

*Brandy Creek  
Community Development District*

*September 21, 2022*

# *AGENDA*

# Brandy Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

*District Website:* [www.BrandyCreekCDD.com](http://www.BrandyCreekCDD.com)

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September 14, 2022

Board of Supervisors  
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, September 21, 2022 at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the July 13, 2022 Meeting
- IV. FPL Request for Easement Rights
- V. Consideration of Resolution 2022-08, Resetting the Public Hearing on Non-Resident User Fees and Rates
- VI. Other Business
- VII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. Operations Manager
    1. Report

2. Lake Doctors Service Report

3. Discussion of Splash Pool Leak – Red Rhino Report

E. Amenity Manager - Report

VIII. Supervisor's Requests and Audience Comments

IX. Financial Reports

A. Balance Sheet & Income Statement as of July 31, 2022

B. Assessment Receipt Schedule

C. Approval of Check Registers

X. Next Scheduled Meeting – November 9, 2022 at 6:30 p.m. at Phase 2 Amenity Center

XI. Adjournment

*THIRD ORDER OF BUSINESS*

MINUTES OF MEETING  
BRANDY CREEK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District was held on Wednesday, July 13, 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
Brad Weeber	District Engineer
Jim Masters	Vesta/Amenity Services Group
Jennifer Meadows	Vesta/Amenity Services Group
Jay King	Vesta/Amenity Services Group
Eric Wood	Lake Doctors

*The following is a summary of the actions taken at the July 13, 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**

**Affidavit of Publication**

Mr. Oliver presented an Affidavit of Publication for the public hearing, which was advertised in the St. Augustine Record on June 15 and June 22, 2022. Mailed notices were sent to all property owners, as required by Statute.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the May 11, 2022 Meeting**

Mr. Payne stated on Page 9, all references to Mr. King should be to Mr. Masters.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the Minutes of the May 11, 2022 Meeting were approved as amended.
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- **Lake Doctors Presentation**

Mr. Payne introduced Mr. Eric Wood from Lake Doctors. Lake Doctors has been servicing the ponds since 2016 and works closely with Mr. Masters to try to minimize the weed growth and algae in the ponds as well as grasses along the edge. Mr. Blalock asked if the erosion caused any issues and if the CDD was responsible for maintaining the control structures. Mr. Webber explained that erosion was inevitable over the life of the pond and since the water management permit was in the CDDs name, the CDD was responsible for maintaining the stormwater. Lake Doctors inspected the control structures annually. Mr. Payne asked how the CDD ponds compared with ponds in other communities. Mr. Wood stated that overall, the CDD ponds were similar to other ponds in terms of weed growth. Mr. Blalock asked if the control structure could be lowered on Pond #9, due to a backup of water into culverts on Deer Meadows. Mr. Wood would check, but the pond was designed to stage up depending on whether it was a 5, 10, 25 or 100-year storm event and the grade of the road. Mr. Blalock suggested lowering the control structure to drain towards the creek.

**FIFTH ORDER OF BUSINESS**

**FPL Request for Easement Rights**

Mr. Masters worked with Florida, Power & Light (FPL) and locations were staked out along County Road 210, east of Hurricane Grill & Wings. He recommended that the District Engineer speak with FPL's engineer onsite about these locations, proximity to the wall and

monuments and cutting down trees. Once the locations were finalized and everyone was happy, they could follow through on the paperwork. Mr. Payne requested that each Supervisor compile a list of questions and provide to Mr. Masters. Mr. Eckert drafted revisions to the Easement Agreement and requested that Mr. Masters not send to FPL until the questions were answered by the engineers.

**SIXTH ORDER OF BUSINESS**

**Presentation of Report of Stormwater System Needs Analysis**

Mr. Weeber presented the 20-year Stormwater System Needs Analysis Report, which was included in the agenda package. It was not as cumbersome as originally thought and came in under budget. The analysis reported the number of ponds and stormwater control structures, linear feet of pipe in the ground, which was 23,632 and Maintenance Plan. It must be completed again in seven years. Mr. Eckert stated that the report would be provided to St. Johns County, they would compile one report for all the local governments and send to the State.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the Stormwater System Needs Analysis Report was approved.

- **Engineer**
  1. **Public Facilities Report**

Mr. Weeber presented the Public Facilities Report, which was included in the agenda package and provided an overview of all facilities owned and maintained by the CDD, such as the recreation facilities, entry features, mitigation areas and wetlands. Mr. Payne asked if there were specific areas of concerns regarding accessibility. Mr. Weeber pointed out that Mr. Masters did an excellent job grinding down sidewalk cracks and the pool lifts were inspected. This report would be sent to the county.

On MOTION by Mr. Payne seconded by Mr. Chamberlain with all in favor the Public Facilities Report was approved.



**2. Annual Engineer’s Report**

Mr. Weeber presented the Annual Engineer’s Report, which was included in the agenda package. He walked the property with Mr. Masters, noting items such as tree trimming adjacent to walking paths and erosion issues on the ponds. There was nothing of major significance and the District was in great shape.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the Annual Engineer’s Report was approved.

*Mr. Weeber left the meeting.*

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2021 Audit Report**

Mr. Oliver presented the Fiscal Year 2021 Audit Report, which was included in the agenda package. It was a clean audit with no exceptions, findings or recommendations and was provided to the Auditor General in advance of the June 30, 2022 deadline. Mr. Payne asked if the auditing firm was contracted to perform next year’s audit. Mr. Oliver confirmed that they would perform the audit for Fiscal Year 2022.

On MOTION by Mr. Blalock seconded by Mr. Chamberlain with all in favor the Fiscal Year 2021 audit was accepted.

**EIGHTH ORDER OF BUSINESS**

**Fiscal Year 2022/2023 Budget**

**A. Overview of Budget**

Mr. Oliver stated that each year the Board was required to approve a Proposed Budget by June 15<sup>th</sup> of each year and adopt an annual budget 60 days later. He provided an overview of the budget, which was included in the agenda package, comprising of the General Fund, Debt Service Budget for the Series 2013A and 2015 bonds and Capital Reserve Fund. It was similar to the Proposed Budget approved in May. The following changes were noted:

- *Revenues* increased from \$809,159 to \$873,487
- *Administrative Expenses* increased from \$121,705 to \$127,441
- *Maintenance Expenses* increased from \$687,454 to \$746,046, including an increase in the Capital Reserve Contribution from \$85,000 to \$105,000

- The end result was an increase in assessments from \$1,318.57 to \$1,470.02 or \$151.45 per unit for 583 units.

### **B. Board Discussion**

Mr. Jolly questioned the difference between the O&M and Debt Fund Budgets and how the bonds would be paid off. Mr. Oliver explained that O&M was for plant care, pool maintenance, etc. and the debt service was used to build the infrastructure. 30-year bonds were issued and after they mature, the debt service on those bonds would go away. Some landowners paid off their debt early. Mr. Payne wanted to refinance only to extent that it would benefit the District. Mr. Oliver stated that the District was not in the refinancing window. Mr. Blalock noted that one bond would be paid off in 2033 and one in 2036. Mr. Jolly asked if a resident would receive reimbursement if they paid off their bonds and the District refinanced. Mr. Oliver replied no.

### **C. Public Hearing Adopting the Budget for Fiscal Year 2022/2023**

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the Public Hearing to adopt the budget for Fiscal Year 2022/2023 was opened.

Mr. Shawn Birst, a resident and President of the POA asked if a capital reserve increase was anticipated for next year. Mr. Oliver anticipated using capital reserves to resurface the roads, but did not have a firm number. Mr. Blalock recalled that last year, \$105,000 in capital reserves was recommended, but the Board reduced it to \$85,000 to reduce the increase in assessments to homeowners. Mr. Payne felt there was no urgency in building up reserves, as their facilities were in good shape, but this would be revisited and thanked the residents for attending the meeting. Mr. Brist requested that the Board consider budgeting social event expenses currently incurred by the POA. There was a gentleman's agreement from Phases 1 and 2 to contribute to the budget for social activities. Mr. Payne would consider this for the 2023/2024 budget.

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor the Public Hearing to adopt the budget for Fiscal Year 2022/2023 was closed.

**1. Consideration of Resolution 2022-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2022**

Mr. Eckert presented Resolution 2022-05, which was included in the agenda package, formally adopting the Fiscal Year 2022/2023 Budget. Mr. Payne read the title of Resolution 2022-05 into the record.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor Resolution 2022-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2022/2023 was adopted.

**2. Consideration of Resolution 2022-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022**

Mr. Eckert presented Resolution 2022-06, levying operation and maintenance (O&M) assessments and certifying the Assessment Roll to St. Johns County for collections. Mr. Payne read the title of Resolution 2022-06 into the record.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor Resolution 2022-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022/2023 was adopted.

**NINTH ORDER OF BUSINESS**

**Discussion of Non-Resident User Fees**

Mr. Payne recalled that the District has a public facility, but residents paid a fee for its usage and the Board discussed, at the last meeting, setting a non-resident user fee. Mr. Eckert stated that the current fee of \$1,300 was significantly low and at the last meeting, the Board discussed increasing it to \$2,500. However, anytime that the District imposed a fee, it must go through a rulemaking proceeding, where the Board would set a fee for notification purposes and publish 29- and 28-day notices in order for the public to provide comments and hold a public hearing at the next meeting. There would also be a fee of \$5 to \$10 for amenity access cards.

Mr. Jolly questioned the number of non-residents paying the fee. Ms. Meadows recalled that between five and six people paid the fee, but there was more interest this year than in the

past two summers. At least three were non-residents. Mr. Eckert stated that most Districts combined the debt and O&M assessment. Mr. Masters explained that each residence received two access cards for free, but when the home was sold, cards were not provided to the new owners. The Board felt that charging \$2,500 for the non-resident fee and \$25 for the access card fee was reasonable. Mr. Eckert stated that the Board could change the amounts at the next meeting, which was on September 14<sup>th</sup>.

Mr. Payne MOVED to authorize District Staff to publish notices setting a non-resident user fee of \$2,500 and access card fee of \$25 and Ms. Little seconded the motion.

Mr. Jolly asked if \$25 was for a lost card and if there would be an actual policy. Mr. Eckert stated that the Board would consider a resolution adopting the rates and most communities provide two cards per house. If they were not transferred when the house was sold, new cards much be purchased at the Amenity Center. The \$25 fee would be across the board and would not go into effect until the public hearing. He suggested \$25 for noticing purposes and the Board could set a different rate at the public hearing for a lost card. Discussion ensued.

On VOICE VOTE with all in favor authorization for District Staff to publish notices setting a non-resident user fee of \$2,500 and access card fee of \$25 were accepted.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07,  
Designating Registered Agent**

Mr. Eckert presented Resolution 2022-07, designating him and his office in Tallahassee as Registered Agent for service of process. If there was a lawsuit, he would receive notification. Discussion ensued regarding the service of process, which Mr. Eckert explained.

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor Resolution 2022-07 Designating Michael C. Eckert and his office of Kutak Rock, LLC., 107 West College Avenue, Tallahassee, Florida 32301 as Registered Agent was adopted.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no report, the next item followed.

**B. Engineer**

**1. Public Facilities Report**

**2. Annual Engineer's Report**

These items were discussed.

**C. Manager – Discussion of Fiscal Year 2023 Meeting Schedule**

Mr. Oliver presented the proposed meeting dates for Fiscal Year 2021, which were at 6:30 p.m. on November 9, 2022, January 11, 2023, March 8, 2023, May 10, 2023, July 12, 2023 and September 13, 2023. The March meeting was moved to March 1 after the agenda package was prepared. Mr. Blalock asked if the time could be moved from 6:30 p.m. to 6:00 p.m. Ms. Little felt that 6:30 p.m. was appropriate. Mr. Payne preferred 6:30 p.m. Mr. Blalock noted that the schedule had March, May, June and July as 2022 rather than 2023, which would be changed.

On MOTION by Mr. Payne seconded by Mr. Chamberlain with all in favor the Fiscal Year 2023 meeting schedule as amended was approved.

**D. Operations Manager**

**1. Report**

Mr. Masters presented the Operations Manager Report, which was included in the agenda package. Yellowstone has a new Account Manager, who was detail oriented. He was happy with Yellowstone and their follow through. On Monday night, their irrigation controller in Phase 1 took a direct lightning strike, which blew the box off of the door and burned the entire unit. The estimated cost to repair was between \$2,000 and \$3,000. Mr. Wood from Lake Doctors has been onsite for three years and worked well with Mr. Masters. He liked his dedication and reacting quickly to issues with the ponds. Mr. Masters was happy with Lake Doctors as they pick up trash in areas that need attention. The Health Department just inspected the pools and they all passed without issues.

## **2. Lake Doctors Service Report**

Mr. Masters presented the Lake Doctors Service Report, which was included in the agenda package. A resident asked staff to look at their pond and the erosion in their backyard. Mr. Masters and Mr. Payne looked at the pond and the erosion was like what they have seen on other ponds. The drainage was working properly. Mr. Chamberlain built ponds for DOT and did not see any deterioration on the back end. It was still functioning. Mr. Blalock felt that there was no reason to address it as the erosion was caused by soil and sand going into the pond. Mr. Chamberlain recommended removing the grass, compacting it to a standard and building it back up; however, that could be costly. Mr. Payne asked if this repair was covered by the capital reserve. Mr. Master noted no funds were reserved. Mr. Payne recommended asking the District Engineer about the future outlook for the pond. Mr. Masters showed pictures of ponds and discussion ensued. There was a culvert issue that would be addressed with the District Engineer.

Mr. Payne concluded that based on how the ponds were built, it was a natural process of erosion and the CDD did not need to take any action on any of the ponds at this point in time. If the resident wanted to take action, they should consult with the District Engineer. Mr. Eckert felt that coordination with the District Engineer was important regarding the erosion issues and the outfall structures. Mr. Payne asked if the District had an obligation to communicate with the resident. Mr. Eckert recommended reaching out to the resident. Mr. Chamberlain preferred to contact the District Engineer sooner rather than later because if a culvert failed, the normal water level would draw down, causing additional erosion. Mr. Payne requested a recommendation by the next meeting.

## **E. Amenity Manager - Report**

Ms. Meadows presented the Amenity Manager's Report, which was included in the agenda package. They were approaching the end of the season. The Summer Spectacular was held in June, on a weekend where more families would be around. It was a very hot day and the kids enjoyed the water slide and rock-climbing wall. There was a DJ playing music and games with the kids. Everyone had a great time and the pools were filled. A back-to-school event was planned as well as an adult event. They were looking for a musician or band to play at the adult event as their finale for the summer. Mr. Payne attended the Summer Spectacular and felt that it was well coordinated and a lot of fun.

**THIRTEENTH ORDER OF BUSINESS****Supervisor's Requests and Audience Comments****Supervisor's Requests**

Mr. Jolly noticed beer cans at the pools and questioned the legality of having alcohol at the pool. Mr. Eckert felt with having alcohol at the pool, there would be more negative incidents and resident interactions with other residents and staff. Some communities did not allow it in order to have a family atmosphere at the pool. Lifeguards dealing with intoxicated people created more liability for the District. Ms. Masters noted that the amount of risk for drowning by allowing alcohol was substantial. Mr. Jolly felt that the post on Facebook or email to residents was overly aggressive. Mr. Masters agreed, but it was his reaction to the situation and not getting residents to comply. Mr. Payne stated that the majority of trash and alcohol use was after the pool monitors left at 6:00 p.m., and there was a degree of responsibility on residents to follow the rules. He questioned how adult events would be handled where there was alcohol. Mr. Eckert recommended hiring a licensed bartender who would have the appropriate licenses and the District would be added as an additional insured for the event, or require event insurance. Ms. Meadows stated from her experience, most companies expect payment upfront for alcohol. Mr. Chamberlain asked if the doors were locked after hours. Mr. Masters has to replace the doors and would provide cost estimates.

Mr. Payne recalled that Mr. Blalock suggested not spending money on the Nature's Walk entrance. Mr. Blalock felt that the Board should not spend money into maintaining and beautifying the street that connected to McDonalds on Nature Park Parkway or maintain it minimally. Mr. Masters disagreed as it was a main entrance. Mr. Payne agreed with minimal maintenance, but aesthetically, it should look proper. Mr. Masters explained the \$9,000 recently spent on the irrigation was to relocate irrigation wires because when they were originally installed, they were placed next to the Oak trees. The cost was excessive, but if there were breaks in the line, they would be easier to find. He recommended not putting mulch around the Oak trees. Ms. Little agreed with being cost effective, but the entrance was being used more now than ever to get to C.R. 210. Mr. Payne felt that Mr. Blalock's point was well taken and suggested that he work with Mr. Masters and asking businesses like Sherwin-Williams and McDonalds to sponsor events. Mr. Masters offered to not do additional work on the entrance roadway unless it was a necessity and run future requests through the Board.

**Audience Comments**

None.

**THIRTEENTH ORDER OF BUSINESS                      Financial Reports**

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

Mr. Oliver presented the May 31, 2022 Balance Sheet and Income Statement, which were included in the agenda package. There was \$250,000 in the Capital Reserve Fund and no unusual variances. Mr. Blalock asked why on the General Fund Statement of Revenues and Expenditures projected versus actual was \$50,000 less than anticipated. Mr. Oliver explained that in the winter, the pool was not utilized and there were still the June, June and August expenditures to take into account. He anticipated a variance of \$30,000. Mr. Payne thanked Mr. Blalock for addressing this.

**B.        Assessment Receipt Schedule**

Mr. Oliver reported a 100% collection in assessments.

**C.        Approval of Check Registers**

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the April 1, 2022 through May 31, 2022 Check Register in the amount of \$212,654.15 was approved.

**FIFTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – September 14, 2022 at 6:30 p.m. at Phase 2 Amenity Center**

Mr. Payne stated that the next scheduled meeting was on September 14, 2022 at 6:30 p.m. at this location.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



*FOURTH ORDER OF BUSINESS*



August 11, 2022

**EMPLOYMENT AGREEMENT FOR REPRESENTATION OF OWNER  
WHOSE PROPERTY IS BEING TAKEN BY PUBLIC AUTHORITY**

**PROFESSIONAL SERVICES.** The undersigned, as authorized representative on behalf of BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT, hereby employ BRIGHAM PROPERTY RIGHTS LAW FIRM, PLLC as our attorneys to represent us in the forthcoming condemnation proceedings involving the property described below. This representation may also include efforts by you to negotiate a redesign of the proposed public project which will protect and sustain the value of our property, and such related efforts as may be in our best interest.

We hereby authorize you to take such steps and to employ on our behalf the services of such real estate appraisers, accountants, engineers, photographers and other experts as are necessary to secure for us the just and full compensation for the taking of the property as is guaranteed by the Constitution and the laws of the State of Florida.

**ATTORNEYS' FEES.** Your attorneys' fees for securing the just and full compensation for the taking of the real property, in particular, your preparation, trial and/or settlement at the condemnation proceedings prior to or during such lawsuit, shall be fully paid by the condemning authority. The amount of attorneys' fees, unless otherwise agreed to between us in writing, shall follow the statutory schedule below for any monetary and non-monetary benefits achieved by the efforts of your law firm on our behalf over the condemning authority's initial offer.

**STATUTORY SCHEDULE FOR ATTORNEYS' FEES (F.S. 73.092(1))**

- (a) 33% of benefits up to \$250,000 in value;
- (b) 25% of benefits thereafter up to \$1,000,000 in value;
- (c) 20% of benefits thereafter over \$1,000,000 in value.

It is also understood, unless otherwise agreed to between us and the Law Firm in writing, that attorneys' fees for representing us in regard to any supplemental proceeding within the eminent domain case, such as apportionment, will also be fully paid by the condemning authority in accordance with the statutory provisions for supplemental proceedings.

**COSTS.** The Law Firm will incur costs for the defense of our case including photocopying expenses, computerized legal research, exhibit preparation, and other expenses. Likewise, expert fees and costs will be incurred to establish an estimate of value for the taking of the property. It is understood that the Law Firm will apply to the Court for reimbursement from the condemning authority of all costs incurred, including experts' fees and costs, and will employ its best efforts to recover same. However, it is further understood that we will remain responsible for any amount by which the costs actually incurred exceed the amount for which the Court requires reimbursement by the condemning authority.

**OFFER OF JUDGMENT.** In the event the condemning authority makes an "offer of judgment" in any lawsuit, it is understood that the Law Firm reserves the right to amend the above provision regarding costs upon mutually agreeable terms.

**NEGOTIATIONS.** All negotiations for settlement prior to or during the lawsuit shall be conducted by the Law Firm and no settlement shall be made without our knowledge and consent.

It is further agreed that in negotiations with the condemning authority that you will insist that attorneys' fees be paid in full according to the statutory schedule and that "lump sum" offers combining compensation for the property with attorneys' fees or costs will be rejected, unless otherwise agreed to between the Law Firm and us in writing.

**APPELLATE WORK.** This agreement is for work at the circuit court level only. Should appellate work be necessary, an arrangement for attorneys' fees and costs would be mutually agreed to in writing at that time.

THE FOREGOING TERMS ARE HEREBY  
ACKNOWLEDGED AND ACCEPTED:

FOR THE OWNER:

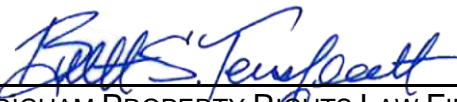
\_\_\_\_\_  
BRANDY CREEK COMMUNITY  
DEVELOPMENT DISTRICT


By: \_\_\_\_\_  
Its: \_\_\_\_\_

FOR THE FIRM:

  
\_\_\_\_\_  
BRIGHAM PROPERTY RIGHTS LAW FIRM  
By: Andrew Prince Brigham

  
\_\_\_\_\_  
BRIGHAM PROPERTY RIGHTS LAW FIRM  
By: Trevor S. Hutson

  
\_\_\_\_\_  
BRIGHAM PROPERTY RIGHTS LAW FIRM  
By: Brett S. Tensfeldt

  
\_\_\_\_\_  
BRIGHAM PROPERTY RIGHTS LAW FIRM  
By: Christopher C. Bucalo

Name, Address & Telephone:

Brandy Creek CDD  
c/o Jim Oliver, District Manager  
475 W. Town Place, Suite 114  
St. Augustine, FL 32092

Home: \_\_\_\_\_

Business: 904-940-5850

Fax: \_\_\_\_\_

Cellular Phone: \_\_\_\_\_

E-mail: [joliver@gmsnf.com](mailto:joliver@gmsnf.com)

Parcel ID # and Address

Parcel ID: 0099700030

Address: County Road 210 W

Parcel ID: 0264300260

Address: Johns Creek Pkwy



Florida Power & Light  
Right of Way Department  
**ATTORNEY AUTHORIZATION**

Trenton Newton  
Florida Power & Light Company  
425 N. Williamson Blvd.  
Daytona Beach, FL 32114

**Tract:**  
**Parcels:** 0099700030 & 0264300260  
**Project:** Brook Injection (CR 210) 115kV  
Transmission Line

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This is to advise you that I hereby authorize BRIGHAM PROPERTY RIGHTS LAW FIRM, PLLC to represent me in all future dealings relating to the above-referenced project and parcel and to accept service of process on my behalf concerning any legal proceedings in eminent domain which may ensue.

Date: \_\_\_\_\_

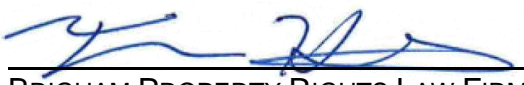
BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT  
By: \_\_\_\_\_, \_\_\_\_\_

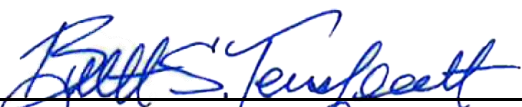
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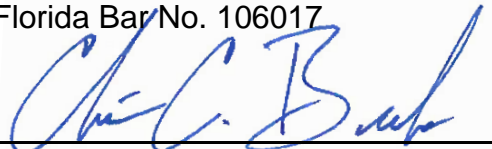
This is to advise you that I am authorized to represent Brandy Creek Community Development District in all future dealings involving this project. I am a member of the Florida Bar. I will accept service of process by certified mail.

Dated this \_\_\_\_\_.

  
\_\_\_\_\_  
BRIGHAM PROPERTY RIGHTS LAW FIRM  
By: Andrew Prince Brigham  
Florida Bar No. 903930

  
\_\_\_\_\_  
BRIGHAM PROPERTY RIGHTS LAW FIRM  
By: Trevor S. Hutson  
Florida Bar No. 106017

  
\_\_\_\_\_  
BRIGHAM PROPERTY RIGHTS LAW FIRM  
By: Brett S. Tensfeldt  
Florida Bar No. 125139

  
\_\_\_\_\_  
BRIGHAM PROPERTY RIGHTS LAW FIRM  
By: Christopher C. Bucalo  
Florida Bar No. 1009122

LAW OFFICES

**FOERSTER, ISAAC & YERKES, P.A.**

7880 GATE PARKWAY, SUITE 103  
JACKSONVILLE, FLORIDA 32256

EMINENT DOMAIN TRIAL PRACTICE  
PERSONAL INJURY AND  
WRONGFUL DEATH TRIAL PRACTICE

TELEPHONE  
(904) 396-1900  
OR  
(904) 346-3160  
TOLL FREE  
1-888-655-8281  
FACSIMILE  
(904) 348-0921  
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DAVID W. FOERSTER  
(1923 - 2021)

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ROBERT S. YERKES  
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August 9, 2022

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

Re: Acquisition of Property by FPL  
Brook Injection Power Line Project - CR 210  
St. Johns County

Dear Property Owner:

We wish to acknowledge the request that we represent your interest in connection with the proposed acquisition of property by Florida Power & Light Company (FPL).

We will take all steps necessary to handle this matter through negotiation and/or defend this acquisition in trial court proceedings for the purpose of obtaining full compensation for the taking of your land, as well as business damages and any and all other special damages as may be allowed by law.

In consideration of this representation, our fees will be paid by the condemnor as determined by the court pursuant to the provisions of §73.092, F.S. No advances or retainer for attorneys fees shall be required.

All expert costs incurred in the aforesaid representation including, but not limited to, surveys, maps, highest and best use studies, engineering, depositions, court exhibits valuation appraisers, business damage studies and other expert witnesses will be paid by the condemnor.

It is understood that any expressions of opinions of the attorney with reference to the ultimate conclusion of the subject matter of this proceeding shall not be considered by the owner as a guarantee of the final result thereof.

Brandy Creek Community Development District  
August 9, 2022  
Page two

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It is further understood and agreed that all negotiations with the condemning authority or its representatives on the issue of value will be handled exclusively through our office, with your prior input, and that no settlement will be made without your prior approval. Please send to us all written proposals, service of process, pleadings and other documents received by you from the condemning authority and refer any of their representatives to us for further negotiation concerning value.

We will, of course, keep you fully advised. We ask that you please acknowledge the above and return to the undersigned.


This Agreement may be terminated for any or no reason by the District and upon five (5) days prior written notice to Foerster, Isaac & Yerkes, P.A. ("Firm"). Upon any such termination, the Firm shall promptly and within five (5) days turnover all files to the District relating to this matter, and the Firm shall have no recourse as against the District in law (e.g., for damages, lost profits, or otherwise) or in equity for termination of the Agreement.

Very truly yours,

FOERSTER, ISAAC & YERKES, P. A.



Fred C. Isaac

  
Robert S. Yerkes

FCI/RSY:rjs  
Enclosure

I hereby agree to the foregoing.

**BRANDY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Its: \_\_\_\_\_

**REPRESENTATIVE AUTHORIZATION**

REFERENCE:

COUNTY: St. Johns

PROJECT: FPL CR 210 Power Line

PARCEL NO.: \_\_\_\_\_

PROPERTY: CR 210 West

This is to advise you that I hereby authorize Fred C. Isaac, Esquire & Robert S. Yerkes, Esquire of Foerster, Isaac & Yerkes, P.A., 7880 Gate Parkway, Suite 103, Jacksonville, Florida 32256 (904) 346-3160

Who was hired by me(us) as of: (DATE) August 9, 2022  
(month/day/year)

to (INDICATE EXTENT OF AUTHORIZATION BY MARKING ONE OR BOTH BOXES AS APPLICABLE):

X Represent me in all future dealings in the above referenced project and parcel(s).

X Accept service of process in my behalf concerning any legal proceedings in eminent domain which may ensue.

OWNER(S)/TENANT(S):

**BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_ Date

Its: \_\_\_\_\_

.....

This is to advise you that I am authorized to represent BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 in the capacity(ies) set forth above. I  am  am not a member of the Florida Bar.

Fred C. Isaac August 9, 2022  
Fred C. Isaac, Esquire Date

Robert S. Yerkes August 9, 2022  
Robert S. Yerkes, Esquire Date  
7880 Gate Parkway, Suite 103  
Jacksonville, Florida 32256  
(904) 346-3160



*FIFTH ORDER OF BUSINESS*

**RESOLUTION 2022-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT RESETTING THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENT ON THE ADOPTION OF REVISED AMENITY FACILITIES POLICIES RELATED TO NON-RESIDENT USER FEES AND ACCESS CARD FEES; AUTHORIZING PUBLICATION OF NOTICE OF SUCH HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Lakeside Plantation 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 the City of North Port, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*; and

**WHEREAS**, on July 13, 2022, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) set a public hearing to consider and hear comment on the adoption of revised Policies Regarding District Amenity Facilities (“Amenity Facilities Policies”) 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 District (“Non-Resident User Fees”) and to provide for new fees for Access Cards (“Access Card Fees”) for 6:30 p.m. on September 14, 2022, at the Phase II Amenity Center, 251 Huffner Circle, St. Augustine, Florida 32092; and

**WHEREAS**, in order to consider further revisions to the Amenity Facilities Policies, particularly as they relate to fees, the District now desires to reset the public hearing to coincide with the District’s regular meeting in November 9, 2022; and

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

**SECTION 1. PUBLIC HEARING DATE RESET.** The Public Hearing to consider the adoption of revised Amenity Facilities Policies is hereby reset as follows:

**Date:** November 9, 2022  
**Time:** 6:30 p.m.  
**Location:** Phase II Amenity Center  
251 Huffner Circle  
St. Augustine, Florida 32092

**SECTION 2. PUBLICATION OF NOTICE.** The District Secretary is hereby directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3. 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 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board.

**PASSED AND ADOPTED** this 21st day of September 2022.

ATTEST:

**BRANDY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Vice/Chairperson, Board of Supervisors

*SEVENTH ORDER OF BUSINESS*

*D.*

*1.*



# Brandy Creek CDD

## *Field Operation Manager's Report*

*Date of report: September 21, 2022*

*Submitted by: Jim Masters*

### **YELLOWSTONE/LANDSCAPING:**

- Starting October 1, the office season schedule starts for Yellowstone. This means we will receive service one day a week, instead of two days a week.
- Palm trees throughout the property were cut back in August.
- Flower rotation will be installed the first week of October.
- Over the next couple of months, Yellowstone will be cutting back Palmetto's and plants around the Amenity Centers.

### **LAKE DOCTORS:**

- The ponds are inspected twice a month and Lake Doctors will come out additionally based on pond conditions.
- (Service reports attached)

### **FLOCK / LPR READERS**

- Update
- (Jim will hand out copies of a letter from Saint Johns County Sheriff's Office)

### **HANDICAPPED CHAIR LIFTS**

- The chair lifts at both phase 1 and phase 2 pools were replaced in August. Total cost for both was under \$10,000. Chairs come with a 5-year warranty on parts. Extensive work was required on the previous chair lifts, with no warranty guaranteed. It made more sense to replace.

## **FLORIDA POWER AND LIGHT EASEMENT PROPOSAL UPDATE**

- FP&L has not yet completed the soil sample at the monument wall location in front of McDonald's. They also must have an arborist inspect the Magnolia/Palm trees that are along the monument wall.
- Discussion with Board

## **SPLASH POOL LEAK**

- We have had a water leak in the Splash pool since the beginning of summer. I could not pinpoint the leak. Red Rhino, a pool leak detection company, inspected the Splash pool in August. Attached is a report of their findings.
- Discussion with Board on their findings.

## **M&G HOLIDAY LIGHTING**

- Holiday lighting will be installed by M&G in early November. A copy of their invoice and work to be done is attached.
- Discussion with Board for future holiday lighting plans.

## **PROJECTS UNDERWAY/COMPLETED:**

- Restroom doors at phase 2 were repaired so they would shut properly and lock.
- Filter grids at the phase 1 Splash pool were replaced.
- Virginia Graeme Baker pool safety act requires that main drain grates must be changed periodically based on the expiration date of the grate. The phase 2 pool's main drain was changed last month. The phase 1 pools main drain grates will need to be changed out in another year.
- Pressure washing of the Amenity Centers will start up in October.
- A mulching refresh around Amenity Centers and main entrances will take place in October. Estimated cost is \$2,500.

## **REGULAR SERVICES:**

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



2.



**The Lake Doctors, Inc.**  
Aquatic Management Services

Corporate Offices  
2543 State Road 419  
Winter Springs, FL 32708  
1-800-646-5253  
lakem@lakedoctors.com  
www.lakedoctors.com

## SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # \_\_\_\_\_ Date 8/9/22 Time AM-PM

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



## SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # \_\_\_\_\_ Date 8/30/22 Time AM-PM

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

Method	Water Level	Clarity	Carp Program	Water Testing
Boat	Low	Tannic	Introduce Carp	Chemistry
Backpack	Normal	Clear	Re-Stock Reccom	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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3.

# Invoice

**BILL TO**  
**Brandy Creek CDD**  
 224 Johns Creek Pkwy  
 St Augustine, FL 32092

**JOB SITE**  
**Brandy Creek CDD**  
 224 Johns Creek Pkwy  
 St Augustine, FL 32092

**BALANCE DUE**  
**\$1,135.00**

DESCRIPTION OF WORK	QUANTITY	PRICE	TOTAL
Pool - Gutters (11-20)	1	\$895.00	\$895.00

**Commercial Pool Leak Detection**

- Includes testing of the pool shell, plumbing lines and equipment
- 60 day warranty

*Note: Bodies of water can lose up to 1/4 inch a day from evaporation under normal operating conditions.*

*Disclaimer: Fees for services will apply if water loss is due to evaporation.*

*Disclaimer: Red Rhino Leak Detection is not responsible for the purchase or replacing of gutter grates that have been Diamond Brited over or that have rusted screws. All gutter grates will have to be removed at the time of inspection in order to pressure test the gutter lines.*

Floor Returns	1	\$100.00	\$100.00
---------------	---	----------	----------

Price is per 10 or less floor returns

Floor Returns - Additional	14	\$10.00	\$140.00
----------------------------	----	---------	----------

Per floor return over 10.

Subtotal:	<b>\$1,135.00</b>
Tax:	<b>\$0.00</b>
Payments:	<b>\$0.00</b>

**Balance Due: \$1,135.00**

## Results & Findings

THURSDAY

**Aug 18, 2022**

• **Deck:Pavers**

**Surface:**

Bone

• Gutter lines are losing a small amount of pressure, this pressure loss is coming from fittings that do not appear to be glued to the gutter pipes. Several of these fittings are not seal properly to the shell of the pool. Recommend proper repair.

• Found leak in a cracked section inside the fiberglass surge tank. Needs to be replaced.

• It appears there is a pipe break on the main suction line of the main circulation pump. Unable to determine the location without having the filter grids removed, this is not something Red Rhino is able to do. Once the grids are removed I will return to pressure test and locate this break.

• [Pressure testing suction lines to main recirculation tank.]

- Show -

## Warranties & Disclaimers

Payment is expected at time of service. License #CPC1457457

**Note:**

Customer is responsible for refilling water and balancing chemicals. Please monitor water levels for 48 hours. Contact RRLD with any questions or concerns.

**Change Order Disclaimer:**

A change order will be issued if RRLD discovers any unforeseen or unexpected work not specified above. An additional quote will be issued at that time.

**Deck Disclaimer:**

RRLD does not offer custom staining or textures. We will make every attempt to match the deck when applying deck patches. If an exact match is desired (color and texture), customer will need to hire a professional deck company to apply the patch.

**Patch Disclaimer:**

Red Rhino Leak Detection (RRLD) will make every attempt to match the existing surface when applying patches. However, due to variations of the product from the manufacturer and aging of the existing surface, it is impossible to achieve an exact match when patching. Refinishing the entire surface is the only way to ensure a consistent appearance without variation. Therefore, RRLD cannot be held responsible for color and texture variations which are unavoidable when patching.

# Pool Leak #266361

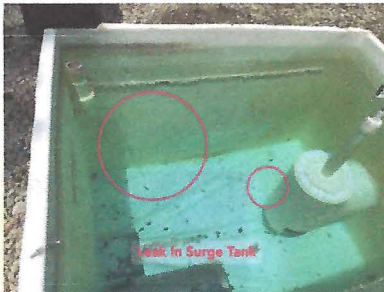
Findings Report | Brandy Creek CDD

 My Rhino:  
Trey Cusick

 Thursday, August 18, 2022 appointment

## Leaks

Found leak in a cracked section inside the fiberglass surge tank. Needs to be replaced.



[Pressure testing suction lines to main recirculation tank.]

## Miscellaneous

Gutter lines are losing a small amount of pressure, this pressure loss is coming from fittings that do not appear to be glued to the gutter pipes. Several of these fittings are not seal properly to the shell of the pool. Recommend proper repair.



It appears there is a pipe break on the main suction line of the main circulation pump. Unable to determine the location without having the filter grids removed, this is not something Red Rhino is able to do. Once the grids are removed I will return to pressure test and locate this break.



### Pool Status

Deck:Pavers

Surface:

Bone





*E.*



## ***Amenities Manager Report***

**September 21, 2022**

*Submitted by Jennifer Meadows*

---

### **Administration:**

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

### **Activities- Ongoing:**

#### **Fitness Classes:**

- Aqua Fitness will be finishing it's run in September. In October, it will transition back into Fit-n-Fifty which is indoor aerobics.

### **Special Events:**

#### **Recent Events:**

- On Saturday, August 13, we held a craft and a movie morning. The kids colored fun Dr. Seuss posters while watching Dr. Seuss short films such as The Cat and the Hat, The Sneetches, the Zax, and Green Eggs and Ham. The kids had a great time and really enjoyed watching the old classic films.
- On Friday, September 16, we will be hosting a "slumber" party at the phase 2 community room. We invited kids to bring their sleeping bags and pillows to relax on while watching Small Foot. Parents will have the option to sit in chairs located at the back of the room. We will also offer complimentary popcorn for everyone.



- Our Community Yard Sale is scheduled for Saturday, October 15. We will place signs throughout the community as well as at the two main entrances. We also advertise in the Times Union 3 days prior to the event.

**Future Events:**

- Halloween Event
- Concert on the Green with North of 40
- Santa Meet and Greet



*NINTH ORDER OF BUSINESS*

*A.*

*Brandy Creek*  
*Community Development District*

*Unaudited Financial Reporting*  
*July 31, 2022*

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

*July 31, 2022*

	<u>Governmental Fund Types</u>			<b>Totals</b>
	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>(Memorandum Only)</u>
<b>Assets:</b>				
Cash - Wells Fargo	---	\$120,210	---	\$120,210
Cash - Hancock Bank	\$51,579	---	---	\$51,579
Investments:				
<b><u>Series 2013A</u></b>				
Reserve A	---	---	\$31,687	\$31,687
Revenue A	---	---	\$71,557	\$71,557
<b><u>Series 2015</u></b>				
Reserve	---	---	\$89,328	\$89,328
Revenue	---	---	\$42,640	\$42,640
<b><u>Operations:</u></b>				
State Board - Reserve	\$68	\$124,516	---	\$124,584
Custody Acct - General Account	\$370,567	---	---	\$370,567
Custody Acct - Capital Reserve	---	\$38,010	---	\$38,010
Prepaid Expenses	\$1,146	---	---	\$1,146
Due From Other	\$5	---	---	\$5
Electric Deposits	\$2,000	---	---	\$2,000
<b>Total Assets</b>	<b>\$425,365</b>	<b>\$282,735</b>	<b>\$235,211</b>	<b>\$943,311</b>
<b>Liabilities:</b>				
Accounts Payable	\$24,570	\$0	---	\$24,570
Accrued Expenses	\$7,628	---	---	\$7,628
<b>Fund Balances:</b>				
Restricted for Debt Service	---	---	\$235,211	\$235,211
Nonspendable	\$2,000	---	---	\$2,000
Assigned	---	\$282,735	---	\$282,735
Unassigned	\$391,166	---	---	\$391,166
<b>Total Liabilities and Fund Equity</b>	<b>\$425,365</b>	<b>\$282,735</b>	<b>\$235,211</b>	<b>\$943,311</b>

**Brandy Creek**  
**Community Development District**  
**General Fund**

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

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$768,724	\$768,724	\$770,114	\$1,390
Interest Income	\$0	\$0	\$16	\$16
Rental/Miscellaneous Income	\$8,000	\$6,667	\$5,895	(\$772)
Cost Sharing Revenue	\$8,435	\$8,435	\$8,467	\$32
Special Events Revenue	\$0	\$0	\$4,645	\$4,645
<b>Total Revenues</b>	<b>\$785,159</b>	<b>\$783,825</b>	<b>\$789,136</b>	<b>\$5,311</b>
<b>Expenditures:</b>				
<b>Administrative</b>				
Supervisor Fees	\$6,000	\$5,000	\$5,000	\$0
FICA Expense	\$459	\$383	\$383	\$0
Engineering	\$5,000	\$4,167	\$10,198	(\$6,031)
Arbitrage	\$1,200	\$600	\$600	\$0
Trustee	\$8,000	\$8,000	\$7,939	\$61
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$25,000	\$20,833	\$15,341	\$5,492
Annual Audit	\$3,505	\$3,505	\$3,505	\$0
Management Fees	\$50,598	\$42,165	\$42,165	\$0
Computer Time	\$1,250	\$1,042	\$1,042	(\$0)
Telephone	\$300	\$250	\$176	\$74
Postage	\$1,000	\$833	\$603	\$230
Records Storage	\$100	\$83	\$0	\$83
Insurance	\$9,348	\$9,348	\$8,252	\$1,096
Printing & Binding	\$1,800	\$1,500	\$874	\$626
Legal Advertising	\$1,420	\$1,183	\$1,006	\$177
Other Current Charges	\$1,400	\$1,167	\$1,135	\$31
Office Supplies	\$150	\$125	\$33	\$92
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$121,705</b>	<b>\$105,359</b>	<b>\$103,427</b>	<b>\$1,932</b>
<b>MAINTENANCE</b>				
Insurance	\$18,782	\$18,782	\$18,263	\$519
Facility Administration/Events Coordinator	\$31,968	\$26,640	\$26,640	\$0
Facility Staffing (Contingency)	\$5,000	\$4,167	\$0	\$4,167
Pool Monitors	\$36,613	\$30,511	\$17,047	\$13,464
Field Operations Manger	\$61,484	\$51,237	\$51,236	\$0
Office Supplies/Mailings/ Printing	\$1,200	\$1,000	\$543	\$457
Pool Maintenance Service (Vesta)*	\$27,262	\$22,718	\$24,309	(\$1,591)
Pool Chemicals (Poolsure)	\$13,500	\$11,250	\$10,065	\$1,185
Permit Fees	\$925	\$925	\$925	\$0
Landscape Maintenance	\$124,478	\$103,732	\$102,431	\$1,300
Landscape Contingency	\$25,000	\$18,373	\$18,373	\$0
Irrigation Maintenance	\$8,500	\$7,083	\$7,045	\$39
Sign Repairs	\$2,500	\$2,500	\$3,234	(\$734)
Lake Maintenance	\$10,248	\$8,540	\$8,540	\$0
General Facility Maintenance	\$25,000	\$20,833	\$21,515	(\$682)
Pet Waste Disposal	\$9,501	\$7,918	\$5,162	\$2,755
Streetlighting	\$36,000	\$30,000	\$28,958	\$1,042
Telephone	\$2,400	\$2,000	\$2,241	(\$241)
Cable	\$2,300	\$1,917	\$1,804	\$113
Electric	\$26,000	\$21,667	\$20,840	\$826
Water/Sewer/Irrigation	\$48,000	\$40,000	\$35,426	\$4,574
Security	\$8,000	\$6,667	\$6,000	\$667
Security Camera Lease & Maintenance	\$16,750	\$13,958	\$5,218	\$8,740
Security - License Plate Reader System	\$10,000	\$8,333	\$0	\$8,333
Refuse Service	\$8,800	\$7,333	\$9,233	(\$1,899)
Janitorial	\$25,843	\$21,536	\$21,536	\$0
Community Web Site Services	\$1,800	\$1,500	\$600	\$900
Special Events	\$10,000	\$8,777	\$8,777	\$0
Recreation Passes	\$1,200	\$1,000	\$325	\$675
Performance Incentive	\$3,400	\$3,400	\$7,600	(\$4,200)
Capital Reserve - Transfer Out	\$85,000	\$85,000	\$85,000	\$0
<b>Total Maintenance</b>	<b>\$687,454</b>	<b>\$589,296</b>	<b>\$548,887</b>	<b>\$40,409</b>
<b>Total Expenses</b>	<b>\$809,159</b>	<b>\$694,655</b>	<b>\$652,314</b>	<b>\$42,341</b>
<b>Net Change in Fund Balance</b>	<b>(\$24,000)</b>		<b>\$136,822</b>	
<b>Fund Balance - Beginning</b>	<b>\$24,000</b>		<b>\$256,344</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$393,166</b>	

\* 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
<b>Revenues:</b>													
Maintenance Assessments	\$0	\$64,710	\$232,333	\$451,541	\$10,813	\$1,327	\$3,756	\$0	\$5,633	\$0	\$0	\$0	\$770,114
Interest Income	\$1	\$0	\$1	\$1	\$2	\$2	\$3	\$3	\$2	\$2	\$0	\$0	\$16
Rental/Miscellaneous Income	\$2,050	\$255	\$130	\$210	\$250	\$160	\$490	\$0	\$2,350	\$0	\$0	\$0	\$5,895
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
<b>Total Revenues</b>	<b>\$12,017</b>	<b>\$67,966</b>	<b>\$232,464</b>	<b>\$451,752</b>	<b>\$11,065</b>	<b>\$1,635</b>	<b>\$4,249</b>	<b>\$3</b>	<b>\$7,984</b>	<b>\$2</b>	<b>\$0</b>	<b>\$0</b>	<b>\$789,136</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisor Fees	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$5,000
FICA Expense	\$0	\$77	\$0	\$77	\$0	\$77	\$0	\$77	\$0	\$77	\$0	\$0	\$383
Engineering	\$0	\$0	\$0	\$437	\$195	\$0	\$0	\$2,156	\$1,630	\$5,780	\$0	\$0	\$10,198
Arbitrage	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Trustee	\$5,510	\$0	\$0	\$0	\$0	\$2,429	\$0	\$0	\$0	\$0	\$0	\$0	\$7,939
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	\$898	\$3,001	\$2,315	\$1,621	\$0	\$0	\$15,341
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,505	\$0	\$0	\$0	\$3,505
Management Fees	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$4,217	\$0	\$0	\$42,165
Computer Time	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$1,042
Telephone	\$3	\$21	\$0	\$13	\$37	\$50	\$16	\$0	\$36	\$0	\$0	\$0	\$176
Postage	\$12	\$10	\$145	\$21	\$43	\$15	\$13	\$8	\$312	\$24	\$0	\$0	\$603
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	\$543	\$7	\$0	\$0	\$874
Legal Advertising	\$0	\$72	\$0	\$76	\$76	\$0	\$0	\$144	\$638	\$0	\$0	\$0	\$1,006
Other Current Charges	\$60	\$244	\$162	\$58	\$61	\$73	\$286	\$61	\$61	\$70	\$0	\$0	\$1,135
Office Supplies	\$6	\$0	\$12	\$1	\$6	\$6	\$1	\$0	\$1	\$1	\$0	\$0	\$33
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$23,995</b>	<b>\$9,197</b>	<b>\$5,278</b>	<b>\$7,641</b>	<b>\$5,303</b>	<b>\$9,436</b>	<b>\$5,547</b>	<b>\$10,768</b>	<b>\$13,361</b>	<b>\$12,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$103,427</b>

**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
<b><i>MAINTENANCE</i></b>													
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	\$2,664	\$2,664	\$0	\$0	\$26,640
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	\$7,423	\$0	\$0	\$0	\$17,047
Field Operations Manger	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$5,124	\$0	\$0	\$51,236
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	\$2,272	\$2,272	\$0	\$0	\$24,309
Pool Chemicals (Poolsure)	\$825	\$825	\$1,031	\$1,031	\$1,031	\$1,031	\$1,031	\$1,031	\$1,114	\$1,114	\$0	\$0	\$10,065
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$925	\$0	\$0	\$0	\$925
Landscape Maintenance	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$10,170	\$10,537	\$10,537	\$0	\$0	\$102,431
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	\$636	\$1,318	\$1,727	\$0	\$0	\$7,045
Sign Repairs	\$0	\$1,630	\$0	\$0	\$0	\$1,375	\$0	\$0	\$229	\$0	\$0	\$0	\$3,234
Lake Maintenance	\$854	\$854	\$854	\$854	\$854	\$854	\$854	\$854	\$854	\$854	\$0	\$0	\$8,540
General Facility Maintenance	\$3,102	\$1,639	\$1,229	\$1,678	\$1,476	\$3,659	\$3,885	\$2,067	\$2,016	\$765	\$0	\$0	\$21,515
Pet Waste Disposal	(\$89)	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$5,162
Streetlighting	\$2,831	\$2,831	\$2,831	\$2,831	\$2,949	\$2,949	\$2,949	\$2,949	\$2,949	\$2,889	\$0	\$0	\$28,958
Telephone	\$198	\$196	\$197	\$197	\$499	\$196	\$196	\$184	\$185	\$191	\$0	\$0	\$2,241
Cable	\$176	\$188	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$0	\$0	\$1,804
Electric	\$1,753	\$1,731	\$1,827	\$2,102	\$1,827	\$1,930	\$2,248	\$2,223	\$2,551	\$2,649	\$0	\$0	\$20,840
Water/Sewer/Irrigation	\$3,912	\$4,153	\$4,504	\$3,850	\$3,166	\$2,884	\$2,622	\$3,172	\$3,633	\$3,530	\$0	\$0	\$35,426
Security	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$0	\$6,000
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	\$975	\$1,015	\$0	\$0	\$9,233
Janitorial	\$2,154	\$2,154	\$2,154	\$2,154	\$2,154	\$2,154	\$2,154	\$2,154	\$2,154	\$2,154	\$0	\$0	\$21,536
Community Web Site Services	\$150	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$0	\$600
Special Events	\$1,351	\$2,730	\$860	\$50	\$225	\$464	\$545	\$223	\$2,052	\$278	\$0	\$0	\$8,777
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
<b>Total Maintenance</b>	<b>\$63,636</b>	<b>\$45,209</b>	<b>\$40,271</b>	<b>\$47,413</b>	<b>\$37,633</b>	<b>\$45,598</b>	<b>\$43,424</b>	<b>\$136,092</b>	<b>\$50,486</b>	<b>\$39,125</b>	<b>\$0</b>	<b>\$0</b>	<b>\$548,887</b>
<b>Total Expenses</b>	<b>\$87,631</b>	<b>\$54,406</b>	<b>\$45,549</b>	<b>\$55,054</b>	<b>\$42,937</b>	<b>\$55,035</b>	<b>\$48,971</b>	<b>\$146,860</b>	<b>\$63,847</b>	<b>\$52,025</b>	<b>\$0</b>	<b>\$0</b>	<b>\$652,314</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$23,995)</b>	<b>\$13,559</b>	<b>\$186,915</b>	<b>\$396,698</b>	<b>(\$5,304)</b>	<b>(\$9,437)</b>	<b>(\$5,547)</b>	<b>(\$10,768)</b>	<b>(\$13,361)</b>	<b>(\$12,900)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$136,822</b>

**Brandy Creek**  
**Community Development District**  
**Capital Reserve Fund**

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

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues:</b>				
Interest Income	\$250	\$208	\$550	\$341
General Fund Transfer In	\$85,000	\$85,000	\$85,000	\$0
<b>Total Revenues</b>	<b>\$85,250</b>	<b>\$85,208</b>	<b>\$85,550</b>	<b>\$341</b>
<b>Expenditures</b>				
Capital Outlay - Equipment/Facilities	\$30,000	\$25,000	\$48,771	(\$23,771)
Other Current Charges	\$450	\$375	\$267	\$108
Repair and Replacement	\$30,000	\$25,000	\$22,057	\$2,943
<b>Total Expenditures</b>	<b>\$60,450</b>	<b>\$50,375</b>	<b>\$71,096</b>	<b>(\$20,721)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$24,800</b>		<b>\$14,454</b>	
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>Total Other</b>	<b>\$0</b>		<b>\$0</b>	
<b>Net Change in Fund Balance</b>	<b>\$24,800</b>		<b>\$14,454</b>	
<b>Fund Balance - Beginning</b>	<b>\$244,555</b>		<b>\$268,281</b>	
<b>Fund Balance - Ending</b>	<b>\$269,355</b>		<b>\$282,735</b>	

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

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues:</b>				
Assessments Tax Roll	\$318,983	\$318,983	\$319,569	\$586
Interest Income	\$50	\$42	\$220	\$179
<b>Total Revenues</b>	<b>\$319,033</b>	<b>\$319,025</b>	<b>\$319,789</b>	<b>\$764</b>
<b>Expenditures</b>				
<b>Series 2013A</b>				
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)
<b>Total Expenditures</b>	<b>\$319,599</b>	<b>\$319,599</b>	<b>\$329,510</b>	<b>(\$9,911)</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$566)</b>		<b>(\$9,721)</b>	
<b>Net Change in Fund Balance</b>	<b>(\$566)</b>		<b>(\$9,721)</b>	
<b>Fund Balance - Beginning</b>	<b>\$78,314</b>		<b>\$112,964</b>	
<b>Fund Balance - Ending</b>	<b>\$77,748</b>		<b>\$103,244</b>	

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

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues:</b>				
Special Assessments	\$180,950	\$180,950	\$181,282	\$332
Interest Income	\$0	\$0	\$112	\$112
<b>Total Revenues</b>	<b>\$180,950</b>	<b>\$180,950</b>	<b>\$181,394</b>	<b>\$444</b>
<b>Expenditures</b>				
<b><u>Series 2015</u></b>				
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)
<b>Total Expenditures</b>	<b>\$181,341</b>	<b>\$181,341</b>	<b>\$186,248</b>	<b>(\$4,907)</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$391)</b>		<b>(\$4,854)</b>	
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Net Change in Fund Balance</b>	<b>(\$391)</b>		<b>(\$4,854)</b>	
<b>Fund Balance - Beginning</b>	<b>\$45,436</b>		<b>\$136,821</b>	
<b>Fund Balance - Ending</b>	<b>\$45,045</b>		<b>\$131,967</b>	

*Brandy Creek*  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2013 Special Assessment Refunding Bonds</b>	
Interest Rate:	6.350%
Maturity Date:	5/1/34
Reserve Fund Definition:	10% Max Annual
Reserve Fund Requirement:	\$31,656
Reserve Fund Balance:	\$31,687
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

<b>Series 2015 Special Assessment Bonds</b>	
Interest Rate:	3.700%
Maturity Date:	5/1/36
Reserve Fund Definition:	50% Max Annual
Reserve Fund Requirement:	\$89,678
Reserve Fund Balance:	\$89,328
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 Community Development District**  
**Fiscal Year 2022 Assessments Receipts Summary**

ASSESSED	#UNITS ASSESSED	SERIES 2003 / 2013 DEBT ASMNT	SERIES 2006 / 2015 DEBT ASMT	FY21 O&M ASMT	TOTAL ASSESSED
<b>NET ASSESSMENTS TAX ROLL</b>	<b>583</b>	<b>318,983.07</b>	<b>180,950.00</b>	<b>768,702.17</b>	<b>1,268,635.24</b>

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	3,756.39	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
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
<b>TOTAL RECEIVED</b>		\$ 319,568.83	\$ 181,282.28	\$ 770,113.77	\$ 1,270,964.88

	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
<b>BALANCE DUE</b>	\$ (585.76)	\$ (332.28)	\$ (1,411.60)	\$ (2,329.64)
<b>PERCENT COLLECTED</b>	<b>100.18%</b>	<b>100.18%</b>	<b>100.18%</b>	<b>100.18%</b>



*C.*

# Brandy Creek Community Development District

## Check Run Summary - General Fund

6/1/22 thru 7/31/22

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<b><i>General Fund</i></b>			
<i>Payroll</i>	7/14/22	50590-50594	\$ 923.50
			\$ 923.50
<i>Accounts Payable</i>	6/1/22 - 6/30/22	2020-2050	\$ 65,650.50
	7/1/22 - 7/31/22	2051-2060	\$ 40,970.38
			\$ 106,620.88
<b><i>Utilities and Autopayments</i></b>			
	6/3/22	<i>JEA</i>	\$ 3,632.74
	6/7/22	<i>Republic Services</i>	\$ 975.34
	6/17/22	<i>AT&amp;T</i>	\$ 184.61
	6/27/22	<i>FPL</i>	\$ 5,499.71
	6/22/22	<i>HWB Credit Card</i>	\$ 585.23
	7/6/22	<i>JEA</i>	\$ 3,530.33
	7/7/22	<i>Republic Services</i>	\$ 1,014.87
	7/18/22	<i>AT&amp;T</i>	\$ 190.61
	7/26/22	<i>FPL</i>	\$ 5,537.76
	7/25/22	<i>HWB Credit Card</i>	\$ 781.92
		<b>TOTAL UTILITIES PAID ONLINE OR AUTOPAY</b>	<b>\$ 21,933.12</b>
<b>Total</b>			<b>\$ 129,477.50</b>

***\* Fedex Invoices available upon request***

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050590	R	PR	07/14/2022	184.70	15	ALTON F CHAMBERLAIN
050591	R	PR	07/14/2022	184.70	8	BARBARA J LITTLE
050592	R	PR	07/14/2022	184.70	16	CLARENCE A BLALOCK II
050593	R	PR	07/14/2022	184.70	9	MEREDITH PAYNE
050594	R	PR	07/14/2022	184.70	17	SHAWN JOLLY
BANK TOTAL				923.50		
COMPANY TOTAL				923.50		

# Attendance Sheet

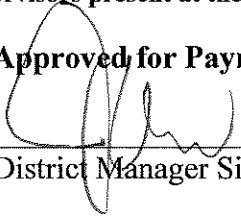
District Name: Brandy Creek, CDD

Board Meeting Date: July 13, 2022

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

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

Approved for Payment:

  
District Manager Signature

7/13/2022  
Date

**PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO**

\*\*\* CHECK DATES 06/01/2022 - 07/31/2022 \*\*\*  
 BRANDY CREEK - GENERAL FUND  
 BANK C BRANDY - HANCOCK GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/03/22	00334	5/19/22	5906	202205	320	57200	46600		AC FILTER REPLCMNTS CRONIN ACE HARDWARE	*	82.32	82.32	002020
6/03/22	00280	5/23/22	112662	202205	320	57200	42000		MAY HIGHSPEED INTERNET FLORIDA HIGH SPEED INTERNET	*	125.00	125.00	002021
6/03/22	00371	5/22/22	1730	202205	320	57200	49300		ACCESS CENTRAL CARD-CDVI DAVID STANTON DBA HALCYON AV LLC	*	325.00	325.00	002022
6/03/22	00377	5/28/22	05282022	202205	320	57200	49400		REIMBUR-5/28/22 EVENT SUP JENNIFER MEADOWS	*	106.36	106.36	002023
6/03/22	00341	6/01/22	13129560	202206	320	57200	46250		JUNE POOL CHEMICALS POOLSURE	*	1,113.75	1,113.75	002024
6/03/22	00269	5/19/22	1260018	202206	320	57200	49400		6/25/22 EVENT PROGRESSIVE ENTERTAINMENT	*	1,255.00	1,255.00	002025
6/03/22	00324	5/07/22	80661924	202205	320	57200	46600		PAPER TOWELS STAPLES	*	149.64	149.64	002026
6/03/22	00376	5/02/22	1858	202205	320	57200	49000		MULCHING OF PROPERTY US MULCHING DBA	*	9,400.00	9,400.00	002027
6/03/22	00286	5/31/22	399700	202205	320	57200	34600		MAY POOL MONITOR HOURS VESTA PROPERTY SERVICES, INC.	*	3,306.02	3,306.02	002028
6/03/22	00263	6/03/22	55-BID-5	202206	320	57200	54000		POOL PERMIT 55-60-00444 FLORIDA DEPARTMENT OF HEALTH IN	*	350.00	350.00	002029
6/03/22	00263	6/03/22	55-BID-5	202206	320	57200	54000		POOL PERMIT-55-60-00443 FLORIDA DEPARTMENT OF HEALTH IN	*	225.00	225.00	002030
6/03/22	00263	6/03/22	55-BID-5	202206	320	57200	54000		PH2 PL PRMT#55-60-1464597 FLORIDA DEPARTMENT OF HEALTH IN	*	350.00	350.00	002031

BC -BRANDY CREEK- BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/09/22	00168	6/07/22	144237	202206 310-51300-42500		*	443.81		
				FY23 INCRSD ASMT MAIL NTC					
6/07/22		144237		202206 310-51300-42000		*	303.16		
				FY23 INCRSD ASMT MAIL NTC					
ADVANCED DIRECT MARKETING SERVICES								746.97	002032
6/09/22	00030	6/01/22	286	202206 310-51300-34000		*	4,216.50		
				JUN MANAGEMENT FEES					
6/01/22		286		202206 310-51300-35100		*	104.17		
				JUN INFORMATION TECH					
6/01/22		286		202206 310-51300-51000		*	.51		
				OFFICE SUPPLIES					
6/01/22		286		202206 310-51300-42000		*	9.01		
				POSTAGE					
6/01/22		286		202206 310-51300-42500		*	99.00		
				COPIES					
6/01/22		286		202206 310-51300-41000		*	36.19		
				TELEPHONE					
GOVERNMENTAL MANAGEMENT SERVICES								4,465.38	002033
6/09/22	00296	6/03/22	06032022	202205 320-57200-34500		*	600.00		
				5/10-5/27(15HRS)SECURITY					
LAUREN MARIA LEDOUX								600.00	002034
6/09/22	00227	6/02/22	5874078	202206 320-57200-46600		*	112.47		
				JUN PEST CONTROL					
6/02/22		5876005		202206 320-57200-46600		*	74.20		
				JUN PEST CONTROL					
PESTBEAR								186.67	002035
6/09/22	00335	6/01/22	2810	202206 320-57200-34300		*	150.00		
				JUN MAINT & NEWSLETTER					
ROBERTA G NAGLE DBA UNICORN								150.00	002036
6/09/22	00286	5/31/22	399831	202205 320-57200-49400		*	50.00		
				ICECREAM SOCIAL-J.MEADOWS					
VESTA PROPERTY SERVICES, INC.								50.00	002037
6/09/22	00271	6/01/22	JAX37232	202206 320-57200-46100		*	10,536.67		
				JUN LANDSCAPE MAINT					
YELLOWSTONE LANDSCAPE								10,536.67	002038
6/16/22	00334	6/01/22	5933	202206 320-57200-46600		*	19.77		
				HARDWARE SUPPLIES					
6/02/22		5937		202206 320-57200-46600		*	60.74		
				HARDWARE SUPPLIES					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/03/22 5941	202206 320-57200-46600	HARDWARE SUPPLIES	*	25.18	
		6/09/22 5955	202206 320-57200-46600	HARDWARE SUPPLIES	*	20.69	
		6/10/22 5959	202206 320-57200-46600	HARDWARE SUPPLIES	*	9.89	
		6/30/22 5910	202205 320-57200-46600	HARDWARE SUPPLIES	*	16.19	
				CRONIN ACE HARDWARE			152.46 002039
6/16/22 00269		5/19/22 1260018A	202206 320-57200-49400	FNL PMT 6/25/22 EVENT	*	570.00	
				PROGRESSIVE ENTERTAINMENT			570.00 002040
6/16/22 00019		6/01/22 657794	202206 320-57200-46800	JUN LAKE MAINTENANCE	*	854.00	
				THE LAKE DOCTORS INC			854.00 002041
6/16/22 00003		5/31/22 I0341354	202205 310-51300-48000	NOTICE OF MEETING 5/3/22	*	76.29	
		5/31/22 I0341385	202205 310-51300-48000	NOTICE QUALIFYING PERIOD	*	67.32	
				THE ST. AUGUSTINE RECORD			143.61 002042
6/16/22 00044		6/01/22 06012022	202206 320-57200-42000	JUN HIGHSPEED INTERNET	*	54.95	
				WAVEFLY			54.95 002043
6/23/22 00013		6/06/22 203147	202205 310-51300-31100	MAY PROFESSIONAL SERVICES	*	390.00	
				ENGLAND, THIMS & MILLER, INC.			390.00 002044
6/23/22 00365		6/14/22 90005679	202206 320-57200-46600	JUN CARPET CLN IN AMENITY	*	300.00	
				AARON SEMMENS DBA			300.00 002045
6/23/22 00286		6/01/22 399101	202206 320-57200-34700	JUN FIELD MGT SERVICES	*	5,123.63	
		6/01/22 399101	202206 320-57200-34400	JUN OFC ADMIN&EVENTS CRD	*	2,664.00	
		6/01/22 399101	202206 320-57200-34200	JUN JANITORIAL SERVICES	*	2,153.58	
		6/01/22 399101	202206 320-57200-46200	JUN POOL MAINTENANCE	*	2,271.83	
		6/01/22 399101	202206 320-57200-46700	JUN PET WASTE DISP SRVCS	*	583.44	
				VESTA PROPERTY SERVICES, INC.			12,796.48 002046

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/30/22	00368	6/19/22 358984	202206 310-51300-32200 AUDIT FYE 9/30/2021	BERGER, TOOMBS, ELAM, GAINES, & FRANK	*	3,505.00	3,505.00 002047
6/30/22	00280	6/23/22 114165	202206 320-57200-42000 JUN HIGHSPEED INTERNET	FLORIDA HIGH SPEED INTERNET	*	125.00	125.00 002048
6/30/22	00286	4/30/22 398977	202204 320-57200-46600 POOL CHEMICAL SUPPLIES		*	328.74	
		5/01/22 398285	202205 320-57200-34700 MAY FIELD MANAGEMENT SRVS		*	5,123.63	
		5/01/22 398285	202205 320-57200-34400 MAY OFC ADMIN&EVENTS CRD		*	2,664.00	
		5/01/22 398285	202205 320-57200-34200 MAY JANITORIAL SERVICES		*	2,153.58	
		5/01/22 398285	202205 320-57200-46200 MAY POOL MAINTENANCE		*	2,271.83	
		5/01/22 398285	202205 320-57200-46700 MAY PET WASTE DISP SRVCS	VESTA PROPERTY SERVICES, INC.	*	583.44	13,125.22 002049
6/30/22	00271	6/23/22 JAX38819	202206 320-57200-46300 IRRIG RPRS-HEAD RPLCMNT	YELLOWSTONE LANDSCAPE	*	110.00	110.00 002050
7/08/22	00030	7/01/22 287	202207 310-51300-34000 JUL MANAGEMENT FEES		*	4,216.50	
		7/01/22 287	202207 310-51300-35100 JUL INFORMATION TECH		*	104.17	
		7/01/22 287	202207 310-51300-51000 OFFICE SUPPLIES		*	.99	
		7/01/22 287	202207 310-51300-42000 POSTAGE		*	23.80	
		7/01/22 287	202207 310-51300-42500 COPIES	GOVERNMENTAL MANAGEMENT SERVICES	*	7.05	4,352.51 002051
7/08/22	00296	6/27/22 06272022	202206 320-57200-34500 6/27,6/28,6/30 SEC(15HRS)	LAUREN MARIA LEDOUX	*	600.00	600.00 002052
7/08/22	00341	7/01/22 13129560	202207 320-57200-46250 JUL POOL CHEMICALS	POOLSURE	*	1,113.75	1,113.75 002053



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/08/22	00286	7/01/22	400051	202207 320-57200-34700	JUL FIELD MGT SERVICES	*	5,123.63		
		7/01/22	400051	202207 320-57200-34400	JUL OFC ADMIN & EVNT CRD	*	2,664.00		
		7/01/22	400051	202207 320-57200-34200	JUL JANITORIAL SERVICES	*	2,153.58		
		7/01/22	400051	202207 320-57200-46200	JUL POOL MAINTENANCE	*	2,271.83		
		7/01/22	400051	202207 320-57200-46700	JUL PET WASTE DISP SRV	*	583.44		
								12,796.48	002054
-----									
7/14/22	00323	6/30/22	398435	202206 320-57200-46600	NABC GAL 4 CS	*	58.31		
								58.31	002055
-----									
7/14/22	00083	3/25/22	6472342	202203 310-51300-31300	FY22 SE2013 TRUSTEE	*	1,604.19		
		3/25/22	6472342	202203 300-15500-10000	FY23 SE2013 TRUSTEE	*	1,145.81		
		3/25/22	6472342	202203 310-51300-31300	PAYING AGENT	*	825.00		
								3,575.00	002056
-----									
7/14/22	00286	6/30/22	400636	202206 320-57200-34600	JUN POOL MONITOR	*	7,423.16		
		6/30/22	400644	202206 320-57200-49400	SUMMER SPECTACULAR	*	150.00		
								7,573.16	002057
-----									
7/14/22	00044	7/20/22	07202022	202207 320-57200-42000	JUL INTERNET SERVICE	*	54.95		
		7/20/22	07202022	202207 320-57200-42000	JUL INTERNET SERVICE	V	54.95-		
								.00	002058
-----									
7/14/22	00271	6/29/22	JAX39095	202206 320-57200-46300	IRRIGATION RPRS	*	364.50		
								364.50	002059
-----									
7/14/22	00271	7/01/22	JAX39129	202207 320-57200-46100	JUL LANDSCAPE MAINTENANCE	*	10,536.67		
								10,536.67	002060
-----									

TOTAL FOR BANK C 106,620.88

BC -BRANDY CREEK- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						106,620.88	

BC -BRANDY CREEK- BPEREGRINO

# STATEMENT

PAGE: 1

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

CLOSING DATE: 5/20/22  
 DUE DATE : 5/31/22  
 ACCT: 10065

CLOSING  
 DATE : 5/20/22  
 DUE DATE: 5/31/22

CRONIN ACE HARDWAR  
 BRANDY CREEK/JOHNS  
 ACCOUNT : 10065

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



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	407.64		PREV BAL	407.64
5/ 2/22	I22672	1	P	PAYMENT - THANK YOU		335.22	I22672	-335.22
5/19/22	5906	1	I	INVOICE	94.41		5906	94.41
5/20/22	I28322	1	P	PAYMENT - THANK YOU		84.51	I28322	-84.51
				NEW BALANCE	82.32			
				<p style="font-size: 2em; margin: 0;">1.320.572.464</p> <p style="font-size: 2em; margin: 0;">334C</p>				
CURRENT		Current		over 30	over 60	over 90	FUTURE	
-12.09		0.00		0.00	0.00	0.00	94.41	
							NEW BAL:	82.32

5-23-22

J. Waters

[Signature]

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 111 CUTHERE ↑↑↑

AMOUNT PAID

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

NUMBER OF STATEMENTS : 1  
 TOTAL STATEMENT BALANCE: 82.32

DATE OF REQUEST: 5/20/22  
 TIME OF REQUEST: 10:44:25  
 TERMINAL ID : 566  
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 5/ 1/22  
 CLOSING DATE : 5/20/22  
 PRINTER : 0091  
 OPTIONS : CDOS  
 # STMT ALIGN : \_

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

COPIES : 1  
 DISC CUTOFF : \_\_\_\_\_

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

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

STMT MESSAGE : Thank you for your business!

---

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

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

PAGE NO 1

05/19/22 10:40AM MT 555 SALE

48842 3 EA 14.99 EA N  
 AIR FLTR 16X25X1 1000MPR 44.97  
 4358263 2 EA 13.99 EA N  
 16-1/2X21-1/2X1 N'AIRE P 27.98  
 4166963 3 EA 5.59 EA N  
 FILTER AIR PLEAT 18X18X1 16.77  
 58173 2 EA 7.59 EA N  
 PLAY SAND QUIKRETE 50# 15.18

SUB-TOTAL: \$ 104.90 TAX: \$ .00  
 DISCOUNT: -10.49 TOTAL: \$ 94.41  
 CHARGE AMT: 94.41

Total Items: 10



==> JRNL#I28060 INV# 5906/1 <<==  
 CUST NO: 10065  
 Customer Copy

YOU SAVED \$ 10.49 BY SHOPPING AT  
 CRONIN ACE HARDWARE

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

To participate:  
 \* Visit [TalkTo.AceHardware.com](http://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](http://TalkTo.AceHardware.com)

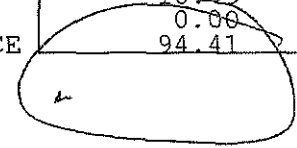
EK CUST # 10065  
 Y TERMS: NET EOM  
 92-3649

INV # 005906/1  
 DATE : 5/19/22  
 CLERK: MT  
 TERM # 555

TIME : 10:40  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
AIR FLTR 16X25X1 1000MPR	14.99	14.99 /EA	44.97 N
16-1/2X21-1/2X1 N'AIRE P	13.99	13.99 /EA	27.98 N
FILTER AIR PLEAT 18X18X1	5.59	5.59 /EA	16.77 N
PLAY SAND QUIKRETE 50#	7.59	7.59 /EA	15.18 N
<p>AC Filter Replacements            Phase 1 office            Phase 1 fitness center            Phase 2 Social Room</p>			
** AMOUNT CHARGED TO ACCOUNT **	94.41	TAXABLE	0.00
		NON-TAXABLE	104.90
		SUB-TOTAL	104.90
		DISCOUNT	10.49
		TAX AMOUNT	0.00
		TOTAL INVOICE	94.41

For Pavers  
 (JIM MASTERS )



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



# INVOICE

**BILL TO**

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

**INVOICE #** 112662  
**DATE** 05/23/2022  
**DUE DATE** 05/23/2022  
**TERMS** Due on receipt

*May* *2800*  
 1,320.572,420

DATE	ACCOUNT SUMMARY	AMOUNT
04/23/2022	Balance Forward	125.00
	Other payments and credits after 04/23/2022 through 05/22/2022	-125.00
05/23/2022	Other invoices from this date	0.00
	New charges (details below)	125.00
	<b>Total Amount Due</b>	<b>125.00</b>

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

John's Creek Phase 2 Community Room 251  
 Huffner Hill Circle.

<b>Commercial Internet Service</b>	1	125.00	125.00
Commercial Internet Service - upgraded and ports opened for CCTV - static IP			

TOTAL OF NEW  
 CHARGES  
 BALANCE DUE

125.00

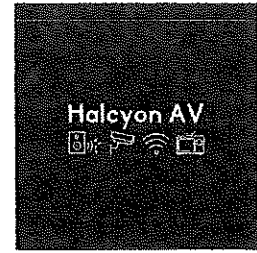
**\$125.00**

*5-23-22*

*J. Masters*

*[Signature]*

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 #** 1730  
**DATE** 05/22/2022  
**DUE DATE** 05/22/2022  
**TERMS** Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Access Control Card</b>	CDVI clam shell card	100	3.25	325.00T

SUBTOTAL 325.00  
TAX 0.00  
TOTAL 325.00  
BALANCE DUE **\$325.00**

5-23-22

J. Masters  
J. Masters

493  
1,320.572.493  
371C



# Reimbursement Form

Date 5/28/2022

Budget Category Special Events

Facility Johns Creek at Brandy Creek

Submitted by Jennifer Meadows

Phone 904-230-4208

Email jmeadows@vestapropertyservices.com

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Description of Purchase	Amount
<u>Supplies for ice cream social on 5/28/2022</u>	<u>106.36</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total	<u>106.36</u>

3770  
1,320,572.494

[Type here]



# Publix

John's Creek Center  
2845 County Rd. 210 W  
St Johns, FL 32259  
Store Manager: Pete Muller  
904-230-3939

BLK FRST GMMY BEAR	2.80	F
You Saved	0.69	
BLK FRST GMMY BEAR	2.80	F
You Saved	0.69	
M&M MINIS SHARING	4.49	T F
M&M MINIS SHARING	4.49	T F
BLK FRST GMMY BEAR	2.80	F
You Saved	0.69	
M&M MINIS SHARING	4.49	T F
ICE CREAM SCOOP	5.99	T
BETTY C SPRINKLES	5.45	T F
PUBLIX ICE CREAM	8.99	F
PUBLIX ICE CREAM		
3 @ 8.99	26.97	F
PUBLIX ICE CREAM		
4 @ 8.99	35.96	F
Voided Item		
PUBLIX ICE CREAM		
4 @ -8.99	-35.96	F
PUBLIX ICE CREAM		
3 @ 8.99	26.97	F
ICE 16 LB		
2 @ 3.99	7.98	T F
Order Total	104.22	
Sales Tax	2.14	
Grand Total	106.36	
Debit	Payment	106.36
Change		0.00

## Savings Summary

Special Price Savings	2.07
*****	
* Your Savings at Publix *	
* 2.07 *	
*****	

Receipt ID: 4227 8529 6648 8066 997

PRESTO!

Trace #: 045604

Reference #: 0249940341

Acct #: XXXXXXXXXXXX1962

Debit Purchase FROM CHECKING

Amount: \$106.36

Auth #: 058808

DEBIT CARD	PURCHASE
A000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer-PIN Verified

Your cashier was Ryan B.

05/28/2022 12:21 S1099 R104 4276 C0297

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.



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

# Invoice

Date 6/1/2022

Invoice # 131295606808

Terms	Net 20
Due Date	6/21/2022
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,031.25
WM Surcharge	WM Surcharge	1	ea	82.50
<p>1,320.572,46250 341C</p>				

**Subtotal** 1,113.75  
**Shipping Cost (FEDEX GROUND)** 0.00  
**Total** 1,113.75  
**Amount Due** \$1,113.75

**Remittance Slip**

Customer  
13BRA025  
Invoice #  
131295606808

Amount Due \$1,113.75  
Amount Paid \_\_\_\_\_

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



131295606808



Total Entertainment Services

**Invoice-Agreement**

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

**Invoice date:** 5/19/2022

**Invoice #** 1260018

**Terms:** due at event

**PO#**

**Customer name:**

Brandy Creek CDD

**Event type:** Summer/Independence

**Billing address:**

224 Johns Creek Parkway, St. Augustine, Fl. 32092

Celebration

**Original contact person:**

Jennifer Meadows W-230-4208 C: 904-874-4532

**E-mail/ fax:**

jmeadows@vestapropertyservices.com

**Additional contacts:**

Jim Masters W-230-4208 C: 904-716-1370

**Event date:**

Saturday June 25, 2022

**Hours of event:**

11:00 am - 2:00 pm

**Hours of service:**

Same

**Approximate set up time:**

Between: 9:00 - 10:00 am

**Location name and address:**

Soccer Field

**Power within 75':**

Yes

**Where to set up at location:**

**Set up-grass or pavement:**

Grass

**Water within 75':** Yes

**Covered area for entertainer:**

NA

**Notes:**

**SERVICES NEEDED:**

- \* Mobile DJ Service 3.0 hrs.
- \* 10' x 10' Tent for DJ (No charge)
- \* 18' Tropical Waterslide
- \* (2) Water Balloon Launchers
- \* Generator
- \* Delivery

Reg. Cost	\$	595.00	Your Cost	\$	495.00
Reg. Cost	\$	50.00	Your Cost	\$	-
Reg. Cost	\$	445.00	Your Cost	\$	395.00
Reg. Cost	\$	275.00	Your Cost	\$	235.00
Reg. Cost	\$	135.00	Your Cost	\$	95.00
Reg. Cost	\$	35.00	Your Cost	\$	35.00
Reg. Total	\$	1,535.00	Your Total	\$	1,255.00
		Your Total Savings \$280			

5-26-22

*Jim Masters*  
*[Signature]*

<b>Sub Total:</b>	\$	1,255.00
<b>Sales Tax:</b>	\$	-
<b>Invoice Total:</b>	\$	1,255.00
<b>50 % Deposit required</b>	\$	-
<b>Balance due at set up</b>	\$	1,255.00
<b>Payments received</b>	\$	-
<b>Current Balance</b>	\$	1,255.00

**CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY**

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

Customer signature required x \_\_\_\_\_ Date: \_\_\_\_\_

1,320,572.494  
219C



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
5/07/22	ATL 1821005	8066192494
PLEASE PAY BY	TERMS	AMOUNT DUE
6/06/22	Net 30 Days	149.64

# INVOICE

Staples

Federal ID #:04-3390816

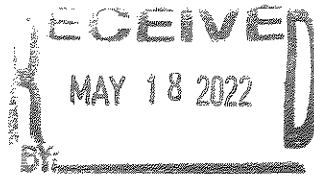
1001579 01 AB 0.461 \*\*AUTO T9 2 8229 32092-364939 -C01-P01580-I



BRANDY CREEK CDD  
 CHEYENNE BARDROFF  
 475 WEST TOWN PL  
 STE 114  
 SAINT AUGUSTINE, FL 32092-3649

BRANDY CREEK CDD  
 ATTN: JENNIFER MEADOWS  
 224 JOHNS CREEK PKWY  
 SAINT AUGUSTINE, FL 32092

Bill to Account: 80987



Ship to Account: BRANDYCREEKTE



## Remittance Page of Summary Invoice

Customer Service inquiries # 877-826-7755 Invoice Payment Inquiries 888-753-4106  
 Make checks payable to Staples, PO Box 105748, Atlanta GA 30348-5748

TO ENSURE PROPER CREDIT, TEAR OFF AND RETURN THIS PORTION WITH YOUR PAYMENT  
 Customer Service inquiries # 877-826-7755 Invoice Payment Inquiries 888-753-4106



Please send payment to:

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
5/07/22	ATL 1821005	8066192494
PLEASE PAY BY	TERMS	AMOUNT DUE
6/06/22	Net 30 Days	149.64
PLEASE ENTER AMOUNT PAID		

Staples  
 PO Box 105748  
 Atlanta, GA 30348-5748

ATL80661924940000149645



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
5/07/22	ATL 1821005	8066192494
PLEASE PAY BY	TERMS	AMOUNT DUE
6/06/22	Net 30 Days	149.64

# INVOICE DETAIL

Staples

Federal ID #:04-3390816

Bill to Account: 80987

Ship to Account: BRANDYCREEKE

BRANDY CREEK CDD  
 CHEYENNE BARDROFF  
 475 WEST TOWN PL  
 STE 114  
 SAINT AUGUSTINE, FL 32092

BRANDY CREEK CDD  
 ATTN: JENNIFER MEADOWS  
 224 JOHNS CREEK PKWY  
 SAINT AUGUSTINE, FL 32092

Budget Ctr : FACILITIES: BILLABLE  
 Budget Ctr Desc :  
 P O Number :  
 P O Desc :  
 Release :  
 Release Desc :

Invoice Number: 3507467008  
 Order : 7356281029-000-001  
 Ordered By : JENNIFER MEADOWS  
 Order Date : 5/06/22

Order Line	Item Number	Description	Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
1	181001	SCOTT HRT W CORE PLUGS 1150FT	2	0	CT	2	74.82	149.64
Freight:		.00	Tax:( .0000 %)		.00	Sub-Total:		149.64
							Total:	149.64

324C  
 1.320.572.540  
 466  
 GFIA



**U.S. MULCHING - JACKSONVILLE**

409 Queen Anne Court  
St. Augustine, FL 32092



**INVOICE**

Vesta Property Services  
Jim Masters  
Johns Creek  
St Augustine, FL 32092

INVOICE NUMBER 1858  
INVOICE DATE May 2, 2022  
Reference Code  
TERMS Net 20

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
200	Install Gold : Johns Creek	\$44.00	\$8,800.00
100	Install Pine straw:Johns Creek	\$6.00	\$600.00
<p style="text-align: center;"><i>Mulching of Property — this is what we took away from Yellowstone</i></p> <p style="text-align: center;"><i>5-3-22</i></p> <p style="text-align: center;"><i>Jim Masters</i></p>		SUBTOTAL	\$9,400.00
		TAX	0.00
			\$9,400.00

**DIRECT ALL INQUIRIES TO:**  
Javi Sowers  
(904) 422-5927  
email: [usmulchingjax@bellsouth.net](mailto:usmulchingjax@bellsouth.net)  
[www.usmulchingjax.com](http://www.usmulchingjax.com)

**MAKE ALL CHECKS PAYABLE TO:**  
U.S. Mulching

**PAY THIS AMOUNT**

**THANK YOU FOR YOUR BUSINESS!**

*3766*  
*Landscape cont.*  
*1. 320.572.490*



**Invoice**

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

**Invoice #** 399700  
**Date** 5/31/2022  
**Terms** Net 30  
**Due Date** 6/30/2022  
**Memo** Lifeguard Hours

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

Description	Quantity	Rate	Amount
Pool monitor hours for May	171.92	19.23	3,306.02

Thank you for your business.

**Total** \$3,306.02

2862  
1.320.572.346

<b>Lifeguards</b>	<b>Pay Rate/ Billable Rate</b>	<b>Hours</b>	<b>Gross Pay</b>
Christopher Czepiel	\$19.23	1 \$	19.23
Jacob Czepiel	\$19.23	16.19 \$	311.33
Virginia Del Prado	\$19.23	0 \$	-
Haley Drake	\$19.23	44.52 \$	856.12
Isebella Korman	\$19.23	20.45 \$	393.25
Robbin McGraw	\$19.23	4.89 \$	94.03
Rachel McMillan	\$19.23	15 \$	288.45
Jennifer Meadows	\$19.23	0 \$	-
Artur Mydlyk	\$19.23	40.1 \$	771.12
Anna Noll	\$19.23	29.77 \$	572.48
Carol Novak	\$19.23	0 \$	-
Luke Schake	\$19.23	0 \$	-
<b>Total</b>		<b>171.92 \$</b>	<b>3,306.02</b>

<b>Total Lifeguard Staff</b>	<b>171.92</b>	<b>3,306.02</b>
<b>Total</b>		<b>3,306.02</b>





Florida Department of Health  
in St. Johns County  
Notification of Fees Due



55-BID-5914287

Permit Number  
**55-60-00444**

For: Swimming Pools - Public Pool > 25000 Gallons

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Fee Amount: \$350.00  
Previous Balance: \$0.00  
**Total Amount Due: \$350.00**  
Payment Due Date: 06/30/2022 or Upon Receipt

Mail To: Brandy Creek CDD Pool  
224 Johns Creek Parkway  
St Augustine, FL 32092

2630  
1,320,572.54000  
Pool Permit  
55-60-00444

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**  
Name: Brandy Creek CDD Pool  
Location: 224 Johns Creek Parkway  
St Augustine, FL 32092  
Pool Volume: 94,607 gallons  
Bathing Load: 52  
Flow Rate: 293

**Owner Information:**  
Name: Brandy Creek CDD Pool  
Address: 224 JOHNS CREEK Parkway  
(Mailing) Saint Augustine, FL 32092  
Home Phone: (904) 230-4208 Work Phone: (904) 230-4208

Circle One: Visa MC Disc Amer Expr  
Name on Card: \_\_\_\_\_  
Account #: \_\_\_\_\_  
Exp Date: \_\_\_/\_\_\_ Security Code (CVV): \_\_\_\_\_  
Card's Billing Address: \_\_\_\_\_

**Please go online to pay fee at:**  
**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**  
Permit Number: 55-60-00444 Bill ID: 55-BID-5914287  
Billing Questions call DOH-St. Johns at: (804) 506-6081  
If you do not pay online, make checks payable to and mail invoice WITH payment to:  
Florida Department of Health in St. Johns County  
200 San Sebastian View, Suite 1322  
Saint Augustine, FL 32084

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
I Authorize Florida Department of Health in St. Johns County to charge my credit card account for the following:  
Payment Amount: \$ \_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

[Please RETURN invoice with your payment]

Batch Billing ID:55033



**PERMIT HOLDERS CAN NOW**

**pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





For Department Use Only	
Fee Received \$ _____	Date _____
Check# _____	From _____

Application Type: (check box, see instructions on back)

- Initial Permit       Modification  
 Transfer, change of owner or name  
 Renewal

Operating Permit # -60-

**STATE OF FLORIDA**  
**DEPARTMENT OF HEALTH**  
**APPLICATION FOR A SWIMMING POOL OPERATING PERMIT**

1. Project /Facility Name: BRANDY CREEK CDD POOL County: ST JOHNS  
 Address of Pool: 224 JOHNS CREEK PKWY City: ST. AUGUSTINE Zip: 32092

2. Owner Name: BRANDY CREEK CDD E-Mail: brandycreekmanager@yahoo.com Phone: (904) 230-4208  
 Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Building Dept. Name: \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_ Phone Number \_\_\_\_\_

4. Design Engineer/Architect Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

5. Pool Water Source (Name of Public Water System): \_\_\_\_\_

6. Lighting (check one): ( ) No Night Swimming  
 ( ) Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater  
 ( ) Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater

7. Pool Volume in Gallons: Main Pool \_\_\_\_\_ Spa Pool \_\_\_\_\_ Other \_\_\_\_\_

8. Pool Bathing Load: \_\_\_\_\_ Number & Type of Dwelling Units Served: \_\_\_\_\_

9. Pool Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Area: \_\_\_\_\_ Perimeter: \_\_\_\_\_ Depth: Max. \_\_\_\_\_ Min. \_\_\_\_\_

10. Water Treatment Equipment Manufacturer and Model:

(A) Recirculation Pump: \_\_\_\_\_ Flow \_\_\_\_\_ GPM At \_\_\_\_\_ TDH HP \_\_\_\_\_

(B) Filter: \_\_\_\_\_ Area: \_\_\_\_\_ Sq. Ft. Flow Capacity \_\_\_\_\_ GPM

(C) Disinfection Equipment: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD) or (PPD)  
 (Secondary Disinfection if Applicable): \_\_\_\_\_

(D) pH Adjustment Feeder: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD)

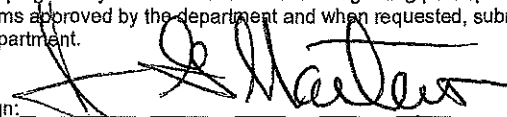
(E) Test Kit: \_\_\_\_\_

11. Other Equipment Details: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATION OF OWNER**

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign:  Date: 10-3-2022  
Name: James G. Masters Title: Operations Manager  
(Print or type) (Print or type) if not the Owner, attach authorization from Owner

**THIS SECTION FOR DOH USE ONLY:**

Building Department Construction Approval Date: \_\_\_\_\_ Approval Number: \_\_\_\_\_

**CERTIFICATION OF INSPECTION**

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

\_\_\_\_\_  
Signature DOH Engineer/Authorized Staff Date  
\_\_\_\_\_  
Print Name

Change data entered into EHD by \_\_\_\_\_ on \_\_\_\_\_

**Instructions- Before submitting application to DOH:**

**For Initial Permit:** Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

**For Modification:** Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.

**For Transfer:** Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

**For Renewal:** Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.



Florida Department of Health  
in St. Johns County  
Notification of Fees Due



55-BID-5914288

Permit Number  
**55-60-00443**

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Fee Amount: \$225.00  
Previous Balance: \$0.00  
Total Amount Due: **\$225.00**  
Payment Due Date: 06/30/2022 or Upon Receipt

Mail To: BRANDY CREEK CDD Water Activity  
224 Johns Creek Parkway  
St Augustine, FL 32092

263C  
1,320.572.54000  
Water Activity  
Pool Permit  
55-60-00443

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**  
Name: BRANDY CREEK CDD Water Activity  
Location: 224 Johns Creek Parkway  
St Augustine, FL 32092  
Pool Volume: 12,050 gallons  
Bathing Load: 40  
Flow Rate: 201

**Owner Information:**  
Name: BRANDY CREEK CDD WATER FEATURE  
Address: 224 JOJNS CREEK Parkway  
(Mailing) Saint Augustine, FL 32092  
Home Phone: (999) 999-9999 Work Phone: (904) 230-4208

Circle One: Visa MC Disc Amer Expr  
Name on Card: \_\_\_\_\_  
Account #: \_\_\_\_\_  
Exp Date: \_\_\_/\_\_\_ Security Code (CVV): \_\_\_\_\_  
Card's Billing Address: \_\_\_\_\_

Please go online to pay fee at:  
[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)

Permit Number: 55-60-00443 Bill ID: 55-BID-5914288

Billing Questions call DOH-St. Johns at: (904) 508-6081  
If you do not pay online, make checks payable to and mail invoice WITH payment to:  
Florida Department of Health in St. Johns County  
200 San Sebastian View, Suite 1322  
Saint Augustine, FL 32084

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

I Authorize Florida Department of Health in St. Johns County to charge my credit card account for the following:

Payment Amount: \$ \_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

[Please RETURN invoice with your payment]

Batch Billing ID:55033



PERMIT HOLDERS CAN NOW

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- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





For Department Use Only	
Fee Received \$ _____	Date _____
Check# _____	From _____
_____	_____

Application Type: (check box, see instructions on back)  
 Initial Permit       Modification  
 Transfer, change of owner or name  
 Renewal

Operating Permit # -60-

**STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
APPLICATION FOR A SWIMMING POOL OPERATING PERMIT**

1. Project /Facility Name: BRANDY CREEK CDD WATER ACTIVITY County: ST JOHNS  
Address of Pool: 224 JOHNS CREEK PKWY City: ST. AUGUSTINE Zip: 32092

2. Owner Name: BRANDY CREEK CDD E-Mail: brandycreekmanagers@yahoo.com Phone: (904) 230-4208  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Building Dept. Name: \_\_\_\_\_  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail Address \_\_\_\_\_ Phone Number \_\_\_\_\_

4. Design Engineer/Architect Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

5. Pool Water Source (Name of Public Water System): \_\_\_\_\_

6. Lighting (check one): ( ) No Night Swimming  
( ) Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater  
( ) Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater

7. Pool Volume in Gallons: Main Pool \_\_\_\_\_ Spa Pool \_\_\_\_\_ Other \_\_\_\_\_

8. Pool Bathing Load: \_\_\_\_\_ Number & Type of Dwelling Units Served: \_\_\_\_\_

9. Pool Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Area: \_\_\_\_\_ Perimeter: \_\_\_\_\_ Depth: Max. \_\_\_\_\_ Min. \_\_\_\_\_

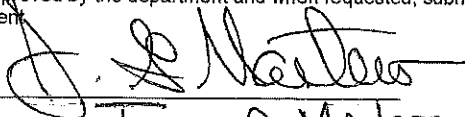
10. Water Treatment Equipment Manufacturer and Model:  
(A) Recirculation Pump: \_\_\_\_\_ Flow \_\_\_\_\_ GPM At \_\_\_\_\_ TDH HP \_\_\_\_\_  
(B) Filter: \_\_\_\_\_ Area: \_\_\_\_\_ Sq. Ft. Flow Capacity \_\_\_\_\_ GPM \_\_\_\_\_  
(C) Disinfection Equipment: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD) or (PPD) \_\_\_\_\_  
(Secondary Disinfection if Applicable): \_\_\_\_\_  
(D) pH Adjustment Feeder: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD) \_\_\_\_\_  
(E) Test Kit: \_\_\_\_\_

11. Other Equipment Details: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATION OF OWNER**

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign:   
Name: James B. Masters  
(Print or type)

Date: 6-3-2022  
Title: Operations Manager  
(Print or type) If not the Owner, attach authorization from Owner

**THIS SECTION FOR DOH USE ONLY:**

Building Department Construction Approval Date: \_\_\_\_\_ Approval Number: \_\_\_\_\_

**CERTIFICATION OF INSPECTION**

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

\_\_\_\_\_  
Signature DOH Engineer/Authorized Staff

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

Change data entered into EHD by \_\_\_\_\_ on \_\_\_\_\_

**Instructions- Before submitting application to DOH:**

**For Initial Permit:** Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

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**For Renewal:** Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.



Florida Department of Health  
in St. Johns County  
Notification of Fees Due



55-BID-5914432

Permit Number

**55-60-1464597**

For: Swimming Pools - Public Pool > 25000 Gallons

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Fee Amount: \$350.00

Previous Balance: \$0.00

**Total Amount Due: \$350.00**

Payment Due Date: 06/30/2022 or Upon Receipt

Mail To: JOHNS CREEK PHASE 2 AMENITY POOL  
224 JOHNS CREEK Parkway  
Saint Augustine, FL 32092

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:** Pool Volume: 74,200 gallons  
Name: JOHNS CREEK PHASE 2 AMENITY POOL Bathing Load: 82  
Location: 251 HUFFNER HILL Circle Flow Rate: 50  
Saint Augustine, FL 32092

**Owner Information:**  
Name: JOHNS CREEK PHASE 2 AMENITY POOL  
Address: 224 JOHNS CREEK Parkway  
(Mailing) Saint Augustine, FL 32092  
Home Phone: (904) 230-4208 Work Phone: ()

263C  
1.320.57200.54000  
PH2 Pool Permit 55-60-1464597

Circle One: Visa MC Disc Amer Expr

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_/\_\_\_ Security Code (CVV): \_\_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_ Zip: \_\_\_\_\_

I Authorize Florida Department of Health in St. Johns County to charge my credit card account for the following:

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Please go online to pay fee at:**  
**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 55-60-1464597 Bill ID: 55-BID-5914432

Billing Questions call DOH-St. Johns at: (804) 506-6081  
If you do not pay online, make checks payable to and mail invoice WITH payment to:  
Florida Department of Health in St. Johns County  
200 San Sebastian View, Suite 1322  
Saint Augustine, FL 32084

[Please RETURN invoice with your payment]

Batch Billing ID:55033



**PERMIT HOLDERS CAN NOW**

**pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





For Department Use Only	
Fee Received \$ _____	Date _____
Check# _____	From _____

Application Type: (check box, see instructions on back)

- Initial Permit       Modification  
 Transfer, change of owner or name  
 Renewal

Operating Permit #         -60-        

**STATE OF FLORIDA**  
**DEPARTMENT OF HEALTH**  
**APPLICATION FOR A SWIMMING POOL OPERATING PERMIT**

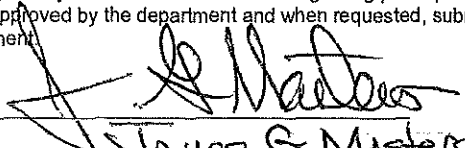
- Project /Facility Name: BRANDY CREEK CDD PHASE 2 POOL County: ST JOHN'S  
 Address of Pool: 251 HUFFNER HILL CIRCLE City: ST. AUGUSTINE Zip: 32092
- Owner Name: BRANDY CREEK CDD E-Mail: brandycreekmanager@yahoo.com Phone: 904-230-4208  
 Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_
- Building Dept. Name: \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_ Phone Number \_\_\_\_\_
- Design Engineer/Architect Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_
- Pool Water Source (Name of Public Water System): \_\_\_\_\_
- Lighting (check one): ( ) No Night Swimming  
 ( ) Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater  
 ( ) Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater
- Pool Volume in Gallons: Main Pool \_\_\_\_\_ Spa Pool \_\_\_\_\_ Other \_\_\_\_\_
- Pool Bathing Load: \_\_\_\_\_ Number & Type of Dwelling Units Served: \_\_\_\_\_
- Pool Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Area: \_\_\_\_\_ Perimeter: \_\_\_\_\_ Depth: Max. \_\_\_\_\_ Min. \_\_\_\_\_
- Water Treatment Equipment Manufacturer and Model:  
 (A) Recirculation Pump: \_\_\_\_\_ Flow \_\_\_\_\_ GPM At \_\_\_\_\_ TDH HP \_\_\_\_\_  
 (B) Filter: \_\_\_\_\_ Area: \_\_\_\_\_ Sq. Ft. Flow Capacity \_\_\_\_\_ GPM  
 (C) Disinfection Equipment: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD) or (PPD)  
 (Secondary Disinfection if Applicable): \_\_\_\_\_  
 (D) pH Adjustment Feeder: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD)  
 (E) Test Kit: \_\_\_\_\_
- Other Equipment Details: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATION OF OWNER**

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign:   
Name: James G Masters  
(Print or type)

Date: 10-3-2022  
Title: Operations Manager  
(Print or type) If not the Owner, attach authorization from Owner

**THIS SECTION FOR DOH USE ONLY:**

Building Department Construction Approval Date: \_\_\_\_\_ Approval Number: \_\_\_\_\_

**CERTIFICATION OF INSPECTION**

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

\_\_\_\_\_  
Signature DOH Engineer/Authorized Staff

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

Change data entered into EHD by \_\_\_\_\_ on \_\_\_\_\_

**Instructions- Before submitting application to DOH:**

**For Initial Permit:** Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

**For Modification:** Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.

**For Transfer:** Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

**For Renewal:** Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.

# Advanced Direct Marketing Services

3733 Adirof Rd.  
 Jacksonville, FL 32207-4719  
 (V) 904.396.3028 (F) 396.6328  
 E-mail jim@adm-service.com

# Invoice

DATE	INVOICE #
6/7/2022	144237

**BILL TO**

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

P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Brandy Creek CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging	583	0.12864	75.00
Form layout and preparation for merge imaging	1	37.50	37.50
Laser one sheet front & back	583	0.24	139.92
Fold customer materials	583	0.04288	25.00
Customer single color #10 window envelopes	583	0.19039	111.00
Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX	583	0.095	55.39
Postage	583	0.52	303.16
168C Mailed Notices 1.310.513.42500 = \$443.81 Postage 1.310.513.42000 = \$303.16			
<b>Subtotal</b>			\$746.97
<b>Sales Tax (7.5%)</b>			\$0.00
<b>Total</b>			\$746.97

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

# Invoice

**Invoice #:** 286  
**Invoice Date:** 6/1/22  
**Due Date:** 6/1/22  
**Case:**  
**P.O. Number:**

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

Description	300	Hours/Qty	Rate	Amount
Management Fees - June 2022	1.310.513. 340		4,216.50	4,216.50
Information Technology - June 2022	1.310.513. 357		104.17	104.17
Office Supplies	1.310.513. 510		0.51	0.51
Postage	1.310.513. 420		9.01	9.01
Copies	1.310.513. 425		99.00	99.00
Telephone	1.310.513. 410		36.19	36.19
<b>Total</b>				<b>\$4,465.38</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$4,465.38</b>



5/10 6-10p Tuesday

**Phase 1**

Upon arrival I was stopped by a non-resident in reference to her seeing people's legs in the woods. Out of concern she felt it was an ongoing issue. I walked back towards the bridge of the greenspaces, where several residents were on the courts with friends. I observed a walking path that led down and followed it. Upon entering the woods, it was obvious the kids had been coming back to smoke pot for some time as there was a plethora of water bottles and caps with holes cut out of them. Of course no one was there upon walking back. Reference to SJSO22CAD100987

The gym was full of boys working out or doing stupid human tricks with weights. The pool and patio had people all over.

By 7 the pool/pool patio were clear of any residents/non-residents.

I stopped to speak with several people still in the area due to multiple vehicles tags not from this neighborhood. One was renting within the neighborhood and I was not able to locate the other owners.

Upon walking the wood line to double check there were no subjects or camp sites on Johns Creek Property, I observed 3 males throwing a football in the parking lot. When I got back to the parking lot I inquired which of them resided within the neighborhood. None of the three subject resided within the neighborhood and all were issued a trespass warning.

Reference to SJSO21CAD101070

The gym had several residents in and out. Several vehicles parked in the parking lot not residing to the neighborhood.

**Phase 2**

The area was quiet. Around 9p I observed several vehicles that were not registered to this neighborhood. I checked with the guys on the courts and they had residents with them. They were all very polite and told not to ass up. All vehicles were added to the original cad.

5/13 6-10p Friday THE 13<sup>TH</sup>

**Phase 1**

Upon arrival I observed only a few vehicles in the parking lot. I walked the exercise track and looked into the woods to check for any persons who may be up to no good. I observed several people in the parking lot for whom I have never seen. I inquired to which of them resided within the neighborhood and only one of them stated he lived here. They originally attempted to go into the gym which was a little busy. They then began to walk to towards the greenspaces. I informed them that the resident to guest ratio was much smaller then what they had. I explained the process of what a trespass is. They were all very polite. The area was calm most of the evening, I walked the greenspaces a few times to make sure I had no issues.

After returning from the last trespass at Phase 2 I observed 4 subjects on the basketball courts and two more on the tennis courts. I ran all tags in the parking lot and found only one return for the neighborhood. When I walked out to the courts I inquired which of the subjects resided within the neighborhood I received deer in the headlights. All subjects were informed of the law for trespassing on private property. All 4 subjects were issued trespass warnings. Reference to SJSO22CAD103186.

I found a resident male juvenile in the pool area sitting in the chairs section. He was reminded the area closed at 741 this evening and that he needed to exit. He gathered his belongings and left out of the side gate by the ladies restrooms.

**Phase 2**

Upon arrival I observed what appeared to be soccer for small kids. There was a group of normal residential male juveniles off to the side playing a game. I drove the neighborhood to check and observed lots of vehicles in the roadways, with residents walking around. The weather has been nothing short of amazing this week so I expect to see a lot more. At 740 I told two subjects out of the pool patio area. A party room door was found unsecured and I relocked it. I stopped at the residence in the intersection of Avery Way and Huffner hill to have the resident remove the two vehicles parked in front of her home aka the intersection. She was having a small gathering of sorts and had the vehicles moved. Reference to SJSO22CAD103128

I issued a trespass warning to a father with his two small boys who was found on Johns Creek Property playing basketball. His vehicles registration came back to Silver Leaf Neighborhood. I asked him to gather their belongings and the law for trespassing. He and his boys left without further issues. Reference to SJSO22CAD103174

5/15 Sunday 8-10p

**Phase 1**

Upon arrival I circled the parking lot ran the vehicles tags and checked the area for where those vehicle owners may be. The tags all came back registered to Johns so I was more so checking on what they were all doing. There were two subjects on the basketball courts two subjects in the gym and about 6 juveniles near the lady's restroom. There were boys sitting against the lady's restroom door and inside I found 2 females. They were all informed the area closed when the pool closed. I chased them all out and then sat and observed the rest of them to make sure they didn't try to go back in. They were mostly residents I see on a regular basis.

Stopped at several vehicles along Johns Creek Pkwy to inform them of parking laws

**Phase 2**

The area was quiet as I drove through. Today's weather and the fact that its Sunday is most likely the reason.

Upon a check around 9 pm I found there to be several boys out on the courts and several vehicles in the parking lot not registered to this neighborhood. 4 subjects in total did not reside on the property and were all given trespass warnings. REFERENCE TO SJSO22CAD104737

Upon walking the pool patio, the party room and the bathrooms, I found multiply doors unsecured to the party room. All doors were secured except one since it's the automatic doors. The patio and the bathrooms were clear of any guest.

5/28 Saturday 7p-12a MEMORIAL DAY WEEKEND-LET THE SUMMER TIME BEGIN

**Phase 1**

The weather looks like a possibility of rain, the pool area was very low key upon arrival and by 7:30 there were only a few kids left in the area. I checked on the only person in the gym and turned the lights on. The lady's restroom ceiling appears to have leaks or animals living in the attic spaces. Area was clear most of the evening, I allowed a non resident to use the restrooms who was on a break, that subject was then reminded he was not allowed to be on the property as it was private. He left after I explained the trespassing laws. Around 11 I explained the leash law to a couple who were out walking. They hooked their sweet fur baby up and continued to walk on. Area was quiet here most of the evening.

**Phase 2**

Upon the first drive through of the area there were several juveniles on the courts, the play area had families out on them and the pool area was also being used. At 8 pm I chased all pool goers out of the pool and explained the pool was closed ten minutes ago. I also informed them it was written on the sign as they entered into the pool area. I checked with the kids out on the courts two stated they were residents and they together only had 3 friends. All party room doors were found secured this evening. Restrooms were hot but clean. There were lots of walkers out this evening but it died off as the evening carried on

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

**Service Slip/Invoice**

INVOICE: 5874078  
 DATE: 6/2/2022  
 ORDER: 5874078



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

Work Date 6/2/2022	Time 01:10 PM	Target Pest	Technician EBLAC07278	Eugene Black	Time In
Purchase Order	Terms NET 10	Last Service 6/2/2022	Map Code	Time Out	

Service	Description	Price
PS	Pest Control Service	\$105.11
	227C	
	10-3-2022	
	Jim Masters	
	June Pest Control	
	1.320.572.466	
		<b>SUBTOTAL \$105.11</b>
		<b>TAX \$7.36</b>
		<b>AMT. PAID \$0.00</b>
		<b>TOTAL \$112.47</b>
		<b>AMOUNT DUE \$112.47</b>

**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.

Client acknowledges the satisfaction completion of all services ordered and agrees to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**

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

**Service Slip/Invoice**

INVOICE: 5876005  
 DATE: 6/2/2022  
 ORDER: 5876005



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

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

Work Date	Time	Target Pest	Technician	Time In
8/2/2022	12:10 PM		EELAC07278 Eugene Black	
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	6/2/2022		

Service	Description	Price
PS	Pest Control Service	\$74.20
<p>6-3-2022            Jim Masters            J. Math</p> <p>227C            1.320.572.466            June Pest Control</p>		<p>SUBTOTAL \$74.20            TAX \$0.00            AMT. PAID \$0.00            TOTAL \$74.20</p> <p>AMOUNT DUE <b>\$74.20</b></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!

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.

Client by accepting the satisfactory completion of all services rendered, and agrees to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**





# Invoice

Date	Invoice #
6/1/2022	2810

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

335C  
1.320.57200.34300  
Jun Maint & Newsletter

P.O. No.	Terms	Project

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



**Invoice**

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

**Invoice #** 399831  
**Date** 5/31/2022  
**Terms** Net 30  
**Due Date** 6/30/2022  
**Memo** Billable Mileage

**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
Ice-cream social	2	25.00	50.00
<b>Total</b>			<b>\$50.00</b>





# INVOICE

INVOICE #	INVOICE DATE
JAX 372329	6/1/2022
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:** July 1, 2022

**Invoice Amount:** \$10,536.67

Description	Current Amount
Monthly Landscape Maintenance June 2022	\$10,536.67

1.320.572.461  
271C

6-3-2022

Invoice Total

\$10,536.67

Jim Masters  
J. Masters

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

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

# STATEMENT

PAGE: 1

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

CLOSING DATE: 6/11/22  
 DUE DATE : 6/30/22  
 ACCT: 10065

CLOSING  
 DATE : 6/11/22  
 DUE DATE: 6/30/22

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	82.32		PREV BAL	82.32
5/23/22	5910	1	I	INVOICE	16.19		5910	16.19
6/ 1/22	5933	1	I	INVOICE	19.77		5933	19.77
6/ 2/22	5937	1	I	INVOICE	60.74		5937	60.74
6/ 3/22	5941	1	I	INVOICE	25.18		5941	25.18
6/ 9/22	5955	1	I	INVOICE	20.69		5955	20.69
6/10/22	I34839	1	P	PAYMENT - THANK YOU		82.32	I34839	-82.32
6/10/22	5959	1	I	INVOICE	9.89		5959	9.89
				NEW BALANCE	152.46			
				<p style="font-size: 2em; margin: 0;">3340</p> <p style="font-size: 1.5em; margin: 0;">1,320.572, 464</p> <p style="font-size: 1.2em; margin: 0;">Hardware Supplies</p>				
CURRENT		Current		over 30	over 60	over 90	FUTURE	
16.19		0.00		0.00	0.00	0.00	136.27	
							NEW BAL:	152.46

TERMS: NET EOM

CUT HERE

10065

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

AMOUNT PAID

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

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

NUMBER OF STATEMENTS : 1  
 TOTAL STATEMENT BALANCE: 152.46

DATE OF REQUEST: 6/11/22  
 TIME OF REQUEST: 8:31:42  
 TERMINAL ID : 566  
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 5/23/22  
 CLOSING DATE : 6/11/22  
 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!

---

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

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

CUST # 10065  
 TERMS: NET EOM

INV # 005933/1  
 DATE : 6/01/22  
 CLERK: JDB  
 TERM # 555

TIME :11:55  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	6215107	FLEXSEAL 14OZ SPRAY BLK	15.99	15.99 /EA	15.99 N
2	EA	5073531	KEY SCHLAGE SC1 250PK	2.99	2.99 /EA	5.98 N
			<b>334C</b> 1.320.57200.46600 Hardware Supplies			
** AMOUNT CHARGED TO ACCOUNT **				19.77	TAXABLE	0.00
					NON-TAXABLE	21.97
					SUB-TOTAL	21.97
					DISCOUNT	2.20
					TAX AMOUNT	0.00
					TOTAL INVOICE	19.77

(JIM MASTERS )

**X** \_\_\_\_\_  
 Received By

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

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

CUST # 10065  
TERMS: NET EOM

INV # 005937/1  
DATE : 6/02/22  
CLERK: JDB  
TERM # 555

TIME :10:33  
\*\*\*\*\*  
\* INVOICE \*  
\*\*\*\*\*

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
5	EA	3560737	LED PLUG/PLAY LAMP18W CW	17.99	9.99 /EA	49.95SN
1	EA	17936	KILZ 2 PRIMER QT	11.99	11.99 /EA	11.99 N
			334C 1.320.57200.46600 Hardware Supplies			
** AMOUNT CHARGED TO ACCOUNT **				60.74	TAXABLE	0.00
					NON-TAXABLE	61.94
					SUB-TOTAL	61.94
					DISCOUNT	1.20
					TAX AMOUNT	0.00
					TOTAL INVOICE	60.74

(JIM MASTERS )

X \_\_\_\_\_  
Received By



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

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

CUST # 10065  
 TERMS: NET EOM

INV # 005941/1  
 DATE : 6/03/22  
 CLERK: MT  
 TERM # 555

TIME :12:21  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
2	EA	3925740	BULB FL T8 G13 48" WW32W	13.99	13.99 /EA	27.98 N
		334C 1.320.572.46600 Hardware Supplies				
** AMOUNT CHARGED TO ACCOUNT **				25.18	TAXABLE	0.00
					NON-TAXABLE	27.98
					SUB-TOTAL	27.98
					DISCOUNT	2.80
					TAX AMOUNT	0.00
					TOTAL INVOICE	25.18

(JIM MASTERS )

X

Received By \_\_\_\_\_

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

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

CUST # 10065  
 TERMS: NET EOM

INV # 005955/1  
 DATE : 6/09/22  
 CLERK: MT  
 TERM # 555

TIME :10:25  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	7437668	GARDEN SPRAYER 2 GAL ACE	22.99	22.99 /EA	22.99 N
			334C 1.320.57200.46600 Hardware Supplies			
** AMOUNT CHARGED TO ACCOUNT **				20.69	TAXABLE	0.00
					NON-TAXABLE	22.99
					SUB-TOTAL	22.99
					DISCOUNT	2.30
					TAX AMOUNT	0.00
					TOTAL INVOICE	20.69

(JIM MASTERS )

X \_\_\_\_\_  
 Received By

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

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

CUST # 10065  
 TERMS: NET EOM

INV # 005959/1  
 DATE : 6/10/22  
 CLERK: MT  
 TERM # 553

TIME :10:37  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
1	EA	3009735	BATTERY ALKALINE AAA 8PK	10.99	10.99 /EA	10.99 N
			334C 1.320.57200.46600 Hardware Supplies			
** AMOUNT CHARGED TO ACCOUNT **				9.89	TAXABLE	0.00
					NON-TAXABLE	10.99
					SUB-TOTAL	10.99
					DISCOUNT	1.10
					TAX AMOUNT	0.00
					TOTAL INVOICE	9.89

(JIM MASTERS )

X \_\_\_\_\_  
 Received By

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

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

CUST # 10065  
 TERMS: NET EOM

INV # 005910/1  
 DATE : 5/23/22  
 CLERK: MT  
 TERM # 553  
  
 TIME : 9:57  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	7798804	UNVRSL LEADER HOSE 10'	17.99	17.99 /EA	17.99 N
			334C 1.320.572.466 Hardware SUPplies			
** AMOUNT CHARGED TO ACCOUNT **				16.19	TAXABLE	0.00
					NON-TAXABLE	17.99
					SUB-TOTAL	17.99
					DISCOUNT	1.80
					TAX AMOUNT	0.00
					TOTAL INVOICE	16.19

(JIM MASTERS )

**X** \_\_\_\_\_  
 Received By



269C  
1,320,572.494

**Invoice-Agreement**

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

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

**Invoice date:** 5/19/2022      **Invoice #** 1260018      **Terms:** due at event      **PO#**

**Customer name:** Brandy Creek CDD      **Event type:** Summer/Independence Celebration

**Billing address:** 224 Johns Creek Parkway, St. Augustine, FL 32092

**Original contact person:** Jennifer Meadows      **W-230-4208**      **C: 904-874-4532**      **E-mail/fax:** jmeadows@vestapropertyservices.com

**Additional contacts:** Jim Masters      **W-230-4208**      **C: 904-716-1370**

**Event date:** Saturday June 25, 2022      **Hours of event:** 11:00 am - 2:00 pm      **Hours of service:** Same

**Approximate set up time:** Between: 9:00 - 10:00 am

**Location name and address:** Soccer Field

**Where to set up at location:**      **Power within 75':** Yes

**Set up-grass or pavement:** Grass      **Water within 75':** Yes      **Covered area for entertainer:** NA

**Notes:** Rock Wall pn Parking Lot

**Preferred Customer Discount**

**SERVICES NEEDED:**

- \* Mobile DJ Service 3.0 hrs.
- \* 10' x 10' Tent for DJ (No charge)
- \* 18' Tropical Waterslide
- \* Solid Rock Wall with operator attendants 3.0 hrs.
- \* Generator with Gas
- \* Delivery

Reg. Cost	\$	595.00	Your Cost	\$	495.00
Reg. Cost	\$	50.00	Your Cost	\$	-
Reg. Cost	\$	445.00	Your Cost	\$	395.00
Reg. Cost	\$	900.00	Your Cost	\$	795.00
Reg. Cost	\$	135.00	Your Cost	\$	95.00
Reg. Cost	\$	45.00	Your Cost	\$	45.00
Reg. Total	\$	2,170.00	Your Total	\$	1,825.00
<b>Your Total Savings \$345</b>					

6-10-2022  
 Jim Masters  
 J. Masters

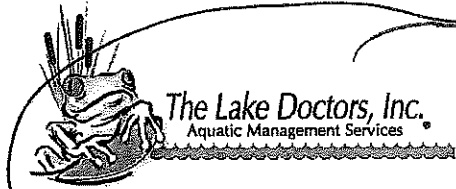
Sub Total:	\$	1,825.00
Sales Tax:	\$	-
Invoice Total:	\$	1,825.00
50 % Deposit required	\$	-
Balance due at set up	\$	1,825.00
Payments received	\$	1,255.00 Pd. Ch. #002025
Current Balance	\$	570.00

pay this amt

**CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY**

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

Customer signature required x \_\_\_\_\_ Date: \_\_\_\_\_



4651 Salisbury Rd., Suite 155, Jacksonville, FL 32256  
 PH: (904) 431-3914

# INVOICE

Invoice #	657794
Account #	709617
Invoice Date	6/1/2022
Due Date	7/1/2022
Rep	MAS

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

~~Handwritten address~~  
 The Lake Doctors  
 Lockbox  
 PO. Box 20122  
 TAMPA, FL,  
 33622-0122

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>June Lake maintenance</i> <i>19C</i> <i>1.320.572.468 6-10-22</i> <i>Tim Masters</i> <i>J. Masters</i>	854.00
<b>OUTSTANDING BALANCE</b>	<b>\$854.00</b>	

Thank you! For your business!	<b>Total Invoice</b>	<b>\$854.00</b>
-------------------------------	----------------------	-----------------

Please include your account number and invoice number on your check with your remittance stub.  
 Please remit payments to: The Lake Doctors, Inc.  
 LOCKBOX  
 PO Box 20122  
 Tampa, FL 33622-0122

Remittance Stub

Amount Enclosed

Invoice #	657794
Account #	709617
Date	6/1/2022

<b>Bill To</b>
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	
<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa <input type="checkbox"/> American Express
Card #	_____
Card Verification #	_____
Exp. Date #	_____
Print Name	_____
Billing Address:	____ Check box if same as above
	_____
Signature	_____

10	11	12	14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
04/30		Balance Forward						\$0.00	
05/03 05/03	103413546-05032022	NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of Supervisors of the Brandy Creek Community Development Distric	SA St Augustine Record	1.00 x 4.2500	4.25	1	\$8.98	\$38.17	
05/03 05/03	103413546-05032022	NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of Supervisors of the Brandy Creek Community Development Distric	SA St Aug Record Online	1.00 x 4.2500	4.25	1	\$8.97	\$38.12	
05/16 05/16	103413857-05162022	NOTICE OF QUALIFYING PERIOD FOR CANDIDATES	SA St Augustine Record	1.00 x 3.7500	3.75	1	\$8.98	\$33.68	
05/16 05/16	103413857-05162022	NOTICE OF QUALIFYING PERIOD FOR CANDIDATES	SA St Aug Record Online	1.00 x 3.7500	3.75	1	\$8.97	\$33.64	
PREVIOUS AMOUNT OWED:					\$0.00				
NEW CHARGES THIS PERIOD:					\$143.61				
CASH THIS PERIOD:					\$0.00				
DEBIT ADJUSTMENTS THIS PERIOD:					\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:					\$0.00				
We appreciate your business.									

**RECEIVED**  
JUN 10 2022

3C  
1,310,373.48

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$143.61		\$0.00	\$0.00	\$0.00	\$0.00		\$143.61
25		ADVERTISER INFORMATION						
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	05/01/2022 - 05/31/2022		18412		18412		BRANDY CREEK CDD	

MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

**ADVERTISING INVOICE and STATEMENT**

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME						
	05/01/2022 - 05/31/2022		BRANDY CREEK CDD						
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3		TERMS OF PAYMENT			
SA 7		\$143.61	\$0.00			NET 15 DAYS			
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS				
	\$143.61		\$0.00	\$0.00	\$0.00				
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
	1		05/31/2022		18412		18412		0000111603

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2231

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



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

Mon, May 2, 2022  
8:38:03PM

Legal Ad Invoice

# The St. Augustine Record

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

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

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

**State:** FL **Zip:** 32092

**Ad Number:** 0003413546-01  
**Start:** 05/03/2022

**Caller:** Sarah Sweeting  
**Issues:** 1

**Paytype:** BILL  
**Stop:** 05/03/2022

**Placement:** SA Legals

**Rep:** Melissa Rhinehart

**Copy Line:** NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of St

Lines	49
Depth	4.25
Columns	1
Price	\$76.29

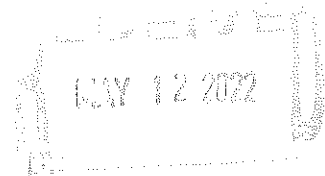
**NOTICE OF MEETING  
BRANDY CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District will be held on Wednesday, May 11, 2022 at 6:30 p.m. at the Phase II Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager  
3413546, May 3, 2022





THE ST. AUGUSTINE RECORD  
Affidavit of Publication

NOTICE OF MEETING  
BRANDY CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT

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

ACCT: 18412  
AD# 0003413546-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **BOS REG MTG 5/11/22** was published in said newspaper in the issue dated **05/03/2022**.

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

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District will be held on Wednesday, May 11, 2022 at 6:30 p.m. at the Phase II Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager  
3413546, May 3, 2022

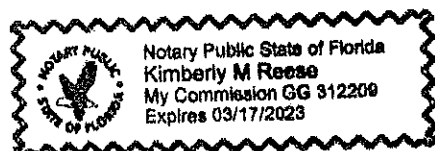
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_\_ day of **MAY 03 2022**

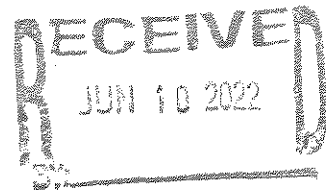
by *Melissa Rhinehart* who is personally known to me or who has produced as identification

*Kimberly M Reese*  
(Signature of Notary Public)



10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
04/30		Balance Forward						\$0.00	
05/03 05/03	103413546-05032022	NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of Supervisors of the Brandy Creek Community Development Distric	SA St Augustine Record	1.00 x 4.2500	4.25	1	\$8.98	\$38.17	
05/03 05/03	103413546-05032022	NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT The regular meeting of the Board of Supervisors of the Brandy Creek Community Development Distric	SA St Aug Record Online	1.00 x 4.2500	4.25	1	\$8.97	\$38.12	
05/16 05/16	103443857-05162022	NOTICE OF QUALIFYING PERIOD FOR CANDIDATES	SA St Augustine Record	1.00 x 3.7500	3.75	1	\$8.98	\$33.68	
05/16 05/16	103443857-05162022	NOTICE OF QUALIFYING PERIOD FOR CANDIDATES	SA St Aug Record Online	1.00 x 3.7500	3.75	1	\$8.97	\$33.64	
PREVIOUS AMOUNT OWED:								\$0.00	
NEW CHARGES THIS PERIOD:								\$143.61	
CASH THIS PERIOD:								\$0.00	
DEBIT ADJUSTMENTS THIS PERIOD:								\$0.00	
CREDIT ADJUSTMENTS THIS PERIOD:								\$0.00	
We appreciate your business.									

30  
 1,310.573.480



**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$143.61		\$0.00	\$0.00	\$0.00	\$0.00		\$143.61
25 ADVERTISER INFORMATION 1 BILLING PERIOD 5 BILLED ACCOUNT NUMBER 7 ADVERTISER/CLIENT NUMBER 2 ADVERTISER/CLIENT NAME 05/01/2022 - 05/31/2022 18412 18412 BRANDY CREEK CDD								

MAKE CHECKS PAYABLE TO

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

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

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

**ADVERTISING INVOICE and STATEMENT**

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	05/01/2022 - 05/31/2022		BRANDY CREEK CDD
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT
SA 7		\$143.61	\$0.00
			TERMS OF PAYMENT
			NET 15 DAYS
21	CURRENT NET AMOUNT	22	30 DAYS
	\$143.61		\$0.00
			60 DAYS
			\$0.00
			OVER 90 DAYS
			\$0.00
4	PAGE #	5	BILLING DATE
	1		05/31/2022
		6	BILLED ACCOUNT NUMBER
			18412
		7	ADVERTISER/CLIENT NUMBER
			18412
		24	STATEMENT NUMBER
			0000111603

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

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



8 - 2231

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



Mon, May 16, 2022  
8:18:21AM

### Legal Ad Invoice

# The St. Augustine Record

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

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

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

**State:** FL **Zip:** 32092

**Ad Number:** 0003413857-01

**Start:** 05/16/2022

**Placement:** SA Legals

**Copy Line:** NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BRANDY CREEK

**Caller:** Sarah Sweeting

**Issues:** 1

**Rep:** Chris ISC-Landry

**Paytype:** BILL

**Stop:** 05/16/2022

Lines 44  
Depth 3.75  
Columns 1  
  
Price \$67.32

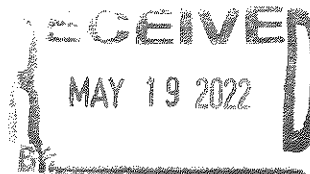
**NOTICE OF QUALIFYING PERIOD  
FOR CANDIDATES  
FOR THE BOARD OF  
SUPERVISORS OF THE  
BRANDY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Brandy Creek Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095; Ph: (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Brandy Creek Community Development District has three (3) seats up for election, specifically seats 1, 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

0003413857 May 16, 2022



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

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

ACCT: 18412  
AD# 0003413857-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Notic Misc in the matter of **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES** was published in said newspaper in the issue dated 05/16/2022.

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

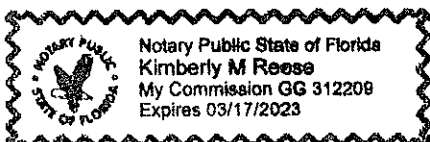
Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
- online notarization

this \_\_\_\_\_ day of MAY 16 2022

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

*Kimberly M Reese*  
(Signature of Notary Public)



**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Brandy Creek Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095; Ph: (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

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For additional information, please contact the St. Johns County Supervisor of Elections.  
0003413857 May 16, 2022

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

904-940-9525

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

**Billing Questions Please Call:**

904-940-9525

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

Account Number	Due Date
020-002701	6/20/22

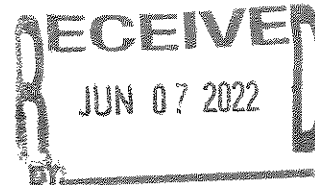
**Account Summary**

Billing Date 6/1/2022	Payments through: 5/31/22	
BRANDY CREEK CDD	Previous balance	\$109.90
224 JOHNS CREEK PKWY	(-) Payment (5/13/2022)	(\$54.95)
ST AUGUSTINE FL 32092-5054	(=) After Payments	\$54.95

**Current Month Activity**

Date	Description of Service	Amount
6/1/2022	Extreme 100/20 MB	6/1-6/30 \$79.99
6/1/2022	Extreme Discount	6/1-6/30 (\$25.04)
	<b>Total Current Charges</b>	<b>\$54.95</b>
	<b>Total Due</b>	<b>\$109.90</b>

*inv# 06012022*



*1.320.572.420  
44C*

**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
6/20/22	020-002701	\$109.90	(\$54.95)	\$54.95	\$109.90	\$

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





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

June 06, 2022  
 Project No: 00273.39000  
 Invoice No: 0203147

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

**Professional Services rendered through May 28, 2022**

Task 01 General Consulting Engineering Services for 2021/2022

**Professional Personnel**

	Hours	Rate	Amount
Senior Engineer			
Weeber, Bradley 5/7/2022	2.00	195.00	390.00
Totals	2.00		390.00
<b>Total Labor</b>			<b>390.00</b>

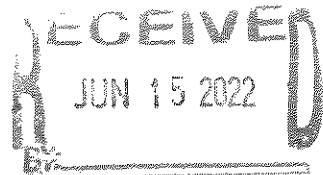
	Current	Prior	To-Date
Total Billings	390.00	975.00	1,365.00
Contract Limit			5,000.00
Remaining			3,635.00

**Total this Task \$390.00**

Task XP Expenses

**Total this Task 0.00**

**Invoice Total this Period \$390.00**



13C  
 1,310,573.311



INVOICE	#90005679
SERVICE DATE	Jun 14, 2022
INVOICE DATE	Jun 14, 2022
DUE	net 30
AMOUNT DUE	<b>\$300.00</b>

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

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

SERVICE ADDRESS  
251 Huffner Hill Cir  
St. Augustine, FL 32092

CONTACT US  
86 Elk Grove  
St. Johns, FL 32259

(904) 813-1401  
aaron@steamlux.com

Service completed by: Garrett Lester

6-20-22  
Jim Masters  
*[Signature]*

INVOICE

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Commercial Carpet Cleaning - Commercial Floor Cleaning Services	1.0	\$300.00	\$300.00
Clean carpet in amenity center <i>sun</i>			
Subtotal			\$300.00
Tax (Duval 7%)			\$0.00
<b>Total</b>			<b>\$300.00</b>

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

3650  
1.320.572.464



# Invoice

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

**Invoice #** 399101  
**Date** 6/1/2022  
**Terms** Net 30  
**Due Date** 6/30/2022  
**Memo** Monthly Fees

### Bill To

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

approved

284C

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





# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

*BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT  
475 W TOWN PLACE  
SUITE 114  
ST. AUGUSTINE, FL 32092*

*Invoice No. 358984  
Date 06/19/2022  
Client No. 21466*

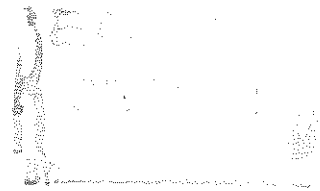
---

Services rendered in connection with the audit of the Basic Financial Statements  
as of and for the year ended September 30, 2021.

Total Invoice Amount \$ 3,505.00

3680

1.310.573.322



We now accept Visa and MasterCard.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

**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 # 114165**

**DATE 06/23/2022**

**DUE DATE 06/23/2022**

**TERMS Due on receipt**

DATE	ACCOUNT SUMMARY	AMOUNT
05/23/2022	Balance Forward	125.00
	Other payments and credits after 05/23/2022 through 06/22/2022	-125.00
06/23/2022	Other invoices from this date	0.00
	New charges (details below)	125.00
	<b>Total Amount Due</b>	<b>125.00</b>

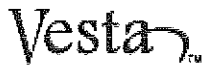
ACTIVITY	QTY	RATE	AMOUNT
<b>Note</b> **NOTE**	0	0.00	0.00
John's Creek Phase 2 Community Room 251 Huffner Hill Circle. <b>Commercial Internet Service</b> Commercial Internet Service - upgraded and ports opened for CCTV - static IP	1	125.00	125.00

6-23-22  
Jim Masters  
*[Signature]*

TOTAL OF NEW  
CHARGES  
BALANCE DUE

125.00  
**\$125.00**

1,320,572.420  
2800



**Invoice**

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

**Invoice #** 398977  
**Date** 4/30/2022  
**Terms** Net 30  
**Due Date** 5/30/2022  
**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			
Pool Supplies —			328.74
Total Billable Expenses			328.74

1.320.572.466

**Total** \$328.74

# EMAIL



HX - FC - JACKSONVILLE - 34  
 8297 PHILLIPS HWY \* JACKSONVILLE, FL 32256  
 PHONE: 904-730-9555 \* FAX: 904-730-5672

Invoice	877916
Document	700056
Date	04/06/22
Print Time	8:33PM

<b>Sold To:</b>	340900 VESTA PROPERTY SVCS 245 RIVERSIDE AVE STE 300 JACKSONVILLE, FL 32202	PHONE: 904-355-1831	<b>Ship To:</b>	SAME VESTA PROPERTY SVCS 245 RIVERSIDE AVE STE 300 JACKSONVILLE, FL 32202
-----------------	--	---------------------	-----------------	--

<b>Customer PO Number</b>	<b>Order Taken By</b>	<b>Time</b>	<b>Terms</b>	<b>Order Pulled By:</b>
JOHNS CREEK	CTW	7:38AM	1% 10TH/N 20TH NET 20 TH	
<b>Order Date</b>	<b>Carrier</b>	<b>Ship Date</b>	<b>Order Picked Up By:</b>	
04/05/22	COUNTER	04/06/22	<b>Order Delivered By:</b> _____ <b>Route:</b> CTR	

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
1		1	R0001-C	EA	TAYLOR 2oz(60ml) SOL #1		8.65	8.65
1		1	R0002-C	EA	TAYLOR 2oz(60ml) SOL #2		8.95	8.95
1		1	R0004-C	EA	TAYLOR 2oz(60ml) PH IND SOL		6.95	6.95
1		1	R0001-A	EA	TAYLOR 3/4oz(22ml) SOL #1		4.60	4.60
1		1	R0002-A	EA	TAYLOR 3/4oz(22ml) SOL #2		4.65	4.65
1		1	R0004-A	EA	TAYLOR 3/4oz(22ml) PH IND SOL		4.10	4.10
12		12	LO-202-1	EA	LO-CHLOR MULTI-STAIN REMOVER 2LB BOTTLE		18.80	225.60
1		1	PA590	EA	PIRANHA FINE MESH		42.30	42.30

Standard Terms: Account disputes must be reported to Credit Department within 60 days of invoice date. Past due accounts and Credit Card payments are not entitled to discounts. Amounts not paid by the Due Date bear interest at 18% per annum and all cost of collection, including attorney's fees, are the obligation of the customer.

**PAYMENT RECEIVED**

Cash  Check  Credit Card   
 Number: \_\_\_\_\_  
 Amount: \_\_\_\_\_  
 Received By: \_\_\_\_\_

<b>Subtotal</b>	305.80
<b>Discount/Fa</b>	
<b>Taxable Subtotal</b>	305.80
<b>Tax</b>	22.94
<b>Freight</b>	.00
<b>Total</b>	328.74

**RECEIVED BY:** \_\_\_\_\_  
**PLEASE SIGN AND PRINT NAME IN BLACK INK**





# Invoice

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

Invoice # 398285  
Date 5/1/2022  
Terms Net 30  
Due Date 5/15/2022  
Memo Monthly Fees

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

*280C*

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

INVOICE #	INVOICE DATE
JAX 388192	6/23/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

Johns Creek *Branby 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:** July 23, 2022

**Invoice Amount:** \$110.00

Description	Current Amount
Head replacement	
Irrigation Repairs	\$110.00

6-23-22

*Tim Masters*  
*[Signature]*

Invoice Total

\$110.00

271C  
 1,320,572.46  
 irrig

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

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

# Invoice

Invoice #: 287  
 Invoice Date: 7/1/22  
 Due Date: 7/1/22  
 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 - July 2022	1.310.513.340	4,216.50	4,216.50
Information Technology - July 2022	357	104.17	104.17
Office Supplies	510	0.99	0.99
Postage	420	23.80	23.80
Copies	1.310.513.425	7.05	7.05
<b>Total</b>			<b>\$4,352.51</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,352.51</b>





6/27 630-1130p Monday

**Phase 1**

Phase 1 Pool closed today, the signs were big and obvious. I Love them! Upon arrival there was not a lot of residents/guest in the area. I observed a father teaching his young daughter to ride her bicycle. There were a few residents inside the gym. The pool patio, restroom and pool area were all found clear of anyone. I walked the field and into the smoke shop pit along the pathway. There was no one outside in the green spaces upon my first walk through.

Around 7pm the area started to get busy. Lots of people coming out from the neighborhood to play on the green spaces/courts.

**Phase 2**

The pool area was quiet busy and the green spaces had families on them still. I checked the area while checking on the open pool area.

Spoke to Several residents @164 Huffner Hill in reference to two vehicles facing the wrong direction

I walked the property at 8 ish and found the area clear of any residents and guest. All doors found secured to the party room. Bathrooms were clear and somewhat clean. I then made contact with two subjects on the basketball courts around 830p. One subject had been previously issued a trespass warning. He was issued trespass charges after warning issued and all documents were sent over to the State Attorney's Office. Reference to SJSO22OFF006239- Afterwards the charges had to be recalled as our letter of authorization to issue lawful action was found to be expired.

6/28 6-10p Tuesday

**Phase 1**

Upon arrival the area was very busy. Lots of people on the courts and in the pool. At 8pm I reminded two families in the pool area that the pool was closed. They acted surprised. There was a tennis match ongoing throughout the evening. I checked the restrooms and found no one left inside the building. The area cleared out around 9pm.

**Phase 2**

Upon arrival there were several families in the pool area. They were all reminded that the pool is closed on Tuesdays as the sign states for Chemicals. There were several families out on the green spaces with baseball and football.

I checked the restrooms, the pool patio, and the party room. All areas were found clear of residents and secure. Since arrival I checked the pool area several times since residents were swimming upon arrival. Area was quiet for the rest of the evening.

6/30 6p-12a Fourth of July Weekend is upon us.

**Phase 1**

Upon arrival the pool area was full of families. The courts were found to be empty, the gym had residents in and out. At 8pm all residents packed up to leave as pool closure time had come into effect.

I filled out the Trespass Authorization form from Jim, and will have it submitted this evening. There was a baby possum roaming the patio area near the gym. I tried to chase it but it seemed pervious to my demands to leave.

Multiple checks on the green spaces and the courts this evening which yielded negative results. There was no one seen on phase 1 courts this evening.

## Phase 2

There were a few kids on the courts but no vehicles in the parking lot not related to the pool. The pool area was found to be vacant of any residents or guest. The party room was found secured and the restrooms clear of anyone else. At 8 pm there was a ton of dog walking going on and families with young kids walking to the play spaces. There was no one on the basketball courts as of yet.

Drove through and checked the pool patio and basketball courts throughout the evening. Maybe due to the holiday lots of people have left town or are visiting other places. But tonight was very quiet.



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

# Invoice

Date 7/1/2022

Invoice # 131295607765

Terms	Net 20
Due Date	7/21/2022
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,031.25
WM Surcharge	WM Surcharge	1	ea	82.50

6-20-22  
 Tim Masters  
 J. [Signature]

Subtotal 1,113.75  
 Shipping Cost (FEDEX GROUND) 0.00  
 Total 1,113.75  
 Amount Due \$1,113.75

1.320.572.46250  
 341C

**Remittance Slip**

Customer  
13BRA025  
Invoice #  
131295607765

Amount Due \$1,113.75

Amount Paid \_\_\_\_\_

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295607765



**Invoice**

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

**Invoice #** 400051  
**Date** 7/1/2022  
**Terms** Net 30  
**Due Date** 7/31/2022  
**Memo** Monthly Fees

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

286C

Description	Quantity	Rate	Amount
Field Management Services 1.320.57200.34700	1	5,123.63	5,123.63
Office Administrator & Events Coordinator 1.320.57200.34400	1	2,664.00	2,664.00
Janitorial Services 1.320.57200.34200	1	2,153.58	2,153.58
Pool Maintenance 1.320.57200.46200	1	2,271.83	2,271.83
Pet Waste Disposal Services 1.320.57200.46700	1	583.44	583.44

We appreciate your prompt payment.

**Total** \$12,796.48

# 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

7

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
398435	426193	6169		NET 30 DAYS	07
06/30/22	06/27/22			OUR TRUCK	

Quantity	U/M	Item # /Description	HM*	Unit Price	Amount
1	CS	907-7496-1 LOC001 NABC GALLON 4/CS		53.31	53.31
BIN: 07006					
Subtotal					53.31
FUEL SURCHARGE					5.00
Tax #: 85-8012869385C5					
Total Due On 07/30/22					58.31
<p>6-29-22</p> <p>Jim Masters</p> <p><i>[Signature]</i></p>					
<p>1.320.572.466</p> <p>323C</p>					

\*HM=

DELIVERED BY

Hazardous/MSDS required

DATE RECEIVED / RECEIVED BY

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



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

Invoice Number: 6472342  
 Invoice Date: 03/25/2022  
 Account Number: 203282000  
 Direct Inquiries To: STACEY JOHNSON  
 Phone: 407-835-3805

**BRANDY CREEK COMMUNITY DEVELOPMENT  
 DISTRICT SPECIAL ASSESSMENT REFUNDING  
 BONDS, SERIES 2013**

Accounts Included 203282000 203282001 203282002 203282003 203282004 203282005  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,750.00	100.00%	\$2,750.00
04120 Paying Agent	1.00	825.00	100.00%	\$825.00
<b>Subtotal Administration Fees - In Advance 03/01/2022 - 02/28/2023</b>				<b>\$3,575.00</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$3,575.00</b>

SE 2013 7 mo FY22 Trustee - \$1,604.19  
 SE 2013 5 mo FY23 Trustee - \$1,145.81  
 Paying Agent - \$825

1,310,513.313 83C



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

"Copy of Previously Printed Invoice" Number:  
 Account Number:  
 Invoice Date:  
 Direct Inquiries To:  
 Phone:

6472342  
 203282000  
 03/25/2022  
 STACEY JOHNSON  
 407-835-3805

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

**BRANDY CREEK COMMUNITY DEVELOPMENT  
 DISTRICT SPECIAL ASSESSMENT REFUNDING  
 BONDS, SERIES 2013**

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

**STATEMENT SUMMARY**

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

TOTAL AMOUNT DUE \$3,575.00

All invoices are due upon receipt.

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

**BRANDY CREEK COMMUNITY DEVELOPMENT  
 DISTRICT SPECIAL ASSESSMENT REFUNDING  
 BONDS, SERIES 2013**

Invoice Number:	6472342
Account Number:	203282000
Current Due:	\$3,575.00
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:  
 U.S. Bank  
 ABA # 091000022  
 Acct # 1-801-5013-5135  
 Trust Acct # 203282000  
 Invoice # 6472342  
 Attn: Fee Dept St. Paul

Please mail payments to:  
 U.S. Bank  
 CM-9690  
 PO BOX 70870  
 St. Paul, MN 55170-9690



# Invoice

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

**Invoice #** 400636  
**Date** 6/30/2022  
**Terms** Net 30  
**Due Date** 7/30/2022  
**Memo** Lifeguard Hours

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

Description	Quantity	Rate	Amount
Pool monitor hours for June	386.02	19.23	7,423.16

Thank you for your business.

1.320 572 346  
286 C

**Total** \$7,423.16



<b>Lifeguards</b>	<b>Pay Rate/ Billable Rate</b>	<b>Hours</b>	<b>Gross Pay</b>
Christopher Czepiel	\$19.23	39.5 \$	759.59
Jacob Czepiel	\$19.23	27.62 \$	531.13
Virginia Del Prado	\$19.23	0 \$	-
Haley Drake	\$19.23	56.46 \$	1,085.73
Isebella Korman	\$19.23	22.26 \$	428.06
Robbin McGraw	\$19.23	6.37 \$	122.50
Rachel McMillan	\$19.23	47.98 \$	922.66
Jennifer Meadows	\$19.23	0 \$	-
Artur Mydlyk	\$19.23	80.66 \$	1,551.09
Anna Noll	\$19.23	38.23 \$	735.16
Carol Novak	\$19.23	16.28 \$	313.06
Merrel Payne	\$19.23	50.66 \$	974.19
Luke Schake	\$19.23	0 \$	-
<b>Total</b>		<b>386.02 \$</b>	<b>7,423.16</b>

<b>Total Lifeguard Staff</b>	<b>386.02</b>	<b>7,423.16</b>
<b>Total</b>		<b>7,423.16</b>



# Invoice

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

**Invoice #** 400644  
**Date** 6/30/2022  
**Terms** Net 30  
**Due Date** 7/30/2022  
**Memo** Billable Mileage

**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
Summer Spectacular	6	25.00	150.00

**Total** \$150.00

1.320.572.494





# INVOICE

INVOICE #	INVOICE DATE
JAX 390955	6/29/2022
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:** July 29, 2022

**Invoice Amount:** \$364.50

Description	Current Amount
Irrigation repairs in response to emails/work orders	
Irrigation Repairs	\$364.50

**Invoice Total**

**\$364.50**

6-29-22

Jim Masters  
*[Signature]*

1.320.572.463  
271c

**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 391299	7/1/2022
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:** July 31, 2022

**Invoice Amount:** \$10,536.67

Description	Current Amount
Monthly Landscape Maintenance July 2022	\$10,536.67

Invoice Total

**\$10,536.67**

6-29-22  
Jim Masters  
[Signature]

1.320.572.461

271C

**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