

*Brandy Creek
Community Development District*

January 11, 2023

AGENDA

Brandy Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

January 6, 2023

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, January 11, 2023 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 December 6, 2022 Meeting
- IV. Update Regarding FPL Request for Easement Rights
- V. Resolutions to Set Public Hearings to Consider
 - A. Resolution 2023-05, Resetting Public Hearing Date on Non-Resident User Fees and Rates
 - B. Resolution 2023-06, Setting Hearing on Revised Amenity Suspension and Termination Rules
- VI. Consideration of Proposals
 - A. Yellowstone
 - B. Poolsure
 - C. Chaise Loungers

- VII. Discussion of Holiday Lighting
- VIII. Other Business
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager
 - 1. Report
 - 2. Lake Doctors Report
 - 3. Yellowstone Report
 - E. Amenity Manager - Report
- X. Supervisor's Requests and Audience Comments
- XI. Financial Reports
 - A. Balance Sheet & Income Statement as of November 30, 2022
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
- XII. Next Scheduled Meeting – March 1, 2023 at 6:30 p.m. at Phase 2 Amenity Center
- XIII. 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 Tuesday, December 6, 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
Clarence Blalock	Supervisor
Shawn Jolly	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Jim Masters	Vesta/Amenity Services Group
Jennifer Meadows	Vesta/Amenity Services Group
Captain Ryan Smith	St. Johns Sheriff's Office

The following is a summary of the actions taken at the December 6, 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 at roll call with the exception of Mr. Chamberlain and Ms. Little.

SECOND ORDER OF BUSINESS

Private Session Regarding Discussion of Security System and Security Plan (Board & Staff only)*

At 6:32 p.m., a Private Session to discuss the District's security system was convened. All Members of the Public were asked to leave the room, and no members of the public were in attendance. Captain Ryan Smith of the St. Johns Sheriff's Office (SJSO) discussed the District's security system and plan.

The Private Session ended at 6:55 and the Regular Meeting agenda resumed.

Supervisor Little joined the meeting.

THIRD ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. Oliver, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Little and Mr. Payne.

B. Consideration of Resolution 2023-01 Declaring Board Vacancy (Seat 1)

Mr. Oliver presented Resolution 2023-01 declaring a vacancy in Seat 1. Mr. Eckert explained that the District was required to declare the seat vacant and at some point, the Board would consider reappointing someone to the vacancy. Mr. Payne read Resolution 2023-01 into the record:

“A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 1 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.”

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor Resolution 2023-01 Declaring a Vacancy in Seat 1 was adopted.

C. Appointment of New Supervisor to Fill Vacancy (Seat 1)

Mr. Eckert stated that Seat 1 was for a four-year term. The Board was not appointing someone temporarily. They were appointing anyone who lived in the District, was registered to vote at an address within the District and 18 years of age to fill the unexpired term. Mr. Blalock asked if they should confirm that Mr. Alton Chamberlain was willing to serve before appointing him. Mr. Eckert pointed out that if Mr. Chamberlain was appointed and he refused to take the Oath or resigned, a vacancy would be created and the Board would go through this process again. He stayed in his seat until a replacement filled it. By Statute, the Board had 90 days to fill the vacancy from the second Tuesday after the election. Mr. Payne asked if he could speak to Mr. Chamberlain about this matter. Mr. Eckert did not recommend it, due to the Sunshine Law,

but Mr. Oliver could see if Mr. Chamberlain was interested. Mr. Payne stated that the Board wanted Mr. Chamberlain on the Board for his expertise. Mr. Blalock approved of Mr. Chamberlain serving on the Board and believed that he would do it if the Board needed him to but did not seem motivated. If the Board was meeting next month, Mr. Blalock recommended canvassing the residents to see if anyone was interested and making a decision at the January meeting. Mr. Payne requested that Mr. Oliver to reach out to Mr. Chamberlain first to see if he wanted to serve on the Board.

D. Administration of Oath to Newly Appointed Supervisor

This item was tabled.

E. Election of Officers, Resolution 2023-02

Mr. Payne agreed to continue serving as Chairman and Ms. Little to continue serving as Vice Chair. Mr. Blalock wanted to keep the same officer structure. Mr. Payne read the name of the current officers:

- **Chairman:** Meredith Payne
- **Vice Chair:** Barbara Little
- **Assistant Secretaries:** Shawn Jolly, Clarence Blalock, Alton Chamberlin, Marilee Giles, Howard McGaffney, Daniel Laughlin and Darrin Mossing
- **Secretary/Treasurer:** James Oliver
- **Assistant Treasurer:** Howard McGaffney, Marilee Giles, Daniel Laughlin and Darrin Mossing

On MOTION by Mr. Blalock seconded by Mr. Jolly with all in favor electing the officers as stated above as evidenced by Resolution 2023-02 was adopted.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the September 21, 2022 Meeting

Mr. Payne commented that on Page 7, the Santa meet and greet would be held in December, not was held in December and wanted to discuss the Board having a meeting in December, not cancelling it. These corrections would be incorporated.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the Minutes of the September 21, 2022 Meeting were approved as amended.

SIXTH ORDER OF BUSINESS

FPL Request for Easement Rights

Mr. Payne recalled that an agreement was executed with an attorney for the Florida, Power & Light (FPL) easement process. Mr. Eckert confirmed that the Board engaged Mr. Robert Yerkes of Foerster, Isaac & Yerkes, an eminent domain attorney. Mr. Masters reported meeting with FPL and Foerster, Isaac & Yerkes at the front entrance to discuss spacing of the pole in front of McDonalds next to the monument. It was a tight fit. FPL would look at it, but they spent a year on this project and moving the pole would change the dynamics of the project. They had not yet taken a soil sample in the area next to the monument wall in front of McDonalds. Pole height was addressed. Foerster, Isaac & Yerkes questioned what would be on those poles other than the basics and whether outside vendors would use the poles. FPL was supposed to have a proposal for the Board before the end of the year. There was nothing further as of today, but he hoped to hear something in the next couple of weeks on whether or not FPL would be able to move the pole. Foerster, Isaac & Yerkes would be looking at the land and if FPL offered was fair compensation for the District. Mr. Masters should have something by the next meeting, but if he heard anything before then, he would provide it to the Board. Mr. Blalock noticed several areas in the county where there were 80-foot poles with 39-foot wooden poles below it and asked if the new poles would eliminate the wooden poles or if they would have both. Mr. Masters confirmed that FPL would replace one wooden pole. Mr. Payne requested that this item be included on future agendas.

SEVENTH ORDER OF BUSINESS

Designation of New Public Hearing Date to Consider the Adoption of District Rates

This item was discussed after the Eighth Order of Business.

EIGHTH ORDER OF BUSINESS

Discussion of Draft Disciplinary and Enforcement Rule

Mr. Eckert presented a revised draft Disciplinary and Enforcement Rule, which all of the Districts received that he represented. This was due to property damage by residents that were not reimbursed; for example, three kids causing \$6,000 in property damage to a plastic slide

when they built a fire on a playground. The new rule would allow for an administrative fee up to \$500 and a reimbursement fee, keep the suspension in place until the fees were paid and deactivate all household passes. If the Board was in favor, a notice of rulemaking would be published in conjunction with the public hearing on the rates in January to have the hearing in March. Discussion ensued. *There was Board consensus for District Counsel to proceed and provide resolutions at the January meeting to start the process.*

- **Designation of New Public Hearing Date to Consider the Adoption of District Rates**

Mr. Eckert would reschedule the public hearing on the rates for March 1, 2023.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03,
Amending the Capital Reserve Fund
Budget for Fiscal Year 2022**

Mr. Oliver presented Resolution 2023-03, which was included in the agenda package. The budget was amended to reflect the actual amount spent for *Capital Outlay - Equipment/Facilities* of \$48,771, as the budgeted amount was \$30,000, which was based on a projection. This action must be taken to balance the budget.

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor Resolution 2023-03 Amending the Capital Reserve Fund Budget for Fiscal Year 2022 was adopted.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04,
Amending the Records Retention Policy**

Mr. Eckert presented Resolution 2023-04, which was included in the agenda package. The Board previously adopted a Record Retention Policy providing for the retention of all documents. The resolution allowed for the disposal of transitory messages such as non-substantive voicemails and emails and determined that electronic records were considered the official record, allowing for the disposal of paper files. Mr. Payne read the Resolution 2023-04 into the record:

“A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING CERTAIN AMENDMENTS TO THE DISTRICT’S RECORD RETENTION POLICY;

ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.”

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor Resolution 2023-04 Amending the Records Retention Policy was adopted.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Staff Reports

A. Attorney – Memo Regarding Proper Use of Surplus Property Resolution

Mr. Eckert presented a memorandum regarding the proper disposal of surplus property, which was included in the agenda package with three different resolutions describing how and when to dispose of surplus property, since the District was a government. When there was property that the District wanted to dispose of because it no longer had value or was obsolete, it was required to adopt a resolution. At the time of disposal, District Staff would determine the value of the property. This was for informational purposes. Mr. Payne questioned whether the District had assets that could be disposed of. Mr. Masters stated that there was fitness equipment in the shed that could be disposed of due to the lack of space in the Fitness Center. There was prior discussion about donating it to a high school and questioned how to dispose of the pool furniture. Mr. Eckert advised there could be an arrangement such as an auction or donation to a 501c3. Mr. Payne requested that Mr. Masters inventory the equipment. Mr. Blalock asked if the Board must adopt two resolutions. Mr. Eckert explained that the Board would choose one of the resolutions, based on the method of disposal of the property.

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

D. Operations Manager - Report

Mr. Masters presented the Operations Manager Report, which was included in the agenda package and asked if there was a procedure if a company such as Comcast or AT&T wanted to come into the community and install lines in their easement. Mr. Eckert would have to look at the plat to see if there was an easement for utility providers. Palencia had a situation where Comcast proposed to come in and install lines on District owned property. Mr. Payne questioned whether Comcast wanted to come into the community. Mr. Masters heard that Comcast wanted to do Phase 1 first and Phase 2 afterwards. Mr. Payne asked if the Board could refuse Comcast's request. Mr. Eckert replied that the Board could deny them access to District property they needed to cross District property where there was no easement.

Mr. Masters reported that the following vendors were proposing increases:

- *Yellowstone – 3% increase starting in January, 2023*
- *Lake Doctors - \$30 increase*
- *Poolsure - \$13,365 to \$16,706.28 increase*

Mr. Masters explained that originally Yellowstone requested a 4% increase but agreed to 3% with a guarantee of two years. Last year, they proposed a 4% increase, which the Board accepted, but their bill from January through May of 2022 mistakenly had the old amount. Mr. Payne asked if Mr. Masters was satisfied with Yellowstone's performance. Mr. Masters felt that Yellowstone's request for an increase was reasonable as they were fair and responsive to the District's needs. Mr. Payne asked if the Lake Doctors increase was an overall increase or per pond. Mr. Masters confirmed that it was an overall increase. Poolsure provided the pool chemicals and a technician for the Phase 1 Rec Pool, Splash Pool and Amenity Center Pool. The contract started at \$10,000 per year and this was a 25% increase starting in January. He suggested keeping them for another year as this increase was comparable with other pool chemical companies. Mr. Payne preferred having a two-year commitment. Mr. Masters would ask. Trash services decreased from \$900 to \$300 after staff threatened to terminate Republic. They also credited the District \$2,000. Mr. Payne asked if it was a one-year contract. Mr. Masters stated that it was a three-year agreement. Mr. Payne thanked staff for the excellent work.

Mr. Masters reported that the Splash Pool had a leak and it would be closed in January for in-house staff to find it. The pool contractor would be providing a quote to replace the feature pump holding tank, which they recommended. It was not in danger of failing. The Flock LPR readers were discussed with Captain Smith. They were not getting the service that was promised

by Flock, but the issues were corrected. They were going to give the District four months of service for free, but after Mr. Payne wanted more, they offered six months for free. Mr. Payne appreciated the trees around the half basketball court in Phase 1 being removed because there was a liability issue. Mr. Masters agreed as the trees were Wax Myrtles, which were declining. Ms. Little questioned who removed the dead trees. Mr. Masters asked the developer to remove their trees before the storm. There were some trees in the preserve that were dead that they would cut down. Mr. Jolly questioned the status of the pool furniture restringing. Mr. Masters reported that it was on hold due to the holidays and would resume in January. He hoped to complete it before the season started. Mr. Payne appreciated the good work.

E. Amenity Manager - Report

Ms. Meadows presented the Amenity Manager's Report, which was included in the agenda package. The Halloween event had a large turnout and they anticipated larger numbers at future family events. The Concert on the Green was held on November 19th. The band was amazing and they hoped to have them again. There was not a large turnout due to the weather. There was a blood drive this weekend and a Santa meet and greet on December 17th. Mr. Payne served spider juice during the Halloween event and attended the concert. In his opinion, the hot dogs were tasty and the events were well planned and organized. He appreciated staff's efforts.

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Supervisor's Requests

Mr. Payne recalled discussion about setting aside reserve funds for storm damage to the retention ponds; however, the District Engineer did not believe that any funds were necessary because any damage to the system would be handled by the county and any damage to the ponds would not cause any operational issues. There should not be any issues in the next five to ten years. Mr. Blalock asked if the resident was satisfied on the answer provided regarding the washout around the culvert. Mr. Masters believed that the resident expected the response.

Audience Comments

None offered.

FOURTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement as of September 30, 2022

Mr. Oliver presented the September 30, 2022 Balance Sheet and Income Statement, which were included in the agenda package. On the expense side, there was a positive variance of \$29,557 and \$274,000 in the Capital Reserve.

B. Assessment Receipt Schedule

Mr. Oliver reported a 100% collection in assessments. Assessments would be placed on Tax Bills for next fiscal year.

C. Approval of Check Registers

Mr. Payne reviewed the Check Register and found no anomalies with standard expenses.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the August 1, 2022 through September 30, 2022 Check Register in the amount of \$125,865.12 was approved.

FIFTEENTH ORDER OF BUSINESS Discussion of Performance Review for 2022

Mr. Masters and Ms. Meadows volunteered to leave the room. Mr. Oliver distributed an Evaluation Form to the Board based on the Incentive Policy. Mr. Payne did not see any reason why Mr. Masters and Ms. Meadows could not be awarded the maximum points. Mr. Oliver noted that Mr. Masters would receive an increase of \$4,560 and Ms. Meadows would receive an increase of \$2,912 or 8%. Discussion ensued and the Board agreed on the bonus based on the benefits that the District received from their involvement and there being no complaints.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor awarding annual incentive bonuses of the maximum allowable of 8%, per CDD policy, to Mr. Jim Masters and Ms. Jennifer Meadows was approved.

Mr. Eckert felt that the consistency demonstrated by District Staff was exceptional compared to some other Districts that he worked with. Mr. Masters and Ms. Meadows returned to the room and their bonuses were announced, which they appreciated.

SIXTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – January 11, 2023 at 6:30 p.m. at Phase 2 Amenity Center

Mr. Payne stated that the next scheduled meeting was on January 11, 2023 at 6:30 p.m. at this location, thanked the Board for an excellent year and wished everyone a Happy Holiday.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

A.

RESOLUTION 2023-05

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 AND AUTHORIZING PUBLICATION OF NOTICE OF SUCH HEARING

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

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

WHEREAS, on September 21, 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 November 9, 2022, at the Johns Creek Phase II Amenity Center, 251 Huffner Circle, St. Augustine, Florida 32092; and

WHEREAS, because the public meeting scheduled for November 9, 2022, was cancelled, the District now desires to reset the public hearing to coincide with the District’s meeting on _____, 202_.

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

SECTION 1. The Board will hold a public hearing to adopt revised Amenity Facilities Policies. The Board will hold a public hearing on _____, 2023, at _____ .m., at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092.

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

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF JANUARY 2023.

ATTEST:

**BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

B.

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE DATE, TIME AND LOCATION OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING REVISED SUSPENSION AND TERMINATION RULES.

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

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

WHEREAS, to provide for efficient and effective District operations, the Board finds that it is in the best interests of the District to adopt a revised Suspension and Termination of Access Rule (“Suspension and Termination Rules”).

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

SECTION 1. The Board will hold a public hearing to adopt revised Suspension and Termination Rules, a proposed copy of which is attached hereto as **Exhibit A**. The Board will hold a public hearing on _____, 2023, at _____ .m., at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092.

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

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF JANUARY 2023.

ATTEST:

**BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Proposed Revised Suspension and Termination of Access Rule

EXHIBIT A

Proposed Revised Suspension and Termination of Access Rule

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022)

Effective Date: _____, 2023

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____, 2023 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Brandy Creek Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Centers, Amenity Facilities, and other District Property (together, the “Amenities”).

2. General Rule. All persons using or entering the Amenities are responsible for compliance with the rules and policies established for the safe operations of the District’s Amenities.

3. Access Cards / Key Fobs. Access Cards and key fobs are the property of the District. The District may request surrender of, or may deactivate, a person’s Access Card or key fob for violation of the District’s rules and policies established for the safe operations of the District’s Amenities.

4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate access to the Amenities of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a key fob or Access Card or otherwise facilitates or allows unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Policies and Procedures);
- g. Treating the District’s staff, contractors, representatives, residents, landowners, Patrons, or guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;

- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, [Patrons, or guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenities access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenities access.

5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

6. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

7. Removal from Amenities. The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

8. Initial Suspension from Amenities. The District Manager, General Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

9. Hearing by the Board; Administrative Reimbursement; Property Damage

Reimbursement.

a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.

b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions

c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal

Request”). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board’s determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District’s suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board’s decision on appeal shall be final.

13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenities, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District’s Amenities after expiration of a suspension imposed by the District.

14. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

SIXTH ORDER OF BUSINESS

A.



Landscape Maintenance Services Proposal

prepared for

Johns Creek

January 01, 2023



YELLOWSTONE
LANDSCAPE



①

Ⓢ

EXHIBIT "A"
LANDSCAPE MANAGEMENT SERVICES
PRICING SHEET

JOHNS CREEK

Core Maintenance Services	
Mowing Includes Mowing, Edging, String Trimming, & Cleanup	\$69,160
Detailing Includes Shrub Pruning, Tree Pruning, & Weeding	\$30,386
IPM Includes Fertilization & Pest Control Applications	\$11,596
Irrigation Inspections	\$4,159
Total	\$115,301

Additional Services	
Annual Flowers-1062 Flowers Per Rotation (4x Per Year)	\$8,120
Palm Pruning	\$6,827

Grand Total Annual:	\$130,248.00
Grand Total Monthly:	\$10,854.00

30% increase over
last year

2

EXHIBIT "B" PERFORMANCE STANDARDS

JOHNS CREEK

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

Service	Visits
Site Policing	51
Maintenance Mowing, edging, weed-eating, and blowing	42
Detailing Trimming, and Weeding	21
IPM - Fertilization & Pest Control	6-Blanket Turf Applications 2-Blanket Shrub Applications Spot Treatments As Needed
Irrigation Inspections-77 Irrigation Zones	12
Mulch-200 Cubic Yards of Gold Mulch	Per Request
Annual Flowers-1062 Flowers Per Rotation (4x Per Year)	4
Tree Pruning-Up To 10'	1
Palm Pruning-144 palms	1



B.



Quote Number 00005330

PROPOSAL

Created Date 12/12/2022
Expiration Date 1/11/2023

Prepared By Brian Zielinski
Email bzielinski@poolsure.com
Phone (800) 858-7665

Contact Information

Contact Name Jim Masters
Email jmasters@vestapropertyservices.com

Phone +19047161370

Address Information

Bill To Name Brandy Creek CDD
Bill To 224 John's Creek Parkway
St. Augustine, FL 32092
US

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

Proposal Notes

This is the proposed base rate for 2023. Water Management includes-- All-inclusive fixed monthly rate

- All pool chemicals necessary for normal water chemistry (chlorine, acid, stabilizer, bi-carb, liquid shock & totes, calcium, filter powder, etc.)
- All chemical storage tanks
- All chemical feed equipment & Aquasol Controllers
- All ORP & ACID Pumps (to include tubing and feed tubes)
- All Probes, tubing and replacement parts for chemical feed equipment
- Training and implementation at NO charge
- NO capital expense or cancellation penalties
- Free tech support calls
- Maintenance of controllers/related equipment to be conducted by Certified PoolSure Technicians at no additional charge

Monthly

Product	Sales Price	Quantity	Total Price
WM-CHEM-BASE FL	\$1,392.19	1.00	\$1,392.19

Thank You!

last year \$1,113.75

C.



Quote: 1223
 Date: 12/20/22
 Quote Expires: 01/04/23

1128 Carmona Place, St. Augustine, FL 32092
 Telephone: (904) 315-3933; (904) 315-3944

PROJECT:
 Re-Strapping

BILLING ADDRESS:
 John's Creek c/o Vesta Property Mgmt
 245 Riverside Ave. #300, Jacksonville, FL 32202

SHIPPING ADDRESS:
 John's Creek
 224 John's Creek Pkwy, St. Augustine, FL 32092
 Attn: Jim Masters

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
Re-Strapping Chaise Lounges	Vinyl Strap	Std.	TBD	\$125.00	30	\$3,750.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00

Freight Includes: Yes/No	<i>Please Note:</i> Price is for Re-Strapping ONLY. Powdercoat or touch up paint is NOT included. Any hardware replacement &/or welding repair is NOT included & subject to additional fees if approved by client. Freight Includes pick up & delivery.	Product Total	\$3,750.00
Call Prior to Delivery: Yes		Freight	\$270.00
Lift Gate: No		Tax Exempt	\$0.00
Limited Access Delivery: No		TOTAL	\$4,020.00

TERMS & CONDITIONS: All sales are final and can not be cancelled, returned, or refunded. A resale tax certificate or tax exemption certificate must be supplied at time of order. If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. Additional freight and/or handling charges may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions: _____

Southern Breeze Outdoor Furnishings, LLC

Chris Smith

Chris Smith - VP - Business Development

Purchaser's Signature / Printed Name _____ Date _____

NINTH ORDER OF BUSINESS

D.

1.



Brandy Creek CDD

Field Operation Manager's Report

Date of report: January 11, 2023

Submitted by: Jim Masters

YELLOWSTONE/LANDSCAPING:

- Off season: we receive service 1 day every week; mow, edge and blow.
- (Service reports attached)

LAKE DOCTORS:

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

SPLASH POOL LEAK

- Removing rocks and soil around splash pool coffin to hopefully expose damaged PVC pipe (In house).
- Once the damaged pipe is uncovered, we would use an outside vendor for repair.

PROJECTS UNDERWAY/COMPLETED:

- Will be re-strapping pool chairs around the phase 1 and phase 2 pools.
- Continue working on splash pool leak.

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.

11-10-22

Lake Doctors

11-10-22

Customer: BRANLY CREEK CHALLENGERS CLUB Account # 707617

Biologist: ERIC WOOD COB # 11/10/22 Time: AM-PM

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

Method: Boat, Backpack, Air Boat, ATV

Water Level: Life, Normal, High

Clarity: Turbidity, Plankton

Carp Program: Introduce Carp, Re-Stock, Barriers Inspected

Water Testing: Chemistry, DO

Fish/Wildlife Observed

Algae: Green, Blue-Green, Cyanobacteria

Other: Eelgrass, Hyacinth, Spikerush

Native/Beneficial Vegetation

Blue Flag Iris, Blue Flag, Spikerush

Comments: Treated ponds for weeds listed.

Thanks, Eric

The Lake Doctors Inc. LeAcraville Office (904) 262-5500 www.lakedoctors.com

11-29-22



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Headquarters: 4651 Salisbury Rd: Suite No. 155: Jacksonville, FL., 32256

Service Branch Location: 11621 Columbia Park Dr W

Work Order Number	Account Number	Services Were Completed On:
1703578	709617	11/29/2022

Services Performed for:

BRANDY CREEK CDD-JOHNS CREEK
JIM MASTERS
JOHNS CREEK PKWY, ST AUGUSTINE, FL
ST. AUGUSTINE, FL 32092

Billing Address:

BRANDY CREEK CDD-JOHNS CREEK
JIM MASTERS
224 JOHNS CREEK PARKWAY Pkwy
ST. AUGUSTINE, FL 32092

Environmental Conditions:

Sky
Sunny

Wind Speed:
1.01

Temperature

77.14

Wind

North-East

Humidity:

60.0000

Targeted Species & Services Provided During This Visit

Pond 8- Treated for lilies
Pond 10- Treated for dollar weed
Pond 5B- Treated for shoreline weeds

Treated for Algae & Invasive Aquatic Weeds

Current Work Order Observations & Notes

Thank you

Technician Signature

Customer Signature (when required)



The Lake Doctors, Inc.
Aquatic Management Services

12-8-22

Corporate Office
2343 State Road 419
Winter Springs, FL 32789
1-800-644-5253
lakeds@lakedoctors.com
www.lakedoctors.com

SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # _____ Date 12/8/22 Time AM-PM

Pond #	1	2	3	4	5A	5B	6	7	8	9	10					
Algae			✓		✓	✓										
Emergent							✓					✓				
Underwater																
Floating										1.1/125						
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

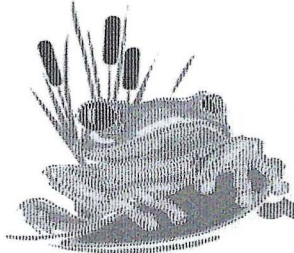
Alligator	Otter	Snakes	Coots	Osprey	Egrets
Bream	Bass	Carp	Catfish	Turtles	Tilapia

Native/Beneficial Vegetation

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

Comments _____

12.21-22



The Lake Doctors, Inc.

Aquatic Management Services

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 709617 **BRANDY CREEK CDD-JOHNS CREEK**
Site Information: **JOHNS CREEK PKWY, ST AUGUSTINE, FL , ST. AUGUSTINE, FL**
Customer Billing Information: **224 JOHNS CREEK PARKWAY Pkwy , ST. AUGUSTINE FL 32092-**

Service Branch Information: 11621 Columbia Park Dr W
(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Twice per
Work Order Number: 1727590
Completed Date: 12/21/2022

Thank you for your business!

Target Pests (if applicable):

Service Notes & Observations

Ponds are looking good.

Treated for Algae

<u>Environmental Conditions</u>	
Weather:	Overcast
Temperature:	55.47
Wind Direction:	North
Wind Speed:	8.72
Humidity:	95.0000

Services Completed by:

Customer Signature (if needed):

Eric Wood
904-626-1887 | eric.wood@lakedoctors.com



3.

Yellowstone

Brandy Creek CDD Landscape Updates

I hope everyone had a great holiday season. We finally received some cool weather to slow down the growth of the turf. This will allow us more time to take care of some projects around the property, which includes:

- Cutting back the palmettos / wax myrtles around Phase 1 amenity center
- Continue working on keeping the wood lines cut back
- Cutting back ornamental grasses
- Leveling canopies of oak trees

We were able to complete the following before the holiday break:

- New annuals were installed on 12/19
- Palms were trimmed in Phase 1 on 12/16
 - We have a few left in front of the amenity center
- Began cutting back palmettos in parking lot of Phase 1 amenity center
- Pulled / sprayed weeds at entrances
- Began leveling canopies of oak trees at Phase 2 amenity center

Yellowstone Landscape is excited to continue the relationship with Brandy Creek CDD in 2023.

Joe Soenksen

Account Manager



YELLOWSTONE
LANDSCAPE

COMMUNICATION REPORT

LOCATION: Brandy Creek CDD / Johns Creek SITE #: _____

DATE: 12/5/22 - 12/6/22

The following landscape maintenance services were performed on your property over the past two (2) weeks.

If you have any questions about your service please call us at:

904-334-1358—Joe Sornksen (Account Manager)

Sornksen

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL			
Mowing	<input checked="" type="checkbox"/>	Pruning	<input type="checkbox"/>	Turf	<input type="checkbox"/>	Turf		Trees	
Edging		Hedging	<input checked="" type="checkbox"/>	Trees	<input type="checkbox"/>	insects	<input type="checkbox"/>	insects	<input type="checkbox"/>
curbs	<input type="checkbox"/>	Hand pull weeds	<input checked="" type="checkbox"/>	Shrubs	<input type="checkbox"/>	weeds	<input checked="" type="checkbox"/>	disease	<input type="checkbox"/>
beds	<input type="checkbox"/>	Trees		Annuals	<input type="checkbox"/>	disease	<input type="checkbox"/>		
Weed eating	<input checked="" type="checkbox"/>	pruning	<input type="checkbox"/>			Shrubs		Fire Ants	<input type="checkbox"/>
Blow	<input checked="" type="checkbox"/>	Palms				insects	<input type="checkbox"/>	Weed Beds	<input type="checkbox"/>
		pruning	<input type="checkbox"/>			disease	<input type="checkbox"/>	spray	<input checked="" type="checkbox"/>
IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PROVIDED			
Inspect	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Trash	<input type="checkbox"/>	Ornamental cutbacks			<input checked="" type="checkbox"/>
Adjust	<input type="checkbox"/>	Shrubs	<input type="checkbox"/>	Leaves	<input type="checkbox"/>	Interior gardens			<input type="checkbox"/>
Repair	<input type="checkbox"/>	Mulch	<input type="checkbox"/>	& Debris	<input type="checkbox"/>	Annual beds weeded			<input type="checkbox"/>

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

- Mowed all bermudagrass, St. Augustine and Zoysiagrass
- Began cutting back grasses at Phase 2 Amenity center
- Detailed Phase 1 & Phase 2 Amenity Centers
- * Trimmed groundcovers and shrubs
- * Removed dead from Iris at Phase 2 Amenity Center
- Annuals will be replaced in the next two weeks
- Sprayed weeds in beds at Phase 1 & 2 Amenity Centers
- Dollarweed will be treated at Phase 2 entrance on 12/7/22

Service provided by: _____ Received by: _____

Yellowstone Landscape

[Signature]

E.



Amenities Manager Report

January 11, 2023

Submitted by Jennifer Meadows

Administration:

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

Activities- Ongoing:

Fitness Classes:

- Fit-n-Fifty will be returning this month. I have been working with Tracie on some ideas to get more participation this year.

Special Events:

Recent Events:

- Our Blood drive on Saturday, December 10 was originally scheduled 9am-2pm, but they were booked solid, so they added an additional two hours. We were able to potentially save 51 lives!



- On Saturday, December 17 we held our annual Cookies with Santa event. The weather was actually cool this year, so we were able to add our fireplace as not only a perfect backdrop but a little added warmth to the area. Mrs. Bubbles was on hand with music and fake snow for the kids to play in. The kids loved meeting Santa, drinking hot cocoa, and eating delicious cookies. But the surprise hit of the event was snowball fighting with the Grinch. The kids were able to throw plush snowballs at the Grinch and in return he would do the same. A lot of fun and great laughs for everyone! *See last page for pictures*

Future Events:

- King and Princess Dance - February
- Blood Drive – Saturday, February 18





ELEVENTH ORDER OF BUSINESS

A.

Brandy Creek

Community Development District

Unaudited Financial Reporting

November 30, 2022



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7	<hr/>	Debt Service Fund Series 2015 Income Statement
8	<hr/>	Assessment Receipt Schedule
9	<hr/>	Long Term Debt Summary

Brandy Creek
Community Development District
Combined Balance Sheet
November 30, 2022

	General	Capital Reserve	Debt Service	Total Governmental Funds
Assets:				
Cash - WellsFargo	---	\$101,010	---	\$101,010
Cash - Hancock Bank	\$140,422	---	---	\$140,422
Investments:				
<u>Series 2013A</u>				
Reserve	---	---	\$31,705	\$31,705
Revenue	---	---	\$41,889	\$41,889
Redemption	---	---	\$207	\$207
Construction	---	---	---	\$0
<u>Series 2015</u>				
Reserve	---	---	\$89,503	\$89,503
Revenue	---	---	\$18,240	\$18,240
Redemption	---	---	\$378	\$378
<u>Operations:</u>				
State Board - Reserve	\$69	\$125,763	---	\$125,832
Custody Acct - General Account	\$75,839	---	---	\$75,839
Custody Acct - Capital Reserve	---	\$38,139	---	\$38,139
Due From Other	\$5	---	---	\$5
Electric Deposits	\$2,000	---	---	\$2,000
Total Assets	\$218,334	\$264,913	\$181,921	\$665,169
Liabilities:				
Accounts Payable	\$1,725	\$0	---	\$1,725
Accrued Expenses	\$7,628	---	---	\$7,628
Total Liabilities	\$9,354	\$0	\$0	\$9,354
Fund Balances:				
Restricted for Debt Service	---	---	\$181,921	\$181,921
Nonspendable	\$2,000	---	---	\$2,000
Assigned	---	\$264,913	---	\$264,913
Unassigned	\$206,981	---	---	\$206,981
Total Fund Balances	\$208,981	\$264,913	\$181,921	\$655,815
Total Liabilities and Fund Equity	\$218,334	\$264,913	\$181,921	\$665,169

Brandy Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending November 30, 2022

	Adopted Budget	Prorated Budget Thru 11/30/22	Actual Thru 11/30/22	Variance
Revenues:				
Maintenance Assessments	\$857,020	\$47,105	\$47,105	\$0
Interest Income	\$0	\$0	\$401	\$401
Rental/Miscellaneous Income	\$8,000	\$1,333	\$430	(\$903)
Cost Sharing Revenue	\$8,467	\$11,158	\$11,158	\$0
Special Events Revenue	\$0	\$0	\$0	\$0
Expenditures:				
Administrative				
Supervisor Fees	\$6,000	\$1,000	\$0	\$1,000
FICA Expense	\$459	\$77	\$0	\$77
Engineering	\$7,000	\$1,167	\$123	\$1,044
Arbitrage	\$1,200	\$600	\$600	\$0
Trustee	\$8,300	\$5,510	\$5,510	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$25,000	\$4,167	\$3,252	\$915
Annual Audit	\$3,505	\$0	\$0	\$0
Management Fees	\$53,128	\$8,855	\$8,855	(\$0)
Computer Time	\$1,450	\$242	\$242	\$0
Telephone	\$550	\$92	\$38	\$54
Postage	\$1,000	\$167	\$56	\$111
Records Storage	\$100	\$17	\$0	\$17
Insurance	\$10,554	\$10,554	\$8,871	\$1,683
Printing & Binding	\$1,000	\$167	\$35	\$132
Legal Advertising	\$1,420	\$237	\$394	(\$158)
Other Current Charges	\$1,400	\$233	\$80	\$154
Office Supplies	\$200	\$33	\$1	\$33
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
MAINTENANCE				
Insurance	\$21,264	\$21,264	\$23,771	(\$2,507)
Facility Administration/Events Coordinator	\$37,255	\$6,209	\$6,209	\$0
Facility Staffing (Contingency)	\$5,000	\$833	\$0	\$833
Pool Monitors	\$38,157	\$6,360	\$0	\$6,360
Field Operations Manger	\$72,635	\$12,106	\$12,106	(\$0)
Mobile App	\$2,500	\$417	\$0	\$417
Office Supplies/Mailings/ Printing	\$1,900	\$317	\$4	\$313
Pool Maintenance Service (Vesta)*	\$31,290	\$5,215	\$5,215	\$0
Pool Chemicals (Poolsure)	\$14,850	\$2,475	\$2,228	\$248
Permit Fees	\$925	\$0	\$0	\$0
Landscape Maintenance	\$132,768	\$22,128	\$21,073	\$1,055
Landscape Contingency	\$25,000	\$6,400	\$6,400	\$0
Storm Cleanup	\$0	\$0	\$0	\$0
Irrigation Maintenance	\$8,500	\$1,417	\$670	\$747
Sign Repairs	\$2,500	\$124	\$124	\$0
Lake Maintenance	\$10,608	\$1,768	\$884	\$884
General Facility Maintenance	\$25,000	\$4,167	\$3,555	\$611
Pet Waste Disposal	\$7,822	\$1,304	\$1,304	(\$0)
Streetlighting	\$38,940	\$6,490	\$5,898	\$592
Telephone	\$2,700	\$450	\$385	\$65
Cable	\$2,300	\$383	\$235	\$148
Electric	\$27,720	\$4,620	\$4,581	\$39
Water/Sewer/Irrigation	\$48,000	\$8,000	\$5,290	\$2,710
Security	\$9,900	\$1,650	\$1,870	(\$220)
Security Camera Lease & Maintenance	\$3,000	\$500	\$0	\$500
Security - License Plate Reader System	\$11,000	\$1,833	\$0	\$1,833
Refuse Service	\$11,475	\$1,913	\$984	\$928
Janitorial	\$27,937	\$4,656	\$4,656	(\$0)
Community Web Site Services	\$900	\$150	\$150	\$0
Special Events	\$12,000	\$1,545	\$1,545	\$0
Recreation Passes	\$1,200	\$365	\$365	\$0
Performance Incentive	\$6,000	\$0	\$0	\$0
Capital Reserve - Transfer Out	\$105,000	\$0	\$0	\$0
TOTAL EXPENSES	\$873,487	\$163,347	\$142,732	\$20,615
EXCESS REVENUES (EXPENDITURES)	\$0		(\$83,638)	
Fund Balance - Beginning	\$0		\$292,619	
Fund Balance - Ending	\$0		\$208,981	

* Phase I Pump System and Sump Pump Repair

Brandy Creek
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Maintenance Assessments	\$0	\$47,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,105
Interest Income	\$272	\$129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$401
Rental/Miscellaneous Income	\$430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$430
Cost Sharing Revenue	\$0	\$11,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,158
Special Events Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$702	\$58,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,094
Expenditures:													
Administrative													
Supervisor Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$0	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123
Arbitrage	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Trustee	\$5,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,510
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney	\$2,043	\$1,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,252
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,427	\$4,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,855
Computer Time	\$121	\$121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$242
Telephone	\$0	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38
Postage	\$18	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56
Record Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$8,871	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,871
Printing & Binding	\$25	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35
Legal Advertising	\$265	\$129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$394
Other Current Charges	\$58	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80
Office Supplies	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$26,514	\$6,716	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,230

Brandy Creek
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>MAINTENANCE</u>													
Insurance	\$23,771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,771
Facility Administration/Events Coordinator	\$3,105	\$3,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,209
Facility Staffing (Contingency)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Monitors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Operations Manger	\$6,053	\$6,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,106
Office Supplies/Mailings/ Printing	\$0	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Pool Maintenance Service (Vesta)*	\$2,607	\$2,607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,215
Pool Chemicals (Poolsure)	\$1,114	\$1,114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,228
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$10,537	\$10,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,073
Landscape Contingency	\$3,400	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,400
Storm Cleanup	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Maintenance	\$670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$670
Sign Repairs	\$0	\$124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124
Lake Maintenance	\$884	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$884
General Facility Maintenance	\$3,043	\$512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,555
Pet Waste Disposal	\$652	\$652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,304
Streetlighting	\$2,949	\$2,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,898
Telephone	\$194	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$385
Cable	\$180	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235
Electric	\$2,249	\$2,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,581
Water/Sewer/Irrigation	\$2,472	\$2,819	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,290
Security	\$1,650	\$220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,870
Security Camera Lease & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refuse Service	\$984	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$984
Janitorial	\$2,328	\$2,328	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,656
Community Web Site Services	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Special Events	\$504	\$1,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,545
Recreation Passes	\$365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$365
Performance Incentive	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$69,861	\$39,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,503
Total Expenses	\$96,374	\$46,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,732
Excess Revenues (Expenditures)	(\$95,672)	\$12,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$83,638)

Brandy Creek
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For the Period ending November 30, 2022

	Adopted Budget	Prorated Budget Thru 11/30/22	Actual Thru 11/30/22	Variance
Revenues:				
Interest Income	\$500	\$83	\$844	\$761
General Fund Transfer In	\$105,000	\$0	\$0	\$0
Expenditures				
Capital Outlay - Equipment/Facilities	\$30,000	\$5,000	\$0	\$5,000
Other Current Charges	\$450	\$75	\$0	\$75
Repair and Replacement	\$30,000	\$5,000	\$0	\$5,000
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)				
	\$45,050		\$844	
Fund Balance - Beginning	\$282,681		\$264,069	
Fund Balance - Ending	\$327,731		\$264,913	

Brandy Creek
Community Development District
Debt Service Fund - Series 2013A
Statement of Revenues & Expenditures
For the Period ending November 30, 2022

	Adopted Budget	Prorated Budget Thru 11/30/22	Actual Thru 11/30/22	Variance
Revenues:				
Assessments Tax Roll	\$318,983	\$17,533	\$17,533	\$0
Interest Income	\$300	\$50	\$442	\$392
<hr/>				
Expenditures				
<u>Series 2013A</u>				
Interest Expense - 11/1	\$50,873	\$50,873	\$50,873	\$0
Principal Expense-Prepayment 11/1	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$50,873	\$0	\$0	\$0
Principal Expense - 5/1	\$215,000	\$0	\$0	\$0
Principal Expense-Prepayment 5/1	\$0	\$0	\$0	\$0
<hr/>				
<u>Other Sources/(Uses)</u>				
Interfund Transfer In	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0
<hr/>				
Excess Revenues (Expenditures)	\$2,538		(\$32,897)	
Fund Balance - Beginning	\$71,164		\$106,698	
Fund Balance - Ending	\$73,702		\$73,800	

Brandy Creek
Community Development District
Debt Service Fund - Series 2015
Statement of Revenues & Expenditures
For the Period ending November 30, 2022

	Adopted Budget	Prorated Budget Thru 11/30/22	Actual Thru 11/30/22	Variance
Revenues:				
Special Assessments	\$180,950	\$9,946	\$9,946	\$0
Interest Income	\$200	\$33	\$504	\$471
<hr/>				
Expenditures				
<u>Series 2015</u>				
Interest Expense - 11/1	\$36,404	\$36,404	\$36,404	\$0
Principal Expense-Prepayment 11/1	\$0	\$0	\$0	\$0
Interest Expense - 5/1	\$35,810	\$0	\$0	\$0
Principal Expense - 5/1	\$105,000	\$0	\$0	\$0
Special Call - 5/1	\$0	\$0	\$0	\$0
<hr/>				
<u>Other Sources/(Uses)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<hr/>				
Excess Revenues (Expenditures)	\$3,936		(\$25,954)	
Fund Balance - Beginning	\$42,518		\$134,074	
Fund Balance - Ending	\$46,454		\$108,121	

Brandy Creek
Community Development District
Long Term Debt Report

Series 2013 Special Assessment Refunding Bonds	
Interest Rate:	6.350%
Maturity Date:	5/1/34
Reserve Fund Definition:	10% Max Annual
Reserve Fund Requirement:	\$31,656
Reserve Fund Balance:	\$31,705
Bonds outstanding - 9/30/2013	\$4,545,000
Less: November 1, 2013 (Prepayment)	\$0
Less: May 1, 2014 (Mandatory)	(\$160,000)
Less: May 1, 2015 (Mandatory)	(\$165,000)
Less: May 1, 2015 (Prepayment)	(\$10,000)
Less: May 2, 2016 (Mandatory)	(\$170,000)
Less: May 1, 2017 (Mandatory)	(\$175,000)
Less: November 1, 2017 (Prepayment)	(\$5,000)
Less: May 1, 2018	(\$180,000)
Less: November 1, 2018 (Prepayment)	(\$5,000)
Less: May 1, 2019	(\$190,000)
Less: May 1, 2020	(\$195,000)
Less: May 1, 2020 (Prepayment)	(\$10,000)
Less: November 1, 2020 (Prepayment)	(\$5,000)
Less: May 1, 2021	(\$200,000)
Less: May 1, 2021 (Prepayment)	(\$5,000)
Less: November 1, 2021 (Prepayment)	(\$5,000)
Less: May 1, 2022	(\$210,000)
Less: May 1, 2022 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$2,850,000

Series 2015 Special Assessment Bonds	
Interest Rate:	3.700%
Maturity Date:	5/1/36
Reserve Fund Definition:	50% Max Annual
Reserve Fund Requirement:	\$89,678
Reserve Fund Balance:	\$89,503
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.

C.

Brandy Creek Community Development District

Check Run Summary - General Fund

10/1/22 thru 11/30/22

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<i>General Fund</i>			
<i>Accounts Payable</i>	10/1/22 - 10/31/22	2096-2114	\$ 68,178.34
	11/1/22 - 11/30/22	2115-2143	\$ 74,841.25
			\$ 143,019.59
<i>Capital Reserve Fund</i>			
<i>Accounts Payable</i>	11/3/22	146	\$10,000.00
			\$ 10,000.00
<i>Utilities and Autopayments</i>			
	10/7/22	<i>Republic Services</i>	\$984.35
	10/11/22	<i>JEA</i>	\$2,471.53
	10/17/22	<i>AT& T</i>	\$194.49
	10/25/22	<i>HWB Credit Card</i>	\$695.77
	10/25/23	<i>FPL</i>	\$5,197.76
	11/9/22	<i>JEA</i>	\$2,818.74
	11/16/22	<i>AT& T</i>	\$190.49
	11/22/22	<i>HWB Credit Card</i>	\$680.98
	11/29/22	<i>FPL</i>	\$5,281.31
		TOTAL UTILITIES PAID ONLINE OR AUTOPAY	\$18,515.42
Total			\$ 171,535.01

*** Fedex Invoices available upon request**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/14/22	00378	8/31/22	4846929	202208	310-51300-48000		CA FLORIDA HOLDINGS,LLC	*	62.56		
			SEALED BID-TRAVEL BUS8/10								
		8/31/22	4846929	202208	310-51300-48000		EPIC POOLS	*	140.08		
			NOTICE OF RULE MAKING8/11								
		8/31/22	4846929	202208	310-51300-48000		GOVERNMENTAL MANAGEMENT SERVICES	*	73.44		
			NTC OF MTG FY23								
										276.08	002096
10/14/22	00380	9/02/22	30251	202209	320-57200-46600		INSL & RPLC FRAME&GRATES	*	425.00		
										425.00	002097
10/14/22	00280	9/23/22	118221	202209	320-57200-42000		FLORIDA HIGH SPEED INTERNET	*	125.00		
										125.00	002098
10/14/22	00030	9/15/22	290	202210	310-51300-31400		GOVERNMENTAL MANAGEMENT SERVICES	*	5,000.00		
										5,000.00	002099
10/14/22	00030	10/01/22	291	202210	310-51300-34000		GOVERNMENTAL MANAGEMENT SERVICES	*	4,427.33		
			OCT MGT FEES								
		10/01/22	291	202210	310-51300-35100		GOVERNMENTAL MANAGEMENT SERVICES	*	120.83		
			OCT INFORMATION TECH								
		10/01/22	291	202210	310-51300-42000		GOVERNMENTAL MANAGEMENT SERVICES	*	17.87		
			POSTAGE								
		10/01/22	291	202210	310-51300-42500		GOVERNMENTAL MANAGEMENT SERVICES	*	25.20		
			COPIES								
										4,591.23	002100
10/14/22	00296	9/18/22	09182022	202209	320-57200-34500		LAUREN MARIA LEDOUX	*	825.00		
			9/18,19,26,28,9/29(15HRS)								
										825.00	002101
10/14/22	00341	10/01/22	13129560	202210	320-57200-46250		POOLSURE	*	1,113.75		
			OCT POOL CHEMICALS								
										1,113.75	002102
10/14/22	00201	9/26/22	16165	202209	320-57200-49000		TAYLOR TREE SERVICES, INC	*	650.00		
			RMV DEAD PINE TREES								
										650.00	002103
10/14/22	00019	10/01/22	36801B	202210	320-57200-46800		THE LAKE DOCTORS INC	*	884.00		
			OCT LAKE MANAGEMENT								
										884.00	002104

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/14/22	00335	10/01/22 2859	202210 320-57200-34300	OCT NEWSLETTER & MAINT ROBERTA G NAGLE DBA UNICORN	*	150.00	150.00 002105
10/14/22	00286	9/30/22 403348	202209 320-57200-34600	SEP POOL MONITOR	*	288.45	
		9/30/22 403447	202209 320-57200-46600	SEP POOL SUPPLIES	*	506.60	
		10/01/22 402740	202210 320-57200-34700	OCT FIELD MGT SERVICES	*	6,052.92	
		10/01/22 402740	202210 320-57200-34400	OCT OFC ADMIN & EVENT CRD	*	3,104.58	
		10/01/22 402740	202210 320-57200-34200	OCT JANITORIAL SERVICES	*	2,328.10	
		10/01/22 402740	202210 320-57200-46200	OCT POOL MAINTENANCE	*	2,607.48	
		10/01/22 402740	202210 320-57200-46700	OCT PET WASTE DISP SRVS	*	651.87	
				VESTA PROPERTY SERVICES, INC.			15,540.00 002106
10/14/22	00044	9/30/22 09302022	202210 320-57200-42000	OCT INTERNET SERVICES WAVEFLY	*	54.95	54.95 002107
10/25/22	00033	10/07/22 265358	202210 320-57200-49300	PROXIMITY CARDS (100 CT) ATLANTIC SECURITY	*	365.00	365.00 002108
10/25/22	00334	9/16/22 6164/1	202209 320-57200-46600	KEY KWIKSET HARDWARE SUPP	*	7.53	
		9/26/22 6184/1	202209 320-57200-46600	CABLE TIES & SUPER GLUE	*	39.74	
		9/26/22 6185-1	202209 320-57200-46100	CEILING REPAIR	*	53.99	
		10/05/22 6204/1	202210 320-57200-46600	PVC PIPE,CEMENT,ADAPTER	*	15.80	
		10/10/22 6217/1	202210 320-57200-46600	NYLON ROPE,FASTENERS	*	9.47	
		10/13/22 5969/1	202206 320-57200-46600	HARDWARE SUPPLY	*	23.23	
				CRONIN ACE HARDWARE			149.76 002109
10/25/22	00150	9/02/22 16619	202210 310-51300-45000	FY23 INSURANCE RENEWAL	*	8,871.00	
		9/02/22 16619	202210 320-57200-45000	FY23 INSURANCE RENEWAL	*	23,771.00	
				EGIS INSURANCE ADVISORS, LLC			32,642.00 002110


CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	....CHECK.....
DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS			AMOUNT #
10/25/22	00013	10/10/22 205025	202209 310-51300-31100	SEP PROFESSIONAL SERVICES ENGLAND, THIMS & MILLER, INC.	*	245.00	245.00 002111
10/25/22	00372	10/14/22 3124276	202209 310-51300-31500	SEP GENERAL COUNSEL KUTAK ROCK LLP	*	1,976.13	1,976.13 002112
10/25/22	00201	10/12/22 16214	202209 320-57200-49100	STORM CLEANUP-RMV TREES TAYLOR TREE SERVICES, INC	*	3,000.00	3,000.00 002113
10/25/22	00286	8/31/22 402619	202208 320-57200-46600	POOL SUPPLIES VESTA PROPERTY SERVICES, INC.	*	165.44	165.44 002114
11/03/22	00378	9/30/22 4924968	202209 310-51300-48000	SEP MTG 9/12; 7748606 CA FLORIDA HOLDINGS,LLC	*	69.36	69.36 002115
11/03/22	00195	10/03/22 86687	202210 310-51300-54000	FY23 SPECIAL DISTRICT FEE DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00 002116
11/03/22	00280	10/23/22 119522	202210 320-57200-42000	OCT HIGHSPEED INTERNET FLORIDA HIGH SPEED INTERNET	*	125.00	125.00 002117
11/03/22	00296	10/31/22 10312022	202210 320-57200-34500	10/1-10/31 (15HRS) SECUR LAUREN MARIA LEDOUX	*	825.00	825.00 002118
11/03/22	00341	11/01/22 13129561	202211 320-57200-46250	NOV POOL CHEMICALS POOLSURE	*	1,113.75	1,113.75 002119
11/03/22	00303	10/17/22 INV-0004	202210 320-57200-46600	PRESSURE WASH PUTTING ON PRESSURE, INC.	*	2,575.00	2,575.00 002120
11/03/22	00324	8/01/22 35144274	202208 320-57200-51000	BIC WITE OUT EZ TAPE 2PK	*	15.42	
		8/01/22 35144989	202208 320-57200-51000	HP 962XL/962 INK CARTRIDG	*	103.99	
				STAPLES			119.41 002121

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/03/22	00201	10/27/22 16280	202210 320-57200-49000	DROP TREES NEAR PRESERVE TAYLOR TREE SERVICES, INC	*	1,200.00	1,200.00 002122
11/03/22	00019	10/26/22 1686293	202208 320-57200-46800	AUG LAKE MAINTENANCE 10/26/22 30513B 202209 320-57200-46800 SEP LAKE MAINTENANCE THE LAKE DOCTORS INC	*	854.00	1,708.00 002123
11/03/22	00376	10/21/22 1989	202210 320-57200-49000	OCT HOLIDAY REFRESH MULCH U.S. MULCHING	*	2,200.00	2,200.00 002124
11/14/22	00334	10/18/22 6232/1	202210 320-57200-46600	MAINTENANCE SUPPLIES 10/26/22 6250/1 202210 320-57200-46600 MAINTENANCE SUPPLIES 10/27/22 6251/1 202210 320-57200-46600 MAINTENANCE SUPPLIES CRONIN ACE HARDWARE	*	16.72	41.15 002125
11/14/22	00381	11/16/22 D5	202211 320-57200-49400	NORTH BAND PERFORM 11/19 FLORIDA TAX SEARCH INC	*	700.00	700.00 002126
11/14/22	00030	11/01/22 292	202211 310-51300-34000	NOV MANAGEMENT FEES 11/01/22 292 202211 310-51300-35100 NOV INFORMATION TECH 11/01/22 292 202211 310-51300-51000 OFFICE SUPPLIES 11/01/22 292 202211 310-51300-42000 POSTAGE 11/01/22 292 202211 310-51300-42500 COPIES 11/01/22 292 202211 310-51300-41000 TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES	*	4,427.33	4,634.73 002127
11/14/22	00021	11/08/22 23289	202211 310-51300-31200	ARB SERIES 2015 FYE 9/30 GRAU & ASSOCIATES	*	600.00	600.00 002128
11/14/22	00372	11/09/22 3138032	202210 310-51300-31500	OCT GENERAL COUNSEL KUTAK ROCK LLP	*	1,863.00	1,863.00 002129

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/14/22	00372	11/09/22 3138034	202210 310-51300-31500	FPL EMINENT DOMAIN MATTER KUTAK ROCK LLP	*	180.00	180.00 002130
11/14/22	00296	11/09/22 11092022	202210 320-57200-34500	10/1-10/31(15 HRS) SECRTY LAUREN MARIA LEDOUX	*	825.00	825.00 002131
11/14/22	00296	11/09/22 11092022	202211 320-57200-34500	11/19(4 HRS) SECURITY LAUREN MARIA LEDOUX	*	220.00	220.00 002132
11/14/22	00255	11/07/22 90006044	202211 320-57200-46600	PHASE 2 MAT CLEANING STEAM LUX LLC	*	300.00	300.00 002133
11/14/22	00083	10/25/22 6707577	202210 310-51300-31300	FY23 TRUSTEE FEES 10/25/22 6707577 202210 310-51300-31300 INCIDENTAL EXPENSES US BANK	*	4,050.00 313.88	4,363.88 002134
11/14/22	00376	11/07/22 2007	202211 320-57200-49000	PLAYGROUND MULCH U.S. MULCHING	*	3,000.00	3,000.00 002135
11/14/22	00286	10/31/22 404242	202210 320-57200-49400	HALLOWEEN EVENT VESTA PROPERTY SERVICES, INC.	*	210.06	210.06 002136
11/14/22	00286	11/01/22 403735	202211 320-57200-34700	NOV FIELD MGT SERVICES	*	6,052.92	
		11/01/22 403735	202211 320-57200-34400	NOV OFC ADMIN & EVENT CRD	*	3,104.58	
		11/01/22 403735	202211 320-57200-34200	NOV JANITORIAL SERVICES	*	2,328.10	
		11/01/22 403735	202211 320-57200-46200	NOV POOL MAINTENANCE	*	2,607.48	
		11/01/22 403735	202211 320-57200-46700	NOV PEST WASTE DISPOSAL VESTA PROPERTY SERVICES, INC.	*	651.87	14,744.95 002137
11/14/22	00044	11/03/22 11032022	202211 320-57200-42000	NOV INTERNET SERVICES WAVEFLY	*	54.95	54.95 002138

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/14/22	00271	10/15/22	JAX44143 202210 320-57200-46100 OCT LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE	*	10,536.67	10,536.67 002139
11/14/22	00271	10/30/22	JAX45078 202210 320-57200-46300 IRRIGATION REPAIRS	YELLOWSTONE LANDSCAPE	*	670.00	670.00 002140
11/14/22	00271	11/01/22	JAX45470 202211 320-57200-46100 NOV LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE	*	10,536.67	10,536.67 002141
11/14/22	00271	9/01/22	JAX42543 202209 320-57200-46100 SEP LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE	*	10,536.67	10,536.67 002142
11/14/22	00271	9/02/22	JAX42242 202209 320-57200-46300 IRRIGATION REPAIRS	YELLOWSTONE LANDSCAPE	*	713.00	713.00 002143
TOTAL FOR BANK C						143,019.59	
TOTAL FOR REGISTER						143,019.59	

LOCALIQ FLORIDA

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	PAGE # 1 of 1
INVOICE # 0004846929	BILLING PERIOD Aug 1- Aug 31, 2022	PAYMENT DUE DATE September 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$276.08	
BILLING ACCOUNT NAME AND ADDRESS Brandy Creek Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
<p>Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>			

00007651500000000000000048469290002760867176

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR_13412

Date	Description	Amount
8/1/22	Balance Forward	\$638.38
8/22/22	PAYMENT - THANK YOU	-\$638.38

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
8/10/22	7656847 ✓	SEALED BID - TRAVEL BUS		\$62.56
8/11/22	7557492 ✓	NOTICE OF RULEMAKING		\$140.08
8/12/22	7651688 ✓	FY23 mtg		\$73.44

\$276.08
1,310.573.480
3780

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

<h2>LOCALIQ FLORIDA</h2>		ACCOUNT NAME Brandy Creek Cdd	PAYMENT DUE DATE September 20, 2022	AMOUNT PAID \$276.08		
		ACCOUNT NUMBER 765150	INVOICE NUMBER 0004846929			
CURRENT DUE \$276.08	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$276.08 ✓
REMITTANCE ADDRESS (include Account# & Invoice# on check) CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____			

00007651500000000000000048469290002760867176

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Brandy Creek Cdd
Brandy Creek Cdd
475 W Town Place
ROOM 114

Saint Augustine FL 32092

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/10/2022

and that the fees charged are legal,
Sworn to and subscribed before on 08/10/2022

Merrill Verbruggen
Legal Clerk

Shelly Hora
Notary, State of WI, County of Brown

8-25-22
My commission expires

Publication Cost: \$62.56
Order No: 7555847 # of Copies: 1
Customer No: 765150
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

SHELLY HORA
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Brandy Creek Community Development District (the "District") hereby gives notice of its intention to adopt revised Policies Regarding District Amenity Facilities related to Non-Resident User Fees imposed on persons desiring to utilize the District's amenity facilities ("Amenity Facilities") who are not landowners of property within the Districts ("Non-Resident User Fees") and to provide for new fees for Access Cards ("Access Card Fees"). The purpose and effect of the Non-Resident User Fees and Access Card Fees are to provide for efficient and effective operations of the District's Amenity Facilities. Legal authority for the proposed Non-Resident User Fees and Access Card Fees includes sections 190.011, 190.012(3), 190.035, 190.041, and 120.054, Florida Statutes. A public hearing will be conducted by the District on Wednesday, September 14, 2022, at 6:30 p.m., at the Phase II Amenity Center, 251 Huffner Circle, St. Augustine, Florida 32092. A copy of the proposed rule establishing the Non-Resident User Fees, Access Card Fees, and additional information on the public hearing may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850. Jim Oliver, District Manager

Run Date: August 10, 2022

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Brandy Creek Cdd
Brandy Creek Cdd
475 W Town Place
ROOM 114

Saint Augustine FL 32092

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/11/2022

and that the fees charged are legal.
Sworn to and subscribed before on 08/11/2022

Mariah VerDrager
Legal Clerk

Kathleen Allen
Notary, State of WI, County of Brown
1-7-25

My commission expires
Publication Cost: \$140.08
Order No: 7557492 # of Copies:
Customer No: 765150 1
PO #:

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING BY
BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT
In accordance with Chapters 120 and
190, Florida Statutes, the Brandy
Creek Community Development
District (the "District") hereby
gives notice of its intention to adopt
revised Policies Regarding District
Amenity Facilities related to Non-
Resident User Fees imposed on
persons desiring to utilize the
District's amenity facilities
("Amenity Facilities") who are not
residents of property within the
District's "Non-Resident User
Fees") and to provide for new fees
for Access Cards ("Access Card
Fees").
The proposed annual Non-Resident
User Fee is \$2,500. Non-Resident
User Fees shall be subject to the
District's Policies Regarding
District Amenity Facilities
("Amenity Policies"), as amended
from time to time. The proposed
Access Card Fee is \$35.00 per access
card.
A public hearing will be conducted
by the Board of Supervisors
("Board") of the District on Wednes-
day, September 14, 2022, at 8:30
a.m. at the Public 11 Amenity
Center, 251 Highway Circle, St.
Augustine, Florida 32087.
The proposed Non-Resident User
Fees and Access Card Fees may be
subject to the public hearing after
discussion by the Board and public
comment. The purpose and effect of
the Non-Resident User Fees and
Access Card Fees is to provide for
efficient and effective operations of
the District's Amenity Facilities.
Prior notice of rule development
was published in the St. Augustine
Record on August 10, 2022.
Legal authority for the proposed
Non-Resident User Fees and Access
Card Fees includes sections 190.011,
190.02(1), 190.03, 190.04, and
190.054, Florida Statutes.
Any person who wishes to provide
the District with a proposal for a
lower cost regulatory alternative as
provided by section 190.04(1),
Florida Statutes, must do so in writ-
ing within twenty one (21) days
after publication of this notice to the
District Manager, 475 West Town
Place, Suite 114, St. Augustine,
Florida 32087.
This public hearing may be contin-
ued to a date, time, and place to be
specified on the record of the hear-
ing. If anyone chooses to contest any
decision of the Board with respect to
any matter considered at the public
hearing, such person will need a
record of the proceedings and should
accordingly assure that a verbatim
record of the proceedings is made,
which includes the testimony and
evidence upon which such appeal is
to be based. At the public hearing,
staff, or Supervisors may partici-
pate in the total public hearing by
speaker telephones.
Pursuant to provisions of the Ameri-
cans with Disabilities Act, any
person requiring special accommoda-
tions of this local public hearing
because of a disability or physical
impairment should contact the
District Office at (904) 826-8224 or
least 48 hours prior to the meeting.
If you are hearing or speech
impaired, please contact the Florida
Relay Service by dialing 711, or 1-
800-955-8771 (TTY) / 1-800-955-8724
(Voice), for aid in contacting the
District Office.
A copy of the proposed rule estab-
lishing the Non-Resident User Fees,
Access Card Fees, and additional
information on the public hearing
may be obtained by contacting the
District Manager at 475 West Town
Place, Suite 114, St. Augustine,
Florida 32087 or by calling (904) 826-
8224.
Jan Oliver, District Manager
SAG 08/11/22

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Brandy Creek Cdd
Brandy Creek Cdd
475 W Town Place
ROOM 114

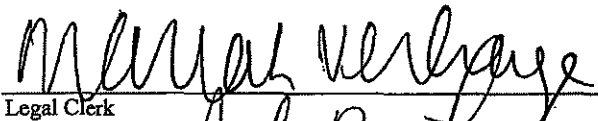
Saint Augustine FL 32092

STATE OF FLORIDA, COUNTY OF ST JOHNS

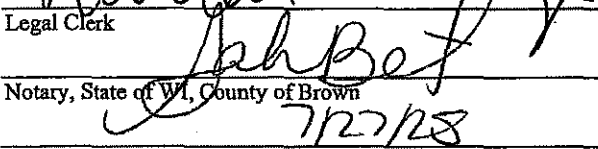
The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/12/2022

and that the fees charged are legal.
Sworn to and subscribed before on 08/12/2022



Legal Clerk



Notary, State of WI, County of Brown
7/27/23

My commission expires

Publication Cost: \$73.44

Order No: 7551688

of Copies:

Customer No: 765150

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF MEETINGS BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

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

- November 9, 2022
- January 11, 2023
- March 1, 2023 (First Wednesday)
- May 10, 2023
- July 12, 2023
- September 13, 2023

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours 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 the 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



1820 State Road 13
 Suite 4
 Saint Johns, FL 32259
 CPC# 1457438

Invoice

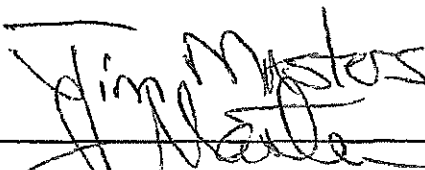
Date	Invoice #
9/2/2022	30251

904-417-5100 Phone

Bill To Brandy Creek CDD 224 Johns Creek Pkwy St. Augustine, FL 32092	Job Address Brandy Creek CDD 224 Johns Creek Pkwy St. Augustine, FL 32092
---	---

P.O. Number	Terms	Rep	Project
		DB	Johns Creek Frame & Grate

Quantity	Description	Price Each	Amount
1	INSTALL REPLACEMENT FRAME AND GRATES INCLUDES ALL PARTS, MATERIALS, AND LABOR 3800 1.320.572.462	425.00	425.00

All work is complete! Thank you for your business, we appreciate it very much. 	Total	\$425.00
	Payments/Credits	\$0.00
	Balance Due	\$425.00

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



INVOICE

BILL TO

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

INVOICE # 118221
 DATE 09/23/2022
 DUE DATE 09/23/2022
 TERMS Due on receipt

Sept High Speed Internet

DATE	ACCOUNT SUMMARY	AMOUNT
08/23/2022	Balance Forward	125.00
	Other payments and credits after 08/23/2022 through 09/22/2022	-125.00
09/23/2022	Other invoices from this date	0.00
	New charges (details below)	125.00
	Total Amount Due	125.00

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

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

Commercial Internet Service Commercial Internet Service - upgraded and ports opened for CCTV - static IP	1	125.00	125.00
--	---	--------	--------

TOTAL OF NEW
 CHARGES
 BALANCE DUE

125.00

\$125.00

Jim Masters
[Signature]

1,320.572.420
2800

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

Invoice

Invoice #: 290
Invoice Date: 9/15/22
Due Date: 9/15/22
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2023 JDC 1.310.523.314		5,000.00	5,000.00
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00

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

Invoice

Invoice #: 291
 Invoice Date: 10/1/22
 Due Date: 10/1/22
 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 - October 2022	1.310.523,340		4,427.33	4,427.33
Information Technology - October 2022	357		120.83	120.83
Postage	420		17.87	17.87
Copies	425		25.20	25.20
Total				\$4,591.23
Payments/Credits				\$0.00
Balance Due				\$4,591.23

✓

BRANDY CREEK CDD

296C 1.320.57200.34500

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

Day	Date	Start Time	End Time	Hours Worked	Sheriff's Office Report #
Sunday	9/18	8	10p	2	SJSO22CAD209285
Monday	9/19	545	945	4	SJSO22CAD209998
Monday	9/26	545	945	4	SJSO22CAD215611
Wednesday	9/28	715	1015	3	SJSO22CAD217180
Thursday	9/29	630	839	2	SJSO22CAD218173
			Total:	15	
TOTAL HOURS: 15 HOURS AT \$55.00 AN HOUR					
TOTAL : 825.00					

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

Hours did not save after the first attempt to send over September hours email.

9/18 Sunday 8-10p

Phase 1

Phase 2

9/19 Monday 545-945p

Phase 1

Phase 2

9/26 Monday 545-945p

Phase 1

I stopped 3 subjects who were observed getting out of their vehicle and walking towards the courts area. When I was conducting a property check I observed a lighter out by the Monkey bars, I shined my flashlight out there and observed subjects standing around. I walked out and caught a faint smell of possible marijuana, but was immediately covered up by body odor from the subjects. The 3 males all stated they were working out but were all seen standing near the woodline. They were all escorted to my vehicle and ran. Reference to SJSO22CAD215684

Phase 2

I stopped at the toddler park off of Huffner Hill Cir and S. Field Crest in reference to a golf cart that I had observed previously without anyone near it. I handed out two golf cart brochures to the women at the park and gave a roadside rules of the roadways. Both women believed that it was lawful to drive their battery operated golf cart. Situation should be cleared up at this time.

9/28 Wednesday 715-1015

PHASE 1

PHASE 2

9/29 Thursday 630-830p

PHASE 1

PHASE 2



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

Invoice

Date 10/1/2022

Invoice # 131295609919

Terms	Net 20
Due Date	10/21/2022
PO #	

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

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

1. 320.572.46250
341C

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

Jim Masters
[Signature]

Remittance Slip

Customer
13BRA025
Invoice #
131295609919

Amount Due \$1,113.75

Amount Paid _____

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



131295609919



Taylor Tree Services, Inc.
4600 Ave B
St. Augustine, FL 32095 US
+1 9046922008
taylortreeservicesinc@gmail.com

Invoice

BILL TO
Brandy Creek CDD
224 Johns Creek Pkwy
Jacksonville, FL 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16165	09/26/2022	\$650.00	09/26/2022	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
John's Creek 1532 W. Windy Willow Drive- Drop 2 dead pine trees in preserve 1524 W. Windy Willow Drive- Drop 1 dead pine tree in preserve.	1	650.00	650.00

BALANCE DUE

\$650.00


10-4-22



Jim Masters

1,320,572.490
2012

Our mailing address recently changed, please make changes to our vendor information and please use mailing address above. New mailing address is
4600 Ave B, St. Augustine, FL 32095.

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**
Po Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD	
	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

BRANDY CREEK CDD-JOHNS CREEK
JIM MASTERS
224 JOHNS CREEK PARKWAY Pkwy
ST. AUGUSTINE, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
709617	10/1/2022	\$884.00

The Lake Doctors
 Po Box 20122
 Tampa, FL 33622-0122

Please Return this portion with your payment

0000000022737001000000003680100000008840047

Invoice 36801B	PO #
----------------	------

Date	Description	Quantity	Amount	Tax	Total
JOHNS CREEK PKWY, ST AUGUSTINE, FL ST. AUGUSTINE, FL 32092					
10/1/2022	Water Management - Twice per month		\$884.00	\$0.00	\$884.00

Please remit payment for this month's invoice.

10-4-22

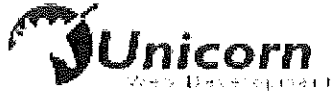
Jim Masters

[Signature]

1.320.572.468

19C

Account# 709617	Lic#:	Credits \$0.00	Adjustment \$0.00	AMOUNT DUE
				\$884.00



P.O. Box 762,
Middleburg, FL 32050

Invoice

Date	Invoice #
10/1/2022	2859

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

335C
1. 320.572.343

P.O. No.	Terms	Project

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



Invoice

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

Invoice # 402740
Date 10/1/2022
Terms Net 30
Due Date 10/31/2022
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	6,052.92	6,052.92
Office Administrator & Events Coordinator 1.320.57200.34400	1	3,104.58	3,104.58
Janitorial Services 1.320.57200.34200	1	2,328.10	2,328.10
Pool Maintenance 1.320.57200.46200	1	2,607.48	2,607.48
Pet Waste Disposal Services 1.320.57200.46700	1	651.87	651.87

We appreciate your prompt payment.

Total \$14,744.95



Invoice

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

Invoice # 403348
Date 9/30/2022
Terms Net 30
Due Date 10/30/2022
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 September	15	19.23	288.45

Thank you for your business.

Total \$288.45

2860
1.320.572.346

Lifeguards	Pay Rate/ Billable Rate	Hours	Gross Pay
Anna Noll	\$19.23	15 \$	288.45
Total		15 \$	288.45

Total Lifeguard Staff			
Total			0.00



Invoice

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

Invoice # 403447
Date 9/30/2022
Terms Net 30
Due Date 10/30/2022
Memo

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

R/M 1,320.572.466
286C

Description	Quantity	Rate	Amount
Billable Expenses			171.52
Pool Supplies			335.08
Pool Supplies			506.60
Total Billable Expenses			
Total			\$506.60

✓

EMAIL



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

Invoice	075212
Document	832263
Date	09/14/22
Print Time	9:05PM

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

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:
JOHNS CREEK	JKH	1:31PM	1% 10TH/N 20TH NET 20 TH	
Order Date	Carrier		Ship Date	Order Checked Out By:
09/13/22	COUNTER		09/14/22	
				Order Picked Up By:
				Order Delivered By: Route: 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		8.95	8.95
1		1	R0002-C	EA	TAYLOR 2oz(60ml) SOL #2		9.30	9.30
1		1	R0004-C	EA	TAYLOR 2oz(60ml) PH IND SOL		7.20	7.20
1		1	R0001-A	EA	TAYLOR 3/4oz(22ml) SOL #1		4.75	4.75
1		1	R0002-A	EA	TAYLOR 3/4oz(22ml) SOL #2		4.80	4.80
1		1	LO-PHOS-MAX-G	EA	LO-CHLOR LO-PHOS MAX PHOSPHATE REMOVER 1 GALLON JUG		94.45	94.45
1		1	POWERBLUE-GAL	EA	POWER BLUE TILE CLEANER 1 GAL		30.10	30.10

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: _____

Subtotal	159.55
Discount/Fa	
Taxable Subtotal	159.55
Tax	11.97
Freight	.00
Total	171.52

RECEIVED BY: _____
PLEASE SIGN AND PRINT NAME IN BLACK INK



EMAIL



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

Invoice	086082
Document	839371
Date	09/23/22
Print Time	8:35PM

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

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:
JOHNS CREEK	JSC	10:16AM	1% 10TH/N 20TH NET 20 TH	Order Checked Out By:
Order Date	Carrier	Ship Date	Order Picked Up By:	
09/22/22	COUNTER	09/23/22	Order Delivered By: _____ Route: CTR	

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
12		12	LO-202-1	EA	LO-CHLOR MULTI-STAIN REMOVER 2LB BOTTLE		22.45	269.40
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.

RECEIVED BY: _____
 PLEASE SIGN AND PRINT NAME IN BLACK INK

PAYMENT RECEIVED

Cash Check Credit Card
 Number: _____
 Amount: _____
 Received By: _____

Subtotal	311.70
Discount/Fa	
Taxable Subtotal	311.70
Tax	23.38
Freight	.00
Total	335.08



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	10/20/22

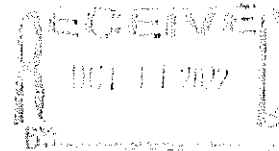
Account Summary

Billing Date 10/3/2022	Payments through: 9/30/22	
BRANDY CREEK CDD	Previous balance	\$54.95
224 JOHNS CREEK PKWY	(-) Payments	\$0.00
ST AUGUSTINE FL 32092-5064	(=) After Payments	\$54.95

Current Month Activity

Date	Description of Service	Amount
10/1/2022	Extreme 100/20 MB	10/1-10/31 \$79.99
10/3/2022	Extreme Discount	10/1-10/31 (\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$109.90

Oct internet svu



*1.320.572.420
44c*

Service Address:

224 JOHNS CREEK PKWY
 ST AUGUSTINE FL 32092-5064

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
10/20/22	020-002701	\$54.95	\$0.00	\$54.95	\$109.90	\$

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

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

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

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





SMARTHOME.BIZ
SMART HOME SPECIALISTS

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

Brandy Creek CDD
224 Johns Creek Pkwy
St Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
11/04/2022	\$365.00	10/07/2022

INVOICE NO. 265358

Site: 224 Johns Creek Pkwy St.
Augustine
Site Address: 224 Johns Creek Pkwy
St. Augustine FL 32092
Job No.: 73355
Job Name:
Order No.:

Description

Drop-off
Customer needs more access cards.
POC: (904)230-4208

Service - Security

Item	Quantity	Unit Price	Total
Drop off Fee	1.00	\$15.00	\$15.00
Proximity Cards	100.00	\$3.50	\$350.00
Sub-Total ex Tax			\$365.00
Tax			\$0.00
Total			\$365.00

1.320.572.444
33C

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

IMPORTANT: Please remember to test your system monthly.

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

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

Sub-Total ex Tax	\$365.00
Tax	\$0.00
Total inc Tax	\$365.00
Amount Applied	\$0.00
Balance Due	\$365.00

John

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

PAGE NO 1

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

CUST # 10065
 TERMS: NET EOM

INV # 005969/1
 DATE : 6/15/22
 CLERK: JDB
 TERM # 553

334C
 1.320.57200.46600

TIME :11:27

 * INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
2	EA	5292321	MENDING BRACE 12X1-1/8ZN	4.59	4.59 /EA	9.18 N
3	EA	56	MISC. FASTENERS	4.19	4.19 /EA	12.57*N
3	EA	56	MISC. FASTENERS	.30	.30 /EA	.90*N
3	EA	56	MISC. FASTENERS	.50	.50 /EA	1.50*N
** AMOUNT CHARGED TO ACCOUNT **				23.23	TAXABLE	0.00
					NON-TAXABLE	24.15
					SUB-TOTAL	24.15
					DISCOUNT	0.92
					TAX AMOUNT	0.00
					TOTAL INVOICE	23.23

(JIM MASTERS)

X _____
 Received By

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

PAGE NO 1

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

CUST # 10065
 TERMS: NET EOM

INV # 006164/1
 DATE : 9/16/22
 CLERK: JDB
 TERM # 553

TIME :11:40

 * INVOICE *

334C
1.320.57200.46600

QUANTITY	UM	ITEM	DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
3	EA	5073507	KEY KWIKSET KW1-ACE	2.79	2.79 /EA	8.37 N
** AMOUNT CHARGED TO ACCOUNT **				7.53	TAXABLE	0.00
					NON-TAXABLE	8.37
					SUB-TOTAL	8.37
					DISCOUNT	0.84
					TAX AMOUNT	0.00
					TOTAL INVOICE	7.53

(JENNIFER MEADOWS)

X _____
 Received By



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

PAGE NO 1

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

09/26/22 9:14AM M1 555 SALE
 1000964 1 EA 4.59 EA N
 SUPERGLUE FUTURE GEL 2PK 4.59
 3004647 1 EA 14.99 EA N
 CABLE TIES 36" 175# BLK 14.99
 3004706 1 EA 9.59 EA N
 CABLE TIE 36" BLK 10PK 9.59
 3004688 1 EA 14.99 EA N
 CABLETIE 11"75#BLK 100PK 14.99

SUB-TOTAL: \$ 44.16 TAX: \$.00
 DISCOUNT: -4.42 TOTAL: \$ 39.74
 CHARGE AMT: 39.74

Total Items: 4



====> JRN#I65880 INV# 6184/1 <<====
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 4.42 BY SHOPPING AT
 CRONIN ACE HARDWARE

Tell us Enter to *****

K
 92-3649

CUST # 10065
 TERMS: NET EOM

INV # 006184/1
 DATE : 9/26/22
 CLERK: MT
 TERM # 555

334C
 1.320.592.466

TIME : 9:14

 * INVOICE *

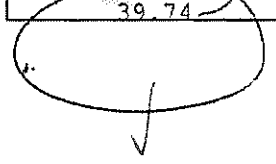
DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
SUPERGLUE FUTURE GEL 2PK	4.59	4.59 /EA	4.59 N
CABLE TIES 36" 175# BLK	14.99	14.99 /EA	14.99 N
CABLE TIE 36" BLK 10PK	9.59	9.59 /EA	9.59 N
CABLETIE 11"75#BLK 100PK	14.99	14.99 /EA	14.99 N
** AMOUNT CHARGED TO ACCOUNT **			39.74
TAXABLE			0.00
NON-TAXABLE			44.16
SUB-TOTAL			44.16
DISCOUNT			4.42
TAX AMOUNT			0.00
TOTAL INVOICE			39.74

9-26-22
 Jim Masters

Storm
 Supplies

(JIM MASTERS)

X _____
 Received By



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

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

PAGE NO 1

09/26/22 12:44PM ACW 553 SALF
 9/26/22 1 FA 59.99 EA N
 PLYWOOD PINE 1/2"X4'X4' 59.99
 SUB TOTAL \$ 59.99 TAX: \$.00
 DISCOUNT: 6.00 TOTAL: \$ 53.99
 CHARGE AMT: 53.99

Total Items: 1



==> JRM#166055 INV# 6185/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 6.00 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

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

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

X
 Received By

EEK
 AY
 092-3649

CUST # 10065
 TERMS: NET EOM

334C
 1.320.572.466

INV # 006185/1
 DATE : 9/26/22
 CLERK: ACW
 TERM # 553

TIME :12:44

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
PLYWOOD PINE 1/2"X4'X4'	59.99	59.99 /EA	59.99 N
9-26-22 ceiling repair			
** AMOUNT CHARGED TO ACCOUNT **		53.99	
		TAXABLE	0.00
		NON-TAXABLE	59.99
		SUB-TOTAL	59.99
		DISCOUNT	6.00
		TAX AMOUNT	0.00
		TOTAL INVOICE	53.99

(JIM MASTERS)



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 # 006204/1
 DATE : 10/05/22
 CLERK: JAJ
 TERM # 553

3340
1.320 572.46600

TIME : 2:40

 * INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	4361432	PVC PIPE SCH40 1" X 2'	6.59	6.59 /EA	6.59 N
1	EA	43118	ADAPTR SCH40PVC1"SL1"MPT	1.59	1.59 /EA	1.59 N
1	EA	49088	CEMENT PVC 4OZ	6.99	6.99 /EA	6.99 N
1	EA	43124	ELBOW 90 1" SXS SCH40	2.39	2.39 /EA	2.39 N
** AMOUNT CHARGED TO ACCOUNT **				15.80	TAXABLE	0.00
					NON-TAXABLE	17.56
					SUB-TOTAL	17.56
					DISCOUNT	1.76
					TAX AMOUNT	0.00
					TOTAL INVOICE	15.80

(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 # 006217/1
 DATE : 10/10/22
 CLERK: MT
 TERM # 555

3340
 1.320.57200.46600

TIME :11:25

 * INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	75851	ROPE MULTI NYLON 1/8X48	7.59	7.59 /EA	7.59 N
12	EA	56	MISC. FASTENERS	.11	.11 /EA	1.32*N
12	EA	56	MISC. FASTENERS	.11	.11 /EA	1.32*N
** AMOUNT CHARGED TO ACCOUNT **				9.47	TAXABLE	0.00
					NON-TAXABLE	10.23
					SUB-TOTAL	10.23
					DISCOUNT	0.76
					TAX AMOUNT	0.00
					TOTAL INVOICE	9.47

(JIM MASTERS)

X _____
 Received By



STATEMENT

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

CLOSING DATE: 10/13/22
 DUE DATE : 10/31/22
 ACCT: 10065

CLOSING
 DATE : 10/13/22
 DUE DATE: 10/31/22

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

CRONIN ACE HARDWAR
 BRANDY CREEK/JOHNS
 ACCOUNT : 10065

334C

1.320.57200.46600



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	8.50		PREV BAL	8.50
1/18/22	5602	1	I	INVOICE	36.30		5602	36.30
1/20/22	5606	1	I	INVOICE	26.07		5606	26.07
1/22/22	H93244	1	P	PAYMENT - THANK YOU		15.52	H93244	-15.52
1/27/22	5625	1	I	INVOICE	17.99		5625	17.99
2/ 2/22	5644	1	I	INVOICE	36.99		5644	36.99
2/ 4/22	5650	1	I	INVOICE	22.90		5650	22.90
2/ 9/22	5663	1	I	INVOICE	15.82		5663	15.82
2/17/22	5684	1	I	INVOICE	51.96		5684	51.96
2/21/22	5694	1	I	INVOICE	21.72		5694	21.72
2/25/22	5704	1	I	INVOICE	50.67		5704	50.67
2/28/22	I03077	1	P	PAYMENT - THANK YOU		80.36	I03077	-80.36
3/ 3/22	5716	1	I	INVOICE	27.87		5716	27.87
3/ 4/22	5720	1	I	INVOICE	49.01		5720	49.01
3/ 4/22	5721	1	I	INVOICE	49.44		5721	49.44
3/ 8/22	5734	1	I	INVOICE	37.46		5734	37.46
3/ 9/22	5736	1	I	INVOICE	30.82		5736	30.82
3/18/22	5763	1	I	INVOICE	68.71		5763	68.71
3/22/22	5771	1	I	INVOICE	3.22		5771	3.22
3/25/22	5785	1	I	INVOICE	41.37		5785	41.37
3/30/22	5804	1	I	INVOICE	27.32		5804	27.32
4/11/22	I15920	1	P	PAYMENT - THANK YOU		200.06	I15920	-200.06

CONTINUED

CUT HERE

CONTINUED

Transaction Codes

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

AMOUNT PAID
\$149.76

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.

STATEMENT

PAGE: 2

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

CLOSING DATE: 10/13/22
 DUE DATE : 10/31/22
 ACCT: 10065

CLOSING
 DATE : 10/13/22
 DUE DATE: 10/31/22

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

CRONIN ACE HARDWAR
 BRANDY CREEK/JOHNS
 ACCOUNT : 10065



PLEASE DETACH AND RETURN
 REMITTANCE STUB WITH YOUR PAYMENT

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT	REFERENCE	AMOUNT
4/13/22	5824	1	I	INVOICE	51.41		5824	51.41
4/18/22	5831	1	I	INVOICE	19.49		5831	19.49
4/22/22	5846	1	I	INVOICE	8.54		5846	8.54
5/ 2/22	I22672	1	P	PAYMENT - THANK YOU		335.22	I22672	-335.22
5/19/22	5906	1	I	INVOICE - <i>Paied ck # 2020 6/3</i>	94.41		5906	94.41
5/20/22	I28322	1	P	PAYMENT - THANK YOU		84.51	I28322	-84.51
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
6/15/22	5968	1	I	INVOICE	3.21		5968	3.21
6/15/22	5969 ✓	1	I	INVOICE	23.23		5969	23.23
6/24/22	I39117	1	P	PAYMENT - THANK YOU		152.46	I39117	-152.46
7/15/22	845517	1	I	ORG#006031	11.26		845517	11.26
7/18/22	6035	1	I	INVOICE	35.09		6035	35.09
7/25/22	6049	1	I	INVOICE	10.42		6049	10.42
8/ 3/22	6067	1	I	INVOICE	8.58		6067	8.58
8/11/22	6083	1	I	INVOICE	37.79		6083	37.79
8/15/22	6093	1	I	INVOICE	15.69		6093	15.69
8/22/22	I56248	1	P	PAYMENT - THANK YOU		59.98	I56248	-59.98
9/16/22	6164 ✓	1	I	INVOICE	7.53		6164	7.53
9/26/22	6184 ✓	1	I	INVOICE	39.74		6184	39.74
CONTINUED								

✂ CUT HERE ✂

CONTINUED

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

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.

STATEMENT

PAGE: 3

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

CLOSING DATE: 10/13/22
 DUE DATE : 10/31/22
 ACCT: 10065

CLOSING
 DATE : 10/13/22
 DUE DATE: 10/31/22

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

CRONIN ACE HARDWAR
 BRANDY CREEK/JOHNS
 ACCOUNT : 10065



PLEASE DETACH AND RETURN
 REMITTANCE STUB WITH YOUR PAYMENT

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT	REFERENCE	AMOUNT
9/26/22	6185	1	I	INVOICE ✓	53.99		6185	53.99
10/ 1/22	168214	1	P	PAYMENT - THANK YOU		62.06	168214	-62.06
10/ 5/22	6204	1	I	INVOICE ✓	15.80		6204	15.80
10/10/22	6217	1	I	INVOICE ✓	9.47		6217	9.47
				NEW BALANCE	149.76			
CURRENT		Current		over 30	Over 60	Over 90	FUTURE	
101.26		23.23		0.00	0.00	0.00	25.27	
							NEW BAL:	149.76

TERMS: NET EOM

10065

A - Adjustment
 B - Balance Forward

Transaction Codes
 C - Credit
 F - Finance Charge

I - Invoice
 P - Payment

AMOUNT PAID

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

SC 3333 CUT HERE 3333

STATEMENT

PAGE: 3

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

CLOSING DATE: 10/13/22
 DUE DATE : 10/31/22
 ACCT: 10065

CLOSING
 DATE : 10/13/22
 DUE DATE: 10/31/22

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

CRONIN ACE HARDWAR
 BRANDY CREEK/JOHNS
 ACCOUNT : 10065



PLEASE DETACH AND RETURN
 REMITTANCE STUB WITH YOUR PAYMENT

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT	REFERENCE	AMOUNT
9/26/22	6185	1	I	INVOICE	53.99		6185	53.99
10/ 1/22	168214	1	P	PAYMENT - THANK YOU		62.06	168214	-62.06
10/ 5/22	6204	1	I	INVOICE	15.80		6204	15.80
10/10/22	6217	1	I	INVOICE	9.47		6217	9.47
				NEW BALANCE	149.76			
CURRENT		Current		over 30	over 60	over 90	FUTURE	
101.26		23.23		0.00	0.00	0.00	25.27	
							NEW BAL:	149.76

TERMS: NET EOM

10065

A - Adjustment
 B - Balance Forward

Transaction Codes
 C - Credit
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I - Invoice
 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.

*missed items
 need to pay*

Jr

AMOUNT PAID

STATEMENT

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

CLOSING DATE: 9/30/22
 DUE DATE : 10/31/22
 ACCT: 10065

CLOSING
 DATE : 9/30/22
 DUE DATE: 10/31/22

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

CRONIN ACE HARDWAR
 BRANDY CREEK/JOHNS
 ACCOUNT : 10065



PLEASE DETACH AND RETURN
 REMITTANCE STUB WITH YOUR PAYMENT

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT	REFERENCE	AMOUNT
				Thank you for your business!				
				PREV BALANCE	85.29		PREV BAL	85.29
9/16/22	6164	1	I	INVOICE	7.53		6164 ✓	7.53
9/26/22	6184	1	I	INVOICE	39.74		6184 ✓	39.74
9/26/22	6185	1	I	INVOICE	53.99		6185 ✓	53.99
				NEW BALANCE	186.55			
<p><i>10-4-22</i> <i>Jim Masters</i> <i>[Signature]</i></p>					<p><i>1.320.572.466</i> <i>3340</i></p>			
Your Account is Past Due				Please Send In Your Payment				
CURRENT	Current	over 30	over 60	over 90				
101.26	62.00	23.23	0.00	0.00				
							NEW BAL:	186.55

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.

AMOUNT PAID

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

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 149.76

DATE OF REQUEST: 10/13/22
 TIME OF REQUEST: 10:44:55
 TERMINAL ID : 566
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 1/ 1/22
 CLOSING DATE : 10/13/22
 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!



INVOICE

Brandy Creek Community Development District 279
09/02/2022
Kristina Rudez
1 of 1

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

\$ 32,642.00
Invoice#16619
100122541

Thank You

Please detach and return with payment.



Customer: Brandy Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
16619	10/01/2022	Renew policy	Policy #100122541 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/2/2022 1,310,513.45 \$ 8871.00 1,320,572.45 \$ 23,771.00 1500	32,642.00

\$ 32,642.00

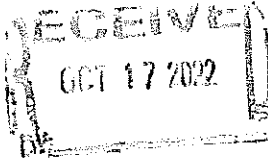
Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Fieldwood Rd, College Park, GA 30349

Remit Payment To: Egle Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 solimer@egisadvisors.com	09/02/2022
--	---	------------



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



October 10, 2022
 Project No: 00273.39000
 Invoice No: 0205025

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

Professional Services rendered through October 1, 2022

Task 01 General Consulting Engineering Services for 2021/2022

Professional Personnel

		Hours	Rate	Amount
Principal - Vice President				
Weeber, Bradley	9/10/2022	1.00	245.00	245.00
Totals		1.00		245.00
Total Labor				245.00

	Current	Prior	To-Date
Total Billings	245.00	2,735.00	2,980.00
Contract Limit			5,000.00
Remaining			2,020.00

Total this Task \$245.00

Task	XP	Expenses	Total this Task
			0.00

Invoice Total this Period \$245.00

13C
 1,310,573.00.31100

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 11775 Old St. Augustine Road • Jacksonville, Florida 32259 • 904/994-6242 • Fax 904-848-9443
 CA 00000044 LC-0100016

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 14, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3124276

Client Matter No. 3323-1

10/19 Approved by J.O.

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

3720
1,310.503,315
Invoice No. 3124276
3323-1

Re: Brandy Creek CDD-General Counsel

For Professional Legal Services Rendered

09/06/22	D. Wilbourn	0.60	90.00	Prepare and disseminate resolution resetting hearing on non-resident user rates
09/09/22	M. Eckert	0.10	32.50	Review publication requirements
09/13/22	M. Eckert	0.30	97.50	Attend agenda call; prepare for board meeting
09/16/22	M. Eckert	0.20	65.00	Prepare for board meeting
09/17/22	M. Eckert	0.50	162.50	Research and draft new disciplinary and enforcement rule for suspensions and terminations of amenity access
09/21/22	M. Eckert	3.60	1,170.00	Prepare for, travel to and attend board meeting; return travel; follow up
09/22/22	M. Eckert	0.10	32.50	Confer with Yerkes; distribute easement comments
09/26/22	K. Haber	0.30	67.50	Research public record retention requirements and prepare memorandum regarding same; prepare resolution and revisions to

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP
Brandy Creek CDD
October 14, 2022
Client Matter No. 3323-1
Invoice No. 3124276
Page 2

09/29/22	K. Haber	1.10	247.50	district record retention policies Revise property due diligence
TOTAL HOURS		6.80		
TOTAL FOR SERVICES RENDERED				\$1,965.00
DISBURSEMENTS				
Travel Expenses			11.13	
TOTAL DISBURSEMENTS				<u>11.13</u>
TOTAL CURRENT AMOUNT DUE				<u>\$1,976.13</u>



Taylor Tree Services, Inc.
 4600 Ave B
 St. Augustine, FL 32095 US
 +1 9046922008
 taylorreeservicesinc@gmail.com

Invoice

BILL TO
 Brandy Creek CDD
 224 Johns Creek Pkwy
 Jacksonville, FL 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16214	10/12/2022	\$3,000.00	10/12/2022	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Johns Creek (Hurricane Ian) September 30, 2022- 18 Ambience Way- Drop tree in Preserve. (Crew of 4). Rigging required to safely remove.	1	500.00	500.00
September 30, 2022- Removal of large uprooted oak tree(Pond near Publix) (Crew of 4). Later in the day picked up logs with Loader Truck.	1	2,200.00	2,200.00
October 3, 2022- Grinding of large uprooted stump (Pond near Publix) Crew of 1, 2hrs). Uprooted area approx 21'x6'.	1	300.00	300.00

BALANCE DUE

\$3,000.00

Hurricane

Jm

2012

*1.320.57200.49100
 storm
 clean up*

Our mailing address recently changed, please make changes to our vendor information and please use mailing address above. New mailing address is
 4600 Ave B, St. Augustine, FL 32095.



Invoice

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

Invoice # 402619
Date 8/31/2022
Terms Net 30
Due Date 9/30/2022
Memo

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

286C
1.320.57200.46600 R/M

Description	Quantity	Rate	Amount
Billable Expenses			
Pool Supplies			165.44
Total Billable Expenses			165.44

Total \$165.44

EMAIL



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

Invoice	041825
Document	807738
Date	08/25/22
Print Time	8:16PM

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

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:
JOHNS CREEK	CTW	1:53PM	1% 10TH/N 20TH NET 20 TH	Order Checked Out By:
Order Date	Carrier	Ship Date	Order Delivered By: _____ Route: CTR	
08/11/22	COUNTER	08/25/22		

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
3		3	640-4790V	EA	716-1370 WATERWAY 9in X 9in FRAME & GRT		51.30	153.90

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.

RECEIVED BY: _____
 PLEASE SIGN AND PRINT NAME IN BLACK INK

PAYMENT RECEIVED
 Cash Check Credit Card
 Number: _____
 Amount: _____
 Received By: _____

Subtotal	153.90
Discount/Fa	
Taxable Subtotal	153.90
Tax	11.54
Freight	.00
Total	165.44



LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Brandy Creek Cdd
Brandy Creek Cdd
475 W Town Place
ROOM 114

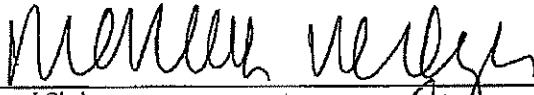
Saint Augustine FL 32092

STATE OF FLORIDA, COUNTY OF ST JOHNS


The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

09/12/2022

and that the fees charged are legal.
Sworn to and subscribed before on 09/12/2022



Legal Clerk



Notary, State of WI, County of Brown
1-7-85

My commission expires

Publication Cost: \$69.36
Order No: 7748606 # of Copies:
Customer No: 765150 1
PO #:

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District will be held on Wednesday, September 21, 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
SAR 9/12/2022 7748606

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 86687			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Brandy Creek Community Development District
 Mr. Michael C. Eckert
 Kutak Rock LLP
 107 West College Avenue
 Tallahassee, FL 32301

- 2. Telephone: (850) 692-7300
- 3. Fax: (850) 692-7319
- 4. Email: Michael.Eckert@KutakRock.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.BrandyCreekCDD.com
- 8. County(ies): St. Johns
- 9. Function(s): Community Development
- 10. Boundary Map on File: 07/09/2003
- 11. Creation Document on File: 07/09/2003
- 12. Date Established: 06/17/2003
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: St. Johns County
- 15. Creation Document(s): County Ordinances 2003-53 and 2006-36
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 03/07/2022

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date 10/11/22

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

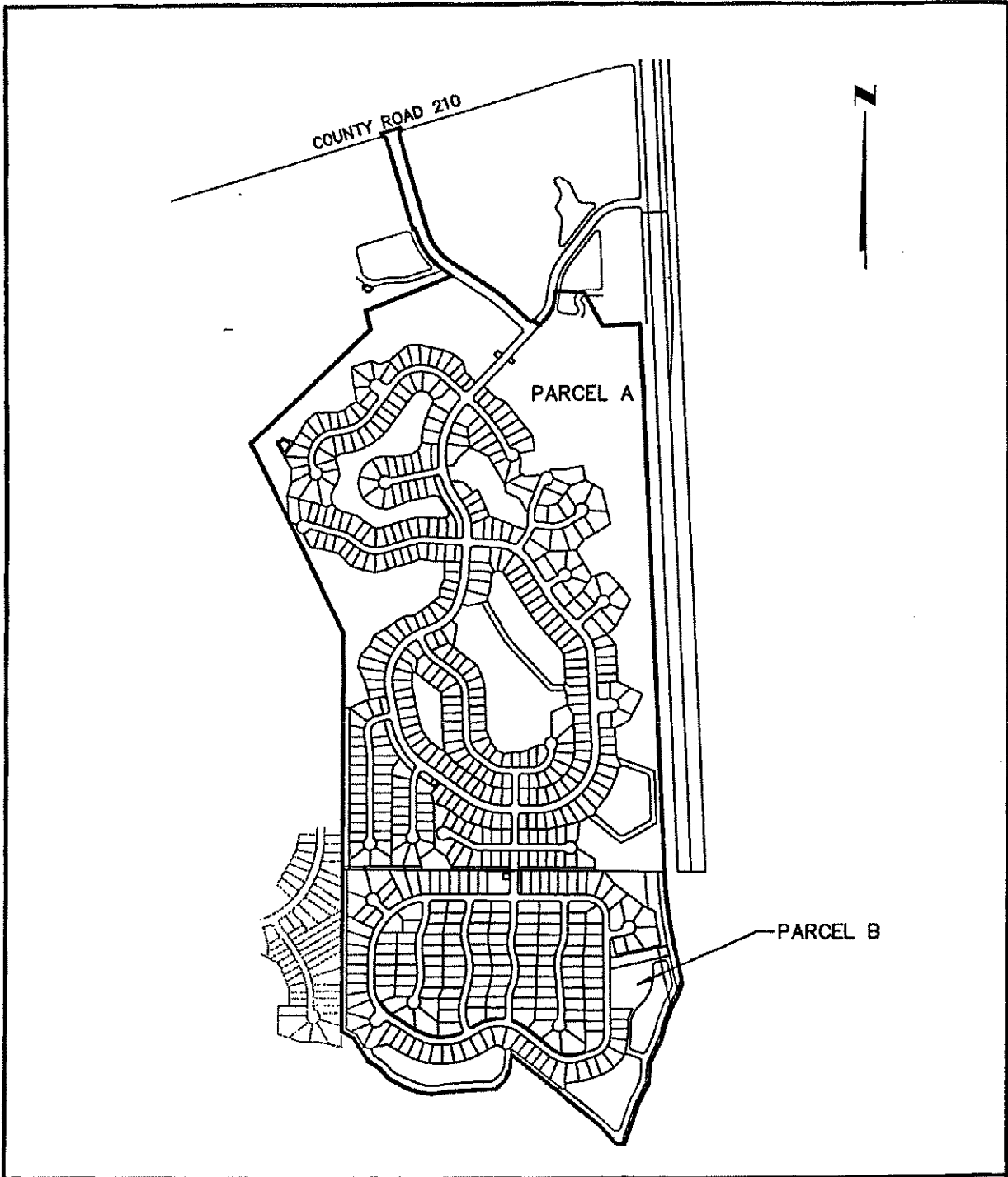
- 1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

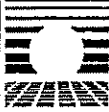
Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

195 C
 1,310.57300.54000
 FY 23
 Special Dist Fee



 <p>England-Thimys & Miller, Inc. ENGINEERS - PLANNERS SURVEYORS - LANDSCAPE ARCHITECTS 14775 St. Augustine Road Jacksonville, Florida 32256 Certificate of Authorization No. 2584 Phone No. (904) 842-8980 Fax No. (904) 846-8485</p>	PARCEL MAP		ETM NO. 05-096-01
	BRANDY CREEK ST JOHN'S COUNTY, FLORIDA COMMUNITY DEVELOPMENT DISTRICT		DATE: 12-13-05
			DRAWN BY: RC
			SHEET NO. EXHIBIT 4

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

MEMORANDUM

To: All Special District Registered Agents
From: Jack Gaskins Jr., Special District Accountability Program
Date: October 3, 2022
Subject: Fiscal Year 2022-2023 Annual State Fee and Update Requirements
Postmarked or Online Payment Due Date is December 2, 2022

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2022-2023 Annual Special District Fee Invoice and Update* document (enclosure). The state fee is \$175 per special district, unless the special district certifies that it is eligible for a zero fee. To avoid a \$25 late fee, the payment must be postmarked or paid online by **December 2, 2022**.

Special districts now have the option of paying the state fee by electronic check (Automated Clearing House Transfer), which allows a special district to transfer funds directly from its checking account to the Department of Economic Opportunity (DEO). As in the past, special districts may continue to pay the state fee using a Visa or MasterCard. All special districts are encouraged to pay the state fee online by visiting www.FloridaJobs.org/SpecialDistrictFee and following the instructions.

The Purpose of the Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by DEO, and requires DEO to annually collect a state fee from each special district to cover the costs of administering the Act. For more information, visit www.FloridaJobs.org/SDAP.

The Purpose of Reviewing the Special District's Profile on the Enclosure

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain specific information with DEO and requires DEO to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and make informed policy decisions. It is important for each special district's registered agent to annually review the information in the enclosure, make any needed corrections or updates directly on the enclosure, and return it to DEO.

Reminders

Each newly created special district must have an official website containing specific information by the end of the first full fiscal year after its creation. All other special districts should already have an official website. If the special district is required to have an official website and its web address is not listed in the enclosure, the special district must provide it. The *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook) provides detailed information about the website requirement along with general operating requirements. DEO encourages all special district staff and governing body members to review this handbook to help ensure compliance with state requirements.

(TURN OVER FOR INSTRUCTIONS)

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | [www.Twitter.com/FLDEO](https://twitter.com/FLDEO) | www.Facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Complying with the Annual State Fee and Update Requirements

Complete the following in time for the state fee to be postmarked or paid online by December 2, 2022.

STEP 1: Review the special district's profile (enclosed):

- Make any needed changes directly on the enclosure by striking through the outdated or incorrect information and writing in the new or correct information.
- Complete any missing information.
- Email or mail to DEO a boundary map and / or creation document, if not on file (see addresses below).
- Sign and date where indicated.
- Make a copy for your records.

STEP 2: Pay the \$175 state fee or certify eligibility for the zero fee and submit the following:

- **Paying online with a Visa or MasterCard or by electronic check:**
 - Visit www.FloridaJobs.org/SpecialDistrictFee and follow the instructions – it's fast, free, and convenient.
 - Write "Paid Online" on the enclosure and email it or mail it to DEO (see addresses below).
- **Paying by check:**
 - Prepare a check payable to the **Florida Department of Economic Opportunity**.
 - Enter the invoice number in the memo field.
 - Mail the check and the completed enclosure to the address below, ensuring the post-mark date is on or before December 2, 2022.
 - If it is not possible to include the check with the enclosure, write on the enclosure "check being mailed separately" and email or mail the enclosure to DEO (see addresses below).
- **Qualifying for the zero fee (only if the special district meets all three statements in the Zero Annual Fee Certification Section):**
 - Certify eligibility by initialing **each** statement.
 - Email or mail the completed enclosure to DEO (see addresses below).

Mailing Address:

Florida Department of Economic Opportunity
Bureau of Budget Management
107 East Madison Street, MSC-120
Tallahassee, FL 32399-4124

Website address for paying online, downloading a duplicate enclosure and / or DEO's W-9 Form:

www.FloridaJobs.org/SpecialDistrictFee

Questions:

Contact Jack Gaskins at SpecialDistricts@DEO.MyFlorida.com or 850-717-8430.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | www.Twitter.com/FLDEO | www.Facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

001771080202



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



INVOICE

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

INVOICE # 119522
DATE 10/23/2022
DUE DATE 10/23/2022
TERMS Due on receipt

DATE	ACCOUNT SUMMARY	AMOUNT
09/23/2022	Balance Forward	125.00
	Other payments and credits after 09/23/2022 through 10/22/2022	-125.00
10/23/2022	Other invoices from this date	0.00
	New charges (details below)	125.00
	Total Amount Due	125.00

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

**TOTAL OF NEW
 CHARGES
 BALANCE DUE**

125.00

\$125.00

10-24-22

Jim Masters
[Signature]

2800
 1.320.57200.42000

BRANDY CREEK CDD

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

Day	Date	Start Time	End Time	Hours Worked	Sheriff's Office Report #
Saturday	10/1	5	10	5	SJSO22CAD219839
Friday	10/28	545	1115	5.5	SJSO22CAD240985
Sunday	10/30	8	1020	2.5	SJSO22CAD242495
Monday	10/31	820	1020p	2	SJSO22CAD243419
			Total:	15	
TOTAL HOURS: 15 HOURS AT \$55.00 AN HOUR					
TOTAL : 825.00					

296C
1. 320.57200.34500

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

10/1 5-10p Saturday-First beautiful fall day

Phase 1

Quite busy upon arrival. There was a father/son inside the pool area, the sign was no longer present on the fence. They left at 6ish and no one else was seen going in or out. There were many juveniles who approached the gate but after looking back at me walked away. I requested a resident to move their bike to the bike rack upon going to the gym. There were several vehicles that would pull into the parking lot and fully circle out. All of their tags came back to other locations not Johns Creek.

Phase 2

The greenspaces were busy upon first drive by. The Pool still had its closure sign on it. I walked through the pool patio area and found no one inside. The doors were found secured and the front gate was open. It doesn't exactly close when you let go, I am sure that is from past damage and the new repairs. The courts were full of kids from the neighborhood. There were no vehicles in the parking lot upon inspection of the property.

10/28 Halloween weekend/FL GA Weekend 545-1115p

Phase 1

Upon arrival it was still lightly raining as the newest of cold fronts push through the area. The gym had a few residents in and out of it. There were a group of young men playing football in the parking lot which was empty. They left shortly after I arrived. I checked the area to find no one outside or within the pool patio area. Bathrooms were found clear of any and all residents/guest.

Phase 2

Upon arrival the area was quiet, still lightly raining and for the most part empty. There was a car that belonged to a nearby neighbor parked within the parking lot. As well as a gathering nearby, maybe a Halloween party or a birthday party It had no issues and cleared out by 9pm.

AFTER a check of the pool patio area, I found two doors to the party room unsecured. One was the middle entry doors and the other was the set closes to the grill. I checked all the stalls and patio area. All residents and guest were gone for the day.

Made several passes in the neighborhood and saw lots of residents walking the neighborhood looking at the lights/décor. It was a very breezy evening.

10/30 Sunday 8-1030p Making sure no tomfoolery was happening the day before the dead comes out.

Phase 1

Upon arrival, I observed a lime green vehicle parked horizontally over parking spaces in the rear of the parking lot blaring music. I pulled up next to it hit the lights and the music stopped. The driver rolled their window down and I asked what they were doing, and if they resided within the neighborhood. Unknown if the driver had just come out of the gym or not. He apologized and stated he lived just down the road. Upon running the tag, he was found to be a resident. He left after I pulled around. The gym was empty as was all the other amenities. A pair of eye glasses was found on a table out in the middle of the breeze way. They were moved to the bar top next to the office.

I drove the neighborhood making sure no egging or TP was occurring. There were several people out walking around past 9pm, I had assumed they were out looking at decorations of neighbors houses.

Phase 2

Upon arrival there was a black vehicle with a dome light on. I observed what appeared to be a white driver unknown if female or male and the passenger side door ajar with a black male wearing no shirt brushing stuff off his seat. I ran the tag which returned to a hertz rental vehicle. The vehicle was loaded into the original call. I did not get time to make contact with the driver or passenger as they were leaving as I opened my door. Up to no good is what I imagined. The pool patio gate was open, there was a soda bottle on a table inside the pool area. I discarded the trash and checked the party room and rest rooms. No other subjects were observed within the area. All party room doors were found to be secured this evening. No drug smell was found in the area from where the vehicle was parked.

A key card on blue/green ribbon was found in the area where lost and found items go. I will place it into the mailbox by phase one office. I have enough issues with keycards being in control by non-residents, so this one will be returned to the office.

10/31 Monday 820-1020p Halloween- Making sure residents and guest are behaving themselves

Phase 1

Upon arrival the parking lot was packed, as were most of the roadways still with families and trick or treaters. I checked the pool patio/pool area/ladies restroom and the gym area. All areas found to be clear of guest/residents.

I looked back into the field area and park spaces. There were kids still out on the playground but they were exiting as I was checking the area.

Phase 2

Upon arrival the playground was full of kids running around, the parking lot was full. I checked the pool patio/pool area/party room/and the bathrooms. All areas were found empty and secured. The pool patio had wet splotches leading to the gate so at some point before I pulled in someone/people were in the pool. All the roadways had cars parked along the shoulders. I spoke with a few of the residents who stated this evening was packed and they had a great crowd. I know from others that some neighborhoods had very little in the area.

The area was cleared out by 9 ish. I drove around making sure kids weren't out TP-ing residents properties, egging house/vehicles, or ding dong ditching.

Last but not least- Christmas is coming! There were two houses with decorations already being put up on Halloween!



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

Invoice

Date 11/1/2022

Invoice # 131295610655

Terms	Net 20
Due Date	11/21/2022
PO #	

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

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

341C
1,320.57200, 462.50

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

10-21-22
Jim Masters
[Signature]

Remittance Slip

Customer
13BRA025
Invoice #
131295610655

Amount Due \$1,113.75

Amount Paid _____

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



131295610655



Putting On Pressure, INC.
 904-501-0440
 Pressure Washing and Soft Wash Roof Cleaning

INVOICE

INV-000481

Date Issued: Oct 17, 2022
 Date Due: Due on Receipt
 Type: Total Due
 Work Order#: WO-000544
 Check Payable To: Putting On Pressure, Inc.
 Balance Due: \$2,575.00

FROM:
 Putting On Pressure, Inc.
 3750 Winterhawk Court
 St. Augustine, FL, 32086
 Email: puttingonpressure@gmail.com
 Phone: (904) 501-0440

TO:
 Brandy Creek CCD
 Attn: Jim Masters
 224 John's Creek Parkway
 St. Augustine, FL, 32092
 Phone: (904) 716-1370

JOB LOCATION:
 Brandy Creek CCD
 224 John's Creek Parkway
 St. Augustine, FL, 32092
 Phone: (904) 716-1370

JOB:
 Job for Estimate #EST-000614

#	Services	Qty	Price	Discount	Tax	Total
1	Johns Creek Entry Monuments and Sidewalks Wash.	1.00	\$750.00	\$0.00	No Tax	\$750.00
2	Johns Creek Entry Monuments Seal Seal With Deco 20 Clear Penetrating Hydrophobic Sealer 365 lineal ft @ \$5 per lineal ft	365.00	\$5.00	\$0.00	No Tax	\$1,825.00

10-21-22
 Jim Masters

Subtotal \$2,575.00
 Grand Total (\$) **\$2,575.00**

Accepted payment methods
 Credit Card, Check, Cash, Credit Note/E-Gift Card

1.320 57200.46000
 3030



Order# 7362062459

Order placed: August 01, 2022

Accounting Information

Budget Center
FACILITIES: BILLABLE

Billing address

475 WEST TOWN PL
SAINT AUGUSTINE, FL 32092

Shipping address

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

Invoice # 3514498968

INVOICE ISSUED

Items(s) Shipped

Item#	Item Description	Price	Quantity	Subtotal
24388084	HP 962XL/962 Black High Yield and Cyan/Magenta/Yellow Standard Yield Ink Cartridge, 4/Pack (3JB34AN#140)	\$103.99	1	\$103.99

Method of payment

Invoiced - \$103.99

Merchandise Total: \$103.99

Total Invoiced: \$103.99

Invoice # 3514427489

INVOICE ISSUED

Items(s) Shipped

Item#	Item Description	Price	Quantity	Subtotal
482491	BIC Wite-Out EZ Correct Correction Tape, White, 2/Pack (50592)	\$3.99	1	\$3.99
1545022	Sharpie Extreme Permanent Markers, Fine Tip, Black, 4/Pack (1927436)	\$4.94	1	\$4.94
112680	Staples Economy Rubber Band, #33, 1/4 lb. Resealable Bag, 205/Pack (28617-CC)	\$6.49	1	\$6.49

Method of payment

Invoiced - \$15.42

Merchandise Total: \$15.42

Total Invoiced: \$15.42

1.320.97200.51000
324C



10/01/22	AT80987	1 of 1	119.41
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Bill to:

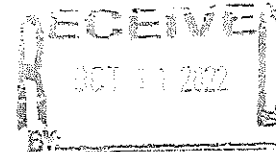
VESTA PROPERTY SERVICES
 BRANDY CREEK CDD
 475 WEST TOWN PL
 SAINT AUGUSTINE FL 32092

Statement of Account

Invoice #	Invoice Date	Invoice Amount	Payment #	Payment Date	Payment Amount	Balance
08032022	09022022	8067112641	3514498968	7362062459	000	.00
08022022	09012022	8067104084	3514427489	7362062459	000	.00
TOTALS						.00

Remit to: PO BOX 105748, ATLANTA GA 30348-5748
 Make checks payable to STAPLES

Federal ID #: 04-3390816



For billing inquiries call 888-753-4103
 Staples

1001560-0003223-0000003 of 0000004-C01-B1-5199-





Taylor Tree Services, Inc.
4600 Ave B
St. Augustine, FL 32095 US
+1 9046922008
taylortreeservicesinc@gmail.com

Invoice

BILL TO
Brandy Creek CDD
224 Johns Creek Pkwy
Jacksonville, FL 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16280	10/27/2022	\$1,200.00	10/27/2022	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Dropped 2 trees in the preserve near West American Eagle Drive, dropped 1 tree in common area near Thorn Hallow Ct, dropped 2 trees in preserve off Huffner Hill Circle	1	1,200.00	1,200.00

BALANCE DUE


\$1,200.00

10-26-22
Vin Masters
of Masters



2010
1,320.572. 4000

Our mailing address recently changed, please make changes to our vendor information and please use mailing address above. New mailing address is
4600 Ave B, St. Augustine, FL 32095.

MAKE CHECK PAYABLE TO:

 The Lake Doctors, Inc.
Po Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

BRANDY CREEK CDD-JOHNS CREEK
JIM MASTERS
224 JOHNS CREEK PARKWAY Pkwy
ST. AUGUSTINE, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
----------------	------	---------

709617	10/26/2022	\$854.00
--------	------------	----------

The Lake Doctors
Po Box 20122
Tampa, FL 33622-0122

00000000022737001000000002124300000008540046

Please Return this portion with your payment

Invoice 1686293	PO #
-----------------	------

Date	Description	Quantity	Amount	Tax	Total
	/ JOHNS CREEK PKWY, ST AUGUSTINE, FL ST. AUGUSTINE, FL 32092				
8/9/2022	Water Management - Monthly		\$854.00	\$0.00	\$854.00
<p><i>We must of missed this one</i></p> <p><i>19c</i></p> <p><i>1.320.57200.46800</i></p> <p><i>8-26-22</i></p> <p><i>Jim Masters</i></p> <p><i>J. Masters</i></p>					
				Credits	\$0.00
				Adjustment	\$0.00


AMOUNT DUE

\$854.00


Account# 709617

Lic#:

MAKE CHECK PAYABLE TO:

 The Lake Doctors, Inc.
Po Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

BRANDY CREEK CDD-JOHNS CREEK
JIM MASTERS
224 JOHNS CREEK PARKWAY Pkwy
ST. AUGUSTINE, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
709617	10/26/2022	\$854.60

The Lake Doctors
Po Box 20122
Tampa, FL 33622-0122

0000000022737001000000003051300000008540049

Please Return this portion with your payment

Invoice 30513B

PO #

Date	Description	Quantity	Amount	Tax	Total	
JOHNS CREEK PKWY, ST AUGUSTINE, FL ST. AUGUSTINE, FL 32092						
9/1/2022	Water Management - Monthly		\$854.00	\$0.00	\$854.00	
Please remit payment for this month's invoice.						
					Credits	\$0.00
					Adjustment	\$0.00
					AMOUNT DUE	
						\$854.00

19C
1,320.57200.46800

Sent 10-5-2022

Account# 709617

Lic#:

U.S. MULCHING - JACKSONVILLE

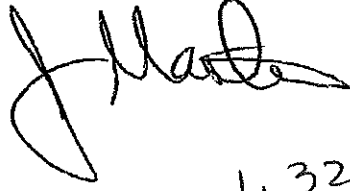
409 Queen Anne Court
St. Augustine, FL 32092



INVOICE

Brandy Creek CDD
224 John's Creek Pkwy
St Augustine, FL 32092
Jim Masters

INVOICE NUMBER 1989
INVOICE DATE October 21, 2022
Reference Code
TERMS Net 20

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
50	Install Gold: Holiday refresh (Oct)	\$44.00	\$2,200.00
10-21-22 Jim Masters  3760 1.320.57200.49000			
		SUBTOTAL	\$2,200.00
		TAX	0.00
			\$2,200.00

DIRECT ALL INQUIRIES TO:
Javi Sowers
(904) 422-5927
email: usmulchingjax@bellsouth.net
www.usmulchingjax.com

MAKE ALL CHECKS PAYABLE TO:
U.S. Mulching

PAY THIS AMOUNT

THANK YOU FOR YOUR BUSINESS!

STATEMENT

PAGE: 1

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

CLOSING DATE: 10/31/22
 DUE DATE : 11/30/22
 ACCT: 10065

CLOSING
 DATE : 10/31/22
 DUE DATE: 11/30/22

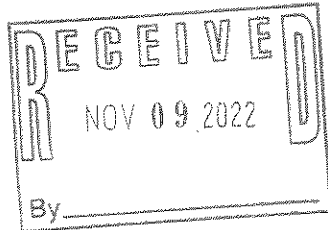
BRANDY CREEK/JOHNS CREEK
 224 JOHNS CREEK PARKWAY
 ST AUGUSTINE FL 32092-3649

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	186.55		PREV BAL	186.55
10/ 1/22	I68214	1	P	PAYMENT - THANK YOU		62.06	I68214	-62.06
10/ 5/22	6204	1	I	INVOICE	15.80		6204	15.80
10/10/22	6217	1	I	INVOICE	9.47		6217	9.47
10/18/22	6232	1	I	INVOICE	16.72		6232	16.72
10/26/22	6250	1	I	INVOICE	10.94		6250	10.94
10/27/22	6251	1	I	INVOICE	13.49		6251	13.49
10/28/22	6253	1	I	INVOICE	19.79		6253	19.79
10/31/22	I76693	1	P	PAYMENT - THANK YOU		149.76	I76693	-149.76
				NEW BALANCE	60.94			
CURRENT		Current		over 30	over 60	over 90		
60.94		0.00		0.00	0.00	0.00		



NEW BAL: 60.94

TERMS: NET EOM

11-9-22
 Jim Masters
 [Signature]

SC ← ← ← CUT HERE → → →

1-32-572 466
 334

10065

Transaction Codes

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

AMOUNT PAID

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

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 60.94

DATE OF REQUEST: 11/ 4/22
 TIME OF REQUEST: 14:10:54
 TERMINAL ID : 566
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 10/ 1/22
 CLOSING DATE : 10/31/22
 PRINTER : 0091
 OPTIONS : CDOS
 # STMT ALIGN : _

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

COPIES : 1
 DISC CUTOFF : _____

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

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

STMT MESSAGE : Thank you for your business!

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

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

10/18/22 12:42PM MT 555 SALE
 10254 1 EA 6.59 EA N
 LIME-RUST REMOVR28OZ CLR 6.59
 8107740 7 EA 11.99 EA N
 FIX-A-FLAT TIRESEAL 16OZ 11.99

CUST # 10065
 TERMS: NET EOM

INV # 006232/1
 DATE : 10/18/22
 CLERK: MT
 TERM # 555

TIME :12:42

 * INVOICE *

K
 2-3649

SUB-TOTAL:\$ 18.58 TAX: \$.00
 DISCOUNT: -1.86 TOTAL: \$ 16.72
 CHARGE AMT: 16.72

Total Items: 2



==>> JRNL#I73238 INV# 6232/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 1.86 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

To participate:
 * Visit TalkTo.AceHardware.com

* This survey invitation is valid
 for 72 hours

* Store # 16059
 * Survey approximately 5 minutes

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

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
LIME-RUST REMOVR28OZ CLR	6.59	6.59 /EA	6.59 N
FIX-A-FLAT TIRESEAL 16OZ	11.99	11.99 /EA	11.99 N
** AMOUNT CHARGED TO ACCOUNT **		16.72	TAXABLE 0.00
			NON-TAXABLE 18.58
			SUB-TOTAL 18.58
			DISCOUNT 1.86
			TAX AMOUNT 0.00
			TOTAL INVOICE 16.72

10-17-22
 Jim Masters

(JIM MASTERS)

16.72

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

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

10/26/22 11:13AM MI 553 SALE
 56 5 EA .75 EA *N
 MISC. FASTENERS 3.75
 1492701 1 EA 7.99 EA N
 SPRYPNT 2X SAT DK WALNUT 7.99
 SUB-TOTAL:\$ 11.74 TAX:\$.00
 DISCOUNT: .80 TOTAL:\$ 10.94
 CHARGE AMT: 10.94

CUST # 10065
 TERMS: NET EOM

INV # 006250/1
 DATE : 10/26/22
 CLERK: MT
 TERM # 553

TIME :11:13

 * INVOICE *

649

Total Items: 6



==>> JRN#I75341 INV# 6250/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$.80 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

To participate:
 * Visit TalkTo.AceHardware.com

* This survey invitation is valid
 for 72 hours

* Store # 16059
 * Survey approximately 5 minutes

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

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
. FASTENERS	.75	.75 /EA	3.75*N
PNT 2X SAT DK WALNUT	7.99	7.99 /EA	7.99 N
MOUNT CHARGED TO ACCOUNT **			10.94
TAXABLE			0.00
NON-TAXABLE			11.74
SUB-TOTAL			11.74
DISCOUNT			0.80
TAX AMOUNT			0.00
TOTAL INVOICE			10.94

(JIM MASTERS)

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

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

10/27/22 9:19AM JDB 553 SALE

3004688 1 EA 14.99 EA N
 CABLETIE 11"75#BLK 100PK 14.99

SUB TOTAL: \$ 14.99 TAX: \$.00
 DISCOUNT: -1.50 TOTAL: \$ 13.49
 CHARGE AMT: 13.49

Total Items: 1



==> JRNL#175571 INV# 6251/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 1.50 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

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

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

EK
 Y

CUST # 10065
 TERMS: NET EOM

92-3649

INV # 006251/1
 DATE : 10/27/22
 CLERK: JDB
 TERM # 553

TIME : 9:19

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
CABLETIE 11"75#BLK 100PK	14.99	14.99 /EA	14.99 N
** AMOUNT CHARGED TO ACCOUNT **		13.49	TAXABLE 0.00
			NON-TAXABLE 14.99
			SUB-TOTAL 14.99
			DISCOUNT 1.50
			TAX AMOUNT 0.00
			TOTAL INVOICE 13.49

(JIM MASTERS)

X

Received By

FLORIDA TAX SEARCH, INC

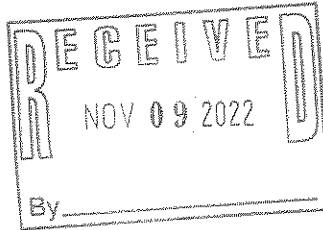
INVOICE

8710 Hunters Creek Dr. South
Jacksonville, FL 32256

Date: November 16, 2022
INVOICE # D5
For: Band - Concert

Bill To:

Brandy Creek CDD
224 Johns Creek Parkway
St. Augustine, FL 32092



Description	Line Total
North of 40 band performance for Johns Creek Neighborhood 11/19	\$700.00
<i>Music Event Phase 1 Field 11-19-22</i>	
<i>11-19-22 V.I. Masters</i>	
Total	\$700.00

Make all checks payable to Florida Tax Search, Inc.

Thank you for your business!

ACH payments: Jax Federal Credit Union, ABA# 263079234, Account #87549
Florida Tax Search, Inc., FEI #59-3219212

*1.32.572.494
381*

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

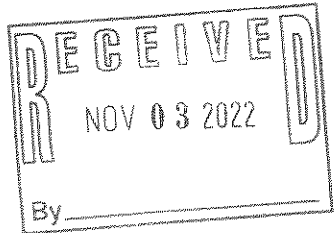
Invoice

Invoice #: 292
Invoice Date: 11/1/22
Due Date: 11/1/22
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2022 1-31-513-301		4,427.33	4,427.33
Information Technology - November 2022 1-31-513-351		120.83	120.83
Office Supplies 1-31-513-51		0.54	0.54
Postage 1-31-513-42		38.12	38.12
Copies 1-31-513-425		9.75	9.75
Telephone 1-31-513-41		38.16	38.16
30			



Total	\$4,634.73
Payments/Credits	\$0.00
Balance Due	\$4,634.73

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

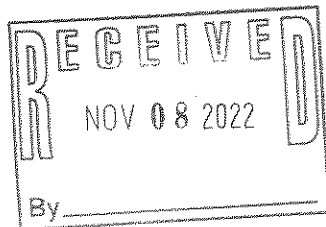
Phone: 561-994-9299

Fax: 561-994-5823

Brandy Creek Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Invoice No. 23289
Date 11/08/2022

SERVICE	AMOUNT
Project: Arbitrage - Series 2015 FYE 9/30/2022 Arbitrage	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>



1-31-513-312
21

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

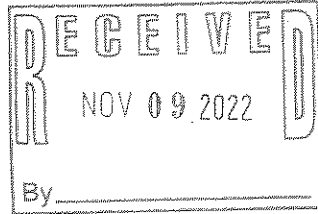
Facsimile 404-222-4654

Federal ID 47-0597598

November 9, 2022

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3138032
Client Matter No. 3323-1



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

1.31.513.315
372

Invoice No. 3138032
3323-1

Re: Brandy Creek CDD-General Counsel

For Professional Legal Services Rendered

10/11/22	M. Eckert	0.10	36.00	Review and complete DEO registration form
10/11/22	K. Haber	2.40	540.00	Prepare real estate due diligence
10/15/22	M. Eckert	0.70	252.00	Research property ownership including Tract T-13; conduct real property due diligence
10/18/22	M. Eckert	0.20	72.00	Prepare supervisor vacancy resolution
10/18/22	K. Haber	1.10	247.50	Review recorded deeds and easements and update property due diligence
10/18/22	D. Wilbourn	0.70	105.00	Prepare resolution declaring board vacancies; confer with Hancock regarding boundary map
10/19/22	M. Eckert	0.20	72.00	Research updated boundary map for Department of Economic Opportunity; confer with Oliver regarding vacancy resolution
10/19/22	K. Haber	0.20	45.00	Review correspondence from Oliver;

KUTAK ROCK LLP

Brandy Creek CDD
November 9, 2022
Client Matter No. 3323-1
Invoice No. 3138032
Page 2

				revise property due diligence research
10/24/22	K. Haber	0.10	22.50	Correspondence with Oliver regarding meeting agenda
10/25/22	M. Eckert	0.20	72.00	Prepare revised suspension and disciplinary rule
10/26/22	M. Eckert	0.10	36.00	Confer with Meadows regarding liquor insurance
10/27/22	M. Eckert	0.50	180.00	Review draft minutes and provide comments; distribute new draft suspension policy
10/28/22	M. Eckert	0.30	108.00	Prepare records retention memorandum and resolution; prepare surplus property memorandum and resolution
10/28/22	D. Wilbourn	0.40	60.00	Prepare memorandum and resolution regarding amendment to records retention policy
10/31/22	D. Wilbourn	0.10	15.00	Disseminate records retention policy memo and resolution
TOTAL HOURS		7.30		
TOTAL FOR SERVICES RENDERED				\$1,863.00
TOTAL CURRENT AMOUNT DUE				<u>\$1,863.00</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

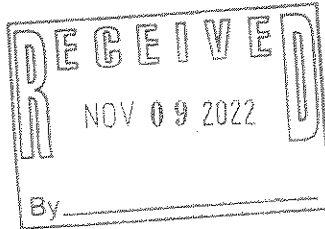
Facsimile 404-222-4654

Federal ID 47-0597598

November 9, 2022

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3138034
Client Matter No. 3323-3



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

*"FPL Eminent Domain Matter" 1-31-513-315
372*

Invoice No. 3138034
3323-3

Re: FPL Eminent Domain

For Professional Legal Services Rendered

10/06/22	M. Eckert	0.50	180.00	Prepare for and participate in call on eminent domain matter
TOTAL HOURS		0.50		
TOTAL FOR SERVICES RENDERED				\$180.00
TOTAL CURRENT AMOUNT DUE				<u>\$180.00</u>

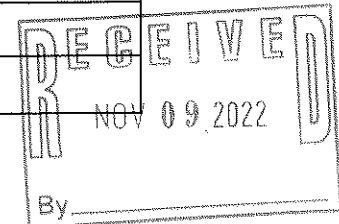
BRANDY CREEK CDD

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

Day	Date	Start Time	End Time	Hours Worked	Sheriff's Office Report #
Saturday	10/1	5	10	5	SJSO22CAD219839
Friday	10/28	545	1115	5.5	SJSO22CAD240985
Sunday	10/30	8	1020	2.5	SJSO22CAD242495
Monday	10/31	820	1020p	2	SJSO22CAD243419
				Total: 15	

TOTAL HOURS: 15 HOURS AT \$55.00 AN HOUR
TOTAL : 825.00

1-32-572-345
296



ACTIVITY	
Citations:	Parking Tickets:
Warnings:	Field Contacts:
Arrests:	Reports:
<p>11-9-22</p> <p><i>Tim Masters</i></p> <p><i>[Signature]</i></p>	

10/1 5-10p Saturday-First beautiful fall day

Phase 1

Quite busy upon arrival. There was a father/son inside the pool area, the sign was no longer present on the fence. They left at 6ish and no one else was seen going in or out. There were many juveniles who approached the gate but after looking back at me walked away. I requested a resident to move their bike to the bike rack upon going to the gym. There were several vehicles that would pull into the parking lot and fully circle out. All of their tags came back to other locations not Johns Creek.

Phase 2

The greenspaces were busy upon first drive by. The Pool still had its closure sign on it. I walked through the pool patio area and found no one inside. The doors were found secured and the front gate was open. It doesn't exactly close when you let go, I am sure that is from past damage and the new repairs. The courts were full of kids from the neighborhood. There were no vehicles in the parking lot upon inspection of the property.

10/28 Halloween weekend/FL GA Weekend 545-1115p

Phase 1

Upon arrival it was still lightly raining as the newest of cold fronts push through the area. The gym had a few residents in and out of it. There were a group of young men playing football in the parking lot which was empty. They left shortly after I arrived. I checked the area to find no one outside or within the pool patio area. Bathrooms were found clear of any and all residents/guest.

Phase 2

Upon arrival the area was quiet, still lightly raining and for the most part empty. There was a car that belonged to a nearby neighbor parked within the parking lot. As well as a gathering nearby, maybe a Halloween party or a birthday party It had no issues and cleared out by 9pm.

AFTER a check of the pool patio area, I found two doors to the party room unsecured. One was the middle entry doors and the other was the set closes to the grill. I checked all the stalls and patio area. All residents and guest were gone for the day.

Made several passes in the neighborhood and saw lots of residents walking the neighborhood looking at the lights/décor. It was a very breezy evening.

10/30 Sunday 8-1030p Making sure no tomfoolery was happening the day before the dead comes out.

Phase 1

Upon arrival, I observed a lime green vehicle parked horizontally over parking spaces in the rear of the parking lot blaring music. I pulled up next to it hit the lights and the music stopped. The driver rolled their window down and I asked what they were doing, and if they resided within the neighborhood. Unknown if the driver had just come out of the gym or not. He apologized and stated he lived just down the road. Upon running the tag, he was found to be a resident. He left after I pulled around. The gym was empty as was all the other amenities. A pair of eye glasses was found on a table out in the middle of the breeze way. They were moved to the bar top next to the office.

I drove the neighborhood making sure no egging or TP was occurring. There were several people out walking around past 9pm, I had assumed they were out looking at decorations of neighbors houses.

Phase 2

Upon arrival there was a black vehicle with a dome light on. I observed what appeared to be a white driver unknown if female or male and the passenger side door ajar with a black male wearing no shirt brushing stuff off his seat. I ran the tag which returned to a hertz rental vehicle. The vehicle was loaded into the original call. I did not get time to make contact with the driver or passenger as they were leaving as I opened my door. Up to no good is what I imagined. The pool patio gate was open, there was a soda bottle on a table inside the pool area. I discarded the trash and checked the party room and rest rooms. No other subjects were observed within the area. All party room doors were found to be secured this evening. No drug smell was found in the area from where the vehicle was parked.

A key card on blue/green ribbon was found in the area where lost and found items go. I will place it into the mailbox by phase one office. I have enough issues with keycards being in control by non-residents, so this one will be returned to the office.

10/31 Monday 820-1020p Halloween- Making sure residents and guest are behaving themselves

Phase 1

Upon arrival the parking lot was packed, as were most of the roadways still with families and trick or treaters. I checked the pool patio/pool area/ladies restroom and the gym area. All areas found to be clear of guest/residents.

I looked back into the field area and park spaces. There were kids still out on the playground but they were exiting as I was checking the area.

Phase 2

Upon arrival the playground was full of kids running around, the parking lot was full. I checked the pool patio/pool area/party room/and the bathrooms. All areas were found empty and secured. The pool patio had wet splotches leading to the gate so at some point before I pulled in someone/people were in the pool. All the roadways had cars parked along the shoulders. I spoke with a few of the residents who stated this evening was packed and they had a great crowd. I know from others that some neighborhoods had very little in the area.

The area was cleared out by 9 ish. I drove around making sure kids weren't out TP-ing residents properties, egging house/vehicles, or ding dong ditching.

Last but not least- Christmas is coming! There were two houses with decorations already being put up on Halloween!

BRANDY CREEK CDD

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

Day	Date	Start Time	End Time	Hours Worked	Sheriff's Office Report #
Sunday	11/19	330	730p	4	SJSO22CAD
				Total: 4	
TOTAL HOURS: 15 HOURS AT \$55.00 AN HOUR					
TOTAL : \$220.00					
MUSIC EVENT@ PHASE 1					

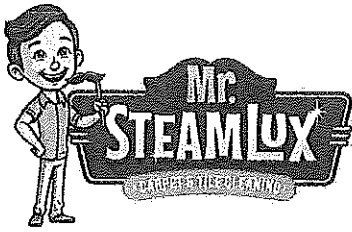
For music event
At Phase 1 11-19-22

ACTIVITY	
Citations:	Parking Tickets:
Warnings:	Field Contacts:
Arrests:	Reports:
MUSIC EVENT AT 224 JOHNS CREEK PKWY, (PHASE ONE)	

Jim Masters
Masters

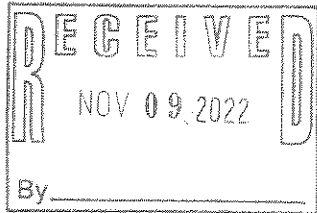
1-32-572-345
294

RECEIVED
NOV 09 2022
By _____



INVOICE	#90006044
INVOICE DATE	Nov 07, 2022
DUE	Net 30
AMOUNT DUE	\$300.00

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



CONTACT US
86 Elk Grove
St. Johns , FL 32259

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

(904) 813-1401
aaron@steamlux.com

Service completed by: Aaron Semmens

INVOICE

Services	Qty	Unit Price	Amount
Clean phase 2 amenity center	1.0	\$300.00	\$300.00
Subtotal			\$300.00
Total Tax			\$0.00
Duval (7%)			\$0.00
Total			\$300.00

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

11-9-22
Jim Masters
[Signature]

1-32-572-466
265



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

Invoice Number: 6707577
Account Number: 269633000
Invoice Date: 10/25/2022
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

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

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

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

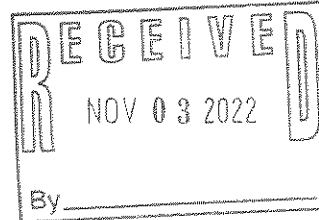
STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,363.88

All invoices are due upon receipt.

1-31-513-313 -
83



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

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

Invoice Number: 6707577
Account Number: 269633000
Current Due: \$4,363.88

Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 269633000
Invoice # 6707577
Attn: Fee Dept St. Paul

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





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

Invoice Number: 6707577
 Invoice Date: 10/25/2022
 Account Number: 269633000
 Direct Inquiries To: SCOTT SCHUHLE
 Phone: 954-938-2476

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

Accounts Included 269633000 269633001 269633002 269633003 269633004 269633005

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04510 Paying Agent / Trustee	1.00	4,050.00	100.00%	\$4,050.00
Subtotal Administration Fees - In Advance 10/01/2022 - 09/30/2023				\$4,050.00
Incidental Expenses 10/01/2022 to 09/30/2023	4,050.00	0.0775		\$313.88
Subtotal Incidental Expenses				\$313.88
TOTAL AMOUNT DUE				\$4,363.88



U.S. MULCHING - JACKSONVILLE

409 Queen Anne Court
St. Augustine, FL 32092



INVOICE

Brandy Creek CDD
224 John's Creek Pkwy
St Augustine, FL 32092
Jim Masters

INVOICE NUMBER | 2007
INVOICE DATE | November 7, 2022
Reference Code

TERMS | Net 20

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
60	Install Certified playground mulch: Johns Creek (3 playgrounds)	\$50.00	\$3,000.00
<p>11-9-22</p> <p>Jim Masters</p> <p><i>[Signature]</i></p> <p>1-32-572-49 374</p>		<p>RECEIVED</p> <p>NOV 09 2022</p> <p>By _____</p>	
		SUBTOTAL	\$3,000.00
		TAX	0.00
			\$3,000.00

DIRECT ALL INQUIRIES TO:
Javi Sowers
(904) 422-5927
email: usmulchingjax@bellsouth.net
www.usmulchingjax.com

MAKE ALL CHECKS PAYABLE TO:
U.S. Mulching

PAY THIS AMOUNT

THANK YOU FOR YOUR BUSINESS!



Invoice

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

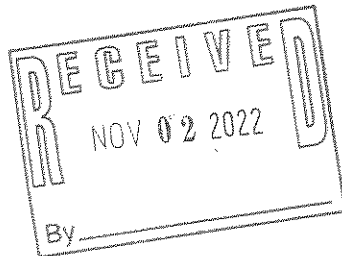
Invoice # 404242
Date 10/31/2022
Terms Net 30
Due Date 11/30/2022
Memo Billable Mileage

Bill To

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

Description	Quantity	Rate	Amount
Halloween Event	7.78	27.00	210.06
Total			\$210.06

1.32.572.494



Non-Contracted Billable Services

<i>Community</i>			<i>Month:</i>		
Johns Creek - Brandy Creek CDD			<u>10/31/22</u>		
Date of Service	Services Provided	Total Billable hours	Billable Hourly Rate	Amount billable	
10/22/22	Halloween Event	3.78	\$27.00	\$102.06	
10/22/22	Halloween Event	4.00	\$27.00	\$108.00	
Total		7.78		\$210.06	

File document by community and month



Invoice

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

Invoice # 403735
Date 11/1/2022

Terms Net 30
Due Date 12/1/2022
Memo Monthly Fees

Bill To

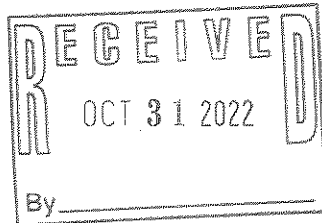
Brandy Creek C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Field Management Services	1	6,052.92	6,052.92
Office Administrator & Events Coordinator	1	3,104.58	3,104.58
Janitorial Services	1	2,328.10	2,328.10
Pool Maintenance	1	2,607.48	2,607.48
Pet Waste Disposal Services	1	651.87	651.87

We appreciate your prompt payment.

286

Total \$14,744.95



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

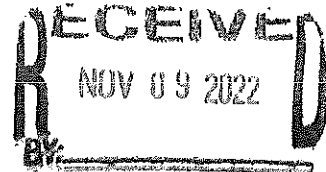
Account Number	Due Date
020-002701	11/20/22

Account Summary

Billing Date 11/3/2022	Payments through: 10/30/22
BRANDY CREEK CDD	Previous balance \$109.90
224 JOHNS CREEK PKWY	(-) Payment (10/31/2022) (\$54.95)
ST AUGUSTINE FL 32092-5054	(-) Payment (11/2/2022) (\$54.95)
	(=) After Payments \$0.00

Current Month Activity

Date	Description of Service	Amount
11/1/2022	Extreme 100/20 MB	11/1-11/30 \$79.99
11/3/2022	Extreme Discount	11/1-11/30 (\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$54.95



1-32-572-42
 44

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
11/20/22	020-002701	\$109.90	(\$109.90)	\$54.95	\$54.95	\$

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

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

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

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





YELLOWSTONE

LANDSCAPE

Bill To:

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

Property Name: Brandy Creek CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 441434	10/15/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 14, 2022

Invoice Amount: \$10,536.67

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

Invoice Total

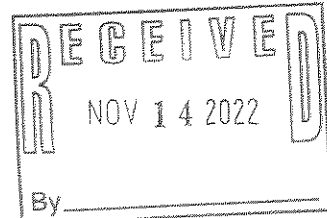
\$10,536.67

~~Handwritten scribble~~

1-32-572-461
271

11-11-22

Jim Masters
of Hand



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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 450781	10/30/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Brandy Creek CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 29, 2022

Invoice Amount: \$670.00

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

Irrigation Repairs

\$670.00

Invoice Total

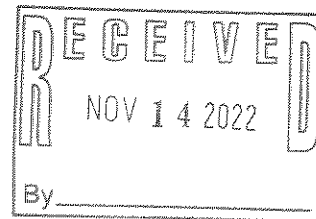
\$670.00

PAID TO THE ORDER OF YELLOWSTONE LANDSCAPE, ATLANTA, GA

11-11-22

1-32-572-463
271

Jim Masters



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



YELLOWSTONE LANDSCAPE

Bill To:

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

Property Name: Brandy Creek CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 454703	11/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2022

Invoice Amount: \$10,536.67

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

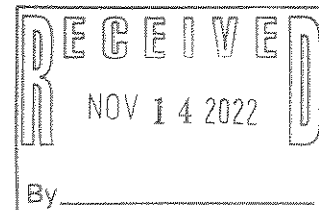
Invoice Total

\$10,536.67

1-32-572,461
271

PAID BY: [Signature] 11-11-22

Jim Masters
[Signature]



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



YELLOWSTONE LANDSCAPE

Bill To:

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

Property Name: Brandy Creek CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 425435	9/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2022

Invoice Amount: \$10,536.67

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

Invoice Total

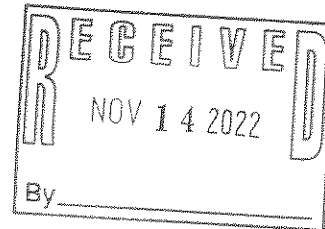
\$10,536.67

PAID BY MICHAEL LAURENCE

11-11-22

Jim Masters

1-32572.461
271



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



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Brandy Creek CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 422427	9/2/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 2, 2022

Invoice Amount: \$713.00

Description **Current Amount**

Irrigation Repairs

\$713.00

Invoice Total

\$713.00

Handwritten text: "Irrigation Repairs - 224 Johns Creek Pkwy, St Augustine, FL 32092"

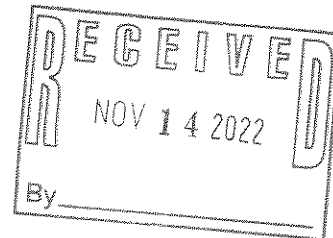
~~Handwritten signature~~

11-11-22

1-32-572-463
271

Jim Masters

Handwritten signature



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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/03/22	00048	10/04/22	INV-1412 202208 600-53800-60000 FALCON SOFTWARE 8/22-8/23	FLOCK GROUP INC DBA FLOCK SAFETY	*	10,000.00	10,000.00 000146
TOTAL FOR BANK B						10,000.00	
TOTAL FOR REGISTER						10,000.00	

flock safety

INVOICE



Flock Group, Inc.
www.flocksafety.com

Invoice Number: INV-1412
Date Issued: 10/4/2022
Due Date: 10/19/2022
Payment Terms: Net 15
PO#:

Bill To:
FL - Brandy Creek CDD
224 Johns Creek Parkway
Saint Augustine, Florida, 32092

48B

33-600-53800-60000

Notes:

ITEMS	BEGIN DATE	END DATE	QTY	UNIT PRICE	SALES TAX	TOTAL
Falcon	8/2/2022	8/1/2023	4	2,500.00	\$0.00	\$10,000.00

This invoice does not necessarily reflect your contract dates.
Your contract begins once your installation has been completed.

10-4-22 10-24-22
Jim Masters
J. Masters

Subtotal: \$10,000.00
Credit: \$0.00
Sales Tax: \$0.00
Total: \$10,000.00

Payment Remittance Information

Click Online payment link below
to pay by credit card or ACH/Wire Transfer

Pay by Check:

Payable to: Flock Safety
Memo: INV-1412
Mail to: PO Box 207576
Dallas, TX 75320-7576

*If paying by check, please include a printed
Copy of the invoice PDF with check payment.
Payment should be sent via USPS.*

By paying this invoice, I, the customer, agree to the terms and conditions listed at
<https://www.flocksafety.com/terms-and-conditions>

Questions about your service or installation? Contact support@flocksafety.com

Questions about your invoice? Contact billing@flocksafety.com

Online payment link:

https://invoice.stripe.com/acct_19rTICEaLZZMOidT/live_YWNjdF8xOXJUaUNFYUxaWk1PaWRULF9NWUpQVTNZeGx4eU55M2diUFN3Nnh2dlBueWR2UnhtLDU1NDM3MTA50200lk59E81?s=ap