Mr. Payne did not want to include a limit but wanted to consider the cost.

Mr. King reported a problem with access cards. Each household received two and the cost to replace a lost one was \$10. The prior homeowner or lessee was supposed to turn over their cards to the new homeowner or lessee when they sold their home, but when cards disappear, the new homeowner wanted free cards. In his opinion, a fee should be charged to cover their cost for purchasing new cards, which was \$5 each, since other properties charged \$25 for one card. Mr. Blalock asked if the old cards were deactivated. Mr. King stated if the name changed, they deactivated the card. The system accepts a renter for one year and if the renter decided to rent again, their card would automatically deactivate. He suggested having a fee schedule. Mr. Payne requested a written plan for the next meeting, charging \$5 for a new card and \$10 for a replacement card. Mr. Eckert would provide suggestions for non-resident user fees from surrounding communities for the July meeting.

Ms. Meadows reported that Aqua Fitness would be returning this month. They were now down to one food truck, due to a decline in customers and proposed having the food trucks in Phase 2 or planning an event the same night as the food trucks. Mr. Payne asked if there was an issue in the type of food truck, as certain food trucks sold out before the event was over. Ms. Meadows would find out. Mr. King believed that the issue was having food trucks every week. Mr. Jolly suggested including an ice cream truck. Ms. Matthews stated that an ice cream social was planned for May 28th and a big summer event was planned for either June or the beginning of July. Ms. Meadows contracted with a former resident to provide swimming lessons. She would offer a parent and tot group. An announcement would be sent to residents on Friday. The Easter egg hunt was a success. A blood drive was held on April 16. They were able to save 27 lives with the donations.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Supervisor's Requests

Mr. Payne questioned whether or not to continue having SJSO write tickets, as their fee increased from \$40 to \$55 per hour, which was a 37.5% increase or hire a private company. Mr. Masters stated that the deputy was onsite for a total of 15 hours for the month, two to three hours at a time and does an excellent job. He asked them to patrol the neighborhood the weekend that school ends and was looking into other security companies for comparison purposes. The Board did not think that they could get a security guard or a patrol vehicle for the same amount of money.

Audience Comments

None.

THIRTEENTH ORDER OF BUSINESS

Financial Reports

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

Mr. Oliver presented the March 31, 2022 Balance Sheet and Income Statement, which were included in the agenda package. There were positive variances in both revenues and expenditures.

B. Assessment Receipt Schedule

Mr. Oliver reported a 99.45% collection in assessments. Mr. Payne appreciated the services that Mr. Masters and Ms. Meadows provide to the District and saving the District money.

C. Approval of Check Registers

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the February 1, 2022 through March 31, 2022 Check Register in the amount of \$100,080.17 was approved.
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FOURTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 13, 2022
at 6:30 p.m. at Phase 2 Amenity Center**

Mr. Payne stated that the next scheduled meeting was on July 13, 2022 at 6:30 p.m. at this location.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS
PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR’s website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction’s budget. While necessary to comply with the statute, the concept of “future expenditures” should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Brandy Creek CDD
Name of stormwater utility, if applicable:	
Contact Person	CDD District Manager, Governmental Management Services
Name:	Jim Oliver
Position/Title:	District Manager
Email Address:	joliver@gmsnf.com
Phone Number:	904-940-5850 x406

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Brandy Creek Community Development District is a local, special purpose government entity authorized by Chapter 190 of the Florida Statutes as amended, and created by an ordinance adopted by the St. Johns County as an alternative method of planning, acquiring, operating and maintaining community-wide improvements in planned communities. The management of storm water is regulated with the multiple storm water management facilities (smfs) and control structures constructed throughout the community.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
Other:						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Permit Compliance
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

● Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:

● Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

The funding mechanism is through the CD that assesses fees for each lot in the community. These funds are set aside as needed to provide for the ongoing maintenance needs of the stormwater management system.

● Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):

● Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Inspection of control structures regularly

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Yes

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Sediment removal from Stormwater systems is not a routine requirement, however, would be done if required for proper function and permit compliance.

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	23,632.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	10	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	7	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

The 7 control structures listed above are static with fixed weir elevations, meeting permitted discharge requirements

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Review of permitted engineering plans and permits, site inspection, and review with District Manager

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

A shapefile of the project boundary will be included with this submittal.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

No change anticipated.

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments

Given the volume of services, jurisdictions should use the template’s service groupings. For the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 5.1)
2. Expansion (that is, improvement) of a stormwater management system

Expansion means new work, new projects, retrofitting, and significant upgrades.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects for flood protection
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater treatment systems through restoration or enhancement; and stormwater infrastructure
3. Resiliency, addressed in part 5.4... this includes all major stormwater infrastructure projects that address sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes replacement of major infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are included here for other policymakers.

Expansion projects are further characterized as currently having either a committed funding source, the capacity to absorb the project’s capital cost within current budget levels or for the next fiscal year, or federal funding (appropriation or grant); special assessment; or dedicated cash revenue.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please include cost increases for inflation or population growth. Please check the EDR website for more information.

If you have more than 5 projects in a particular category, please use the "Additional Information" section. If there is a committed funding source, then enter the project name and expenditure.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance for the current year and the five-year horizon. Your response to this part should exclude future initiatives associated with infrastructure projects that are addressed in subparts 5.4 and 6.0. However, do include non-structural measures.

If specific cost data is not yet available for the current year, the most recent (2020 or 2019) value can be grown using the provided inflation rate. If your projected total O&M costs is more than 15% over any five-year increment, please provide a brief description of the growth.

Routine Operation and Maintenance

	LFY 2021-2022
Operation and Maintenance Costs	7
Brief description of growth greater than 15% over any 5-year period:	



Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and : stormwater system expansion projects or portions of projects with a committed f cost must be included in part 5.3, Expansion Projects with No Identified Funding S

Though many, if not most, stormwater projects benefit both flood protection and purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of a Include infrastructure such as storage basins, piping and other convey; vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please prov injection systems, green infrastructure, water quality retrofits, *etc.*, th costs.

- If you are party to an adopted BMAP, please include the ca jurisdiction, and year(s) that capital improvement costs are appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Project Name	LFY 2021-2022
NA	0
	0
	0
	0
	0

5.2.2 Water Quality

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022
NA	

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without funding for a project that was partially covered by a committed source in part 5.2 above, list the

5.3.1 Future Flood Protection with No Identified Funding Source: Please list major hardware purchases that are needed in your jurisdiction over the next five years in the Control Plans, areas of frequent flooding, hydrologic and hydraulic model updates, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: List future needs for water quality projects in the BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, etc.

- If you are party to an adopted BMAP, please list capital projects in the BMAP for the next five years that capital improvement costs are to be incurred.
- List other future water quality projects, including those in the BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Project Name	LFY 2021-2022
NA	

5.3.2 Water Quality

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022
NA	

Please indicate which resources or documents you used to complete table 5.3 (ch

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan
	Specify:
<input checked="" type="checkbox"/>	Other(s): SJRWMD and St. Jo

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate cha

Please list any stormwater infrastructure relocation or modification projects and adverse effects of climate change. When aggregating, include O&M costs for the participates in a Local Mitigation Strategy (LMS), also include the expenditures as on an LMS project list).

Resiliency Projects with a Committed Funding Source

Project Name	LFY 2021-2022
None	

Resiliency Projects with No Identified Funding Source

Project Name	LFY 2021-2022
None	

- Has a vulnerability assessment been completed for your jurisdiction's
 - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or
 - If yes, please provide a link if available:
 - If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (S

Rather than reporting the exact number of useful years remaining for individual c
replacement and will be major expenses within the 20-year time horizon. Major r
physical/biological filter media, etc . Further, the costs of retrofitting when used i
of this document, it is assumed that open storage and conveyance systems are m

In order to distinguish between routine maintenance projects and the replaceme
defined as any single replacement project greater than 5% of the jurisdiction's to
more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021)

**If you have more than 5 projects in a particular category, please use the "Additio
there is a committed funding source, then enter the project name and expenditu**

End of Useful Life Replacement Projects with a Committed Funding So

Project Name	LFY 2021-2022
N/A	

End of Useful Life Replacement Projects with No Identified Funding So

Project Name	LFY 2021-2022
N/A	

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and reserve accounts (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by in

Consistent with expenditure projections, the jurisdiction's actual expenditures are infrastructure. Additionally, the table includes space for reserve accounts. EDR's i account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on t
- Current Year Revenues include tax and fee collections budgeted for th unless they are earmarked for the rainy day or a dedicated reserve as
- Bond proceeds should reflect only the amount expended in the given y
- A reserve is a dedicated account to accumulate funds for a specific fut
- An all-purpose rainy day fund is a type of working capital fund typicall

The sum of the values reported in the "Funding Sources for Actual Expenditures" Actual Expenditures" section will be highlighted red if their sum does not equal tl

If you do not have a formal reserve dedicated to your stormwater system, please

Routine O&M

	Total	
	Actual Expenditures	Amount Drawn from Current Year Revenues
2016-17	8,844	8,844
2017-18	11,644	11,644
2018-19	8,844	8,844
2019-20	10,131	10,131
2020-21	10,248	10,248

Expansion

	Total	
	Actual Expenditures	Amount Drawn from Current Year Revenues
2016-17	0	
2017-18	0	
2018-19	0	
2019-20	0	
2020-21	0	

Resiliency

	Total	
	Actual Expenditures	Amount Drawn from Current Year Revenues
2016-17	0	
2017-18	0	
2018-19	0	
2019-20	0	
2020-21	0	

Replacement of Aging Infrastructure

	Total	
	Actual Expenditures	Amount Drawn from Current Year Revenues
2016-17	0	
2017-18	0	
2018-19	0	
2019-20	0	
2020-21	0	

Part 8.0 The local government's plan to fund the maintenance or expansion of any facilities with an evaluation of how the local government expects to close any projected funding

In this template, the historical data deemed necessary to comply with s. 403.930 calculation. The first two tables will be auto-filled from the data you reported in committed funding sources, *i.e.*, EDR assumes that all committed projects have unfunded. EDR has automated the calculation of projected funding gaps based on

Committed Funding Source
Maintenance
Expansion
Resiliency
Replacement/Aging Infrastructure
Total Committed Revenues (=Total Committed Projects)

No Identified Funding Source
Maintenance
Expansion
Resiliency
Replacement/Aging Infrastructure
Projected Funding Gap (=Total Non-Committed Needs)

For any specific strategies that will close or lessen a projected funding gap, please provide revenue within the five-year increments.

Strategies for New Funding Sources
Total

Remaining Unfunded Needs

ments (Section 403.9302(3)(d), F.S.)

plings rather than reporting the current and projected cost of each individual service. Therefore, for

art 1.3 of this document, ongoing administration, and non-structural programs)

m.

Within the template, there are four categories of expansion projects.

projects intended for flood protection/flood abatement

er projects related to water quality improvement, such as BMAPs; projects to benefit natural

ves that are part of aquifer recharge projects

initiatives that are developed specifically to address the effects of climate change, such as sea level

cludes major expenses associated with the replacement of aging infrastructure

wo categories, they are separately treated given their overall importance to the Legislature and

ed funding source or no identified funding source. Examples of a committed funding source include recasted revenue growth; financing that is underway or anticipated (bond or loan); known state or reserves for future expenditure.

unning through September 30). Please use nominal dollars for each year, but include any expected or optional growth rate schedules that may be helpful.

nal Projects" tab. There, you can use dropdown lists to choose the project category and whether re amounts.

ce activities for the current year and subsequent five-year increments throughout the 20-year th resiliency or major expenses associated with the replacement of aging infrastructure; these al programs like public outreach and education in this category.

0-21) O&M value can be input into the optional growth rate schedules (available on EDR's website ded options for inflation, population growth, or some other metric of your choosing. If the growth in lease provide a brief explanation of the major drivers.

Expenditures (in \$thousands)

2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
53	58	64	70



subsequent five-year increments throughout the 20-year planning horizon. In this section, include funding source. If you include a portion of a project that is not fully funded, the project's remaining source.

water quality, please use your best judgment to either allocate costs or simply select the primary

ll scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. ances, land purchases for stormwater projects, etc . Also include major hardware purchases such as

vide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum at have a direct stormwater component. The projected expenditures should reflect only those

pital projects associated with stormwater in this table. Include BMAP project number, cost to your e to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an

Expenditures (in \$thousands)

2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Expenditures (in \$thousands)

2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

formal funding commitments(s), formal pledges, or obligations. If you included a portion of a
 e projects and their remaining costs below.

se provide a list of future flood protection/flood abatement projects, associated land purchases, or
 e next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water
 deling, public safety, increased frequency of maintenance, desired level of service, flooding

: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20
 may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs),
 s, or other local water quality needs.

jects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and

support of local water quality goals as well as those identified in proposed (but not yet adopted)

Expenditures (in \$thousands)

2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Expenditures (in \$thousands)

2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

check all that apply).

n or Restoration Plan

ohns County Approved Engineering plans and permits.

ange

new capital investments specifically needed due to sea level rise, increased flood events, or other se future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction s associated with your stormwater management system in this category (for example, costs identified

Expenditures (in \$thousands)

2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Expenditures (in \$thousands)

2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

storm water system?

No

more?

No

Section 403.9302(3)(e), F.S.)

Components, this section is constructed to focus on infrastructure components that are targeted for replacements include culverts and pipe networks, control structures, pump stations, in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes maintained (as opposed to replaced) and have an unlimited service life.

For projects to be included in this part, only major expenses are included here. A major expense is total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing

Capital Projects" tab. There, you can use dropdown lists to choose the project category and whether the amounts.

Source

Expenditures (in \$thousands)

2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Source

Expenditures (in \$thousands)

2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

and balances of any capital account for maintenance or expansion of any facility or its major components.

including historical expenditures. Many local governments refer to these as “actual” expenditures.

are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. The interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account.

Use the most current information if final data is not yet available.

Report unexpended balances from the prior year (balance forward or carry-over) explained in the following bullets.

• Year.

• Routine expenditure.

• Emergency expenditure used to address costs associated with emergencies or unplanned events.

The total of the reserve columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Reserves" column should equal the "Actual Expenditures" total.

Enter zero for the final two reserve columns.

Funding Sources for Actual Expenditures				
Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account

Funding Sources for Actual Expenditures				
Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account

Funding Sources for Actual Expenditures				
Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account

Funding Sources for Actual Expenditures				
Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account

**ty or its major components. The plan must include historical and estimated future revenues and exp
gap (Section 403.9302(3)(g), F.S.)**

2(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap prior tables. To do this, EDR will rely on this template’s working definition of projects with committed revenues. Those projects with no identified funding source are considered to be i these assumptions.

2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
53	58	64	70
0	0	0	0
0	0	0	0
0	0	0	0
53	58	64	70

2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0

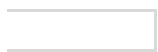
e list them in the table below. For each strategy, also include the expected new

2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
0	0	0	0

0	0	0	0
---	---	---	---







nents.

penditures

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

SEVENTH ORDER OF BUSINESS

**Brandy Creek
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2021

Brandy Creek Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

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Certified Public Accountants PL

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Brandy Creek Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Brandy Creek Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

To the Board of Supervisors
Brandy Creek Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Brandy Creek Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 13, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Brandy Creek Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 13, 2022

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

Management's discussion and analysis of Brandy Creek Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total assets and deferred outflows of resources were exceeded by total liabilities by \$(415,748) (net position). Net investment in capital assets was \$(991,086) and restricted net position was \$50,713. Unrestricted net position was \$524,625.
- ◆ Governmental activities revenues totaled \$1,243,899 while governmental activities expenses totaled \$1,165,733.

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2021	2020
Current assets	\$ 553,214	\$ 511,582
Restricted assets	245,061	256,015
Capital assets	<u>3,965,438</u>	<u>4,235,579</u>
Total Assets	<u>4,763,713</u>	<u>5,003,176</u>
Deferred outflows of resources	<u>27,140</u>	<u>29,500</u>
Current liabilities	416,601	421,590
Non-current liabilities	<u>4,790,000</u>	<u>5,105,000</u>
Total Liabilities	<u>5,206,601</u>	<u>5,526,590</u>
Net Position		
Net investment in capital assets	(991,086)	(1,032,450)
Restricted	50,713	51,029
Unrestricted	<u>524,625</u>	<u>487,507</u>
Total Net Position	<u>\$ (415,748)</u>	<u>\$ (493,914)</u>

The increase in current assets was related to the increase in cash and investments at the fund level in the current year.

The decrease in capital assets is related to current year depreciation.

The decrease in non-current liabilities is primarily related to the principal payments made on bonds payable in the current year.

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2021	2020
Program Revenues		
Charges for services	\$ 1,224,771	\$ 1,235,170
General Revenues		
Miscellaneous revenues	18,793	18,198
Investment earnings	335	5,508
Total Revenues	<u>1,243,899</u>	<u>1,258,876</u>
Expenses		
General government	119,987	107,516
Physical environment	173,402	162,514
Culture/recreation	677,569	672,664
Interest and other charges	194,775	206,411
Total Expenses	<u>1,165,733</u>	<u>1,149,105</u>
Change in Net Position	78,166	109,771
Net Position - Beginning of Year	<u>(493,914)</u>	<u>(603,685)</u>
Net Position - End of Year	<u>\$ (415,748)</u>	<u>\$ (493,914)</u>

The increase in general government is related to the increase in legal fees in the current year.

The increase in physical environment is related to the increase in depreciation in the current year.

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

	Governmental Activities	
	2021	2020
Land	\$ 100,960	\$ 100,960
Buildings and improvements	4,052,698	4,052,698
Infrastructure	3,504,275	3,504,275
Equipment	45,553	34,553
Accumulated depreciation	(3,738,048)	(3,456,907)
Total Capital Assets, net	\$ 3,965,438	\$ 4,235,579

In the current year, \$11,000 was added to equipment and depreciation was \$281,141.

General Fund Budgetary Highlights

The actual expenditures were less than budgeted amounts primarily because landscape contingency expenditures were less than anticipated.

The September 30, 2021 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In March 2013, the District issued \$4,545,000 Special Assessment Refunding Bonds, Series 2013. The Bonds were issued to refund the Special Assessments Bonds, Series 2003. The balance outstanding at September 30, 2021 was \$3,070,000.
- ◆ In October 2015, the District issued \$2,535,000 Special Assessment Refunding Bonds, Series 2015. The Bonds were issued to refund the Special Assessments Bonds, Series 2006A. The balance outstanding at September 30, 2021 was \$2,035,000.

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Brandy Creek Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2022.

Request for Information

The financial report is designed to provide a general overview of Brandy Creek Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Brandy Creek Community Development District, GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Brandy Creek Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 251,857
Investments	255,769
Due from other governments	11,437
Deposits	2,000
Prepaid expenses	32,151
Total Current Assets	553,214
Non-current Assets	
Restricted assets	
Investments, at fair value	245,061
Capital assets, not being depreciated	
Land	100,960
Capital assets, being depreciated	
Buildings and improvements	4,052,698
Infrastructure	3,504,275
Equipment	45,553
Less: accumulated depreciation	(3,738,048)
Total Non-current Assets	4,210,499
Total Assets	4,763,713
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	27,140
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	15,398
Unearned revenues	8,467
Bonds payable	315,000
Accrued interest	77,736
Total Current Liabilities	416,601
Non-current liabilities	
Bonds payable	4,790,000
Total Liabilities	5,206,601
 NET POSITION	
Net investment in capital assets	(991,086)
Restricted for debt service	50,713
Unrestricted	524,625
Total Net Position	\$ (415,748)

See accompanying notes to financial statements.

Brandy Creek Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 145,552	\$ -	\$ 106,305	\$ 251,857
Investments	93,793	-	161,976	255,769
Accounts receivable	-	4,724	-	4,724
Due from other governments	6,713	-	-	6,713
Prepaid expenses	32,151	-	-	32,151
Deposits	2,000	-	-	2,000
Restricted assets				
Investments, at fair value	-	245,061	-	245,061
Total Assets	\$ 280,209	\$ 249,785	\$ 268,281	\$ 798,275
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable and accrued expenses	\$ 15,398	\$ -	\$ -	\$ 15,398
Unearned revenues	8,467	-	-	8,467
Total Liabilities	23,865	-	-	23,865
Fund Balances				
Nonspendable - deposits/prepays	34,151	-	-	34,151
Restricted for debt service	-	249,785	-	249,785
Assigned for capital reserves	-	-	268,281	268,281
Unassigned	222,193	-	-	222,193
Total Fund Balances	256,344	249,785	268,281	774,410
Total Liabilities and Fund Balances	\$ 280,209	\$ 249,785	\$ 268,281	\$ 798,275

See accompanying notes to financial statements.

**Brandy Creek Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021**

Total Governmental Fund Balances	\$	774,410
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, land, \$100,960, buildings and improvements, \$4,052,698, infrastructure, \$3,504,275, and equipment, \$45,553, net of accumulated depreciation, \$(3,738,048), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.		3,965,438
Deferred outflow of resources are not current financial resources and therefore, are not reported at the governmental fund level.		27,140
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.		(5,105,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.		<u>(77,736)</u>
Net Position of Governmental Activities	\$	<u><u>(415,748)</u></u>

See accompanying notes to financial statements.

Brandy Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Special assessments	\$ 718,871	\$ 505,900	\$ -	\$ 1,224,771
Miscellaneous revenues	18,793	-	-	18,793
Interest income	16	64	255	335
Total Revenues	<u>737,680</u>	<u>505,964</u>	<u>255</u>	<u>1,243,899</u>
EXPENDITURES				
Current				
General government	119,572	-	415	119,987
Physical environment	-	-	34,951	34,951
Culture/recreation	534,879	-	-	534,879
Capital outlay	-	-	11,000	11,000
Debt service				
Principal	-	315,000	-	315,000
Interest	-	197,194	-	197,194
Total Expenditures	<u>654,451</u>	<u>512,194</u>	<u>46,366</u>	<u>1,213,011</u>
Revenues Over/(Under) Expenditures	<u>83,229</u>	<u>(6,230)</u>	<u>(46,111)</u>	<u>30,888</u>
Other Financing Sources/(Uses)				
Transfers in	-	1	65,000	65,001
Transfers out	(65,000)	-	(1)	(65,001)
Total Other Financing Sources/(Uses)	<u>(65,000)</u>	<u>1</u>	<u>64,999</u>	<u>-</u>
Net Change in Fund Balances	18,229	(6,229)	18,888	30,888
Fund Balances - October 1, 2020	<u>238,115</u>	<u>256,014</u>	<u>249,393</u>	<u>743,522</u>
Fund Balances - September 30, 2021	<u>\$ 256,344</u>	<u>\$ 249,785</u>	<u>\$ 268,281</u>	<u>\$ 774,410</u>

See accompanying notes to financial statements.

**Brandy Creek Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021**

Net Change in Fund Balances - Total Governmental Funds \$ 30,888

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(281,141), exceeded capital outlay, \$11,000, in the current period. (270,141)

Repayments of bond principal are expenditures in the governmental funds, but the repayments reduce long-term liabilities in the Statement of Net Position. 315,000

The deferred outflow of resources for refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest. (2,360)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and current year accruals. 4,779

Change in Net Position of Governmental Activities \$ 78,166

See accompanying notes to financial statements.

Brandy Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 710,413	\$ 710,413	\$ 718,871	\$ 8,458
Miscellaneous revenues	16,357	16,357	18,793	2,436
Interest income	200	200	16	(184)
Total Revenues	<u>726,970</u>	<u>726,970</u>	<u>737,680</u>	<u>10,710</u>
Expenditures				
Current				
General government	116,554	116,554	119,572	(3,018)
Culture/recreation	636,682	636,682	534,879	101,803
Total Expenditures	<u>753,236</u>	<u>753,236</u>	<u>654,451</u>	<u>98,785</u>
Revenues Over/(Under) Expenditures	<u>(26,266)</u>	<u>(26,266)</u>	<u>83,229</u>	<u>109,495</u>
Other Financing Sources/(Uses)				
Transfers out	-	-	(65,000)	(65,000)
Net Change in Fund Balances	(26,266)	(26,266)	18,229	44,495
Fund Balances - October 1, 2020	<u>26,266</u>	<u>26,266</u>	<u>238,115</u>	<u>211,849</u>
Fund Balances - September 30, 2021	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 256,344</u>	<u>\$ 256,344</u>

See accompanying notes to financial statements.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“the Act”) by St. Johns County Ordinance 2003-53, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Brandy Creek Community Development District. The District is governed by a Board of Supervisors who are elected by qualified electors within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Brandy Creek Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Funds – Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements.

Capital Projects Funds – Accounts for financial resources to be used in the acquisition and construction of infrastructure improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land, buildings and improvements, infrastructure and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
Buildings and Improvements	10-30 years
Equipment	10 years

d. Deferred Outflow of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reported period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

**Brandy Creek Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2021**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity (Continued)

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$774,410, differs from “Net Position” of governmental activities, \$(415,748), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (land, buildings and improvements and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$	100,960
Buildings and improvements		4,052,698
Infrastructure		3,504,275
Equipment		45,553
Accumulated depreciation		<u>(3,738,048)</u>
Total		<u>\$ 3,965,438</u>

Deferred outflow of resources

Deferred outflow of resources applicable to the District’s governmental activities are not current financial resources and therefore, are not reported as fund deferred outflow of resources:

Deferred amount on refunding, net	\$	<u>27,140</u>
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Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Governmental Activities long-term liabilities are not due and payable in the current period and are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2021 were:

Bonds payable	\$ <u>(5,105,000)</u>
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Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(77,736)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$30,888, differs from the “change in net position” for governmental activities, \$78,166, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are capitalized and the cost is allocated over their estimated useful lives as depreciation.

Depreciation	\$ (281,141)
Capital outlay	<u>11,000</u>
Total	<u>\$ (270,141)</u>

Long-term debt transactions

Proceeds from the issuance of debt are recognized as an other financing source at the fund level and increase long-term debt at the government-wide level. Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments	\$ <u>315,000</u>
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**Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Accrued interest

Interest is reported at the fund level when paid, however at the government-wide level interest is reported as incurred. This is the change in accrued interest in the current year.

Accrued interest	\$ <u>4,779</u>
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Deferred outflow of resources

The deferred outflow of resources for refunding of debt is recognized as a component of interest expense at the government-wide level. This is the amount of current year interest.

Deferred amount on refunding	\$ <u>(2,360)</u>
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NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$263,893 and the carrying value was \$251,857. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U.S. Bank Money Market	N/A	\$ 131,733
First American Government Obligations	14 days*	245,061
Florida PRIME	49 days*	124,036
Total		\$ 500,830

*Weighted average maturity

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE C – CASH AND INVESTMENTS (CONTINUED)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, U.S. Bank Money Market and First American Government Obligations are Level 1 assets.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2021, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2021, the District's investment in Florida PRIME and First American Government Obligations Fund were rated AAAM by Standard & Poor's. The District's investment in U.S. Bank Money Market was not rated.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Government Obligation are 49% of the District's total investments, Florida PRIME are 25% of the District's total investments and U.S. Bank Money Market Funds are 26% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2021 was as follows:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021
<u>Governmental Activities:</u>				
Capital assets				
Land	\$ 100,960	\$ -	\$ -	\$ 100,960
Buildings and improvements	4,052,698	-	-	4,052,698
Infrastructure	3,504,275	-	-	3,504,275
Equipment	34,553	11,000	-	45,553
Accumulated depreciation	(3,456,907)	(281,141)	-	(3,738,048)
Total Capital Assets, net	<u>\$ 4,235,579</u>	<u>\$ (270,141)</u>	<u>\$ -</u>	<u>\$ 3,965,438</u>

Depreciation of \$281,141 was charged to physical environment, \$138,451, and culture/recreation \$142,690.

NOTE E – LONG-TERM DEBT

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2021:

Long-term debt at October 1, 2020	\$ 5,420,000
Principal payments	<u>(315,000)</u>
Long-term debt at September 30, 2021	<u>\$ 5,105,000</u>

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE E – LONG-TERM DEBT (CONTINUED)

Long-term debt is comprised of the following:

Special Assessment Refunding Bonds

\$4,545,000 Series 2013 Special Assessment Refunding Bonds due in annual principal installments beginning May 2014 and maturing May 2033. Interest is due semi-annually on May 1 and November 1, at a fixed interest rate of 3.70%. Current portion is \$210,000. \$ 3,070,000

\$2,535,000 Series 2015 Special Assessment Refunding Bonds due in annual principal installments beginning May 2017 and maturing May 2036. Interest is due semi-annually on May 1 and November 1, at a fixed interest rate of 3.70%. Current portion is \$105,000. \$ 2,035,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 315,000	\$ 185,940	\$ 500,940
2023	320,000	174,504	494,504
2024	335,000	163,077	498,077
2025	345,000	150,730	495,730
2026	360,000	138,205	498,205
2027-2031	2,015,000	484,409	2,499,409
2032-2036	<u>1,415,000</u>	<u>125,792</u>	<u>1,540,792</u>
Totals	<u>\$ 5,105,000</u>	<u>\$ 1,422,657</u>	<u>\$ 6,527,657</u>

**Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE E – LONG-TERM DEBT (CONTINUED)

The Series 2013 Bonds are subject to redemption at the option of the District prior to their maturity, in whole, but not in part, on any Interest Payment Date, at a redemption price equal to 101% of the principal amount of the Series 2013 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a redemption price equal to 100% of the principal amount of the Series 2015 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2013 Reserve Account was funded from the proceeds of the Series 2013 Bonds in an amount equal to 10% of the maximum annual debt service outstanding on the Series 2013 Bonds. The Series 2015 Reserve Account was funded from the proceeds of the Series 2015 Bonds in an amount equal to 50% of the maximum annual debt service outstanding on the Series 2015 Bonds. Monies held in the reserve account will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2021:

	Special Assessment Bonds	
	Reserve Balance	Reserve Requirement
Series 2013 Special Assessment Refunding Bonds	\$ 31,699	\$ 31,659
Series 2015 Special Assessment Refunding Bonds	\$ 89,680	\$ 89,678

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage.

NOTE G – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2021, consisted of the following:

	Transfers Out		
Transfers In	General Fund	Capital Projects Fund	Total
Capital Projects Fund	\$ 65,000	\$ -	\$ 65,000
Debt Service Fund	-	1	1
Total	\$ 65,000	\$ 1	\$ 65,001

Interfund transfers between the General Fund and the Capital Projects Fund relate to funding of capital reserves.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Brandy Creek Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Brandy Creek Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated June 13, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Brandy Creek Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Brandy Creek Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Brandy Creek Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

To the Board of Supervisors
Brandy Creek Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Brandy Creek Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. Certain findings are addressed in the accompanying management letter.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 13, 2022



Berger, Toombs, Elam, Gaines & Frank

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MANAGEMENT LETTER

To the Board of Supervisors
Brandy Creek Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the financial statements of the Brandy Creek Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated June 13, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 13, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Brandy Creek Community Development District has not met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Brandy Creek Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
Brandy Creek Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2021 for the Brandy Creek Community Development District. It is management's responsibility to monitor the Brandy Creek Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Brandy Creek Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 5
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 24
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$5,541
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$588,411
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Brandy Creek Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, \$1,296.29, Debt Service, \$854.77-\$1,100.
- 8) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,224,771.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2013 Bonds, \$3,070,000 maturing May 2034 and Series 2015 Bonds, \$2,035,000 maturing May 2036.

To the Board of Supervisors
Brandy Creek Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 13, 2022



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Brandy Creek Community Development District
St. Johns County, Florida

We have examined Brandy Creek Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Brandy Creek Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Brandy Creek Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Brandy Creek Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Brandy Creek Community Development District's compliance with the specified requirements.

In our opinion, Brandy Creek Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 13, 2022

EIGHTH ORDER OF BUSINESS

A.

Brandy Creek

Community Development District



Approved Budget

Fiscal Year 2023

July 13, 2022



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Brandy Creek

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 5/31/22</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/22</i>	<i>Approved Budget FY 2023</i>
<u>Revenues</u>					
Maintenance Assessments	\$768,724	\$764,481	\$4,221	\$768,702	\$857,020
Interest Income	\$0	\$12	\$10	\$23	\$0
Rental/Miscellaneous Income	\$8,000	\$3,545	\$3,700	\$7,245	\$8,000
Cost Sharing Revenue	\$8,435	\$8,467	\$0	\$8,467	\$8,467
Special Event Revenues	\$0	\$4,645	\$0	\$4,645	\$0
Carryforward Surplus	\$24,000	\$0	\$24,000	\$24,000	\$0
Total Revenues	\$809,159	\$781,150	\$31,931	\$813,081	\$873,487
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisor Fees	\$6,000	\$4,000	\$2,000	\$6,000	\$6,000
FICA Expense	\$459	\$306	\$153	\$459	\$459
Engineering	\$5,000	\$1,022	\$390	\$1,412	\$7,000
Arbitrage	\$1,200	\$600	\$0	\$600	\$1,200
Trustee	\$8,000	\$5,510	\$2,790	\$8,300	\$8,300
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$25,000	\$7,507	\$17,493	\$25,000	\$25,000
Annual Audit	\$3,505	\$0	\$3,505	\$3,505	\$3,505
Management Fees	\$50,598	\$33,732	\$16,866	\$50,598	\$53,128
Information Technology	\$1,250	\$833	\$417	\$1,250	\$1,450
Telephone	\$300	\$140	\$114	\$254	\$550
Postage	\$1,000	\$267	\$601	\$868	\$1,000
Records Storage	\$100	\$0	\$0	\$0	\$100
Insurance	\$9,348	\$8,252	\$0	\$8,252	\$10,554
Printing & Binding	\$1,800	\$324	\$1,126	\$1,450	\$1,000
Legal Advertising	\$1,420	\$368	\$932	\$1,300	\$1,420
Other Current Charges	\$1,400	\$1,005	\$240	\$1,245	\$1,400
Office Supplies	\$150	\$31	\$126	\$157	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$121,705	\$69,072	\$46,753	\$115,825	\$127,441
<u>Maintenance</u>					
Insurance	\$18,782	\$18,263	\$0	\$18,263	\$21,264
Facility Administration/Events Coordinator	\$31,968	\$21,312	\$10,656	\$31,968	\$37,255
Facility Staffing (Contingency)	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Pool Monitors	\$36,613	\$9,624	\$19,923	\$29,547	\$38,157
Field Operations Manager	\$61,484	\$40,989	\$20,495	\$61,484	\$72,635
Mobile App	\$0	\$0	\$0	\$0	\$2,500
Office Supplies / Mailings / Printing	\$1,200	\$543	\$1,272	\$1,815	\$1,900
Pool Maintenance Service (Vesta)	\$27,262	\$19,766	\$9,087	\$28,853	\$31,290
Pool Chemicals (Pool Sure)	\$13,500	\$7,838	\$4,455	\$12,293	\$14,850

Brandy Creek

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 5/31/22</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/22</i>	<i>Approved Budget FY 2023</i>
Permit Fees	\$925	\$0	\$925	\$925	\$925
Landscape Maintenance	\$124,478	\$81,358	\$42,147	\$123,505	\$132,768
Landscape Contingency	\$25,000	\$18,373	\$6,627	\$25,000	\$25,000
Irrigation Maintenance	\$8,500	\$3,364	\$5,136	\$8,500	\$8,500
Sign Repairs	\$2,500	\$3,005	\$0	\$3,005	\$2,500
Lake Maintenance	\$10,248	\$6,832	\$3,416	\$10,248	\$10,608
General Facility Maintenance	\$25,000	\$17,258	\$7,361	\$24,619	\$25,000
Pet Waste Disposal	\$9,501	\$4,668	\$2,334	\$7,001	\$7,822
Streetlighting	\$36,000	\$23,119	\$11,800	\$34,919	\$38,940
Telephone	\$2,400	\$1,866	\$800	\$2,666	\$2,700
Cable	\$2,300	\$1,444	\$720	\$2,164	\$2,300
Electric	\$26,000	\$15,641	\$9,029	\$24,670	\$27,720
Water/Sewer/Irrigation	\$48,000	\$28,263	\$15,206	\$43,469	\$48,000
Security	\$8,000	\$4,800	\$3,200	\$8,000	\$9,900
Security Camera Maintenance	\$16,750	\$5,218	\$0	\$5,218	\$3,000
Security - License Plate Reader System	\$10,000	\$0	\$10,000	\$10,000	\$11,000
Refuse Service	\$8,800	\$7,243	\$3,904	\$11,147	\$11,475
Janitorial Services	\$25,843	\$17,229	\$8,614	\$25,843	\$27,937
Community Web Site Services	\$1,800	\$450	\$300	\$750	\$900
Special Events	\$10,000	\$6,915	\$3,085	\$10,000	\$12,000
Recreational Passes	\$1,200	\$325	\$0	\$325	\$1,200
Performance Incentive	\$3,400	\$7,600	\$0	\$7,600	\$6,000
Capital Reserve	\$85,000	\$85,000	\$0	\$85,000	\$105,000
Maintenance Expenses	\$687,454	\$458,303	\$205,493	\$663,796	\$746,046
Total Expenses	\$809,159	\$527,375	\$252,246	\$779,621	\$873,487
EXCESS REVENUES / (EXPENDITURES)	\$0	\$253,775	-\$220,315	\$33,461	\$0

			FY 2022	FY 2023
Net Assessments			\$768,724	\$857,020
Add: Discounts and Collections (6%)			\$49,045	\$54,678
Gross Assessments			\$817,769	\$911,698
Assessable Units	\$ Increase	% Increase	583	583
Per Unit O&M assessments (Net)	\$151.45	11.5%	\$1,318.57	\$1,470.02

Brandy Creek
Community Development District
BUDGET

REVENUES:

Maintenance Assessments

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

Interest Income

The operating fund of the District will be invested in Governmental Securities with U.S. Bank.

Rental/Miscellaneous Income

Represents estimated income from the rental of the Community Room, access card deposits, non-resident fee and other miscellaneous deposit that the District may receive.

Special Events Revenue

Represents estimated income from HOA, POA and from special events planned for the District.

Cost Sharing Revenue

The District has entered into a Cost Sharing Agreement with Regency Realty Group, Inc. for the maintenance of lakes and landscaping areas outside the boundaries of the District.

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Special Assessment Refunding Bonds and 2015 Special Assessment Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

Brandy Creek
Community Development District
BUDGET

Trustee Fees

A Trustee at U.S. Bank holds the District's series 2013 & 2015 Special Assessment Revenue Bonds. The amount represents the fee for the administration of the District's bond issue.

Assessment Roll

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

Attorney

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

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger Toombs Elam, Gaines & Frank to prepare the annual audit.

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Telephone

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

Postage

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

Records Storage

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

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

*Brandy Creek
Community Development District
BUDGET*

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Represents various office supplies purchased for the District.

Dues, Licenses & Subscriptions

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

Maintenance:

Insurance

The District's Property Insurance policy is with the EGIS. EGIS specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to two Amenity Centers and other district property facilities and capital assets.

Facility Administration/Events Coordinator

The District has contracted with Vesta to provide Facility Administration & Event Coordinator services, to include part-time staffing of 20 hours weekly.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 3,105	\$ 37,255

Facility Staffing (Contingency)

Funding for additional staffing for event support and after-hours emergency responses.

Pool Monitors

The District has contracted with Vesta Property Services to provide personnel to monitor usage of the two pools during peak swim season.

Brandy Creek

Community Development District

BUDGET

Field Operations Manager

The District has contracted with Vesta Property Services to provide Field Operations services, to include supervision of operating and maintaining District's common areas and management of O&M related vendor contracts. The Field Operations manager shall work 40 hours weekly.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 6,053	\$ 72,635

Mobile Application and Amenities Website

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District. Contracted with Vesta to manage website and maintain services for \$250 per month.

Office Supplies / Mailings / Printing

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

Pool Maintenance

The District has contracted with Vesta Property Services for the maintenance of the Amenity Center Swimming Pool and Spray Ground Area and maintenance of Phase 2 pool.

<u>Contract</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	Pool Maintenance	2,608	31,290

Pool Chemicals

The District has contracted with Poolsure to provide pool chemicals for Amenity pools.

<u>Contract</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure	Pool Chemicals	1,238	14,850

Permit Fees

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

Landscape Maintenance

The District has contracted with Yellowstone Landscape to maintain the common areas of the District.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone Landscape	\$ 11,064	\$ 132,768

Landscape Contingency

Other landscape costs not under contract, which includes landscape light repairs, tree removals, tree trimmings, additional mulching and new projects and replacements.

Brandy Creek

Community Development District

BUDGET

Irrigation Maintenance

Cost of miscellaneous repairs and maintenance to irrigation system.

Sign Repairs

The District will repair and replace signs at its facilities, common areas and streets.

Lake Maintenance

The District has contracted with The Lake Doctors to maintain the water quality in all the lakes in Brandy Creek Community Development District.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
The Lake Doctors	\$ 884	\$ 10,608

General Facility Maintenance

Cost of labor (when outsourced) and supplies for routine repairs and maintenance of the District's common areas and Amenity Centers, to include painting, pressure washing, carpet cleaning and replacement of lighting in and around the facilities.

Pet Waste Disposal

The District has contracted with Vesta Property Services for weekly servicing of pet waste stations and supplies for the pet waste stations.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 652	\$ 7,822

Street Lighting

The District has various utility amounts with Florida Power and Light for street lighting cost to the community. The amount is based upon the agreement plus estimated cost for fuel charges.

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
9156475411	Johns Creek Pkwy	2,950	35,400
	Contingency	295	3,540
	Total Streetlighting	\$ 3,245	\$ 38,940

Telephone

The Amenity Center currently pays AT&T for phone services. The amounts are based upon the following:

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
9042304208	224 Johns Creek Pkwy	\$ 200	\$ 2,700

Brandy Creek
Community Development District
BUDGET

Cable

The Amenity Center currently uses Lifestream Technologies and Florida High Speed Internet to provide cable and internet services.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Florida Highspeed Internet	125	1,500
Lifestream	55	659
Contingency	12	141
Total Cable	\$ 192	\$ 2,300

Electric

The District has various utility accounts with Florida Power and Light for lighting.

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
6946833487	224 Johns Creek Pkwy	925	11,100
1063920597	224 Johns Creek Pkwy #1	20	240
7908738508	251 Huffner Hill Cir # Amenity	632	7,584
5919788496	101 Nature Walk Pkwy #1	25	300
4300684380	181 Huffner Hill Cir # Irrig	15	180
4940740477	231 Johns Creek Pkwy #1	79	948
3276629379	391 Johns Creek Pkwy #1	250	3,000
559825385	993 Huffner Hill Cir #Park	25	300
2413998580	55 Avery Garden Pl #Sign	20	240
	Contingency	319	3,828
	Total Electric	\$ 2,310	\$ 27,720

Water/Sewer/Irrigation

The District has various utility accounts with JEA for water, sewer, and irrigation used by the district.

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
62253168	224 Johns Creek Pkwy-Water	270	3,240
62253168	224 Johns Creek Pkwy-Sewer	500	6,000
74527267	251 Huffner Hill Cr-Sewer	70	840
74527267	251 Huffner Hill Cr-Water	40	480
68260355	104 Field Crest Drive S	550	6,600
69808378	16 Avery Garden Pl	1,052	12,624
64512183	1707 Anthler Hill Ct	116	1,392
74759588	251 Huffner Hill Cr	400	4,800
67133289	277 Johns Creek Pkwy	270	3,240
66725332	306 Johns Creek Pkwy	40	480
67133230	371 Johns Creek Pkwy	290	3,480
64512184	907 Hawk Run Ct	50	600
	Contingency	352	4,224
	Total Water/Sewer/Irrigation	\$ 4,000	\$ 48,000

Brandy Creek
Community Development District
BUDGET

Security

The district uses off-duty SJO deputies for security patrols of District property. The District also has contracted with Atlantic Security to provide electronic monitoring of burglar and fire alarms at CDD facilities services at the Amenity Center.

Security Camera Maintenance

The District will be contracted with vendor to provide service and maintenance of the security camera system.

Security – License Plate Reader System

Operation and maintenance costs for new LPR camera system linked to law enforcement network.

Refuse Service

The District has contracted Republic Services for garbage disposal service.

Janitorial Services

The District has contracted with Vesta Property Services to provide janitorial services for both Amenity Centers. Also included are maintenance services.

Community Web Site Services

The District has engaged Unicorn Web Development to serve as Webmaster for brandycreekcdd.com and to maintain website information required under Florida Law to be posted online for all Special Districts.

Special Events

Represents estimated cost for the District to host any special events for the community throughout the Fiscal Year. Costs are partially offset by rental and miscellaneous income.

Recreation Passes

Represents the estimated cost for issuing access cards to the District's residents for Amenity Center privileges. Residents must purchase replacement cards and receipts are posted to miscellaneous income.

Performance Incentive

Bonus pool available for the Board to award performance incentive bonus to on-site staff as designated by Board policy.

Capital Reserve

The District has established a maintenance reserve to fund the renewal and replacement of the District's capital related facilities.

Brandy Creek
Community Development District

Debt Service Fund
Series 2013A

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 5/31/22</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/22</i>	<i>Approved Budget FY 2023</i>
<i>Revenues</i>					
<i>Assessments - On Roll</i>	\$318,983	\$317,231	\$1,752	\$318,983	\$318,983
<i>Interest Income</i>	\$50	\$94	\$280	\$374	\$300
<i>Carry Forward Surplus</i>	\$78,314	\$81,317	\$0	\$81,317	\$71,164
<i>Total Revenues</i>	\$397,347	\$398,642	\$2,032	\$400,674	\$390,447
<i>Expenditures</i>					
<i>Series 2013A</i>					
<i>Interest 11/1</i>	\$54,800	\$54,800	\$0	\$54,800	\$50,873
<i>Principal-Prepayment 11/1</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Interest 5/1</i>	\$54,800	\$54,710	\$0	\$54,710	\$50,873
<i>Principal 5/1</i>	\$210,000	\$210,000	\$0	\$210,000	\$215,000
<i>Principal-Prepayment 5/1</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Total Expenses</i>	\$319,599	\$329,510	\$0	\$329,510	\$316,745
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$77,748	\$69,132	\$2,032	\$71,164	\$73,702

November 1, 2023 Interest Payment \$47,034.75

Net Assessments	\$318,983
Add: Discounts and Collections (6%)	\$20,361
Gross Assessments	\$339,344
Assessable Units	399
Per Unit Assessment	\$850

Brandy Creek
Community Development District
Series 2013 Special Assessment Refunding Bonds
AMORTIZATION SCHEDULE

DATE		BALANCE	RATE	PRINCIPAL		INTEREST		TOTAL
11/01/22	\$	2,850,000.00	3.570%	\$ -	\$	50,872.50	\$	320,582.75
05/01/23	\$	2,850,000.00	3.570%	\$ 215,000.00	\$	50,872.50		
11/01/23	\$	2,635,000.00	3.570%	\$ -	\$	47,034.75	\$	312,907.25
05/01/24	\$	2,635,000.00	3.570%	\$ 225,000.00	\$	47,034.75		
11/01/24	\$	2,410,000.00	3.570%	\$ -	\$	43,018.50	\$	315,053.25
05/01/25	\$	2,410,000.00	3.570%	\$ 230,000.00	\$	43,018.50		
11/01/25	\$	2,180,000.00	3.570%	\$ -	\$	38,913.00	\$	311,931.50
05/01/26	\$	2,180,000.00	3.570%	\$ 240,000.00	\$	38,913.00		
11/01/26	\$	1,940,000.00	3.570%	\$ -	\$	34,629.00	\$	313,542.00
05/01/27	\$	1,940,000.00	3.570%	\$ 250,000.00	\$	34,629.00		
11/01/27	\$	1,690,000.00	3.570%	\$ -	\$	30,166.50	\$	314,795.50
05/01/28	\$	1,690,000.00	3.570%	\$ 260,000.00	\$	30,166.50		
11/01/28	\$	1,430,000.00	3.570%	\$ -	\$	25,525.50	\$	315,692.00
05/01/29	\$	1,430,000.00	3.570%	\$ 265,000.00	\$	25,525.50		
11/01/29	\$	1,165,000.00	3.570%	\$ -	\$	20,795.25	\$	311,320.75
05/01/30	\$	1,165,000.00	3.570%	\$ 275,000.00	\$	20,795.25		
11/01/30	\$	890,000.00	3.570%	\$ -	\$	15,886.50	\$	311,681.75
05/01/31	\$	890,000.00	3.570%	\$ 285,000.00	\$	15,886.50		
11/01/31	\$	605,000.00	3.570%	\$ -	\$	10,799.25	\$	311,685.75
05/01/32	\$	605,000.00	3.570%	\$ 295,000.00	\$	10,799.25		
11/01/32	\$	310,000.00	3.570%	\$ -	\$	5,533.50	\$	311,332.75
05/01/33	\$	310,000.00	3.570%	\$ 310,000.00	\$	5,533.50		
11/01/33	\$	-	3.570%	\$ -	\$	-	\$	315,533.50
				\$ 2,850,000.00	\$	646,348.50	\$	3,766,058.75

Brandy Creek

Community Development District

Debt Service Fund

Series 2015

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 5/31/22</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/22</i>	<i>Approved Budget FY 2023</i>
<i>Revenues</i>					
<i>Special Assessments</i>	\$180,950	\$179,956	\$994	\$180,950	\$180,950
<i>Interest Income</i>	\$0	\$8	\$244	\$252	\$200
<i>Carry Forward Surplus</i>	\$45,436	\$47,564	\$0	\$47,564	\$42,518
<i>Total Revenues</i>	\$226,386	\$227,529	\$1,238	\$228,766	\$223,668
<i>Expenditures</i>					
<i>Interest 11/1</i>	\$38,484	\$38,484	\$0	\$38,484	\$36,404
<i>Principal-Prepayment 11/1</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Interest 5/1</i>	\$37,857	\$37,764	\$0	\$37,764	\$35,810
<i>Principal 5/1</i>	\$105,000	\$100,000	\$0	\$100,000	\$105,000
<i>Principal-Prepayment 5/1</i>	\$0	\$5,000	\$0	\$5,000	\$0
<i>Total Expenses</i>	\$181,341	\$186,248	\$0	\$186,248	\$177,214
<i>Other Sources (Uses)</i>					
<i>Interfund Transfer Out</i>	\$0	\$0	\$0	\$0	\$0
<i>Other Sources</i>	\$0	\$0	\$0	\$0	\$0
<i>Total Expenses</i>	\$181,341	\$186,248	\$0	\$186,248	\$177,214
<i>EXCESS REVENUES / (EXPENDITURES)</i>	\$45,045	\$41,281	\$1,238	\$42,518	\$46,454

**November 1, 2023 Interest payment \$34,418

Net Assessments	\$180,950
Add: Discounts and Collections (6%)	\$11,550
Gross Assessments	\$192,500
Assessable Units	175
Per Unit Assessment	\$1,100

Brandy Creek
Community Development District
Series 2015 Special Assessment Refunding Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$	1,925,000.00	3.70%		\$ 36,403.89	36,403.89
5/1/23	\$	1,925,000.00	3.70%	\$ 105,000.00	\$ 35,810.35	
11/1/23	\$	1,820,000.00	3.70%		\$ 34,418.22	175,228.57
5/1/24	\$	1,820,000.00	3.70%	\$ 110,000.00	\$ 34,044.11	
11/1/24	\$	1,710,000.00	3.70%		\$ 32,338.00	176,382.11
5/1/25	\$	1,710,000.00	3.70%	\$ 115,000.00	\$ 31,810.75	
11/1/25	\$	1,595,000.00	3.70%		\$ 30,163.22	176,973.97
5/1/26	\$	1,595,000.00	3.70%	\$ 120,000.00	\$ 29,671.43	
11/1/26	\$	1,475,000.00	3.70%		\$ 27,893.89	177,565.32
5/1/27	\$	1,475,000.00	3.70%	\$ 125,000.00	\$ 27,439.10	
11/1/27	\$	1,350,000.00	3.70%		\$ 25,530.00	177,969.10
5/1/28	\$	1,350,000.00	3.70%	\$ 130,000.00	\$ 25,252.50	
11/1/28	\$	1,220,000.00	3.70%		\$ 23,071.56	178,324.06
5/1/29	\$	1,220,000.00	3.70%	\$ 135,000.00	\$ 22,695.39	
11/1/29	\$	1,085,000.00	3.70%		\$ 20,518.56	178,213.95
5/1/30	\$	1,085,000.00	3.70%	\$ 140,000.00	\$ 20,184.01	
11/1/30	\$	945,000.00	3.70%		\$ 17,871.00	178,055.01
5/1/31	\$	945,000.00	3.70%	\$ 145,000.00	\$ 17,579.63	
11/1/31	\$	800,000.00	3.70%		\$ 15,128.89	177,708.52
5/1/32	\$	800,000.00	3.70%	\$ 150,000.00	\$ 14,964.44	
11/1/32	\$	650,000.00	3.70%		\$ 12,292.22	177,256.66
5/1/33	\$	650,000.00	3.70%	\$ 155,000.00	\$ 12,091.81	
11/1/33	\$	495,000.00	3.70%		\$ 9,361.00	176,452.81
5/1/34	\$	495,000.00	3.70%	\$ 160,000.00	\$ 9,208.38	
11/1/34	\$	335,000.00	3.70%		\$ 6,335.22	175,543.60
5/1/35	\$	335,000.00	3.70%	\$ 165,000.00	\$ 6,231.93	
11/1/35	\$	170,000.00	3.70%		\$ 3,214.89	174,446.82
5/1/36	\$	170,000.00	3.70%	\$ 170,000.00	\$ 3,179.94	
	\$	-	3.70%			173,179.94
		\$ 1,925,000.00		\$ 584,704.33	2,509,704.33	

Brandy Creek
 Community Development District

Capital Reserve

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 5/31/22</i>	<i>Projected 4 Months</i>	<i>Projected Thru 9/30/22</i>	<i>Approved Budget FY 2023</i>
<u>Revenues:</u>					
<i>Interest Income</i>	\$250	\$231	\$356	\$587	\$500
<i>Capital Reserve Funding - Transfer In</i>	\$85,000	\$85,000	\$0	\$85,000	\$105,000
<i>Carryforward Surplus</i>	\$244,555	\$268,281	\$0	\$268,281	\$282,681
<i>Total Revenues</i>	\$329,805	\$353,513	\$356	\$353,869	\$388,181
<u>Expenditures</u>					
<i>Capital Outlay - Equipment/Facilities</i>	\$30,000	\$48,771	\$0	\$48,771	\$30,000
<i>Other Current Charges</i>	\$450	\$216	\$144	\$360	\$450
<i>Repair & Replacements</i>	\$30,000	\$22,057	\$0	\$22,057	\$30,000
<i>Total Expenditures</i>	\$60,450	\$71,044	\$144	\$71,188	\$60,450
<i>Excess Revenues (Expenditures)</i>	\$269,355	\$282,469	\$212	\$282,681	\$327,731

C.

1.

RESOLUTION 2022-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2022, submitted to the Board of Supervisors (“**Board**”) of the Brandy Creek Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Brandy Creek Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2013A)	\$_____
DEBT SERVICE FUND (SERIES 2015)	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF JULY 2022.

ATTEST:

**BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2022/2023 Budget

2.

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Brandy Creek Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Brandy Creek Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 13th day of July 2022.

ATTEST:

**BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

NINTH ORDER OF BUSINESS

**NOTICE OF RULE DEVELOPMENT BY
BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Brandy Creek Community Development District (the “District”) hereby gives notice of its intention to adopt revised Policies Regarding District Amenity Facilities related to Non-Resident User Fees imposed on persons desiring to utilize the District’s amenity facilities (“Amenity Facilities”) who are not landowners of property within the Districts (“Non-Resident User Fees”) and to provide for new fees for Access Cards (“Access Card Fees”). The purpose and effect of the Non-Resident User Fees and Access Card Fees are to provide for efficient and effective operations of the District’s Amenity Facilities. Legal authority for the proposed Non-Resident User Fees and Access Card Fees includes sections 190.011, 190.012(3), 190.035, 190.041, and 120.054, *Florida Statutes*. A public hearing will be conducted by the District on Wednesday, _____, 2022, at 6:30 p.m., at the Phase II Amenity Center, 251 Huffner Circle, St. Augustine, Florida 32092. A copy of the proposed rule establishing the Non-Resident User Fees, Access Card Fees, and additional information on the public hearing may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

Jim Oliver, District Manager

Run Date: _____

PUBLISH: [AT LEAST 29 DAYS PRIOR TO ADOPTION DATE; AT LEAST ONE DAY PRIOR TO NOTICE OF RULEMAKING]

**NOTICE OF RULEMAKING BY
BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Brandy Creek Community Development District (the “District”) hereby gives notice of its intention to adopt revised Policies Regarding District Amenity Facilities related to Non-Resident User Fees imposed on persons desiring to utilize the District’s amenity facilities (“Amenity Facilities”) who are not landowners of property within the Districts (“Non-Resident User Fees”) and to provide for new fees for Access Cards (“Access Card Fees”).

The proposed annual Non-Resident User Fee is \$ _____ and this fee shall include privileges for _____ (____) people. Non-Resident User Fees shall be subject to the District’s Policies Regarding District Amenity Facilities (“Amenity Policies”), as amended from time to time. The proposed Access Card Fee is \$ _____ per access card.

A public hearing will be conducted by the Board of Supervisors (“Board”) of the District on Wednesday, _____, 2022, at 6:30 p.m., at the Phase II Amenity Center, 251 Huffner Circle, St. Augustine, Florida 32092.

The proposed Non-Resident User Fees and Access Card Fees may be adjusted at the public hearing after discussion by the Board and public comment. The purpose and effect of the Non-Resident User Fees and Access Card Fees is to provide for efficient and effective operations of the District’s Amenity Facilities.

Prior notice of rule development was published in the _____ on _____, 2022.

Legal authority for the proposed Non-Resident User Fees and Access Card Fees includes sections 190.011, 190.012(3), 190.035, 190.041, and 120.054, *Florida Statutes*.

Any person who wishes to provide the Districts with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff, or Supervisors may participate in the joint public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this joint public hearing because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are

hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A copy of the proposed rule establishing the Non-Resident User Fees, Access Card Fees, and additional information on the public hearing may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

Jim Oliver, District Manager

Run Date: _____
PUBLISH: [AT LEAST 28 DAYS PRIOR TO ADOPTION DATE]

TENTH ORDER OF BUSINESS

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, Brandy Creek Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Michael C. Eckert of Kutak Rock LLP (Michael.Eckert@kutakrock.com) is hereby designated as the Registered Agent for the Brandy Creek Community Development District.

SECTION 2. The District's Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301; Ph: (850) 692-7300, Fax: (850) 692-7319.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this Resolution with St. Johns County and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 13th day of July, 2022.

ATTEST:

**BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

TWELFTH ORDER OF BUSINESS

B.

1.

**Brandy Creek
Community Development
District**

Public Facilities Report

Dated: June 24, 2022

Governmental Management Services, LLC
District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092
(904) 940-5850

BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

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- I. PURPOSE AND SCOPE
- II. GENERAL INFORMATION
- III. PUBLIC FACILITIES
 - A. Recreational Facilities
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 - C. Wetland Mitigation Areas
 - D. Stormwater Management Facilities
- IV. REPLACEMENT OF FACILITIES
- V. CDD FACILITIES PHOTOS

LIST OF FIGURES

- FIGURE 1 Overall CDD Boundary

I. PURPOSE AND SCOPE

This report is provided at the request of the Brandy Creek Community Development District (the "District") to comply with the requirement of Section 189.08, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of the public facilities owned or operated by the District together with any facility expansion programs currently proposed within the next five years.

II. GENERAL INFORMATION

The District is a local unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and became effective on June 17, 2003. The District currently encompasses approximately five hundred and eighty three (583) Single Family Lots and three hundred and fifty (350) +/- acres of land located entirely within unincorporated St. Johns County, Florida. As a local unit of special-purpose government, the District provides an alternative means of planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District owns, operates, and/or maintains certain public facilities within and outside of its boundary. These public facilities include recreational facilities, entry features, landscaping and irrigation, wetland mitigation areas and certain stormwater management facilities. A brief description of each is provided below.

III. PUBLIC FACILITIES

A. Recreational Facilities

The District designed, permitted and constructed two recreational community centers.

The first community center "Phase One" consists of the amenity building (office), pool, water play feature, breezeway, playground, tennis court, basketball court, activity field, fitness center, parking lot, open space, and other appurtenances or related improvements, all located at 224 Johns Creek Parkway. The District owns, operates, and maintains the community center and associated improvements.

The clubhouse breezeway rental building has an occupancy load of 25 persons. The pool has a bather load of 52 persons and the splash pool has a bather load of 40 people.

The second community center "Phase Two" consists of the amenity building (community room), pool, pergola, playground, parking lot, open space, and other appurtenances or related improvements, all located at 251 Huffner Hill Circle. The District owns, operates, and maintains the community center and associated improvements.

The community room rental building has an occupancy load of 50 persons.

The pool has a bather load of 82 people.

Both community centers and associated pool facilities were designed to serve 583 single-family units. The current demands on the community centers vary based on the day-to-day use, weather, holidays, etc. During special events or at certain times of the year the facilities may operate near or at full capacity.

The current capacity of the neighborhood parks is sufficient to meet the demands of the residents of the District.

There are no current plans for expansion of the neighborhood parks within the next five years.

B. Entry Features & Landscaping/Irrigation

The District currently operates and maintains several entry features/entry monuments within the boundaries of the District. The District maintains the entry features located at the intersection of Johns Creek Parkway and St. Johns Parkway, at Old County Rd 210 and Nature Walk Parkway, Avery Garden Place and St. Johns Parkway. These entry features consist of, among other items, landscaping, irrigation, lighting, signage, and monuments/towers.

The District also currently operates and maintains landscaping and irrigation within Johns Creek Parkway and St. Johns Parkway, at Old County Rd 210 and Nature Walk Parkway, Avery Garden Place and St. Johns Parkway.

The irrigation system is currently at full capacity and is sufficient to meet the demands of the District. A demand/capacity analysis is not applicable to the entry features and landscaping. There are currently no plans for expansion of these facilities within the next five years.

C. Wetland Mitigation Areas

The wetland mitigation system consists of the creation, restoration and preservation of wetlands in accordance with the permit requirements from the St. Johns River Water Management District and The U.S. Army Corps of Engineers. The District owns and maintains these mitigation areas to ensure compliance with the applicable permits.

A demand/capacity analysis is not applicable to this facility. There are no plans for expansion of these mitigation areas within the next five years.

D. Stormwater Management Facilities

The District designed, permitted, constructed and/or acquired stormwater management facilities (SMF's), and numerous outfall control structures throughout the District, which include outfall pipes and appurtenances thereto.

The District currently maintains these SMF's and inspects, cleans, mows, and treats the SMF's to maintain water quality.

The stormwater management facilities are at full capacity and meet the demands of the District. There are no plans for expansion of these facilities within the next five years.

IV. REPLACEMENT OF FACILITIES

The District currently has no plans for replacement of the District-owned facilities.

V. PROJECT PHOTOS



Entrance



Johns Creek Entrance Signage



Johns Creek Entrance Signage



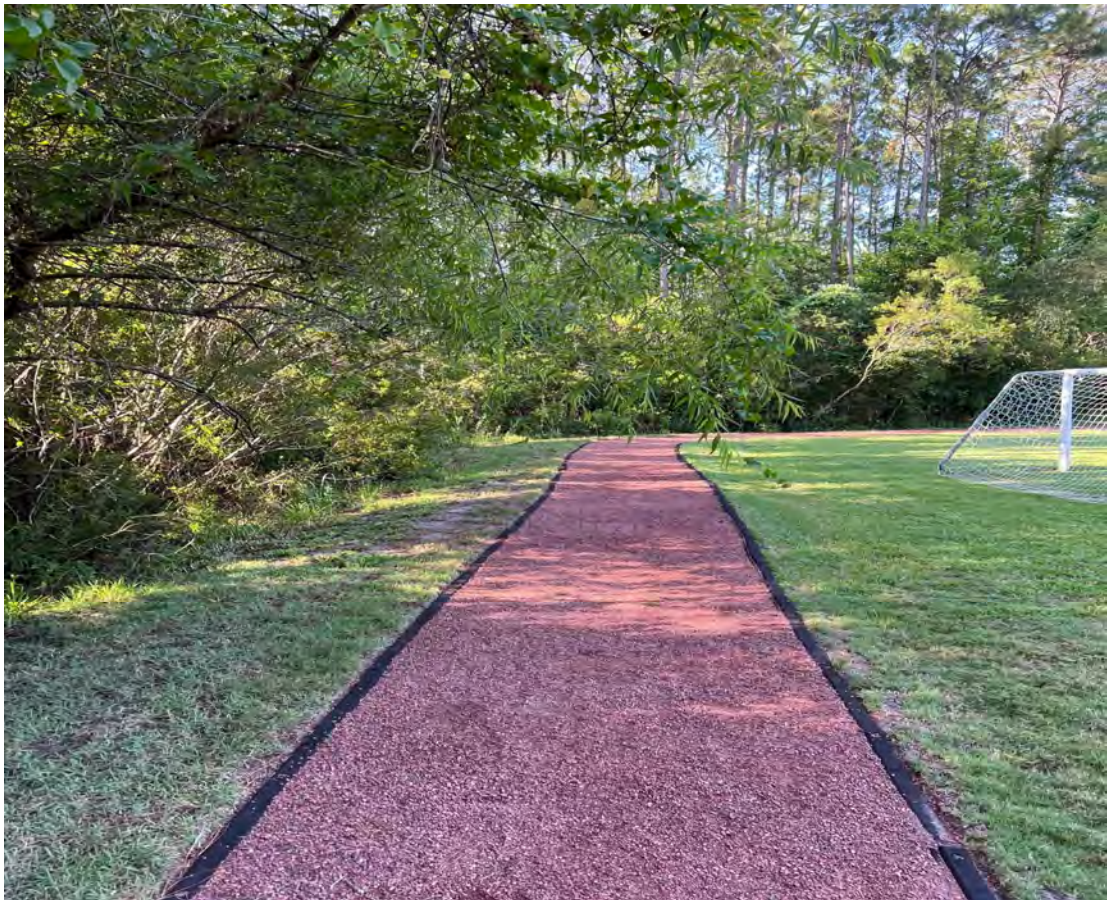
Johns Creek Neighborhood and Ponds



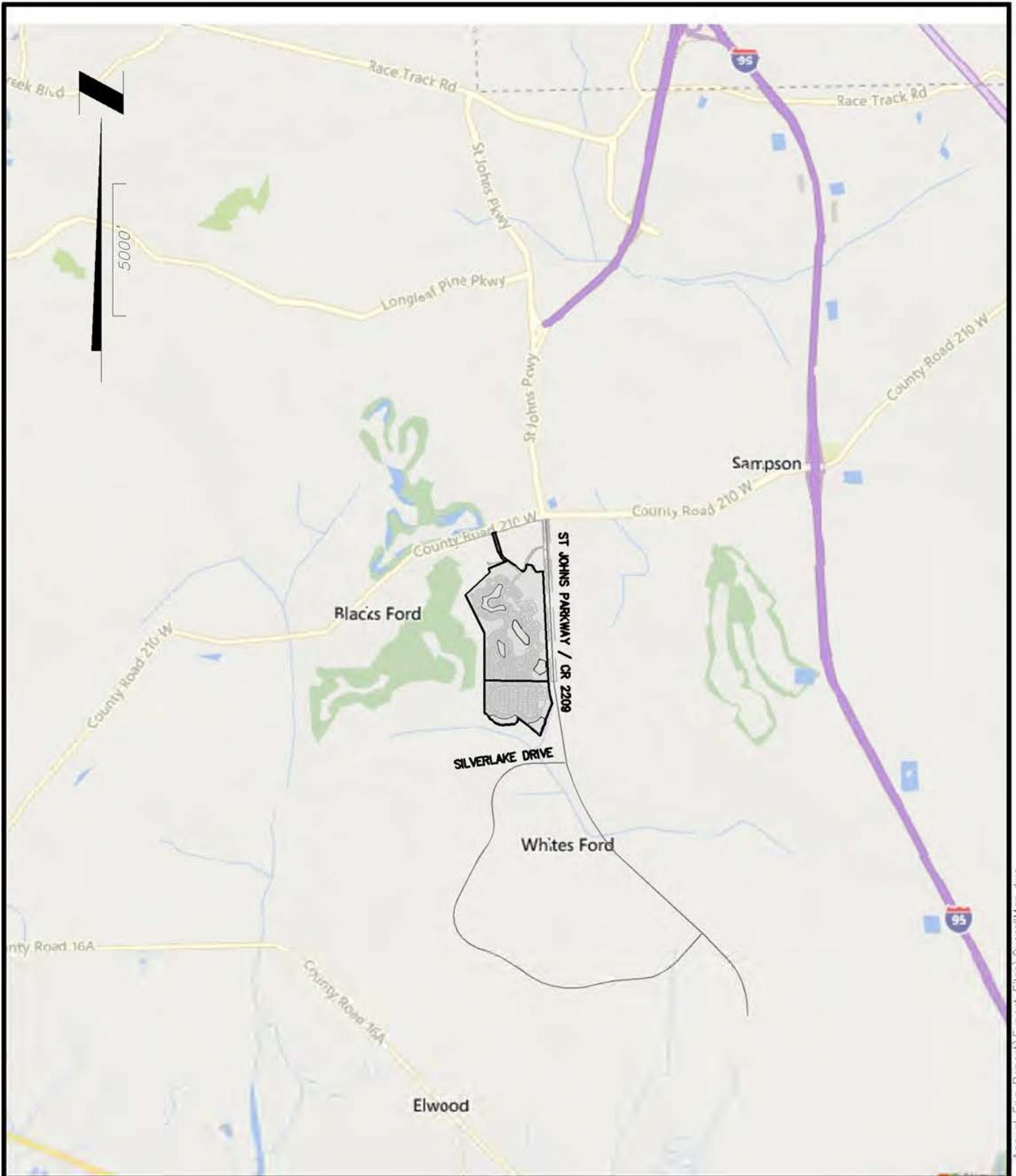
Johns Creek Pond



Johns Creek Pond and Pool View



Johns Creek Walking Trail



VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

OVERALL CDD BOUNDARY

BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

2.

June 23, 2022

Brandy Creek Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Jim Oliver

**RE: Consulting Engineer's Report
Section 9.20 of the Master Trust Indenture
Brandy Creek Community Development District**

Dear Mr. Oliver:

In accordance with Section 9.20 of the Master Trust Indenture, we have completed our annual review of the portions of the project within the Brandy Creek Community Development District constructed to date. We hereby offer the following consulting engineer report.

On June 10th, 2022 Brad Weeber (ETM) met with Jim Master (Vesta) and inspected the CDD facilities. Recreational facilities were found to be in generally good condition and well maintained. Jim Masters noted the following planned maintenance items; tree trimming where obstructing walking paths and pool equipment maintenance at phase 1 pool.

Additionally, we have inspected the entry features and have found them to be in good condition, well maintained and in good working order. This includes regular maintenance by the operator. It is not recommended that any additional maintenance or repair is necessary at this time.

We have inspected the landscaping within the common areas and have found them in generally good condition and well maintained. Additional maintenance or repair is not necessary at this time.

The stormwater facilities (ponds and outfall structures) were inspected and were found to be generally in good condition and well maintained. Additional maintenance or repair is not necessary at this time.

If you have any additional questions or require additional information, please do not hesitate to call.

Sincerely,

England-Thims & Miller, Inc.



Bradley Weeber, P.E.
District Engineer

6/24/22
Date

C.

NOTICE OF MEETINGS
BRANDY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Brandy Creek Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2023 at 6:30 p.m. at the Phase II Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092 on the second Wednesday of each month listed below:

November 9, 2022
January 11, 2023
March 8, 2022
May 10, 2022
July 12, 2022
September 13, 2022

D.

1.



Brandy Creek CDD

Field Operation Manager's Report

Date of report: July 13,2022

Submitted by: Jim Masters

YELLOWSTONE/LANDSCAPING:

- We receive service two days every week (in season). This includes edging, mowing, and blowing and detail work.

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 time of year.
- (Service reports attached)

HEALTH DEPARTMENT/POOL INSPECTION

- The Health Department inspected the Johns Creek pools on Thursday, June 30. The pools all passed inspections without issues.

FLORIDA POWER AND LIGHT EASEMENT PROPOSAL:

- Florida Power and Light on Tuesday, June 28, staked the pole location at the front entrance. (Quick slide show on pole location)

CONDITION OF PONDS:

- (Quick slide show of ponds)

PROJECTS UNDERWAY/COMPLETED:



Filter grids replaced on the phase 1 rec pool



Replaced support legs on the middle playground bottom step.



Replaced urinal valve at the phase 2 men's restroom.

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 – Phase 1 pools cleaned every day except Monday, chemicals checked daily. Phase 2 pool vacuumed 4 days a week and skimmed every day, chemicals checked 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.

6-30-22



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 WOOD Cell # _____ Date 6/30/22 Time 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				120	120	120	120	∅							

Method	Water Level	Clarity	Carp Program	Water Testing
Boat	Low	Tannic	Introduce Carp	Chemistry
Backpack	Normal	Clear	Re-Stock Recom	DO _____
Air Boat	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 _____

6/8+6/22



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SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # _____ Date 6/8+6/9 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	120	120							120	∅	∅				

Method	Water Level	Clarity	Carp Program	Water Testing
Boat	Low	Tannic	Introduce Carp	Chemistry
Backpack	Normal	Clear	Re-Stock Recom	DO _____
Air Boat	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 _____

5-31-22



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SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # _____ Date 5/31/22 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	∅	120		120			120								

Method	Water Level	Clarity	Carp Program	Water Testing
Boat	Low	Tannic	Introduce Carp	Chemistry
Backpack	Normal	Clear	Re-Stock Recom	DO _____
Air Boat	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 _____

5-11-22



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SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist Eric Cell # _____ Date 5/11/22 Time 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			∅		120	∅				120	∅				

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

Fish/Wildlife Observed

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

Native/Beneficial Vegetation

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

Other _____

Comments _____

E.



Amenities Manager Report

July 13, 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 is in full swing. They meet Monday nights at phase 2 and Wednesday nights at phase 1.

Special Events:

Recent Events:

- On Saturday, June 25 we hosted our Summer Spectacular! We had a giant water slide to cool off with, a DJ spinning tunes, prizes and games – I don't want to brag but someone even beat a group of kids at tug-o-war. We also had a sand art station and an awesome rock climbing wall! The weather was beautiful! Even though it was hot, the shade from the clouds kept it from being too unbearable which brought out a great crowd! *pictures attached*

Future Events:

- Back 2 School Bash
- Adult Night Only
- Preparing for our fall events – scary to say!





SUMMER
SPECTACULAR
2022



SUMMER
SPECTACULAR
2022



SUMMER
SPECTACULAR
2022

FOURTEENTH ORDER OF BUSINESS

A.

Brandy Creek
Community Development District

Unaudited Financial Reporting
May 31, 2022

**Brandy Creek
Community Development District
Combined Balance Sheet**

May 31, 2022

	<u>Governmental Fund Types</u>			Totals
	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>(Memorandum Only)</u>
Assets:				
Cash - WellsFargo	---	\$120,261	---	\$120,261
Cash - Hancock Bank	\$178,990	---	---	\$178,990
Investments:				
<u>Series 2013A</u>				
Reserve A	---	---	\$31,648	\$31,648
Revenue A	---	---	\$69,132	\$69,132
<u>Series 2015</u>				
Reserve	---	---	\$89,257	\$89,257
Revenue	---	---	\$41,281	\$41,281
<u>Operations:</u>				
State Board - Reserve	\$68	\$124,198	---	\$124,266
Custody Acct - General Account	\$364,931	---	---	\$364,931
Custody Acct - Capital Reserve	---	\$38,009	---	\$38,009
Due From Other	\$5	---	---	\$5
Electric Deposits	\$2,000	---	---	\$2,000
Total Assets	\$545,994	\$282,469	\$231,318	\$1,059,781
Liabilities:				
Accounts Payable	\$27,819	\$0	---	\$27,819
Accrued Expenses	\$7,628	---	---	\$7,628
Fund Balances:				
Restricted for Debt Service	---	---	\$231,318	\$231,318
Nonspendable	\$2,000	---	---	\$2,000
Assigned	---	\$282,469	---	\$282,469
Unassigned	\$508,546	---	---	\$508,546
Total Liabilities and Fund Equity	\$545,994	\$282,469	\$231,318	\$1,059,781

Brandy Creek
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 05/31/22	Actual Thru 05/31/22	Variance
Revenues:				
Maintenance Assessments	\$768,724	\$768,724	\$764,481	(\$4,243)
Interest Income	\$0	\$0	\$12	\$12
Rental/Miscellaneous Income	\$8,000	\$5,333	\$3,545	(\$1,788)
Cost Sharing Revenue	\$8,435	\$8,435	\$8,467	\$32
Special Events Revenue	\$0	\$0	\$4,645	\$4,645
Total Revenues	\$785,159	\$782,492	\$781,150	(\$1,342)
Expenditures:				
Administrative				
Supervisor Fees	\$6,000	\$4,000	\$4,000	\$0
FICA Expense	\$459	\$306	\$306	\$0
Engineering	\$5,000	\$3,333	\$1,022	\$2,312
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	\$14,583	\$7,507	\$7,077
Annual Audit	\$3,505	\$0	\$0	\$0
Management Fees	\$50,598	\$33,732	\$33,732	\$0
Computer Time	\$1,250	\$833	\$833	(\$0)
Telephone	\$300	\$200	\$140	\$60
Postage	\$1,000	\$667	\$267	\$399
Records Storage	\$100	\$67	\$0	\$67
Insurance	\$9,348	\$9,348	\$8,252	\$1,096
Printing & Binding	\$1,800	\$1,200	\$324	\$876
Legal Advertising	\$1,420	\$947	\$368	\$579
Other Current Charges	\$1,400	\$933	\$1,005	(\$72)
Office Supplies	\$150	\$100	\$31	\$69
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$121,705	\$81,534	\$69,072	\$12,462
MAINTENANCE				
Insurance	\$18,782	\$18,782	\$18,263	\$519
Facility Administration/Events Coordinator	\$31,968	\$21,312	\$21,312	\$0
Facility Staffing (Contingency)	\$5,000	\$3,333	\$0	\$3,333
Pool Monitors	\$36,613	\$24,409	\$9,624	\$14,785
Field Operations Manger	\$61,484	\$40,989	\$40,989	\$0
Office Supplies/Mailings/ Printing	\$1,200	\$800	\$543	\$257
Pool Maintenance Service (Vesta)*	\$27,262	\$18,175	\$19,766	(\$1,591)
Pool Chemicals (Poolsure)	\$13,500	\$9,000	\$7,838	\$1,163
Permit Fees	\$925	\$0	\$0	\$0
Landscape Maintenance	\$124,478	\$82,985	\$81,358	\$1,627
Landscape Contingency	\$25,000	\$18,373	\$18,373	\$0
Irrigation Maintenance	\$8,500	\$5,667	\$3,364	\$2,303
Sign Repairs	\$2,500	\$2,500	\$3,005	(\$505)
Lake Maintenance	\$10,248	\$6,832	\$6,832	\$0
General Facility Maintenance	\$25,000	\$16,667	\$17,258	(\$591)
Pet Waste Disposal	\$9,501	\$6,334	\$4,668	\$1,666
Streetlighting	\$36,000	\$24,000	\$23,119	\$881
Telephone	\$2,400	\$1,600	\$1,866	(\$266)
Cable	\$2,300	\$1,533	\$1,444	\$90
Electric	\$26,000	\$17,333	\$15,641	\$1,692
Water/Sewer/Irrigation	\$48,000	\$32,000	\$28,263	\$3,737
Security	\$8,000	\$5,333	\$4,800	\$533
Security Camera Lease & Maintenance	\$16,750	\$11,167	\$5,218	\$5,949
Security - License Plate Reader System	\$10,000	\$6,667	\$0	\$6,667
Refuse Service	\$8,800	\$5,867	\$7,243	(\$1,376)
Janitorial	\$25,843	\$17,229	\$17,229	\$0
Community Web Site Services	\$1,800	\$1,200	\$450	\$750
Special Events	\$10,000	\$6,915	\$6,915	\$0
Recreation Passes	\$1,200	\$800	\$325	\$475
Performance Incentive	\$3,400	\$3,400	\$7,600	(\$4,200)
Capital Reserve - Transfer Out	\$85,000	\$85,000	\$85,000	\$0
Total Maintenance	\$687,454	\$496,201	\$458,303	\$37,898
Total Expenses	\$809,159	\$577,735	\$527,375	\$50,360
Net Change in Fund Balance	(\$24,000)		\$253,775	
Fund Balance - Beginning	\$24,000		\$256,771	
Fund Balance - Ending	\$0		\$510,546	

* 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	\$3,756	\$0	\$0	\$0	\$0	\$0	\$764,481
Interest Income	\$1	\$0	\$1	\$1	\$2	\$2	\$3	\$3	\$0	\$0	\$0	\$0	\$12
Rental/Miscellaneous Income	\$2,050	\$255	\$130	\$210	\$250	\$160	\$490	\$0	\$0	\$0	\$0	\$0	\$3,545
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	\$4,249	\$3	\$0	\$0	\$0	\$0	\$781,150
Expenditures:													
Administrative													
Supervisor Fees	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$4,000
FICA Expense	\$0	\$77	\$0	\$77	\$0	\$77	\$0	\$77	\$0	\$0	\$0	\$0	\$306
Engineering	\$0	\$0	\$0	\$437	\$195	\$0	\$0	\$390	\$0	\$0	\$0	\$0	\$1,022
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
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	\$4,217	\$4,217	\$0	\$0	\$0	\$0	\$33,732
Computer Time	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$833
Telephone	\$3	\$21	\$0	\$13	\$37	\$50	\$16	\$0	\$0	\$0	\$0	\$0	\$140
Postage	\$12	\$10	\$145	\$21	\$43	\$15	\$13	\$8	\$0	\$0	\$0	\$0	\$267
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	\$13	\$0	\$0	\$0	\$0	\$0	\$324
Legal Advertising	\$0	\$72	\$0	\$76	\$76	\$0	\$0	\$144	\$0	\$0	\$0	\$0	\$368
Other Current Charges	\$60	\$244	\$162	\$58	\$61	\$73	\$286	\$61	\$0	\$0	\$0	\$0	\$1,005
Office Supplies	\$6	\$0	\$12	\$1	\$6	\$6	\$1	\$0	\$0	\$0	\$0	\$0	\$31
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	\$4,650	\$6,001	\$0	\$0	\$0	\$0	\$69,072

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	\$2,664	\$2,664	\$0	\$0	\$0	\$0	\$21,312
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	\$3,341	\$3,306	\$0	\$0	\$0	\$0	\$9,624
Field Operations Manger	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$0	\$0	\$0	\$0	\$40,989
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	\$2,272	\$2,272	\$0	\$0	\$0	\$0	\$19,766
Pool Chemicals (Poolsure)	\$825	\$825	\$1,031	\$1,031	\$1,031	\$1,031	\$1,031	\$1,031	\$0	\$0	\$0	\$0	\$7,838
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	\$10,170	\$10,170	\$0	\$0	\$0	\$0	\$81,358
Landscape Contingency	\$3,323	\$2,397	\$0	\$0	\$810	\$2,443	\$0	\$9,400	\$0	\$0	\$0	\$0	\$18,373
Irrigation Maintenance	\$569	\$0	\$0	\$1,767	\$0	\$0	\$1,028	\$0	\$0	\$0	\$0	\$0	\$3,364
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	\$854	\$854	\$0	\$0	\$0	\$0	\$6,832
General Facility Maintenance	\$2,390	\$1,639	\$1,229	\$1,678	\$1,476	\$3,659	\$3,885	\$1,302	\$0	\$0	\$0	\$0	\$17,258
Pet Waste Disposal	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$4,668
Streetlighting	\$2,831	\$2,831	\$2,831	\$2,831	\$2,949	\$2,949	\$2,949	\$2,949	\$0	\$0	\$0	\$0	\$23,119
Telephone	\$198	\$196	\$197	\$197	\$499	\$196	\$196	\$184	\$0	\$0	\$0	\$0	\$1,866
Cable	\$176	\$188	\$180	\$180	\$180	\$180	\$180	\$180	\$0	\$0	\$0	\$0	\$1,444
Electric	\$1,753	\$1,731	\$1,827	\$2,102	\$1,827	\$1,930	\$2,248	\$2,223	\$0	\$0	\$0	\$0	\$15,641
Water/Sewer/Irrigation	\$3,912	\$4,153	\$4,504	\$3,850	\$3,166	\$2,884	\$2,622	\$3,172	\$0	\$0	\$0	\$0	\$28,263
Security	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$0	\$0	\$0	\$4,800
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	\$978	\$975	\$0	\$0	\$0	\$0	\$7,243
Janitorial	\$2,154	\$2,154	\$2,154	\$2,154	\$2,154	\$2,154	\$2,154	\$2,154	\$0	\$0	\$0	\$0	\$17,229
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	\$545	\$223	\$0	\$0	\$0	\$0	\$6,915
Recreation Passes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325	\$0	\$0	\$0	\$0	\$325
Performance Incentive	\$0	\$0	\$0	\$7,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,600
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,000	\$0	\$0	\$0	\$0	\$85,000
Total Maintenance	\$64,063	\$45,209	\$40,271	\$47,413	\$37,633	\$45,598	\$43,424	\$134,691	\$0	\$0	\$0	\$0	\$458,303
Total Expenses	\$83,694	\$58,770	\$45,549	\$55,054	\$42,937	\$52,605	\$48,074	\$140,692	\$0	\$0	\$0	\$0	\$527,375
Excess Revenues (Expenditures)	(\$71,677)	\$9,196	\$186,915	\$396,698	(\$31,871)	(\$50,971)	(\$43,825)	(\$140,690)	\$0	\$0	\$0	\$0	\$253,775

Brandy Creek
Community Development District
Capital Reserve Fund

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

	Adopted Budget	Prorated Budget Thru 05/31/22	Actual Thru 05/31/22	Variance
Revenues:				
Interest Income	\$250	\$167	\$231	\$65
General Fund Transfer In	\$85,000	\$85,000	\$85,000	\$0
Total Revenues	\$85,250	\$85,167	\$85,231	\$65
Expenditures				
Capital Outlay - Equipment/Facilities	\$30,000	\$20,000	\$48,771	(\$28,771)
Other Current Charges	\$450	\$300	\$216	\$84
Repair and Replacement	\$30,000	\$20,000	\$22,057	(\$2,057)
Total Expenditures	\$60,450	\$40,300	\$71,044	(\$30,744)
Excess Revenues (Expenditures)	\$24,800		\$14,187	
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other	\$0	\$0	\$0	\$0
Net Change in Fund Balance	\$24,800		\$14,187	
Fund Balance - Beginning	\$244,555		\$268,281	
Fund Balance - Ending	\$269,355		\$282,469	

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

	Adopted Budget	Prorated Budget Thru 05/31/22	Actual Thru 05/31/22	Variance
Revenues:				
Assessments Tax Roll	\$318,983	\$318,983	\$317,231	(\$1,752)
Interest Income	\$50	\$33	\$94	\$60
Total Revenues	\$319,033	\$319,016	\$317,325	(\$1,691)
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	\$54,800	\$54,710	\$89
Principal Expense - 5/1	\$210,000	\$210,000	\$210,000	\$0
Principal Expense-Prepayment 5/1	\$0	\$0	\$5,000	(\$5,000)
Total Expenditures	\$319,599	\$319,599	\$329,510	(\$9,911)
Excess Revenues (Expenditures)	(\$566)		(\$12,184)	
Net Change in Fund Balance	(\$566)		(\$12,184)	
Fund Balance - Beginning	\$78,314		\$112,964	
Fund Balance - Ending	\$77,748		\$100,780	

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

	Adopted Budget	Prorated Budget Thru 05/31/22	Actual Thru 05/31/22	Variance
Revenues:				
Special Assessments	\$180,950	\$180,950	\$179,956	(\$994)
Interest Income	\$0	\$0	\$8	\$8
Total Revenues	\$180,950	\$180,950	\$179,965	(\$985)
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	\$37,857	\$37,764	\$93
Principal Expense - 5/1	\$105,000	\$105,000	\$100,000	\$5,000
Special Call - 5/1	\$0	\$0	\$5,000	(\$5,000)
Total Expenditures	\$181,341	\$181,341	\$186,248	(\$4,907)
Excess Revenues (Expenditures)	(\$391)		(\$6,283)	
<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)		(\$6,283)	
Fund Balance - Beginning	\$45,436		\$136,821	
Fund Balance - Ending	\$45,045		\$130,538	

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:	\$31,648
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)
Less: May 1, 2022	(\$210,000)
Less: May 1, 2022 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$2,850,000

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:	\$89,257
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)
Less: May 1, 2022	(\$100,000)
Less: May 1, 2022 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$1,925,000

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
10	6/21/2022	1,702.15	965.58	4,101.94	6,769.67
TAX CERTS	6/16/2022	635.19	360.32	1,530.70	2,526.21
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL RECEIVED		319,568.83	181,282.27	770,113.78	1,270,964.88

	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
BALANCE DUE	(585.76)	(332.27)	(1,411.61)	(2,329.64)
PERCENT COLLECTED	100.18%	100.18%	100.18%	100.18%

C.

Brandy Creek Community Development District

Check Run Summary - General Fund

4/1/22 thru 5/31/22

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<i>General Fund</i>			
<i>Payroll</i>	5/31/22	505585-50589	\$ 923.50
			\$ 923.50
<i>Accounts Payable</i>	4/1/22 - 4/30/22	1985-2004	\$ 61,647.33
	5/1/22 - 5/31/22	2005-2019	\$ 107,755.69
			\$ 169,403.02
<i>Capital Reserve Fund</i>			
<i>Accounts Payable</i>	4/14/22	144	\$ 21,998.91
			\$ 21,998.91
<i>Utilities and Autopayments</i>			
	4/8/22	JEA	\$ 2,621.78
	4/6/22	Republic Services	\$ 978.39
	4/15/22	AT&T	\$ 196.25
	4/28/22	FPL	\$ 5,197.52
	4/25/22	HWB Credit Card	\$ 1,229.26
	5/10/22	JEA	\$ 3,171.92
	5/9/22	Republic Services	\$ 975.34
	5/16/22	AT&T	\$ 184.34
	5/24/22	FPL	\$ 5,172.20
	5/24/22	HWB Credit Card	\$ 601.72
		TOTAL UTILITIES PAID ONLINE OR AUTOPAY	\$ 20,328.72
Total			\$ 212,654.15

*** Fedex Invoices available upon request**

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050585	R	PR	05/13/2022	184.70	15	ALTON F CHAMBERLAIN
050586	R	PR	05/13/2022	184.70	8	BARBARA J LITTLE
050587	R	PR	05/13/2022	184.70	16	CLARENCE A BLALOCK II
050588	R	PR	05/13/2022	184.70	9	MEREDITH PAYNE
050589	R	PR	05/13/2022	184.70	17	SHAWN JOLLY
			BANK TOTAL	923.50		
			COMPANY TOTAL	923.50		

Attendance Sheet

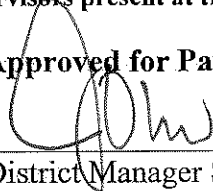
District Name: Brandy Creek, CDD

Board Meeting Date: May 11, 2022

	Name	In Attendance	Fee
1	Clarence Blalock	✓	Yes - \$200
2	Shawn Jolly	✓	Yes - \$200
3	Alton Chamberlain	✓	Yes - \$200
4	Meredith Payne	✓	Yes - \$200
5	Barbara Little	✓	Yes - \$200

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

Approved for Payment:


District Manager Signature

5/11/2022
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 #
4/07/22	00334	2/04/22	5650	202202 320-57200-46600		FEB HARDWARE SUPPLIES	*	22.90	
		2/09/22	5663	202202 320-57200-46600		FEB HARDWARE SUPPLIES	*	15.82	
		2/17/22	5684	202202 320-57200-46600		FEB HARDWARE SUPPLIES	*	51.96	
		2/21/22	5694	202202 320-57200-46600		FEB HARDWARE SUPPLIES	*	21.72	
		2/25/22	5704	202202 320-57200-46600		FEB HARDWARE SUPPLIES	*	50.67	
		2/28/22	5644	202202 320-57200-46600		FEB HARDWARE SUPPLIES	*	36.99	
CRONIN ACE HARDWARE									200.06 001985
4/07/22	00030	4/01/22	284	202204 310-51300-34000		APR MANAGEMENT FEE	*	4,216.50	
		4/01/22	284	202204 310-51300-35100		APR INFORMATION TECH	*	104.17	
		4/01/22	284	202204 310-51300-51000		OFFICE SUPPLIES	*	.72	
		4/01/22	284	202204 310-51300-42000		POSTAGE	*	12.72	
		4/01/22	284	202204 310-51300-42500		COPIES	*	13.20	
		4/01/22	284	202204 310-51300-41000		TELEPHONE	*	16.02	
GOVERNMENTAL MANAGEMENT SERVICES									4,363.33 001986
4/07/22	00296	4/01/22	04012022	202203 320-57200-34500		3/5-3/31 (15HRS) SECURITY	*	600.00	
LAUREN MARIA LEDOUX									600.00 001987
4/07/22	00227	3/30/22	5734622	202203 320-57200-46600		MAR PEST CONTROL	*	108.14	
PESTBEAR									108.14 001988
4/07/22	00227	3/30/22	5736630	202203 320-57200-46600		MAR PEST CONTROL	*	71.35	
PESTBEAR									71.35 001989
4/07/22	00341	4/01/22	13129560	202204 320-57200-46250		APR POOL CHEMICALS	*	1,031.25	
POOLSURE									1,031.25 001990
4/07/22	00271	3/01/22	JAX33206	202203 320-57200-46100		MAR LANDSCAPE MAINTENANCE	*	10,169.76	

DATE CHECK	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
DATE		INVOICE	YRMO DPT ACCT# SUB	SUBCLASS					
3/30/22		JAX34438	202202 320-57200-49000	ZOYSIA SOD@FRNT OF CDD	*	810.00			
4/01/22		JAX34228	202204 320-57200-46100	APR LANDSCAPE MAINTENANCE	*	10,169.76			
							21,149.52	001991	
4/I4722	00334	YELLOWSTONE LANDSCAPE							
3/03/22		5716	202203 320-57200-46600	HARDWARE SUPPLIES	*	27.87			
3/04/22		5720	202203 320-57200-46600	HARDWARE SUPPLIES	*	49.01			
3/04/22		5721	202203 320-57200-46600	HARDWARE SUPPLIES	*	49.44			
3/08/22		5734	202203 320-57200-46600	HARDWARE SUPPLIES	*	37.46			
3/09/22		5736	202203 320-57200-46600	HARDWARE SUPPLIES	*	30.82			
3/18/22		5763	202203 320-57200-46600	HARDWARE SUPPLIES	*	68.71			
3/22/22		5771	202203 320-57200-46600	HARDWARE SUPPLIES	*	3.22			
3/25/22		5785	202203 320-57200-46600	HARDWARE SUPPLIES	*	41.37			
3/30/22		5804	202203 320-57200-46600	HARDWARE SUPPLIES	*	27.32			
							335.22	001992	
4/I4722	00318	CRONIN ACE HARDWARE							
4/08/22		8	202204 310-51300-31600	DISSEM-SE2013 AMRT SCHED5K	*	100.00			
4/08/22		8	202204 310-51300-31600	DISSEM-SE2015 AMRT SCHED5K	*	100.00			
							200.00	001993	
4/14/22	00372	DISCLOSURE SERVICES LLC							
4/12/22		3037022	202203 310-51300-31500	MAR GENERAL COUNSEL	*	1,400.41			
							1,400.41	001994	
4/14/22	00019	KUTAK ROCK LLP							
4/01/22		644484	202204 320-57200-46800	APR LAKE MAINTENANCE	*	854.00			
							854.00	001995	
4/14/22	00286	THE LAKE DOCTORS INC							
3/31/22		397866	202203 320-57200-49400	CDD MTG 3/02-J. MEADOWS	*	37.50			
							37.50	001996	
4/21/22	00316	VESTA PROPERTY SERVICES, INC.							
4/14/22		10567	202204 320-57200-46600	RPLC PH2 POOL GRIDS	*	1,346.50			
							1,346.50	001997	

DATE CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	....CHECK.....
		DATE INVOICE	YRMO DPT ACCT# SUB SUBCLASS				AMOUNT #
4/21/22	00286	3/31/22	397649 202203 320-57200-34600	MAR LIFEGUARD HOURS	*	2,977.19	
				VESTA PROPERTY SERVICES, INC.			2,977.19 001999
4/21/22	00286	3/01/22	395919 202203 320-57200-34700	MAR FIELD MANAGEMENT SRVS	*	5,123.63	
		3/01/22	395919 202203 320-57200-34400	MAR OFC ADMIN&EVENTS CRDR	*	2,664.00	
		3/01/22	395919 202203 320-57200-34200	MAR JANITORIAL SERVICES	*	2,153.58	
		3/01/22	395919 202203 320-57200-46200	MAR POOL MAINTENANCE	*	2,271.83	
		3/01/22	395919 202203 320-57200-46700	MAR PET WASTE DISP SRVS	*	583.44	
		4/01/22	397295 202204 320-57200-34700	APR FIELD MANAGEMENT SRVS	*	5,123.63	
		4/01/22	397295 202204 320-57200-34400	APR OFC ADMIN &EVENTS CRD	*	2,664.00	
		4/01/22	397295 202204 320-57200-34200	APR JANITORIAL SERVICES	*	2,153.58	
		4/01/22	397295 202204 320-57200-46200	APR POOL MAINTENANCE	*	2,271.83	
		4/01/22	397295 202204 320-57200-46700	APR PET WASTE DISP SRVS	*	583.44	
				VESTA PROPERTY SERVICES, INC.			25,592.96 002000
4/28/22	00371	4/21/22	1703 202204 320-57200-46600	RPLC CARD READERS-PH 1&2	*	480.00	
		4/21/22	1704 202204 320-57200-46600	RPLC CARD READER-PH1&2	*	516.00	
				DAVID STANTON DBA HALCYON AV LLC			996.00 002001
4/28/22	00365	4/20/22	90005511 202204 320-57200-46600	CLEAN AMENITY CTR PH 2	*	300.00	
				AARON SEMMENS DBA			300.00 002002
4/28/22	00048	4/19/22	04192022 202204 310-51300-49000	1YR RENEWAL NTYG55 (RGS)	*	28.95	
				ST. JOHNS COUNTY TAX COLLECTOR			28.95 002003
4/28/22	00044	4/01/22	04012022 202204 320-57200-42000	APR INTERNET SERVICE	*	54.95	
				WAVEFLY			54.95 002004
5/05/22	00280	4/23/22	111426 202204 320-57200-42000	APR HIGHSPEED INTERNET	*	125.00	
				FLORIDA HIGH SPEED INTERNET			125.00 002005

BC -BRANDY CREEK- BPEREGRINO

DATE CHECK	VEND#INVOICE.....	...EXPENSED TO...	VENDOR NAME			STATUS	AMOUNTCHECK.....	
		DATE INVOICE	YRMO DPT ACCT# SUB	SUBCLASS				AMOUNT	#	
5/05/22	00030	5/01/22 285	202205 310-51300-34000		MAY MANAGEMENT FEES	*	4,216.50			
		5/01/22 285	202205 310-51300-35100		MAY INFORMATION TECH	*	104.17			
		5/01/22 285	202205 310-51300-51000		OFFICE SUPPLIES	*	.48			
		5/01/22 285	202205 310-51300-42000		POSTAGE	*	8.48			
		5/01/22 285	202205 310-51300-42500		COPIES	*	.30			
								4,329.93	002006	
5/05/22	00296	5/03/22 05032022	202204 320-57200-34500		4/4-4/26 (15HRS) SECURITY	*	600.00			
								600.00	002007	
5/05/22	00341	5/01/22 13129560	202205 320-57200-46250		MAY POOL CHEMICALS	*	1,031.25			
								1,031.25	002008	
5/05/22	00286	4/30/22 398846	202204 320-57200-34600		APR LIFEGUARD HOURS	*	3,340.83			
		4/30/22 398871	202204 320-57200-49400		SPRING EGG HUNT	*	150.00			
								3,490.83	002009	
5/12/22	00125	5/04/22 05042022	202205 320-58100-10000		FY22 CAPITAL RESERVE FUND	*	85,000.00			
								85,000.00	002010	
5/12/22	00334	4/13/22 5824	202204 320-57200-46600		HARDWARE SUPPLIES	*	51.41			
		4/18/22 5831	202204 320-57200-46600		HARDWARE SUPPLIES	*	19.49			
		4/22/22 5846	202204 320-57200-46600		HARDWARE SUPPLIES	*	8.54			
		4/30/22 847572	202204 300-13100-10200		FINANCE CHARGE	*	5.07			
								84.51	002011	
5/12/22	00271	4/26/22 JAX35595	202204 320-57200-46300		APR IRRIG REPAIRS	*	1,028.00			
								1,028.00	002012	
5/18/22	00323	5/09/22 396701	202205 320-57200-46600		BLACK TRASH CAN LINERS	*	93.78			
								93.78	002013	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/18/22	00371	5/09/22 1723	202205 320-57200-46600	RPR DATA COMMUNICAT-PH1&2 DAVID STANTON DBA HALCYON AV LLC	*	425.00	425.00 002014
5/18/22	00019	5/01/22 650964	202205 320-57200-46800	MAY LAKE MAINTENANCE THE LAKE DOCTORS INC	*	854.00	854.00 002015
5/18/22	00286	1/31/22 395669	202201 320-57200-46600	BUCHANAN SIGN VESTA PROPERTY SERVICES, INC.	*	161.24	161.24 002016
5/18/22	00271	5/01/22 JAX36598	202205 320-57200-46100	MAY LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	10,169.76	10,169.76 002017
5/26/22	00286	2/28/22 396714	202202 320-57200-46600	POOL SUPPLIES VESTA PROPERTY SERVICES, INC.	*	307.44	307.44 002018
5/26/22	00044	4/30/22 04302022	202205 320-57200-42000	MAY INTERNET SERVICE WAVEFLY	*	54.95	54.95 002019
TOTAL FOR BANK C						169,403.02	
TOTAL FOR REGISTER						169,403.02	

STATEMENT

PAGE: 1

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

CLOSING DATE: 2/28/22
 DUE DATE : 3/31/22
 ACCT: 10065

CLOSING
 DATE : 2/28/22
 DUE DATE: 3/31/22

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

CRONIN ACE HARDWAR
 BRANDY CREEK/JOHNS
 ACCOUNT : 10065



334C
1.320.572.466

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	80.36		PREV BAL	80.36	
2/ 2/22	5644	1	I	INVOICE	36.99		5644	36.99	
2/ 4/22	5650	1	I	INVOICE	22.90		5650	22.90	
2/ 9/22	5663	1	I	INVOICE	15.82		5663	15.82	
2/17/22	5684	1	I	INVOICE	51.96		5684	51.96	
2/21/22	5694	1	I	INVOICE	21.72		5694	21.72	
2/25/22	5704	1	I	INVOICE	50.67		5704	50.67	
2/28/22	I03077	1	P	PAYMENT - THANK YOU		80.36	I03077	-80.36	
				NEW BALANCE	200.06				
				<i>Feb Hardware Supplies</i>					
CURRENT 200.06		Current 0.00		over 30 0.00		over 60 0.00		over 90 0.00	
							<i>3/4/2022</i> <i>J. Meadows</i>		
							NEW BAL:	200.06	

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.

SC-9 OUT HERE ↑↑↑

AMOUNT PAID

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

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 200.06

DATE OF REQUEST: 3/ 2/22
 TIME OF REQUEST: 11:51:49
 TERMINAL ID : 566
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 2/ 1/22
 CLOSING DATE : 2/28/22
 PRINTER : 0091
 OPTIONS : CDOS
 # STMT ALIGN : _

COPIES : 1
 DISC CUTOFF : _____

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

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

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

STMT MESSAGE : Thank you for your business!

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

02/02/22 3:16PM JAJ 553 SALE

1005578 2 EA 4.99 EA N
 LIQUID NAILS HVY DTY100Z 9.98
 70100104 8 EA 3.89 EA N
 LARGE PINE BARK MULCH 31.12

SUB-TOTAL:\$ 41.10 TAX:\$.00
 DISCOUNT: -4.11 TOTAL:\$ 36.99
 CHARGE AMT: 36.99

Total Items: 10



==>> JRNL#H96186 INV# 5644/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 4.11 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

ECK
 AY

CUST # 10065
 TERMS: NET EOM

092-3649

INV # 005644/1
 DATE : 2/02/22
 CLERK: JAJ
 TERM # 553

TIME : 3:16

 * INVOICE *

*Repair concrete on Entry Monement
 TOP on CR 210
 Phase 1*

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
LIQUID NAILS HVY DTY100Z	4.99	4.99 /EA	9.98 N
LARGE PINE BARK MULCH	3.89	3.89 /EA	31.12 N
<i>Mulch for Entry Monement at Phase 2</i>			
** AMOUNT CHARGED TO ACCOUNT **		36.99	
	TAXABLE		0.00
	NON-TAXABLE		41.10
	SUB-TOTAL		41.10
	DISCOUNT		4.11
	TAX AMOUNT		0.00
	TOTAL INVOICE		36.99

(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

02/04/22 2:20PM JAJ 555 SALE

11878 1 EA 5.99 EA N
 SPRYPAIN GLOSSBLACK12OZ 5.99
 70100104 5 EA 3.89 EA N
 LARGE PINE BARK MULCH 19.45

SUB-TOTAL:\$ 25.44 TAX: \$ 0.00
 DISCOUNT: -2.54 TOTAL: \$ 22.90
 CHARGE AMT: 22.90

Total Items: 6



==>> JRNL#H96681 INV# 5650/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 2.54 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

- * Stores # 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

ECK
 AY

CUST # 10065
 TERMS: NET EOM

INV # 005650/1
 DATE : 2/04/22
 CLERK: JAJ
 TERM # 555

TIME : 2:20

 * INVOICE *

092-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
SPRYPAIN GLOSSBLACK12OZ	5.99	5.99 /EA	5.99 N
LARGE PINE BARK MULCH	3.89	3.89 /EA	19.45 N
** AMOUNT CHARGED TO ACCOUNT **			22.90
TAXABLE			0.00
NON-TAXABLE			25.44
SUB-TOTAL			25.44
DISCOUNT			2.54
TAX AMOUNT			0.00
TOTAL INVOICE			22.90

(JIM MASTERS)

2-4-22
 Jim Masters
[Signature]

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

02/09/22 11:14AM JDB 553 SALE

1203413 1 EA 9.99 EA N
 LEVELR FLOOR FLEXIBLE QT 9.99
 52375 1 EA 7.59 EA N
 CONCRETE MIX 60#QUIKRETE 7.59

SUB TOTAL:\$ 17.58 TAX: \$.00
 DISCOUNT: 1.76 TOTAL: \$ 15.82
 CHARGL AMT: 15.82

Total Items: 2



====> JRNL#H97794 INV# 5663/1 <<====
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 1.76 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

K

CUST # 10065
 TERMS: NET EOM

INV # 005663/1
 DATE : 2/09/22
 CLERK: JDB
 TERM # 553

TIME :11:14

 * INVOICE *

2-3649

Fix hole in tennis court

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
LEVELR FLOOR FLEXIBLE QT	9.99	9.99 /EA	9.99 N
CONCRETE MIX 60#QUIKRETE	7.59	7.59 /EA	7.59 N
<i>Reset pool gate post - Phase 2</i>			
<i>2-9-22</i>			
<i>Jim Masters</i>			
<i>[Signature]</i>			
AMOUNT CHARGED TO ACCOUNT **	15.82	TAXABLE	0.00
		NON-TAXABLE	17.58
		SUB-TOTAL	17.58
		DISCOUNT	1.76
		TAX AMOUNT	0.00
		TOTAL INVOICE	15.82

(JIM MASTERS)

[Handwritten circle around 15.82]

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

Johns Creek
 PAGE NO 1
 2-17-22

02/17/22 1:47PM MT 553 SALE

G215107 4 EA 12.99 EA SN
 FLEXSEAL 14OZ SPRAY BLK 51.96
 Regular Price: 13.99
 You Saved : 4.00

SUB-TOTAL:\$ 51.96 TAX:\$.00
 TOTAL:\$ 51.96

CHARGE AMT: 51.96

Total Items: 4



====> JRNL#H99991 INV# 5684/1 <<===
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 4.00 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

To participate:

- * Visit TalkTo.AceHardware.com
- * Text HELPFUL to 223439

* This survey invitation is valid
 for 72 hours

- * Store # 16069
- * Survey approximately 5 minutes

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

EEK
 AY

CUST # 10065
 TERMS: NET EOM

INV # 005684/1
 DATE : 2/17/22
 CLERK: MT
 TERM # 553

TIME : 1:47

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
FLEXSEAL 14OZ SPRAY BLK	13.99	12.99 /EA	51.96SN
<i>Paint for Phase 2 Pool Gate</i>		<i>Jim Masters</i>	<i>J. Masters</i>
** AMOUNT CHARGED TO ACCOUNT **	51.96	TAXABLE	0.00
		NON-TAXABLE	51.96
		SUB-TOTAL	51.96
		TAX AMOUNT	0.00
		TOTAL INVOICE	51.96

(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

PAGE NO 1

02/21/22 10:22AM MT 555 SALE

5335153 1 EA 4.59 EA N
 ANCHOR #8WALLBD ZN CD2 4.59
 17016 1 EA 5.99 EA N
 SPRYPNT ACE GLS ORANGE 5.99
 56 4 EA 2.29 EA *N
 MISC. FASTENERS 9.16
 56 4 EA .30 EA *N
 MISC. FASTENERS 1.20
 56 8 EA .23 EA *N
 MISC. FASTENERS 1.84

SUB-TOTAL:\$ 22.78 TAX:\$.00
 DISCOUNT: -1.06 TOTAL:\$ 21.72
 CHARGE AMT: 21.72

Total Items: 18



====> JRNL#I01033 INV# 5694/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 1.06 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.

K

CUST # 10065
 TERMS: NET EOM

INV # 005694/1
 DATE : 2/21/22
 CLERK: MT
 TERM # 555

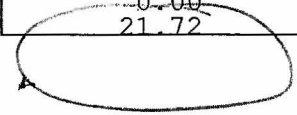
TIME :10:22

 * INVOICE *

2-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
ANCHOR #8WALLBD ZN CD2	4.59	4.59 /EA	4.59 N
PRYPNT ACE GLS ORANGE	5.99	5.99 /EA	5.99 N
ISC. FASTENERS	2.29	2.29 /EA	9.16*N
ISC. FASTENERS	.30	.30 /EA	1.20*N
ISC. FASTENERS	.23	.23 /EA	1.84*N
<p><i>General Repairs</i> <i>2-21-22</i> <i>Jim Masters</i> <i>[Signature]</i></p>			
* AMOUNT CHARGED TO ACCOUNT **	21.72	TAXABLE	0.00
		NON-TAXABLE	22.78
		SUB-TOTAL	22.78
		DISCOUNT	1.06
		TAX AMOUNT	0.00
		TOTAL INVOICE	21.72

(JIM MASTERS)



GMS

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

02/25/22 10:02AM JDB 553 SALE
7005514 1 EA 17.99 EA N
HOSE NOZZL GUN HVYWT 17.99
1006456 1 EA 14.99 EA N
ACE BETTER BRSH ANG 4PK 14.99
7437668 1 EA 20.99 EA SN
GARDEN SPRAYER 2 GAL ACE 20.99
Regular Price: 22.99
You Saved: 2.00

CREEK
KWAY
32092-3649

CUST # 10065
TERMS: NET EOM

INV # 005704/1
DATE : 2/25/22
CLERK: JDB
TERM # 553

TIME :10:02

* INVOICE *

SUB-TOTAL:\$ 53.97 TAX: \$.00
DISCOUNT: -3.30 TOTAL: \$ 50.67
CHARGE AMT: 50.67
Total Items: 3



====> JRNL#102082 INV# 5704/1 <<==
CUST NO: 10065
Customer Copy

YOU SAVED \$ 5.30 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
HOSE NOZZL GUN HVYWT	17.99	17.99 /EA	17.99 N
ACE BETTER BRSH ANG 4PK	14.99	14.99 /EA	14.99 N
GARDEN SPRAYER 2 GAL ACE	22.99	20.99 /EA	20.99SN
** AMOUNT CHARGED TO ACCOUNT **			50.67
TAXABLE			0.00
NON-TAXABLE			53.97
SUB-TOTAL			53.97
DISCOUNT			3.30
TAX AMOUNT			0.00
TOTAL INVOICE			50.67

2-25-22
Jim Masters
Masters

(JIM MASTERS)

50.67

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

Invoice

Invoice #: 284
Invoice Date: 4/1/22
Due Date: 4/1/22
Case:
P.O. Number:

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

30C

Description	Hours/Qty	Rate	Amount
Management Fees - April 2022 1.310.573.340		4,216.50	4,216.50
Information Technology - April 2022 1.310.573.357		104.17	104.17
Office Supplies 1.310.573.510		0.72	0.72
Postage 1.310.573.420		12.72	12.72
Copies 1.310.573.425		13.20	13.20
Telephone 1.310.573.410		16.02	16.02
Total			\$4,363.33
Payments/Credits			\$0.00
Balance Due			\$4,363.33

3/5 530-930p

Phase 1

Upon arrival there were a few vehicles in the parking lot, the basketball courts had a gaggle of males out there. Most were residential boys. The gym had a few males inside about high school age. I checked the pool patio and the patio bathrooms. The gym and the basketball courts cleared out around 7pm. The gym had a few residents in and out throughout the timeframe I was working this evening.

Phase 2

Upon arrival there was a few male juveniles out on the courts. They left shortly after arrival. I checked the pool patio and the party room. I found a door unsecured to the party room. After securing the party room I checked both bathrooms. Some resident left their pool basketball in the pool floating around. Checked the area a few times, there was not a lot of activity this evening. I was shocked as the weather was amazing all evening. Traffic on Fieldcrest was awful, there were vehicles parked on both sides of the roadway. Fire Rescue complained about the parking. There was not a lot of wiggle room even for my vehicle....

3/26 5-9p Community Yard Sale Day

Phase 1

Upon arrival there were a few vehicles in the parking lot. There was not a whole lot of action going on. I assumed everyone was counting their spoils from today's sales. The area was calm this evening. There were several families on the playground.

Phase 2

Lots of kids outside on the green spaces. By 7-ish the area was clear of residents, I checked the pool and party room areas. The doors were all found secured the bathrooms clear of any guest. The area remained clear throughout the evening.

3/29 Tuesday- 5-9P

Phase 1

The whole area was busy upon arrival. Kids playing, tennis courts and basketball courts all had residents and their guest. The pool had a few residents swimming. The gym had lots of residents in and out. I stopped a golf cart that was not from this neighborhood. They drove along the sidewalk to the nursing facility to deliver groceries. They were given warning and stated they wouldn't do it again. I checked all public spaces to find them clear of any residents or guest.

Phase 2

The courts had residents on them the area was calm most of the afternoon.

3/31 Thursday 5-9p Weather was gloomy due to Cold Front Pushing through.

Phase 1

Upon arrival it was pouring outside. There was no one outside on the green spaces. There were a few residents inside the gym upon arrival. A small group of males tried to play on the courts but due to weather they came to hang out on the patio. They were all told not to make a mess of the patio and to keep the butts off the counters. They all Yes Maam'd me.

After they left I found one plastic drink cup on the table but otherwise clean.

It was rainy most of the evening and wet.

Phase 2

Upon arrival the area had a bunch of vehicles in the parking lot. The gate was propped open but due to weather I was guessing it was a meeting of some sort. The area was clear by 7 pm and the small group of teenagers outside on the playground were the only people outside. All party room doors found secure and bath rooms were free of any guest.

Service Slip/Invoice

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

INVOICE: 5734622
 DATE: 3/30/2022
 ORDER: 5734622



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

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

RECEIVED APR 01 2022

227C
 1.320.572.466

Work Date	Time	Target Pest	Technician	Time In
3/30/2022	04:51 PM		EBLAC07270	Eugene Black
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	3/30/2022		

Service	Description	Price
PS	Pest Control Service	\$101.07
<p>330.22</p> <p>Jim Masters</p> <p><i>[Signature]</i></p>		
SUBTOTAL		\$101.07
TAX		\$7.07
AMT. PAID		\$0.00
TOTAL		\$108.14
AMOUNT DUE		\$108.14

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

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

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

PLEASE PAY FROM THIS INVOICE

Service Slip/Invoice

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

INVOICE: 5736630
 DATE: 3/30/2022
 ORDER: 5736630



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

Work Location: [488124]
 BRANDY CREEK CDD
 251 HUFFNER HILL CIRCLE
 ST AUGUSTINE, FL 32092

RECEIVED APR 01 2022

227C
 1.320.572.466

Work Date 3/30/2022	Time 04:08 PM	Target Pest	Technician EBLAC07270	Eugene Black	Time In
Purchase Order	Terms NET 10	Last Service 3/30/2022	Map Code		Time Out

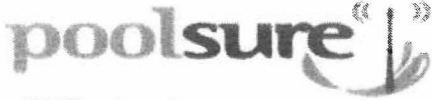
Service	Description	Price
PS	Pest Control Service	\$71.35
<p>3-30-22</p> <p>Jim Masters</p> <p><i>[Signature]</i></p>		<p>SUBTOTAL \$71.35</p> <p>TAX \$0.00</p> <p>AMT. PAID \$0.00</p> <p>TOTAL \$71.35</p> <hr/> <p>AMOUNT DUE \$71.35</p>

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

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

PLEASE PAY FROM THIS INVOICE



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

Invoice

Date 4/1/2022

Invoice # 131295605804

Terms	Net 20
Due Date	4/21/2022
PO #	
AZ License #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate <i>Apr Pool Chemicals</i> RECEIVED MAR 18 2022 <i>341C</i> <i>1.320.572.46250</i>	1	ea	1,031.25

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

3-18-22
Jim Masters
J. Masters

Remittance Slip

Customer
13BRA025
Invoice #
131295605804

Amount Due \$1,031.25

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295605804



INVOICE

INVOICE #	INVOICE DATE
JAX 332064	3/1/2022
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 31, 2022

Invoice Amount: \$10,169.76

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

1.320.572.461
2710

2-28-2022

Invoice Total

\$10,169.76

Jim Masters

[Handwritten 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 344387	3/30/2022
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 29, 2022

Invoice Amount: \$810.00

271C

Description	Current Amount
Zoysia Sod at front of Community Landscape Enhancement CORE	\$810.00

1.320.572.490

RECEIVED APR 01 2022

3-30-22

Tim Masters

[Handwritten signature]

Invoice Total

\$810.00

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



INVOICE

INVOICE #	INVOICE DATE
JAX 342286	4/1/2022
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: May 1, 2022

Invoice Amount: \$10,169.76

271c

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

1,320,572.46

RECEIVED APR 01 2022

3-30-22

Invoice Total

\$10,169.76

Jim Masters
J. Masters

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

STATEMENT

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

CLOSING DATE: 3/31/22
 DUE DATE : 4/30/22
 ACCT: 10065

CLOSING
 DATE : 3/31/22
 DUE DATE: 4/30/22

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

CRONIN ACE HARDWAR
 BRANDY CREEK/JOHNS
 ACCOUNT : 10065



321C
1.320.572.466

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	200.06		PREV BAL	200.06	
3/ 3/22	5716	1	I	INVOICE ✓	27.87*		5716	27.87	
3/ 4/22	5720	1	I	INVOICE	49.01*		5720	49.01	
3/ 4/22	5721	1	I	INVOICE	49.44*		5721	49.44	
3/ 8/22	5734	1	I	INVOICE	37.46*		5734	37.46	
3/ 9/22	5736	1	I	INVOICE	30.82*		5736	30.82	
3/18/22	5763	1	I	INVOICE	68.71*		5763	68.71	
3/22/22	5771	1	I	INVOICE	3.22		5771	3.22	
3/25/22	5785	1	I	INVOICE	41.37		5785	41.37	
3/30/22	5804	1	I	INVOICE	27.32		5804	27.32	
3/31/22	678501	1	F	FINANCE CHARGE	3.00		678501	3.00	
				NEW BALANCE	538.28				
				<i>Hardware Supplies</i>					
				<i>3-31-2022</i>					
				<i>Jim Masters</i>					
				<i>[Signature]</i>					
CURRENT		Current		over 30		over 60		over 90	
335.22		200.06		0.00		0.00		0.00	
							NEW BAL: 538.28 <i>535.28</i>		

4/12/22
Lisa removed Finance charge

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

FINANCE CHRG: 3.00
 F/C BALANCE : 0.00
 F/C MIN AMT : 1.00
 F/C METHOD : A

10065

A - Adjustment
 B - Balance Forward

Transaction Codes
 C - Credit
 F - Finance Charge

I - Invoice
 P - Payment

AMOUNT PAID

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

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

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 538.28

DATE OF REQUEST: 4/ 3/22
 TIME OF REQUEST: 16:33:03
 TERMINAL ID : 566
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 3/ 1/22
 CLOSING DATE : 3/31/22
 PRINTER : 0091
 OPTIONS : CDOS
 # STMT ALIGN : _

COPIES : 1
 DISC CUTOFF : _____

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

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

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

STMT MESSAGE : Thank you for your business!

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

03/03/22 11:02AM JDB 553 SALE
 1006456 1 EA 14.99 EA N
 ACE BETTER BRSH ANG 4PK 14.99
 11079 1 EA 5.99 EA N
 BRUSH ART 5PC UTILITY 5.99
 1425388 1 EA 9.99 EA N
 PAINTER'S TAPE 1.88"W 9.99
 SUB-TOTAL:\$ 30.97 TAX:\$.00
 DISCOUNT: -3.10 TOTAL:\$ 27.87
 CHARGE AMT: 27.87

EEK
 AY
 092-3649

CUST # 10065
 TERMS: NET EOM

INV # 005716/1
 DATE : 3/03/22
 CLERK: JDB
 TERM # 553

TIME :11:02

 * INVOICE *

Total Items: 3



====> JRNL#103892 INV# 5716/1 <<====
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 3.10 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

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

* This survey invitation is valid
 for 72 hours

* Store # 16059
 * Survey approximately 5 minutes

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

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
ACE BETTER BRSH ANG 4PK	14.99	14.99 /EA	14.99 N
BRUSH ART 5PC UTILITY	5.99	5.99 /EA	5.99 N
PAINTER'S TAPE 1.88"W	9.99	9.99 /EA	9.99 N
<p>Supplies to paint PlayFeature Phase I Splash Pool - Jim Masters [Signature]</p>			
** AMOUNT CHARGED TO ACCOUNT **		27.87	
			0.00
TAXABLE			30.97
NON-TAXABLE			30.97
SUB-TOTAL			3.10
DISCOUNT			0.00
TAX AMOUNT			27.87
TOTAL INVOICE			

(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

03/04/22 10:00AM JDB 553 SALE
 70100104 14 EA 3.89 EA \$ 54.46
 LARGE PINE BARK MULCH
 SUB-TOTAL: \$ 54.46 TAX: \$.00
 DISCOUNT: -5.45 TOTAL: \$ 49.01
 CHARGE AMT: 49.01
 Total Items: 14

CUST # 10065
 TERMS: NET EOM

INV # 005720/1
 DATE : 3/04/22
 CLERK: JDB
 TERM # 553

TIME :10:00

 * INVOICE *



==>> JRNL#I04123 INV# 5720/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 5.45 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

X

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
GE PINE BARK MULCH	3.89	3.89 /EA	54.46 N
AMOUNT CHARGED TO ACCOUNT **		49.01	TAXABLE 0.00
			NON-TAXABLE 54.46
			SUB-TOTAL 54.46
			DISCOUNT 5.45
			TAX AMOUNT 0.00
			TOTAL INVOICE 49.01

(JIM MASTERS)

Jim Masters
[Signature]

4

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

03/04/22 10:37AM MT 555 SALE

5763487 4 EA 1.79 EA N
 PLASTIC CHAIN #8 YLW 7.16
 75750 1 EA 22.99 EA N
 ROPE DERBY RD/WH 3/8X50' 22.99
 75610 1 EA 22.99 EA N
 ROPE DERBY BL/WH 3/8X50' 22.99
 79101 1 EA 1.79 EA N
 QUICK LINK 1/8" ZINC 1.79

SUB-TOTAL:\$ 54.93 TAX: \$.00
 DISCOUNT: -5.49 TOTAL: \$ 49.44
 CHARGE AMT: 49.44

Total Items: 7



====> JRN#I04146 INV# 5721/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 5.49 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

EK
 Y

CUST # 10065
 TERMS: NET EOM

92-3649

INV # 005721/1
 DATE : 3/04/22
 CLERK: MT
 TERM # 555

TIME :10:37

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
PLASTIC CHAIN #8 YLW	1.79	1.79 /EA	7.16 N
ROPE DERBY RD/WH 3/8X50'	22.99	22.99 /EA	22.99 N
ROPE DERBY BL/WH 3/8X50'	22.99	22.99 /EA	22.99 N
QUICK LINK 1/8" ZINC	1.79	1.79 /EA	1.79 N
* AMOUNT CHARGED TO ACCOUNT **			49.44
TAXABLE			0.00
NON-TAXABLE			54.93
SUB-TOTAL			54.93
DISCOUNT			5.49
TAX AMOUNT			0.00
TOTAL INVOICE			49.44

(JIM MASTERS)

Jim Masters
[Signature]

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

BRANDY CREEK/JOHNS CREEK
 224 JOHNS CREEK PARKWAY

CUST # 10065
 TERMS: NET EOM

ST AUGUSTINE FL 32092-3649

03/08/22 9:31AM MT 553 SALE
 5296322 1 EA 3.99 EA N
 DOOR STOP WEDGE 5"BR 2PK 3.99
 1196427 2 EA 5.99 EA N
 SPRYPNT ACE GLS RYL BLUE 11.98
 17004 2 EA 5.99 EA N
 SPRYPNT ACE GLS BLACK 11.98
 56 6 EA .30 EA *N
 MISC. FASTENERS 1.00
 70100296 3 EA
 MINI PINE NUGGETS 2 CUFT 3.89
 QUANTITY: 14

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE
1	EA	5296322	DOOR STOP WEDGE 5"BR 2PK	3.99
2	EA	1196427	SPRYPNT ACE GLS RYL BLUE	5.99
2	EA	17004	SPRYPNT ACE GLS BLACK	5.99
6	EA	56	MISC. FASTENERS	.30
3	EA	70100296	MINI PINE NUGGETS 2 CUFT	3.89



====> JRNL#I05509 INV# 5734/1 <<===
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 3.96 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

** AMOUNT CHARGED TO ACCOUNT ** 37.46

(JIM MASTERS)

X

 Received By

TA
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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

PAGE NO 1

03/09/22 12:22PM JDB 553 SALE
 58173 4 EA 7.59 EA N
 PLAY SAND QUIKRETE 50# 30.36
 70100296 1 EA 3.89 EA N
 MINI PINE NUGGETS 2 CUFT 3.89
 SUB-TOTAL:\$ 34.25 TAX:\$.00
 DISCOUNT: -3.43 TOTAL:\$ 30.82
 CHARGE AMT: 30.82

Total Items: 5



==> JRNL#I05836 INV# 5736/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 3.43 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

EK
 Y

CUST # 10065
 TERMS: NET EOM

INV # 005736/1
 DATE : 3/09/22
 CLERK: JDB
 TERM # 553

TIME :12:22

 * INVOICE *

92-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
PLAY SAND QUIKRETE 50#	7.59	7.59 /EA	30.36 N
MINI PINE NUGGETS 2 CUFT	3.89	3.89 /EA	3.89 N
** AMOUNT CHARGED TO ACCOUNT **		30.82	
		TAXABLE	0.00
		NON-TAXABLE	34.25
		SUB-TOTAL	34.25
		DISCOUNT	3.43
		TAX AMOUNT	0.00
		TOTAL INVOICE	30.82

(JIM MASTERS)

3-18-22

Jim Masters

CRONIN ACE HARDWARE
2843 COUNTY ROAD 210 WEST

SUITE 101
SAINT JOHNS, FL 32259
PHONE: (904) 217-3324

PAGE NO 1

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

CUST # 10065
TERMS: NET EOM

INV # 005763/1
DATE : 3/18/22
CLERK: SDD
TERM # 553

TIME : 12:46

* INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	75610	ROPE DERBY BL/WH 3/8X50'	22.99	22.99 /EA	22.99 N
1	EA	75750	ROPE DERBY RD/WH 3/8X50'	22.99	22.99 /EA	22.99 N
4	EA	58173	PLAY-SAND QUIKRETE 50#	7.59	7.59 /EA	30.36 N

*Rope for three Rings - Phase 2
Sand for Phase 2 umbrella*

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

03/18/22 12:46PM SDD 553 SALE

75610	1	EA	22.99	EA	N
ROPE DERBY BL/WH 3/8X50'					22.99
75750	1	EA	22.99	EA	N
ROPE DERBY RD/WH 3/8X50'					22.99
58173	4	EA	7.59	EA	N
PLAY SAND QUIKRETE 50#					30.36

SUB-TOTAL:\$ 76.94 TAX: \$.00
DISCOUNT: -7.63 TOTAL: \$ 68.71
CHARGE AMT: 68.71

Total Items: 6



==>> JRNL#I08174 INV# 5763/1 <<==
CUST NO: 10065
Customer Copy

YOU SAVED \$ 7.63 BY SHOPPING AT
CRONIN ACE HARDWARE

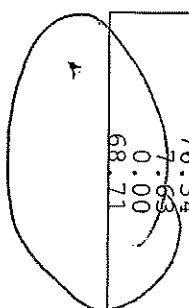
Tell us about your experience today and
Enter to win a \$50 Ace gift card!

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

0.00	76.34	76.34
0.00	7.63	7.63
0.00	68.71	68.71



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

03/22/22 12:06PM MT 555 SALE

 56 14 EA .13 EA *N
 MISC. FASTENERS 1.82
 56 14 EA .10 EA *N
 MISC. FASTENERS 1.40
 SUB-TOTAL:\$ 3.22 TAX:\$.00
 TOTAL:\$ 3.22
 CHARGE AMT: 3.22
 Total Items: 28

CUST # 10065
 TERMS: NET EOM

INV # 005771/1
 DATE : 3/22/22
 CLERK: MT
 TERM # 555

TIME :12:06

 * INVOICE *



====> JRNL#I09522 INV# 5771/1 <<===
 CUST NO: 10065
 Customer Copy

 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

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
SC. FASTENERS	.13	.13 /EA	1.82*N
SC. FASTENERS	.10	.10 /EA	1.40*N
AMOUNT CHARGED TO ACCOUNT **		3.22	TAXABLE 0.00
			NON-TAXABLE 3.22
			SUB-TOTAL 3.22
			TAX AMOUNT 0.00
			TOTAL INVOICE 3.22

(JIM MASTERS)

Received By

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

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

03/25/22 1:12PM MT 555 SALE

5290192 1 EA 5.99 EA N
 CORNER BRACE 2-1/2"ZN4PK 5.99
 PG20 2 EA 19.99 EA N
 2U LB LP Tank Re-fill 39.98

SUB-TOTAL:\$ 45.97 TAX: \$.00
 DISCOUNT: -4.60 TOTAL: \$ 41.37
 CHARGE AMT: 41.37

Total Items: 3



==>> JRNL#110317 INV# 5785/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 4.60 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

K
 2-3649

CUST # 10065
 TERMS: NET EOM

INV # 005785/1
 DATE : 3/25/22
 CLERK: MT
 TERM # 555

TIME : 1:12

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
CORNER BRACE 2-1/2"ZN4PK	5.99	5.99 /EA	5.99 N
2U LB LP Tank Re-fill	19.99	19.99 /EA	39.98 N
AMOUNT CHARGED TO ACCOUNT **			41.37
TAXABLE			0.00
NON-TAXABLE			45.97
SUB-TOTAL			45.97
DISCOUNT			4.60
TAX AMOUNT			0.00
TOTAL INVOICE			41.37

(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

03/30/22 2:00PM JAJ 553 SALE
 58173 4 EA 7.59 EA N
 PLAY SAND QUIKRETE 50# 30.36
 SUB-TOTAL:\$ 30.36 TAX: \$.00
 DISCOUNT: -3.04 TOTAL: \$ 27.32
 CHARGE AMT: 27.32

Total Items: 4



==> JRNLI12101 INV# 5804/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 3.04 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
- * 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
 Y

CUST # 10065
 TERMS: NET EOM

INV # 005804/1
 DATE : 3/30/22
 CLERK: JAJ
 TERM # 553

TIME : 2:00

 * INVOICE *

92-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
PLAY SAND QUIKRETE 50#	7.59	7.59 /EA	30.36 N
** AMOUNT CHARGED TO ACCOUNT **		27.32	TAXABLE 0.00
			NON-TAXABLE 30.36
			SUB-TOTAL 30.36
			DISCOUNT 3.04
			TAX AMOUNT 0.00
			TOTAL INVOICE 27.32

(JIM MASTERS)

RECEIVED BY

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/8/2022	8

Bill To
Brandy Creek CDD c/o GMS, LLC

318C
1.310.53.316

Terms	Due Date
Net 30	5/8/2022

Description	Amount
Amortization Schedule Series 2013 5-1-22 Prepay 5,000	100.00
Amortization Schedule Series 2015 5-1-22 Prepay 5,000	100.00

RECEIVED APR 11 2022

Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 12, 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. 3037022
Client Matter No. 3323-1

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

3720
1.310.573.315

Invoice No. 3037022
3323-1

Re: Brandy Creek CDD-General Counsel

For Professional Legal Services Rendered

03/02/22	M. Eckert	2.90	942.50	Prepare for, travel to and attend board meeting; return travel; meeting follow up
03/07/22	M. Eckert	0.20	65.00	Prepare for next fiscal year budget and assessment proceedings; prepare for election
03/08/22	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
03/11/22	M. Eckert	0.10	32.50	Prepare public records protocol
03/23/22	D. Wilbourn	0.70	105.00	Prepare video surveillance policy resolution and agreement forms
03/23/22	D. Wilbourn	0.30	45.00	Prepare general election resolution and notice
03/25/22	D. Wilbourn	0.20	30.00	Revise and disseminate general election resolution and notice
03/27/22	M. Eckert	0.10	32.50	Prepare memorandum on best practices for responding to public

KUTAK ROCK LLP

Brandy Creek CDD

April 12, 2022

Client Matter No. 3323-1

Invoice No. 3037022

Page 2

records requests

TOTAL HOURS	4.80	
TOTAL FOR SERVICES RENDERED		\$1,378.50
DISBURSEMENTS		
Travel Expenses	21.91	
TOTAL DISBURSEMENTS		<u>21.91</u>
TOTAL CURRENT AMOUNT DUE		<u>\$1,400.41</u>



4651 Salisbury Rd., Suite 155, Jacksonville, FL 32256
 PH: (904) 431-3914

INVOICE

Invoice #	644484
Account #	709617
Invoice Date	4/1/2022
Due Date	5/1/2022
Rep	MAS

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

Invoice Questions:
 AR@LakeDoctors.com

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

Item	Description	Amount
	Monthly Water Management Service (R)	854.00
4-1-2022 Jim Masters <i>[Signature]</i> Apr Lake maintenance 19c		
OUTSTANDING BALANCE	\$1,708.00	1,320,572.468
Thank you! For your business!		Total Invoice
		\$854.00

Please include your account number and invoice number on your check with your remittance stub.

For fast payments pay online at www.LakeDoctors.com.

Remittance Stub

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

Amount Enclosed

Invoice #	644484
Account #	709617
Date	4/1/2022

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

PLEASE NOTE OUR NEW ADDRESS
 4651 Salisbury Rd., Suite 155 Jacksonville, FL 32256
 (904) 431-3914

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 # 397866
Date 3/31/2022
Terms Net 30
Due Date 4/30/2022
Memo Special Events

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

286c
1.320.572.494

Description	Quantity	Rate	Amount
CDD meeting - Jennifer Meadows	1	37.50	37.50

Thank you for your business.

Total \$37.50

RECEIVED APR 07 2022



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

Invoice 10567

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

DATE 04/14/2022	PLEASE PAY \$1,346.50	DUE DATE 04/24/2022
--------------------	--------------------------	------------------------

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: Phase 2 Grids Completed: 4/12/22			
Job Material:Material 51, 13.5x24 DE Filter Grids	51	21.50	1,096.50
Labor Rates:Commercial Labor Labor	1	250.00	250.00

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

\$1,346.50
 THANK YOU.

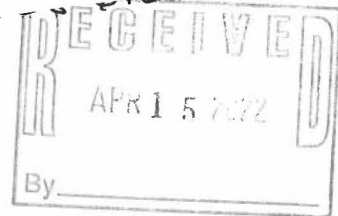
Replace these 2 pool grids

4-14-22

Jim Masters

[Signature]

*3146C
1.320.572.4466*



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



Invoice

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

Invoice # 397649
Date 3/31/2022
Terms Net 30
Due Date 4/30/2022
Memo Lifeguard Hours

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

280C

Description	Quantity	Rate	Amount
Lifeguard Hours for March	154.82	19.23	2,977.19

Thank you for your business.

1.320.572.346

Total \$2,977.19

Lifeguards	Pay Rate/ Billable Rate	Hours	Gross Pay
Christopher Czepiel	\$19.23	3.73	71.73
Jacob Czepiel	\$19.23	29.9	574.98
Virginia Del Prado	\$19.23	0	0.00
Isebella Korman	\$19.23	2	38.46
Robbin McGraw	\$19.23	16.73	321.72
Rachel McMillan	\$19.23	29.72	571.52
Jennifer Meadows	\$19.23	7.53	144.80
Artur Mydlyk	\$19.23	43.25	831.70
Carol Novak	\$19.23	15.98	307.30
Luke Schake	\$19.23	5.98	115.00

Total Lifeguard Staff		154.82	2,977.19
Total			2,977.19



Invoice

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

Invoice # 395919
Date 3/1/2022
Terms Net 30
Due Date 3/31/2022
Memo Monthly Fees

Bill To

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

Mar 286C

Description	Quantity	Rate	Amount
Field Management Services 1.320.572.347	1	5,123.63	5,123.63
Office Administrator & Events Coordinator 1.320.572.344	1	2,664.00	2,664.00
Janitorial Services 1.320.572.342	1	2,153.58	2,153.58
Pool Maintenance 1.320.572.462	1	2,271.83	2,271.83
Pet Waste Disposal Services 1.320.572.467	1	583.44	583.44

We appreciate your prompt payment.

Total \$12,796.48



Invoice

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

Invoice # 397295
Date 4/1/2022
Terms Net 30
Due Date 5/1/2022
Memo Monthly Fees

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

286C

Apr

Description	Quantity	Rate	Amount
Field Management Services 1.320.572.347	1	5,123.63	5,123.63
Office Administrator & Events Coordinator 1.320.572.344	1	2,664.00	2,664.00
Janitorial Services 1.320.572.342	1	2,153.58	2,153.58
Pool Maintenance 1.320.572.462	1	2,271.83	2,271.83
Pet Waste Disposal Services 1.320.572.467	1	583.44	583.44

We appreciate your prompt payment.

Total \$12,796.48

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 # 111426
DATE 04/23/2022
DUE DATE 04/23/2022
TERMS Due on receipt

DATE	ACCOUNT SUMMARY	AMOUNT
03/23/2022	Balance Forward	125.00
	Other payments and credits after 03/23/2022 through 04/22/2022	-125.00
04/23/2022	Other invoices from this date	0.00
	New charges (details below)	125.00
	Total Amount Due	125.00

*Apr 280C
 1.320.572.420*

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

TOTAL OF NEW
 CHARGES
 BALANCE DUE

125.00
\$125.00

*5-3-22
 Jim Masters
 [Signature]*

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

Invoice

Invoice #: 285
Invoice Date: 5/1/22
Due Date: 5/1/22
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 - May 2022 1.310.573.340		4,216.50	4,216.50
Information Technology - May 2022 1.310.573.357		104.17	104.17
Office Supplies 1.310.573.570		0.48	0.48
Postage 1.310.573.420		8.48	8.48
Copies 1.310.573.425		0.30	0.30
Total			\$4,329.93
Payments/Credits			\$0.00
Balance Due			\$4,329.93

4/4 530-930p Monday

Phase 1

Phase one pool was closed on this date; the pool patio was clear of any residents. I ran the vehicles in the parking lot and checked in on the guys playing basketball. The guys were residents and the gym was steady throughout the afternoon. For such a lovely evening I would have imagined more people outside on the courts.

Phase 2

The area was busy when I arrived. By 7 the area was calm. There were families coming back outside after dinner to let littles play on the playground. I checked the pool patio area, the party room, and the restrooms. The whole area was found clear of any residents and the doors secured.

4/16 6-10p Early Easter egg hunting and blood donation day!!

Phase 1

Upon arrival there were lots of cars and people within the facility. For those who were not exhausted from donating blood or running for sugar filled eggs this morning was here. The pool was empty by closing time, the bathrooms were checked and found to be clear of any residents or messes... for the holiday weekend traffic in the neighborhood wasn't terrible. There was not a lot of traffic along the neighborhood roadways either. I'm sure tomorrow will have its fair share for those visiting, or maybe families took advantage of the 4-day weekend and went on a mini vacation.

Phase 2

Lots of kids outside on the green spaces. Upon arrival the parking lot was also full. Upon checking the pool patio and party room, it was found secure and clear of any residents. The basketball court, playground and green spaces were still occupied as this evening was very lovely to be outside. In my trips back and forth the area was found to be empty by like sunset.

4/25 Monday- 6-930P

Phase 1

Upon arrival I observed a young male resident with a fishing pole enter into the pool area. As I walked up I observe a family inside the pool area and the gate to the pool patio open. The little wooded sign usually states that the pool closed on Mondays. I text Jim to double check the pool closure status. I reminded the juvenile that fishing can't occur in the pond by the pool and that he could go to the pond by the tennis courts. The family was informed of the pool closure and mom thought it was Tuesday. I reminded her today was Monday and that phase 2 pool was still open for about an hour more. Mom then thought phase 2 gets cleaned on Mondays. So a misunderstanding all the way around. She looked tired so I'm sure her days run together.

The group left without further issues.

Around 8p I observed a vehicle with two males pull in and park. When they exited the vehicle they grabbed a basketball and proceeded to walk the backside of the courts. I stopped them after running their tag and it didn't come back to Johns Creek. Both juveniles stated they did not reside within the neighborhood, the law was explained and both subjects were issued trespassing warnings. Reference to SJSO22CAD089613

Area was pretty calm minus all the trespassers. The gym was pretty busy after 9pm I counted 5 cars in the parking lot belonging to the residents.

Phase 2

Upon arrival I observed two males with fishing poles who just parked in the parking lot. I stopped them to inquire if either of them resided within the neighborhood. I was informed no and then informed them of trespassing. They were informed of the law reference being on someone's property without permission. They left without further incident. Reference to SJSO22CAD089560 BOTH SUBJECTS RECEIED A TRESPASS WARNING.

Checked the pool patio and party room. One of the middle doors was unsecured and being that I don't have the availability to secure it I left it as I found it. Bathrooms were clean and clear of residents.

4/26 Tuesday 5-830p

Phase 1

Upon arrival their pool and patio were busy. There were several litters on the playground. I observed a bicyclist leaving as I was arriving. I ran the tag after idle curiosity and discovered the owner to live in a different neighborhood. I am not sure why the owner didn't just ride his bicycle from his own neighborhood, but I have common sense so I can't answer for the owner of this vehicle. Reference to SJSO22CAD090283

Pool area was clear by 7ish and the two young ladies sitting at the table were reminded they had to exit the area at closure time.

Phase 2

I checked this area first to make sure there was no one in the pool areas. There were two vehicles in the parking lot. There were multiple juveniles on the basketball courts. Upon one round of checking I observed a male inside the pool area with goggles on and wet appearance. I reminded him the pools are closed on Tuesday's for chemicals, and he gave the common answers with a very heavy accent. I pointed to the gate sign and asked him to gather his belongings. He left without further issue.

Upon last checks of the area there were several vehicles in the parking lot, 2/3 came back to Johns Creek.



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

Invoice

Date

5/1/2022

Invoice #

131295606357

Terms	Net 20
Due Date	5/21/2022
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	1	ea	1,031.25

RECEIVED APR 22 2022

4-20-2022
Jim Masters
Hauter

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

1,320.572.46250

341c

Remittance Slip

Customer
13BRA025
Invoice #
131295606357

Amount Due \$1,031.25

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295606357



Invoice

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

Invoice # 398846
Date 4/30/2022
Terms Net 30
Due Date 5/30/2022
Memo Lifeguard Hours

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

284 C

Description	Quantity	Rate	Amount	
Lifeguard Hours for April	1,320.572,346	173.73	19.23	3,340.83

Thank you for your business.

Total \$3,340.83

Lifeguards	Pay Rate/ Billable Rate	Hours	Gross Pay
Christopher Czepiel	\$19.23	4	76.92
Jacob Czepiel	\$19.23	25.46	489.60
Virginia Del Prado	\$19.23	0	0.00
Haley Drake	\$19.23	29.5	567.29
Isebella Korman	\$19.23	33.74	648.82
Robbin McGraw	\$19.23	8.78	168.84
Rachel McMillan	\$19.23	14.95	287.49
Jennifer Meadows	\$19.23	0	0.00
Artur Mydlyk	\$19.23	32.2	619.21
Anna Noll	\$19.23	19.95	383.64
Carol Novak	\$19.23	5.15	99.03
Luke Schake	\$19.23	0	0.00
Total Lifeguard Staff		173.73	3,340.83
Total			3,340.83



Invoice

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

Invoice # 398871
Date 4/30/2022
Terms Net 30
Due Date 5/30/2022
Memo Special Events

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

286C

Description	Quantity	Rate	Amount
Spring egg hunt	6	25.00	150.00

1.320.572.494

Thank you for your business.

Total \$150.00

Halcyon AV, LLC
 8976 Blaine Meadows Dr.
 Jacksonville, FL 32257
 (904) 333-8653
 david@halcyonav.net
 www.halcyonav.net

RECEIVED APR 22 2022



INVOICE

BILL TO
 Johns Creek
 24 John's Creek Pkwy
 St. Augustine, FL 32092

SHIP TO
 Johns Creek
 24 John's Creek Pkwy
 St. Augustine, FL 32092

INVOICE # 1703
DATE 04/21/2022
DUE DATE 04/21/2022
TERMS Due on receipt

371C
 1.320.572.466

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/30/2022	Labor	Test access control hardware schedule at phase 1 amenity bathrooms. Order replacement card readers for Phase 1 mens bathroom and phase 2 clubhouse.	1	120.00	120.00T
04/13/2022	Labor	Diagnose access control system communication between sites. POE supply for Internet antenna likely removed during camera system removal. Access control network issues remain.	3	120.00	360.00T

SUBTOTAL 480.00
 TAX 0.00
 TOTAL 480.00
BALANCE DUE \$480.00

Camera system equipment is covered under 3 year manufacturers warranty. Instillation and workmanship has a 1 year warranty.

Halcyon AV, LLC
8976 Blaine Meadows Dr.
Jacksonville, FL 32257
(904) 333-8653
david@halcyonav.net
www.halcyonav.net

RECEIVED APR 22 2022



INVOICE

BILL TO

Johns Creek
24 John's Creek Pkwy
St. Augustine, FL 32092

SHIP TO

Johns Creek
24 John's Creek Pkwy
St. Augustine, FL 32092

INVOICE # 1704

DATE 04/21/2022
DUE DATE 04/21/2022
TERMS Due on receipt

371C
1,320.572.464

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/13/2022	Labor	Replace card reader at Phase 1 bathroom and phase 2 clubhouse. Fully diagnose network cable between Internet cabinet and access control system at Phase 2. Cable is not useable for network traffic.	2	120.00	240.00T
	Card Reader	CDVI STARPB Proximity Reader Multi-Technology Mullion, Black.	2	138.00	276.00T

SUBTOTAL	516.00
TAX	0.00
TOTAL	516.00
BALANCE DUE	\$516.00

Camera system equipment is covered under 3 year manufacturers warranty. Instillation and workmanship has a 1 year warranty.



INVOICE	#90005511
SERVICE DATE	Apr 20, 2022
INVOICE DATE	Apr 20, 2022
DUE	net 30
AMOUNT DUE	\$300.00

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

CONTACT US
86 Elk Grove
St. Johns , FL 32259

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

(904) 813-1401
aaron@steamlux.com

Service completed by: Your Tech

INVOICE

Services	qty	unit price	amount
Custom Services - Custom Job Clean amenity center phase 2	1.0	\$300.00	\$300.00

Subtotal

RECEIVED APR 22 2022

\$300.00

Tax (Duvell 7%)

\$0.00

Total

\$300.00

4-20-2022
Jim Master

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

[Handwritten signature]

1.320.572.46600
365C



EXPRESS REGISTRATION RENEWAL

P.O. Box 9001, St. Augustine, FL 32085-9001
Provide address corrections if needed:
___ Permanent Change ___ Temporary Change

EXPIRES: 06/30/2022
1 year option 2 year option
Amt to pay by mail: **\$28.95 \$57.05**
Amt to pay in person: **\$28.10 \$56.20**
Add \$5.00 Penalty on or after: 07/11/2022

Tag/Decal/FL# **NTYG55 (RGS)**
Title **137444112**
VIN **FLA107352**
Year/Make **2020/ASPT**
Color **BROWN**

IMPORTANT MESSAGE REGARDING YOUR RENEWAL The Division of Motor Vehicles does not have a record of your current insurance carrier on file. Florida insurance information is required. Please complete affidavit ON REVERSE SIDE.



BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649



1yr Renewal - NTYG55 (RGS)

RECEIVED
APR 19 2022

Save Time, Renew your DL or Registration Online.
Avoid getting scammed! Visit www.sjctax.us to renew online safely and securely.

USC
1,310,513.00, 49,000

INSURANCE AFFIDAVIT

Florida Law requires proof of Florida auto insurance prior to registration. Completion of this affidavit is required. Under penalty of perjury,

I _____ certify that I have Personal Injury
(Name of Insured)
Protection, Property Damage Liability, and, when required, Bodily Injury Liability

Insurance currently in effect with _____
(Company Name)
_____ covering this vehicle.
(Policy #) (5 Digit ID Number)

I understand that my driver license, license plate(s) and registration(s) will be suspended effective from the registration date, if the insurer denies that this policy is in force.

(Signature of Insured)

WARNING: GIVING FALSE INFORMATION IN ORDER TO OBTAIN A VEHICLE REGISTRATION CERTIFICATE IS A CRIMINAL OFFENSE UNDER FLORIDA LAW. ANYONE GIVING FALSE INFORMATION ON THIS AFFIDAVIT IS SUBJECT TO PROSECUTION.

**St Johns County Tax Collector
Office Locations**

Main Office
4030 Lewis Speedway, St Augustine
Monday - Friday 8:30 to 5:00

Dupont Center
6658 US 1 South, St Augustine
Monday - Friday 8:30 to 5:00

Ponte Vedra
151 Sawgrass Corners Dr, Ste 100
Ponte Vedra Beach
Monday - Friday 8:30 to 5:00

Julington Creek
725 Flora Branch Blvd, Jacksonville
Monday - Friday 8:30 to 5:00

Mailing Address:
P O Box 9001
St Augustine FL 32085-9001

- VOLUNTARY TRUST FUND CONTRIBUTIONS**
- \$ _____ The Arc of Florida
 - \$ _____ Autism Programs
 - \$ _____ Blind Babies and Blind Youth Services
 - \$ _____ Child Safety Seat Fund
 - \$ _____ Childhood Cancer Foundation
 - \$ _____ Children's Hearing Help Fund
 - \$ _____ End Breast Cancer
 - \$ _____ End Hunger
 - \$ _____ Family First
 - \$ _____ Florida Sheriffs Youth Ranches, Inc.
 - \$ _____ Help the Homeless
 - \$ _____ League Against Cancer
 - \$ _____ Manatee Fund
 - \$ _____ Mothers Against Drunk Drivers
 - \$ _____ Organ and Tissue Donor Education
 - \$ _____ Preserve Vision Florida
 - \$ _____ Prevent Child Abuse
 - \$ _____ Prevent Child Sexual Abuse
 - \$ _____ Ronald McDonald House
 - \$ _____ Southeastern Guide Dogs, Inc.
 - \$ _____ State Homes for Veterans
 - \$ _____ Stop Heart Disease
 - \$ _____ Support Our Troops®
 - \$ _____ Support Wildlife
 - \$ _____ Take Stock in Children
 - \$ _____ Transportation Disadvantage
 - \$ _____ Turtle Fund
 - \$ _____ **TOTAL**

Questions may be directed to our
Customer Information Center (904) 209-2250 or
website www.sjctax.us

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

Account Number	Due Date
020-002701	4/20/22

Account Summary

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

Billing Date 4/1/2022
 BRANDY CREEK CDD
 224 JOHNS CREEK PKWY
 ST AUGUSTINE FL 32092-5054

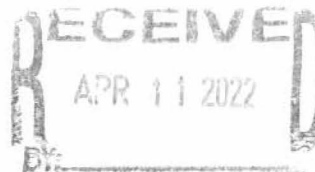
Payments through: 3/31/22
 Previous balance \$109.90
 (-) Payment (3/17/2022) (\$54.95)
 (-) Payment (3/31/2022) (\$54.95)
 (=) After Payments \$0.00

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
4/1/2022	Extreme 100/20 MB	\$79.99
4/1/2022	Extreme Discount	(\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$54.95



44c

1.320.572.420
 Apr 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
4/20/22	020-002701	\$109.90	(\$109.90)	\$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



**Brandy Creek
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
May 4, 2022	\$85,000.00	Bernadette Peregrino

Payable to:

Brandy Creek CDD #125 ✓

Date Check Needed:

Budget Category:

ASAP	1.320.58100.10000
------	-------------------

Intended Use of Funds Requested:

FY22 Capital Reserve Funding
<i>(Attach supporting documentation for request.)</i>

STATEMENT

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

CLOSING DATE: 4/30/22
 DUE DATE : 5/31/22
 ACCT: 10065

CLOSING
 DATE : 4/30/22
 DUE DATE: 5/31/22

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

CRONIN ACE HARDWAR
 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	538.28		PREV BAL	538.28
4/11/22	I15920	1	P	PAYMENT - THANK YOU		200.06	I15920	-200.06
4/13/22	5824	1	I	INVOICE	51.41		5824	51.41
4/18/22	5831	1	I	INVOICE	19.49		5831	19.49
4/22/22	5846	1	I	INVOICE	8.54		5846	8.54
4/30/22	847572	1	F	FINANCE CHARGE	5.07		847572	5.07
				NEW BALANCE	422.73			
				1.320.572.446				
				334C				
				Hardware				
				Supplies				
				\$5.07				
				1.300.131.102 fin chg				
CURRENT		Current		Over 30	Over 60	Over 90	NEW BAL: 422.73	
84.51		338.22		0.00	0.00	0.00		

Handwritten: 5-3-22
 Wim M...
 [Signature]

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

FINANCE CHRG: 5.07
 F/C BALANCE : 0.00
 F/C MIN AMT : 1.00
 F/C METHOD : A

10065

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

AMOUNT PAID

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

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

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 422.73

DATE OF REQUEST: 5/ 2/22
 TIME OF REQUEST: 18:19:32
 TERMINAL ID : 566
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 4/ 1/22
 CLOSING DATE : 4/30/22
 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

04/13/22 12:33PM SDD 555 SALE

6215107	1	EA	15.99	EA	N
FLEXSEAL 14OZ SPRAY BLK					15.99
17004	1	EA	5.99	EA	N
SPRYPNT ACE GLS BLACK					5.99
58173	2	EA	7.59	EA	N
PLAY SAND QUIKRETE 50#					15.18
7106198	3	EA	5.99	EA	SN
SCOTTIS 1B LAWN SOIL 1CF					17.97
Regular Price:			9.99		
You Saved :			12.00		

SUB-TOTAL:\$ 55.13 TAX: \$.00
 DISCOUNT: -3.72 TOTAL: \$ 51.41
 CHARGE AMT: 51.41

Total Items: 7



==>> JRNL#I16528 INV# 5824/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 15.72 BY SHOPPING AT
 CRONIN ACE HARDWARE

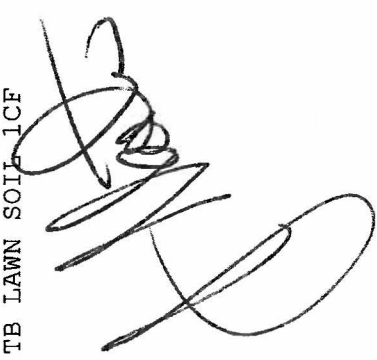
 Tell us about your experience today and
 Enter to win a \$50 Ace gift card!

- To participate:
- * Visit TalkTo.AceHardware.com
 - * 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

BRANDY CRE
 224 JOHNS
 ST AUGUSTI

***** INVOICE *****

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	6215107	FLEXSEAL 14OZ SPRAY BLK	15.99	/EA	15.99 N
1	EA	17004	SPRYPNT ACE GLS BLACK	5.99	/EA	5.99 N
2	EA	58173	PLAY SAND QUIKRETE 50#	7.59	/EA	15.18 N
3	EA	7106198	SCOTTIS TB LAWN SOIL 1CF	5.99	/EA	17.97SN
						
				51.41	TAXABLE	0.00
					NON-TAXABLE	55.13
					SUB-TOTAL	55.13
					DISCOUNT	3.72
					TAX AMOUNT	0.00
					TOTAL INVOICE	51.41

** AMOUNT CHARGED TO ACCOUNT **

(JIM MASTERS)

Received By

X

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

PAGE NO 1

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

04/18/22 10:33AM MT 555 SALE

3004688 1 EA 14.99 EA N
 CABLETIE 11"75#BLK 100PK 14.99
 56 20 EA .30 EA #N
 MISC. FASTENERS 6.00

SUB-TOTAL:\$ 20.99 TAX: \$.00
 DISCOUNT: -1.50 TOTAL: \$ 19.49
 CHARGE AMT: 19.49

Total Items: 21



==> JRNL#I17932 INV# 5831/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 1.50 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

* 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

CK

CUST # 10065
 TERMS: NET EOM

INV # 005831/1
 DATE : 4/18/22
 CLERK: MT
 TERM # 555

TIME :10:33

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
CABLETIE 11"75#BLK 100PK	14.99	14.99 /EA	14.99 N
MISC. FASTENERS	.30	.30 /EA	6.00*N
** AMOUNT CHARGED TO ACCOUNT **		19.49	
		TAXABLE	0.00
		NON-TAXABLE	20.99
		SUB-TOTAL	20.99
		DISCOUNT	1.50
		TAX AMOUNT	0.00
		TOTAL INVOICE	19.49

(JIM MASTERS)

2

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

PAGE NO 1

04/22/22 12:25PM JDB 553 SALE

56 4 EA .79 EA *N
 MISC. FASTENERS 3.16
 5073531 2 EA 2.99 EA N
 KEY SCHLAGE SC1 250PK 5.98

SUB-TOTAL:\$ 9.14 TAX:\$.00
 DISCOUNT: -.60 TOTAL:\$ 8.54
 CHARGE AMT: 8.54

Total Items: 6



==>> JRNL#I19179 INV# 5846/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$.60 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

* 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

EKK
 AY

CUST # 10065
 TERMS: NET EOM

INV # 005846/1
 DATE : 4/22/22
 CLERK: JDB
 TERM # 553

092-3649

TIME :12:25

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
MISC. FASTENERS	.79	.79 /EA	3.16*N
KEY SCHLAGE SC1 250PK	2.99	2.99 /EA	5.98 N
* AMOUNT CHARGED TO ACCOUNT **		8.54	
		TAXABLE	0.00
		NON-TAXABLE	9.14
		SUB-TOTAL	9.14
		DISCOUNT	0.60
		TAX AMOUNT	0.00
		TOTAL INVOICE	8.54

(JIM MASTERS)



INVOICE

INVOICE #	INVOICE DATE
JAX 355958	4/26/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Johns Creek

Invoice Due Date: May 26, 2022

Invoice Amount: \$1,028.00

Description	Current Amount
April irrigation repairs Irrigation Repairs	\$1,028.00

271C

Invoice Total

\$1,028.00

1.320.572.463

5-3-22

Jim Masters
[Signature]

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

All-Brite Sales Company

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

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
396701	424442	6169		NET 30 DAYS	07
05/09/22	05/06/22			OUR TRUCK	

Quantity	U/M	Item # /Description	HM*	Unit Price	Amount
2	CS	181-BR58 LOC001 LINER 38X58 BLACK 100/CS 1.80 MIL, XX-HEAVY ROLL 55GAL RM6181, RT-3858-XXH GATRL60SXH		44.39	88.78
Subtotal					88.78
FUEL SURCHARGE					5.00
Tax #: 85-8012869385C5					
Total Due On 06/08/22					93.78

BIN: 06001

323C
 1.320.572.466

5-~~28~~¹³.22

Jim Masters
[Signature]

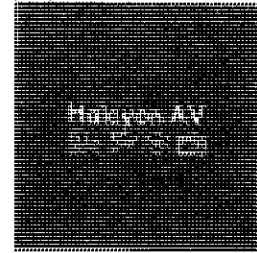
[Signature]
 DELIVERED BY A.M. FRANKS

*HM=
 Hazardous/MSDS required

[Signature]
 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.

Halcyon AV, LLC
8976 Blaine Meadows Dr.
Jacksonville, FL 32257
(904) 333-8653
david@halcyonav.net
www.halcyonav.net



INVOICE

BILL TO

Johns Creek
24 John's Creek Pkwy
St. Augustine, FL 32092

SHIP TO

Johns Creek
24 John's Creek Pkwy
St. Augustine, FL 32092

INVOICE # 1723

DATE 05/09/2022

DUE DATE 05/09/2022

TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/06/2022	Labor	Program and deploy new bathroom schedule phase 1. Identify wire route between amenity and bathroom phase 2.	2	120.00	240.00T
	Wire Run	Replace data wire between amenity and bathroom access control system, Phase 2.	1	185.00	185.00T

Repair data communication with access control system phase 2.
Change phase 1 bathroom access control schedule.

SUBTOTAL 425.00
TAX 0.00
TOTAL 425.00
BALANCE DUE **\$425.00**

5-13-22
Jim Masters
[Signature]

1,320,572.466
371C



The Lake Doctors, Inc.
Aquatic Management Services

4651 Salisbury Rd., Suite 155, Jacksonville, FL 32256
PH: (904) 431-3914

INVOICE

Invoice #	650964
Account #	709617
Invoice Date	5/1/2022
Due Date	5/31/2022
Rep	MAS

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

Invoice Questions:
AR@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>may Lake Maint</i>	854.00
	<i>5-13-22</i> <i>Jim Masters</i> <i>[Signature]</i>	
OUTSTANDING BALANCE	\$854.00	
Thank you! For your business!		Total Invoice \$854.00

Please include your account number and invoice number on your check with your remittance stub.
Please remit payments to: The Lake Doctors, Inc.
PO Box 20122
Tampa, FL 33622-0122

19C
1.320.572.468

Remittance Stub

Amount Enclosed

Invoice #	650964
Account #	709617
Date	5/1/2022

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

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

IF PAYING BY CREDIT CARD, FILL OUT BELOW

___ Mastercard ___ Visa ___ American Express

Card # _____

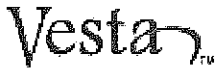
Card Verification # _____

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 # 395669
Date 1/31/2022
Terms Net 30
Due Date 2/28/2022
Memo

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
Billable Expenses			161.24
S.HOWELL - BUCHANAN SIGN - sign			161.24
Total Billable Expenses			161.24

Total \$161.24

1.320.572.464

Invoice

*** Reprint ***
Date printed: 1/28/22

Buchanan Sign & Flag
6755 Beach Blvd.
Jacksonville, FL 32216

Ticket #: R-22563-01
Ticket date: 1/27/22
Station: POS2
Orig ord #: R-22563

Sold to: VESTA PROPERTY SERVICES
245 RIVERSIDE AVE
SUITE 250
JACKSONVILLE, FL 32202

Ship to:

Customer #: 904-355-1831
Sls rep: KGC
Customer PO#: JOHNS CREEK

Ship date:
Location: MAIN

Ship-via code:
Terms: Net 30 days

Quantity	Item #	Description	Ship-from location	Price	Unit flag	Ext pro
2	SIGNSPC	12X24IN 080 ALUMINUM SIGNS WHITE/BLACK		75.00	EACH	150.00
1	NOTE	NO DIVING MAXIMUM DEPTH 5 FEET		0.00	EACH	0.00
1	WO	WORK ORDER #94638		0.00	EACH	0.00
1	***STATUS***	1/24/22 KGC EMAILED STEVE		0.00	EACH	0.00

User:	KGC	Total line items:	4	Sale subtotal:	150.00
				Tax:	11.24
				Total:	161.24

Tender:		
AMERICAN EXPRESS# ****2149		161.24
	Net tender:	161.24

Order #	R-22563
Order total	0.00
Order amt due	0.00

Thank you for your business!





INVOICE

INVOICE #	INVOICE DATE
JAX 365982	5/1/2022
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: May 31, 2022

Invoice Amount: \$10,169.76

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

1,320,572.461

2710

Invoice Total

\$10,169.76

5-13-22

Jim Masters

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



Invoice

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

Invoice # 396714
Date 2/28/2022
Terms Net 30
Due Date 3/30/2022
Memo

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

286 C
1,320,572.466

Description	Quantity	Rate	Amount
Billable Expenses			
Pool Supplies			307.44
Total Billable Expenses			307.44

Total \$307.44



For customer support, visit www.amazon.com/contact-us.

Invoice summary

Payment due by March 27, 2022

Item subtotal before tax	\$ 299.94
Shipping & handling	\$ 7.50
Promos & discounts	\$ 0.00
Total before tax	\$ 307.44
Tax	\$ 0.00
Amount due	\$ 307.44 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	24-Feb-2022
Purchased by	Eric Olsen
PO #	RECDD1
Cost center	Northeast
GL code	DSD-51008 Pool Repairs & Supp
Location	DSD - Johns Creek (Brandy Crk)
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name	Amazon Capital Services, Inc.
Bank name	Wells Fargo Bank
ACH routing # (ABA)	121000248
Bank account # (DDA)	41630410417183962
SWIFT code (wire transfer)	WFBIUS6S

Check

Amazon Capital Services
PO Box 035184
Seattle, WA 98124-5184

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
 Attn: Cheyenne Bardroff
 245 Riverside Avenue
 Suite 300
 Jacksonville, Florida 32202

Ship to

Eric Olsen
 140 LANDING ST
 SAINT JOHNS, FL 32259-8763

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or
 Email ar-businessinvoicing@amazon.com to submit your remittance detail.

Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 ASA Techmed Lifeguard First Aid Kit - Includes Lifeguard Fanny Pack/ Hip Pack, CPR Kit and 72-Piece First Aid Kit	6	\$19.99	\$119.94	0.000%

ASIN: B095N76LZR Sold by: ASA TechMed Inc
 Order # 112-8880726-1801804

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Aquamentor 50" ExoTube Rescue Tube	3	\$60.00	\$180.00	0.000%
ASIN: B00PJ3ZFXA Sold by: The Lifeguard Store Order # 112-8263348-7333025				
3 Shipping & handling			\$7.50	0.000%
Total before tax				\$307.44
Tax				\$0.00
Amount due				\$307.44

FAQs**How is tax calculated?**

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190

How are digital products and services taxed?

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670

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

Account Number	Due Date
020-002701	5/20/22

Account Summary

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

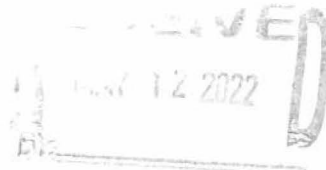
Billing Date 5/2/2022	Payments through: 4/30/22	
BRANDY CREEK CDD	Previous balance	\$54.95
224 JOHNS CREEK PKWY	(-) Payments	\$0.00
ST AUGUSTINE FL 32092-5054	(=) After Payments	\$54.95

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
5/1/2022	Extreme 100/20 MB	5/1-5/31 \$79.99
5/2/2022	Extreme Discount	5/1-5/31 (\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$109.90



u4c
1. 320.572.420
man 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
5/20/22	020-002701	\$54.95 <i>Paid</i>	\$0.00	\$54.95	\$109.90	\$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



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/14/22	00050	3/31/22	P10369 202203 600-53800-60000 FINL-LABOR INSTL 3/21/22		*	11,595.34		
		3/31/22	P10369 202203 600-53800-60000 FINAL PMT-CAMERA EQUIP		*	10,403.57		
							TNTSI, INC	21,998.91 000144
TOTAL FOR BANK B						21,998.91		
TOTAL FOR REGISTER						21,998.91		



TNTSI, LLC dba Security 101 - Jacksonville
 8110 Cypress Plaza Dr., Suite 304
 Jacksonville, FL 32256

Invoice

Date	Invoice #
3/31/2022	P10369

Bill To:

Brandy Creek CDD
 224 Johns Creek
 St Augustine, FL 32092
 USA

Ship To:

50B
 33-600-53800-6000
 Capital Reserve - Capital
 Outlay

P.O. No.	Due Date	Terms
	4/30/2022	Net 30

Qty	Description	Rate	Amount
	Proposal: 159335.4 Camera System Upgrades REV3		
1	Installation Labor	11,595.34	11,595.34
1	Equipment	10,403.57	10,403.57
	Final Billing - 100% Billed		

3-31-2022
 Jim Masters
 J Masters

Final Payment
 Camera's were installed
 week of 3-21-2022

ACH: Routing: 263191387 Account No.: 1100020284046

* Remit check payments to: TNTSI, LLC
 1450 Centrepark Blvd., #210 West Palm Beach, FL 33401

Subtotal	\$21,998.91
Sales Tax (0.0%)	\$0.00
Total	\$21,998.91
Payments/Credits	\$0.00
Balance Due	\$21,998.91

Phone	Email	Website
904-260-9101	mwatkins@security101.com	www.security101.com