

*Brandy Creek
Community Development District*

May 10, 2023

AGENDA

Brandy Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

May 3, 2023

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, May 10, 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 March 1, 2023 Meeting
- IV. Consideration of Proposals
 - A. Fitness Equipment (stair climber machine)
 - B. Pressure Washing Proposals for Common Areas
 - C. Lake Maintenance
- V. Fiscal Year 2024 Budget
 - A. Review of Proposed Budget
 - B. Consideration of Resolution 2023-10, Approving the Proposed Budget and Setting a Public Hearing Date for Adoption
- VI. Consideration of Resolution 2023-11, Regarding Spending Authority
- VII. Other Business

- VIII. Staff Reports
 - A. Attorney – Presentation on Sunshine Law and Social-Media
 - B. Engineer
 - C. Manager – Report on the Number of Registered Voters (1,289)
 - D. Operations Manager
 - 1. Report
 - 2. Lake Doctors Report
 - 3. Yellowstone Report
 - E. Amenity Manager - Report
- IX. Supervisor’s Requests and Audience Comments
- X. Financial Reports
 - A. Balance Sheet & Income Statement as of March 31, 2023
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
- XI. Next Scheduled Meeting – July 12, 2023 at 6:30 p.m. at Phase 2 Amenity Center
- XII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
BRANDY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District was held on Wednesday, March 1, 2023 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 <i>by phone</i>	Supervisor
Shawn Jolly	Supervisor
Thomas Metych	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Jim Masters	Vesta/Amenity Services Group
Jennifer Meadows	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group
Robert Yerkes	Foerster, Isaac & Yerkes
Residents	

The following is a summary of the discussions and actions taken at the March 11, 2023 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

A Resident voiced concern about Vesta expenditures. Mr. Payne explained that costs increased 4% industry wide. Vesta did most of the work in-house.

THIRD ORDER OF BUSINESS

Update Regarding FPL Request for Easement Rights

Mr. Robert Yerkes of Foerster, Isaac & Yerkes, an eminent domain attorney, updated the Board on the Florida, Power & Light (FPL) matter. There were two easements: one for the parcel on Nature Park Parkway, behind the monument and the other for a parcel 10-feet off of County Road (CR) 210, east of Hurricanes. He met several times with the FPL engineer to address CDD concerns about the landscaping at the entrance and trees that need to be moved. FPL’s initial offer for the two parcels was \$31,000 and the District ended up receiving \$130,000 in compensation. A provision was added to the easements for sovereign immunity at Mr. Eckert’s suggestion, to protect the CDD from any tort action. Upon receipt, the easements would be sent back to FPL and the CDD would receive a check in two weeks. The date for installation had not been determined as FPL had not acquired all of the parcels they needed. Mr. Payne asked if they addressed damage to CDD property. Mr. Eckert confirmed that damages were covered in both easements to his satisfaction and felt that Mr. Yerkes did an excellent job with the resolution as the recovery was far more than FPL was initially willing to pay. Mr. Payne opened the floor to audience comments since this item was not listed on the agenda. There being no comments, Mr. Payne closed the floor to audience comments.

On MOTION by Mr. Jolly seconded by Ms. Little with all in favor authorizing the Chair to execute the Florida, Power & Light easements on County Road 210 in exchange for the payment of \$130,000 was approved.

Ms. Little thanked Mr. Yerkes for doing a great job.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Appointment of New Supervisor to Fill Vacant Seat

Mr. Eckert stated there was one vacancy on the Board in Seat 1 for a four-year term expiring in November of 2026. In order to serve on the Board, candidates must be 18 years old, a citizen of the United States, resident of State of Florida and a registered voter within the CDD. An e-blast was sent to residents, announcing the vacancy and requesting that interested qualified residents provide resumes and letters of interest. Mr. Eckert suggested that each candidate introduce themselves, their qualifications and why they were interested in serving on the Board.

Mr. Payne noted there was two candidates: Mr. Thomas Metyah and Mr. Chuck Dicey. Mr. Chuck Dicey was a resident since 2011, retired and had prior experience with the POA and CDD, having familiarity with the Sunshine Law and capital budgets. Mr. Payne questioned what leadership quality Mr. Dicey had. Mr. Dicey was experienced working with nuclear power plants, was honest and would assist the Board with whatever it needed. Mr. Thomas Metyah was a resident for two years and retired from the Army, specializing in logistics, personal management, financing and security. Mr. Payne questioned Mr. Metyah's leadership quality. Mr. Metyah stated that he always put everyone's needs above his own, was hands on and ensured that issues were handled personally and correctly. Mr. Payne thanked Mr. Metyah for his service. Mr. Payne opened the floor to nominations. Ms. Little nominated Mr. Chuck Dicey.

Ms. Little moved to appoint Mr. Chuck Dicey to Seat 1 and Mr. Payne seconded the motion.

Mr. Blalock preferred to have new ideas and new perspectives.

On VOICE VOTE with Ms. Little and Mr. Payne in favor and Mr. Blalock and Mr. Jolly dissenting, the appointment of Mr. Chuck Dicey to Seat 1 with a term ending November 2026 was not approved. (Motion Failed 2-2)

Mr. Blalock nominated Mr. Thomas Metyah.

On MOTION by Mr. Jolly seconded by Mr. Payne with all in favor the appointment of Mr. Thomas Metyah to Seat 1 with a term ending November 2026 was approved.

Mr. Payne thanked both candidates for their interest in serving on the Board and congratulated Mr. Thomas Metyah.

B. Oath of Office for Newly Appointed Supervisor

Mr. Oliver, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Thomas Metyah.

Mr. Eckert explained that the District was a Governmental entity and each supervisor is subject to the Sunshine, Public Records and Ethics Laws. Each Supervisor was required to fill out a Financial Disclosure Form. Mr. Oliver provided Form 1, Statement of Financial Interests to Mr. Metyah, which was required to be filed with the Supervisor of Elections within 30 days. If Mr. Metyah chose to receive compensation of \$200, I-9 and W-4 forms must be filled out. Mr. Eckert would confer with Mr. Metyah after the meeting to discuss the Sunshine and Public Record Laws.

C. Election of Officers, Resolution 2023-07

Mr. Oliver requested that the Board designate Mr. Metyah as an Assistant Secretary.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor electing Mr. Thomas Metyah as an Assistant Secretary as evidenced by Resolution 2023-07 was adopted.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the January 11, 2023 Meeting

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the Minutes of the January 11, 2023 Meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Public Hearings to Consider

A. Adoption of Non-Resident User Fees and Rates, Resolution 2023-05

Mr. Eckert stated the proposed non-resident user rate was \$2,500 per year. The CDD was allowed to charge a user fee because these were public facilities. There was also a proposed \$25 replacement access card fee.

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor the Public Hearing to Adopt Non-resident User Fees and Rates was opened.

Mr. Payne pointed out that the non-resident user rate, which had not changed since the inception of the community, was being raised from \$1,300 to \$2,500, which was reasonable. Regarding the replacement access card fee, Mr. Payne felt that \$25 was reasonable. Ms. Little

suggested reducing it to \$20. Mr. Masters felt that charging \$20 for new and lost cards was reasonable as the fee to process the card was \$5. Resident Phillip Reynolds felt that \$10 or \$15 was more reasonable. Mr. Payne noted if they were renters, they should receive a card from their landlord. Mr. Masters pointed out that prior tenants were not leaving their access cards. Mr. Payne questioned the standard protocol in other Districts. Mr. Fagen confirmed that other Districts charged \$25 per card and provided two cards to new homeowners. If an owner wanted to purchase an additional card, they must pay \$25. Mr. Eckert felt there was a private way to deal with tenants who did not turn in their cards such as recouping the cost from a security deposit. *There was Board consensus to charge \$20 per card.* Mr. Blalock felt that the \$2,500 non-resident user rate was fair as it was close to the operation and maintenance (O&M) fee that residents pay. Mr. Payne was in favor of charging \$2,500. Resident Phillip Reynolds questioned the number of non-residents using the facility. Mr. Master stated that four non-resident families were using the facility last year.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the Public Hearing to Adopt Non-resident User Fees and Rates was closed.

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor adopting a non-resident user rate of \$2,500 and \$25 lost access card fee as evidenced by Resolution 2023-08 was adopted.

B. Adopting Revised Amenity Suspension and Termination Rules, Resolution 2023-09

Mr. Eckert stated due to the amount of property damage in other Districts and the responsible party paying for the property damage versus residents, staff recommended revising the Amenity Suspension and Termination Rules to include up to a \$500 administrative reimbursement. There was also property damage reimbursement, which was limited to the amount of property damage. The Board would consider whether to suspend privileges and to assess administrative and property damage reimbursements. Typically, suspensions would be for a minimum of 90 to 180 days; however, it would not be lifted until the amounts were paid to the District. If there was no such reimbursement, the Board could suspend amenity access cards associated with that household.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the Public Hearing to Adopt the Revised Amenity Suspension and Termination Rules was opened.

Mr. Payne asked if the 90-to-180-day suspension was in the resolution. Mr. Eckert stated it was at the discretion of the Board on a case-by-case basis, but it should not go above one year, unless it was for egregious conduct. Resident Phillip Reynolds asked if the CDD could issue a punitive fine. Mr. Eckert explained that the District could go to court and sue a resident for damaging public property; however, if someone caused \$2,500 worth of damage, by the time they paid an attorney to get involved, residents would pay over \$2,500. Resident Phillip Reynolds pointed out this was a hangout for people that did not live in the community. Mr. Eckert stated unless they paid the annual user fee, they were not supposed to be using the amenities and it became an enforcement issue for staff.

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor the Public Hearing to Adopt the Revised Amenity Suspension and Termination Rules was closed.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor adopting the Revised Amenity Suspension and Termination Rules as evidenced by Resolution 2023-09 was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals

A. Yellowstone Landscape Services for Enhancement Improvements

Mr. Masters presented the following proposals from Yellowstone Landscape Services (Yellowstone) for enhancement improvements:

- **Proposal #1:** Remove Jasmine from Phase 2 entrance median and replace with Zoysia grass for \$3,055.

Mr. Masters pointed out that Yellowstone had a new weed killer that was working well with the Jasmine and it was coming back. Therefore, this proposal was tabled. He would request that Yellowstone purchase 30 Jasmine plants for the north side of the monument.

- **Proposal #3:** Remove dead Spartina grass along wood line on Johns Creek Parkway and replace with new Spartina grass for \$1,895.70.

Mr. Masters recommended purchasing 60 units of Spartina grass to fill in dead spots on both sides of Johns Creek Parkway by the Phase 1 Amenity Center. Mr. Payne looked at these areas with Mr. Masters and felt that the proposal was reasonable. Mr. Blalock asked if there were any other options. Mr. Masters stated they currently had 300 plants along both sides of the road and this was the most efficient way to fill in this area.

On MOTION by Ms. Little seconded by Mr. Payne with all in favor the proposal with Yellowstone Landscape Services to remove dead Spartina grass along wood line on Johns Creek Parkway and replace with new Spartina grass in the amount of \$1,895.70 was approved.

- **Proposal #2:** Change out Oleander in Phase 2 median and install Arboricola and Bluemymind plants and add mulch for \$1,570. This proposal was tabled.

B. Resurfacing of Tennis Courts and Addition of Pickleball Lines

Mr. Masters presented proposals from Court Surfaces in the amount of \$12,900 and Tennis Unlimited in the amount of \$10,900 to repair, resurface and add the pickleball lines to the tennis court in Phase 1, which was requested by residents. The tennis court was in good shape, but there were some damaged areas from tree roots. Even though there was a \$2,000 difference between Court Surfaces and Tennis Unlimited, Mr. Masters recommended the proposal from Court Surfaces as it was a better value and Tennis Unlimited performed substandard repair work. Mr. Eckert requested that any motion be subject the preparation of an agreement, due to issues with past contractors. Mr. Payne questioned the root damage. Mr. Masters explained that tree roots were raising the court in certain areas. Mr. Payne was in favor, due to requests from residents. Mr. Metych asked if they were going to remove the tree roots. Mr. Masters stated they would grind down the surface to a lower level and re-fill, but it would be a continuous issue because it was surrounded by trees.

On MOTION by Mr. Payne seconded by Ms. Little with Mr. Metych, Mr. Jolly, Mr. Payne and Ms. Little in favor and Mr. Blalock dissenting, the proposal with Court Surfaces to repair, resurface and add pickleball lines to the tennis court in Phase 1 in the amount of \$12,900, subject to the preparation of an agreement

by District Counsel to cover the District from any losses was approved. (Motion Passed 4-1)

C. Commercial Fitness Products to Purchase a Climbmill/Stair Stepper for Fitness Center

Mr. Masters received requests from residents to purchase a Matrix climbmill and stair stepper for the Fitness Center and presented a proposal from Commercial Fitness Products in the amount of \$7,235, who provided preventative maintenance. There was three-year parts and labor warranty. Mr. Payne asked if there would be high usage of this equipment. Mr. Masters believed there would be based on the number of residents that wanted it. Mr. Metych asked if they looked at multiple quotes from other vendors. Mr. Masters did not but could obtain additional proposals. Mr. Blalock voiced concern that there was no room in Fitness Center. Mr. Masters stated they must pull a unit out to make room, but there was a machine that performed the same function as two machines. Mr. Payne requested that this item be tabled and that Mr. Masters obtain additional proposals.

D. Installation of Wooden Fence around Phase 1 Pool Pump Area

Mr. Masters stated there was a metal fence around the Phase 1 pool pump area and proposed purchasing a wood fence so that residents did not see the pump equipment and help keep noise over this area. After he obtained the proposals for wood, Mr. Jolly requested a vinyl fence. The cost for 72 feet vinyl fence was less, under \$3,500. Mr. Payne preferred a color that was consistent with the tan motif and a material that lasted longer, which was the vinyl. Mr. Blalock felt that vinyl would look better. Mr. Masters presented proposals from Armstrong Fence Company (Armstrong) and Masters Quality Fence (Masters), which was owned by his son. He recommended Armstrong, as they had a strong presence in the neighborhood and could complete the job quicker than his son. Mr. Payne asked if the cost was \$3,250. Mr. Masters confirmed that vinyl fence from Armstrong was \$3,500 and \$3,200 from Masters. Mr. Payne felt that the cost was equitable.

On MOTION by Ms. Little seconded by Mr. Jolly with all in favor the proposal with Armstrong Fence Company to install a vinyl fence around the Phase 1 pool pump area in the amount of approximately \$3,500 was approved.

Mr. Payne questioned the status of the pool leak. Mr. Masters recalled at the last meeting; the Board approved \$10,000 for the pool leak at the Splash Pool. The company came out and presented a proposal of \$5,900, but once they started digging, additional problems were found and provided a proposal for \$7,100 to complete the job, for a total amount of \$13,000 to \$14,000. They should be completed in the next three days and would get the pools filled to be ready for Spring Break. Mr. Payne questioned if the leak would be fixed. Mr. Masters did not know until the pool was filled with water but believed that the source was located and fixed.

EIGHTH ORDER OF BUSINESS

Discussion of Fiscal Year 2024 Budget Process

Mr. Oliver explained that the Proposed Budget would be presented at the May meeting and the Board would have 60 days to refine it. A public hearing would be scheduled for July or August. If there was an assessment increase, the Board would know ahead of time. A preliminary budget would be sent to the Board with basic information. Mr. Payne encouraged the Supervisors to review the budget thoroughly when they received it and make any recommendations.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert recalled that the Board approved an increase in the Poolsure contract and was working with them in multiple Districts on a formal agreement, which would be prepared by Ms. Katie Buchanan in his office. Once she had a form of agreement that was acceptable, they would get it signed. If Mr. Masters was getting hassled by suppliers, they could accelerate that process. Mr. Masters noted no issues. Mr. Payne asked if there would be further increases. Mr. Eckert stated that they were still dealing with insurance, notification and a request for the District to indemnify them, which as a Government, they did not do. He did not think they would be able to save on chemicals for a long time because the market was volatile. Mr. Payne appreciated their diligence to protect the District.

B. Engineer – Work Authorization No. 41 for 2023 Hourly Billing Rate Escalation

Mr. Oliver pointed out that the District Engineer attended meetings as needed, which saved the District money. They submitted Work Authorization No. 22 for General Consulting Engineering Services for Fiscal Year 2022-2023 in the amount of \$5,000. The budget was \$7,000. Discussion ensued.

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor Work Authorization No. 22 for General Consulting Engineering Services for Fiscal Year 2022-2023 in the amount of \$5,000 was approved.
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C. Manager

Mr. Oliver would provide the Fiscal Year 2022 audit at the next meeting along with the Proposed Budget.

D Operations Manager

- 1. Report**
- 2. Lake Doctors Report**
- 3. Yellowstone Report**

Mr. Masters presented the Operations Manager Report, which was included in the agenda package along with the Lake Doctors and Yellowstone Reports. Yellowstone was performing the landscaping two days per week every week starting on March 1st. He was happy with their service as they were responsive to the District’s needs. When they were not mowing, they were trimming Palmettos at no additional charge. Landscaping was a large cost for the community. They did not just pay for someone to cut their grass. They were paying for their expertise in fertilization, chemicals and pest control. Yellowstone was not always perfect, but if Mr. Masters noticed anything, they responded the same day or the next. The ponds looked good during the winter, but there would now be blooms, due to residents putting fertilizer down that ran into the ponds. They currently come out twice a month or when there was a particular issue at no charge. Their Health Department inspection for the pools was held on Monday, which the District passed. The next one would be in July. At the last meeting, the Board took action to have Southern Breeze re-strap 30 chaise lounge chairs for Phases 1 and 2 for under \$4,000. The chairs arrived today. They had five more chairs for Phase 1, which Mr. Masters would re-strap. Ms.

Little noted that the chairs looked great.

Mr. Masters questioned whether the Board had any questions or concerns about the pressure washing. They typically pressure wash around the pools at the Amenity Centers, sidewalks in front, common areas, monuments, sidewalks and curbs at front entrance off of CR 210 and the back part of Huffner Hill Circle. They discussed pressure washing sidewalks and curbs from the Amenity Center to East and West American Eagle Drive and could get prices to the Chair. Mr. Payne questioned how long it would be until they had to pressure wash the back part of Huffner Hill and what other Districts did. Mr. Masters believed that once a year was sufficient. Mr. Fagen stated that typically other Districts power washed their assets such as their Amenity Center and monuments. Mr. Payne preferred to obtain proposals to look at the value for the money and making a decision going forward. Resident Phillip Reynolds preferred that the CDD pressure wash the common areas as well as utility boxes. Mr. Masters stated they were talking about pressure washing and painting power boxes, but the power box must be in the common area and not in a resident's yard, since it was a liability issue. Mr. Eckert clarified that there was a low liability risk for the District as the risk was primarily with the homeowner. Mr. Masters would reach out to the utilities. Mr. Payne preferred to place flyers on homeowners' doors when they were pressure washing and painting utility boxes. Resident Phillip Reynolds did not think that residents cared about the sidewalks. Ms. Little thanked Mr. Masters for his hard work.

E. Amenity Manager - Report

Ms. Meadows presented the Amenity Manager's Report, which was included in the agenda package. They were looking at revamping the Fit-n-Fifty by changing its name and opening it up to adults of any age, not just 50 and older. The food trucks were returning tonight. There would be one truck for the next four months, but if there was a need, they could add additional trucks. The King and Princess Dance was on February 11th. They able to get a castle backdrop from the St. Johns Stage Performing Arts Studio, which enhanced the photos. There were a few games including Rapunzel's Hair Tangle, where kids and Dads were wrapped in streamers. The blood drive was on February 18th. There were only 10 donations, but they saved 30 lives. There would be a Spring Egg Hunt on April 1st, Mom & Son Event and Start of the Summer celebration on Memorial Day weekend. Ms. Little thanked Ms. Meadows for posting

the pictures online. Mr. Payne expressed gratitude to the District Manager, District Counsel, Ms. Meadows and Mr. Fagen.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Supervisor's Requests

Ms. Little asked if they could do anything about motorized scooters on Johns Creek Parkway, as they were not being seen by cars. Mr. Eckert stated that St. Johns Parkway was owned by the county; however, the CDD and HOA could educate the community. Ms. Little requested notification in the newsletter.

Audience Comments

Resident Phillip Reynolds appreciated Vesta, but voiced concern that their budget for next year would be high and requested that the Board consider costs. Mr. Payne stated that they could talk to Vesta about the costs, do some comparative analysis with other Districts and be frugal in their budget analysis. Resident Paul Dowd voiced concern about people using their community as a cut through when there were backups from Publix to CR 210 and suggested posting “*No Left Turn*” signs or speed humps. Mr. Eckert suggested speaking with District Engineer who had contacts with the county since it was a county road.

TWELFTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement as of January 31, 2023

Mr. Oliver presented the January 31, 2023 Balance Sheet and Income Statement, which were included in the agenda package. They were four months into the fiscal year and there was \$261,000 in the Capital Reserve. Another \$105,000 would be added during the fiscal year, bringing the total to \$366,000. There was a positive variance on the Income Statement. Mr. Payne noted that the Capital Reserve was the highest they had.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package, showing an 89% collection in assessments. The most recent schedule showed assessment collections at 98.5%.

C. Approval of Check Registers

Mr. Payne reviewed the Check Register. There were standard expenditures and no anomalies.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the December 1, 2022 through January 31, 2023 Check Register in the amount of \$310,622.39 was approved.

THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 10, 2023
at 6:30 p.m. at Phase 2 Amenity Center**

Mr. Payne stated that the next meeting was scheduled for May 10, 2023 at 6:30 p.m. at the Phase 2 Amenity Center.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

Stepmill Comparison Chart

4/18/2023

Company	Stepmill	Warranty
Southeastern Fitness	\$ 5,245.00	Parts - 5 years Labor - 2 years
First Place Fitness	\$ 5,624.00	Parts - 5 years Labor - 2 years
Commercial Fitness	\$ 6,595.00	Parts - 3 years Labor - 3 years

First Place Fitness Equipment, Inc.
 10290 Philips Hwy
 Unit 1
 Jacksonville, FL 32256

Estimate

Date	Estimate #
4/5/2023	E-52710

Name / Address
Johns Creek 111 Nature Walk Parkway Suite 104 St. Augustine, FL 32092

Ship To
Johns Creek 111 Nature Walk Parkway Suite 104 St. Augustine, FL 32092

P.O. No.:	Terms:	Rep	EO-C
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Item	Description	Qty	Rate	Total
9-3415-4g-10in-60blk	4 Series 4G - W/ LCD https://corehandf.com/product/stairmaster-4g/	1	5,299.00	5,299.00T
Delivery 1st Floor	First Floor Delivery + Installation Fee		325.00	325.00T
<p><u>WARRANTY</u> Parts - 5 years Labor - 2 years</p>				

Subtotal \$5,624.00

Sales Tax (7.5%) ~~\$421.80~~

Total \$6,045.80

To Approve this Estimate Please Sign & Email To ApprovedEstimates@1pfe.com

Signature: _____



THE ALL NEW STAIRMASTER 4G

Answering the call for a StepMill that can fit into more spaces and reach more users, we are excited to introduce the much-anticipated StairMaster 4G. As the newest addition to the StairMaster family, the 4G delivers the same heart-pounding StepMill workout with a great calorie burn through a low-impact stair climb. Designed to fit perfectly into hospitality, boutique, and multi-housing training centers, the 4G has harnessed the quality members have experienced over the past 4 years with the 10G and the recently launched 8Gx. With a footprint of 54" x 29" and a height clearance of only 8 feet, the 4G is the solution this market has been missing.



DEVICE CONNECTIVITY

Our OpenHub 15" Embedded Console connects directly with Apple Watch and Samsung Galaxy Watch for real-time data sharing between equipment and watch. NFC technology allows for a simple tap to pair connection, making data tracking that much easier.



PRODUCT DESIGN FEATURES

Available with a variety of OpenHub console options, safety-stop sensor and a redesigned handrail system that supports multiple climbing positions and includes integrated speed and stop controls for a better user experience. Additionally, the service panel removes with 4 fasteners, allowing for easy access to drive train and electronics.



4G GAUNTLET

BASE FEATURES	
LENGTH	54in (137cm)
WIDTH	29in (74cm)
HEIGHT	64in (163cm)
STEP SURFACE	10in x 18in (25cm x 46cm)
STEP HEIGHT	7in (18cm)
STEP RATE	20 Levels ranging from 24-162 steps per minute
STEP-UP HEIGHT	14in (36cm) to first flat step
RECOMMENDED CEILING HEIGHT	8ft (244cm)
HEART RATE MEASUREMENT SYSTEM	Telemetry and contact HR (Bluetooth with embedded display)
CONTROLS	Handrail design features integrated speed controls, stop button and contact heart rate grips
DISPLAY	Choose from 10" non-touch, 10" touch or 15" OpenHub display options
ACCESSORIES	Convenient bottle and/or accessory holder, console pre-wired for PVS entertainment
MAX USER WEIGHT	350lb (159kg)
DRIVE SYSTEM	Generator
ELECTRICAL REQUIREMENTS	12 V/5 Amp power supply
ADDITIONAL FEATURES	Landmark Challenge

FRAME	
MATERIAL	Powder Coated Steel Frame
CUSTOMIZABLE	Paint color options approval required
STANDARD COLOR OPTIONS	Matte Black (-60)
PRODUCT WEIGHT	348 lbs (158kg)
SHIPPING DIMENSIONS	49in x 30in x 43in (125cm x 76cm x 109cm)
SHIPPING WEIGHT	434 lbs (197kg)

ADDITIONAL SKUS	
	9-3415-4G-10IN-60BLK
	9-3415-4G-10-TS-60BLK
	9-3415-4G-15-ATSC-60BLK
	9-3415-4G-15-PAL-60BLK

At Core Health & Fitness, we bring innovative health and fitness solutions to the global market. We're home to (commercial fitness) brands like StairMaster, Nautilus, Throwdown, Star Trac, Schwinn, and Wexer. Offering a combination of equipment, trainer education, and digital fitness solutions, we press into the future of fitness to ensure the creation of quality products and programming that meet the needs of an ever-evolving industry. Beyond products, installation, customer service, and support, Core can also provide financing options and a variety of partner connections who can build out your entire space, no matter the size.

CORE
HEALTH & FITNESS

CommercialFitnessProducts

PROPOSAL

5034 N Hiatus Road, Sunrise, FL 33351

Office:
 Cell: 904-562-8318
 Email: mark@commfitnessproducts.com
 Fax: 239-938-1462

PROPOSAL # F098098709M

Date: Feb 6, 2023

Expiration Date: 3/6/2023

BILL TO: Johns Creek
 224 Johns Creek Parkway
 St. Augustine, FL 32092

SHIP TO: Johns Creek
 224 Johns Creek Parkway
 St. Augustine, FL 32092

ATN Jim Masters
 Phone
 Email jmasters@vestapropertyservices.com

ATN Jim Masters
 Phone
 Email jmasters@vestapropertyservices.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	CM-LS-LED	Matrix Lifestyle LED Climbmill	\$5,795.00	\$5,795.00
1			\$0.00	\$0.00
		<i>Optional Console Upgrades Available</i>		
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$295.00	\$295.00

Frame Color	Standard Silver
Upholstery Color	Standard Black
Notes	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.

Subtotal	\$6,090.00
State Tax	\$0.00
Freight	\$275.00
Grand Total	\$6,365.00

Lead Times

Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.

For Delivery Staff

Date:	Amount Collected:	Check No.:
Received By: (Print Name and Sign)		

Warranty
 Parts - 3 years
 Labor - 3 years

MATRIX

LIFESTYLE CLIMBMILL

Give the people you serve a stair-climbing workout that's simple, reliable and satisfying with our compact design.



Our light-commercial Climbmill is ideal for multi-family housing, small hotels, corporate facilities and municipal buildings. Compact design brings secure climbing workouts to facilities with lower ceilings, and durable components will keep your people climbing for years. It's even as easy to service as it is to use, minimizing downtime.

Oil-free drive system, anti-rust design and our exclusive Sweat Management System reduce maintenance and enhance durability, extending product life.

Control Drive stops stairs immediately if anything pushes against the direction of rotation for stair-climbing security, while deep steps and positioning software make quality climbing workouts accessible to all the different people you serve.

Easily removable front access panel and modular components streamline maintenance

MATRIX

| LIFESTYLE CLIMBMILL

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.



CONSOLE SPECS	TOUCH XL / TOUCH	PREMIUM LED	LED	GROUP TRAINING LED
Display	Touch XL: 56 cm / 22" class capacitive touchscreen LCD Touch: 41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED	Large number LED with message center	
Workouts	13	9	7	Manual
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
Fan	Yes	No		
Analog TV	NTSC, PAL, SECAM	Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2	Optional; attachable add-on TV		
IPTV	No			
Pro:Idiom Compatibility	Optional; coax	Optional; attachable add-on Pro:Idiom TV (≠ IPTV)		
WiFi	Yes	Optional; required for Asset Management and/or Workout Tracking Network app		
Bluetooth	Yes; smartphones, headphones, heart rate	Yes; heart rate	No	
ANT+	Yes; heart rate	No		
RFID Wireless Login	Yes	Optional		
Connects to Apple Watch	Yes	Optional	No	
Made for iPhone, iPad, iPod	Yes	No		
USB Port	Yes; device charging, device media, software updates	Yes; device charging, software updates		
Wireless Charging (Qi)	Yes	No		
CSAFE Ready	Yes			
Auto Wake-up	Yes	No		
FRAME SPECS				
Drive System	Clutched ECB with industrial-grade drive chain and belt			
Step Dimensions	23 x 40.2 x 14.3 cm / 9" x 15.8" x 5.6"			
Handlebar Design	Side			
Auto-stop Function	Yes; frame mounted IR			
Control Zone	No			
Locking Staircase	Yes			
Top-down Levelers	No			
Contact & Telemetric HR	Yes			
Step-on Height	26.7 cm / 10.5"			
Service Caster	No			
Minimum User Weight	45 kg / 99 lbs.			
Max User Weight	136 kg / 300 lbs.			
Ethernet Connectivity	No			
Assembled Dimensions	160 x 72 x 208 cm / 631" x 28.2" x 81.7"			
Power Requirements	100-240 V – 50/60 Hz AC			

Quote

Date: 04/05/2023
 Quote No.: 10422
 Salesperson: BC



Southeastern Fitness Equipment
 10300 Southside Blvd
 Unit 140
 Jacksonville, FL 32256
 Phone: 904.519.8211
 info@southeastfit.com

Bill To:
 Johns Creek
 TBA

Ship To:
 TBA

Qty	Item	Description	Unit Price	Total
1	Muscle D Step	Muscle D Stepmill	\$4,895.00	\$4,895.00
1	MDD-1004	Muscle D Lat Pulldown / Low Row	\$3,295.00	\$3,295.00
1	Delivery & Set Up	Delivery & Set Up	\$350.00	\$350.00
<p><u>WARRANTY</u> Parts - 5 years Labor - 2 years</p>			<p>* \$ 5,245.00</p>	

Subtotal \$8,540.00
 Sales Tax \$640.50
Total \$9,180.50

Please contact us for more information about payment options.

Thank you for your business.

Life Fitness Integrity Series PowerMill Climber

SureStepSystem™ (S3) Technology, driven by an extremely reliable AC motor, ensures a smooth motion and a high level of durability. When compared to similar products, the PowerMill Climber has the smallest footprint and the largest usable step space in the industry. It allows for both high-intensity and moderate-intensity workouts and is designed to be inviting for users all fitness levels.

Category **Stair Climbers**



B.

Pressure Washing Comparison

Curb and Sidewalk

- 1) CR210 to Johns Creek Parkway (Amenity Center)
- 2) CR 2209 behind Publix to corner of East/West American Eagle Dr.

Company	Cost
McElroy's Cleaning and Coatings	\$ 4,876.00
Putting on Pressure	\$ 4,880.00
American Eagle Powerwashing	\$ 4,600.00

AMERICAN EAGLE POWER WASHING, LLC

904-814-3067americaneaglepowerwashing@gmail.com877 W. American Eagle Dr.
Saint Augustine, FL 32092**QUOTE FOR SERVICE**Attention: Brandy Creek
Project Description: Pressure washing
Address: 475 W. Town Place Suite 114
St. Augustine, FL 32092
Quote Number: B101
Terms: 30 Days

Project Title: Johns Creek

Johns Creek Pkwy
Saint Augustine, FL 32092
Date: 5/2/23

Description	Quantity	Unit Price	Cost
Cleaning sidewalk, curb, and island curb from amenity center to 210 entrance.	1	\$2,820.00	\$2,820.00
Cleaning sidewalk, and curbs from American Eagle to behind Publix entrance.	1	\$1,780.00	\$1,780.00
Subtotal			\$4,600.00
Tax		0.00%	\$0.00
Total			\$4,600.00

Thank you for this opportunity to provide a quote for your service needs. This quote is good for 30 days.

Sincerely yours,

Zai Young



ESTIMATE

EST-000843

Estimate Date: Apr 05, 2023

Expiry Date: May 03, 2023

FROM:

Putting On Pressure, Inc.

15 B Street, B

St. Augustine, FL, 32080

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:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Wash Sidewalks and Curbing from CR2209 to American Eagle dr Sidewalks Wash 10,000 sqft total @ \$.15 per Curbing Wash 4000 lineal f5 total @ .20 per	1.00	\$2,500.00	\$0.00	No Tax	\$2,500.00
2	Wash Sidewalks and Curbing from 207 to the Amenity Center Sidewalk Wash 9500 sqft @ \$.15 Curbing Wash 3600 lineal ft @ \$.25	1.00	\$2,380.00	\$0.00	No Tax	\$2,380.00

Subtotal	\$4,880.00
Grand Total (\$)	\$4,880.00

Accepted payment methods

Credit Card, Check, Cash, Credit Note/E-Gift Card

Message

McElroy's Cleaning & Coatings
2220 CR 210 W Ste 108 #206
Jacksonville, FL 32259 US
9047213892
mcelroyscc1@live.com
www.mcelroyscc.com

Estimate



ADDRESS

Brandy Creek CDD
224 Johns Creek Parkway
St Augustine, FL 32092
904-230-4208

ESTIMATE #	DATE
2418	04/22/2023

ACTIVITY	QTY	RATE	AMOUNT
Curbing Curb cleaning on Johns Creek Parkway (From 2209 to American Eagle Drive)	1	1,646.00	1,646.00
Sidewalk Sidewalks (From 2209 to American Eagle Drive)	1	728.00	728.00
Curbing Curb cleaning on Nature's Walk Drive (From CR210 to Johns Creek Pkwy)	1	1,732.00	1,732.00
Sidewalk Sidewalks (From CR210 to Johns Creek Pkwy)	1	770.00	770.00

Thank you for giving us the opportunity to serve your needs.
Please note, if services are rendered, and the client pays with a credit card, there will be a 3% processing fee added to the invoice.

TOTAL

\$4,876.00

Accepted By

Accepted Date

C.



The Lake Doctors, Inc.
Aquatic Management Services

March 22, 2023

Brandy Creek CDD
Attn: Jim Masters
224 Johns Creek Pjwy
St. Augustine, Florida 32092

Dear Jim:

The anniversary date of your Lake Doctors, Inc., Water Management Program for Brandy Creek CDD is October 1, 2023 at which time your program is due for renewal. Due to the rising costs of professionally managing your account, including aquatic products, vehicles, equipment, insurance, and supplies, we would like to ask for a modest adjustment to your monthly investment amount, from **\$884.00 to \$928.00 per month.**

If you have any questions or concerns regarding your proposed adjustment or your Lake Doctors Water Management Program, **please feel free to give me a call at (904)626-0287 or contact me by email at mark.seymour@lakedoctors.com.**

We will look forward to receiving a new District Agreement or Amendment to continue for October.

As always, we will continue to focus upon fully satisfying your water management needs by providing excellent, quality service, quick response to questions or problems and deep concern for the health of your pond, lake or waterway.

We at The Lake Doctors very much appreciate your current business and look forward to continuing to work with you to keep your waterway(s) in excellent condition.

Sincerely,

Mark A. Seymour
Sales Manager

MAS/709617

FIFTH ORDER OF BUSINESS

B.

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Brandy Creek Community Development District (“**District**”) prior to June 15, 2023, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____, 2023

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

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

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

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

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

PASSED AND ADOPTED THIS 10TH DAY OF MAY, 2023.

ATTEST:

**BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: Proposed Budget

SIXTH ORDER OF BUSINESS

RESOLUTION 2023-11

A RESOLUTION OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE DISBURSEMENT OF FUNDS OF THE DISTRICT WITHOUT PRIOR APPROVAL OF THE DISTRICT’S BOARD OF SUPERVISORS (“BOARD”); SETTING CERTAIN MONETARY THRESHOLDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(5) of the Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, Rule 1.1(2)(f) of the District’s Rules of Procedure contemplates that the Board may delegate authority to others to contract or make expenditures on behalf of the District; and

WHEREAS, the Board hereby determines that for purposes of administrative and accounting necessity, it is in the best interests of the District, and necessary for the conduct of District business, to establish a policy governing the disbursement of funds with prior approval by the District’s Field Operations Manager, District Manager/Secretary, and/or Chair, as set forth below.

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

Section 1. Payment of Expenses.

A. Continuing Expenses. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
2. The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.
3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

B. Non-Continuing Expenses. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required or appropriate for the District to maintain orderly, efficient and effective operations, maintenance and replacement of the District's facilities and infrastructure, 2) required to provide for the health, safety, and welfare of the residents within the District; or 3) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$3,000 with approval of the Field Operations Manager; and
2. Non-Continuing Expenses Not Exceeding \$7,500 with approval of the District Manager/Secretary; and
3. Non-Continuing Expenses Not Exceeding \$15,000 with approval of the District Manager/Secretary and Chair of the Board of Supervisors, if in the judgment of the District Manager/Secretary and Chair such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

Before any expenditure is made under Section 1.B.1., the Field Operations Manager shall confirm that there are available funds in the budget to pay the expense, either in the line item most germane to the expense or in another budget line item that has the capacity to be used for the expense.

Before any expenditure is made under Section 1.B.2. or section 1.B.3, the District Manager/Secretary shall confirm that there are available funds in the budget to pay the expense, either in the line item most germane to the expense or in another budget line item that has the capacity to be used for the expense.

C. Emergency Expenses. For emergency expenses exceeding the authorization in section 1.B. above, and in the event that an emergency meeting of the Board cannot timely be convened pursuant to the District's Rule 1.3(6) and Florida law, the Board hereby authorizes the disbursement of funds in any amount necessary to address any emergency condition affecting the District, but only with the prior written approval of (i) the District Manager/Secretary and (ii) the Chair of the Board of Supervisors, or in his or her absence, the Vice Chair, or in his or her absence, the Secretary or any Assistant Secretary of the District. For purposes of this Resolution, the term "emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or

cause beyond the control of the Board in the normal conduct of its business), where the delay of waiting for a board meeting would be detrimental to the interests of the District. This includes, but is not limited to, instances where delay will jeopardize the funding for the project, will materially increase the cost of the project, will likely cause damage to property, will prejudice the District's interest in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

Section 2. Board Consideration. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda package for the scheduled meeting or otherwise distributed to the Board at the meeting.

Section 3. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 4. Effective Date; Conflicts. This Resolution shall take effect upon the passage and adoption by the Board, and shall remain in effect unless rescinded or repealed. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Introduced, considered favorably, and adopted this 10th day of May, 2023.

ATTEST:

**BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

EIGHTH ORDER OF BUSINESS

A.

KUTAKROCK

Sunshine Law and Social Media

Possibilities and Pitfalls



What is the Sunshine Law?

- The Government in the Sunshine Law a/k/a Open Records Law, Ch. 286, F.S. & Art. I, s. 24, Fla. Const.
- Constitutional and statutory right of public access to governmental proceedings, at state or local level
- Applies to any gathering of two or more members of the same board to discuss some matter which will foreseeably come before that board for action



Sunshine Law Requirements

- There are 3 basic requirements:
 - (1) reasonable notice;
 - (2) meetings of public boards or commissions must be open to the public;
 - (3) minutes of the meetings must be taken and promptly recorded.
- Applies to any board or commission of any state agency or authority or of any agency or authority of any county, municipality, or political subdivision, including CDDs
 - Applies to members-elect
 - Applies to conduits

Reasonable Notice



Notice of time and place required so interested persons can attend



7 days notice typical



Agenda must be available 7 days ahead of meeting

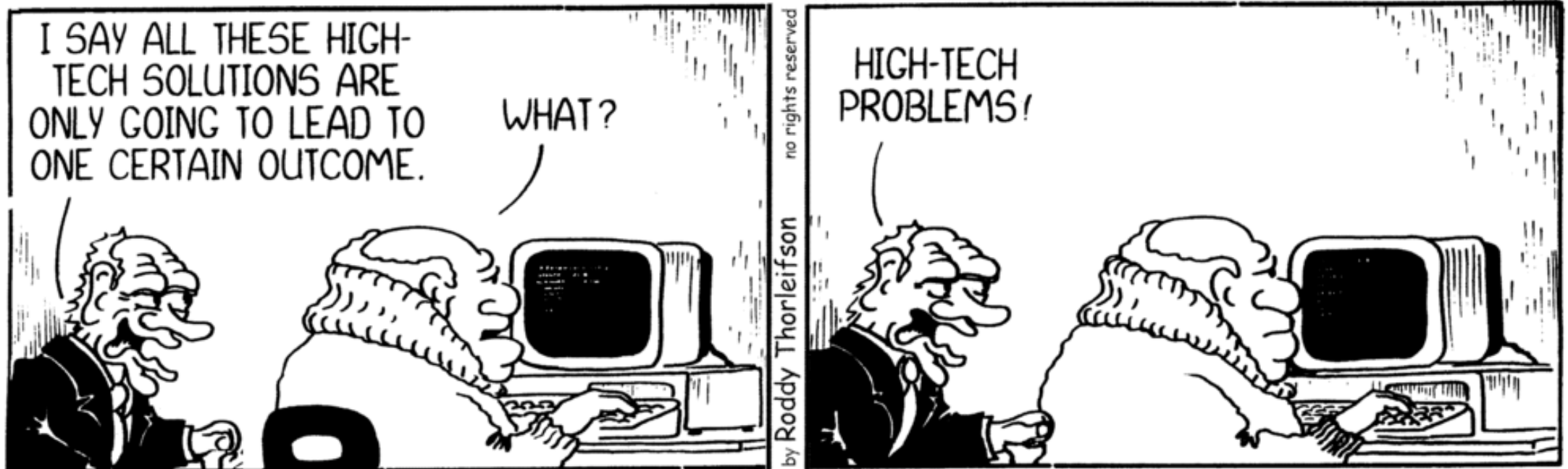


Post on web-site

Penalties

- Violation of the Sunshine Laws:
 - Criminal penalties – knowing violation is a 2nd degree misdemeanor (60 days imprisonment and fine of up to \$500)
 - Civil Fines - up to \$500
 - Removal from office
 - Civil Lawsuits – must pay Attorney's Fees (can be against individuals involved), BUT no damages are awardable
 - Action is considered to be invalid but can cure





Sunshine on Social Media

- Covered communications are NOT just face-to-face
- Cannot circumvent requirements by using:
 - Personal cell phone
 - Text message
 - Email
 - Social media or other similar sources

Pitfalls & Best Practices

- Make sure it's fun and informative
- Post only public information
- Make sure your posts are 100% accurate
 - Ask staff to review if you have questions
- Use common sense (e.g., no threats, sarcasm, irony, hate speech, etc.)
- Sunshine Law
 - DON'T post in response to another Supervisor
 - Don't direct others to act as conduits
- Public Records Law
 - DON'T delete posts
 - Create and use CDD e-mail accounts
 - From a public records perspective, save copies of your posts/e-mails/etc., and transmit to DM – have a plan for texts, phone, etc.

Practice Makes Perfect

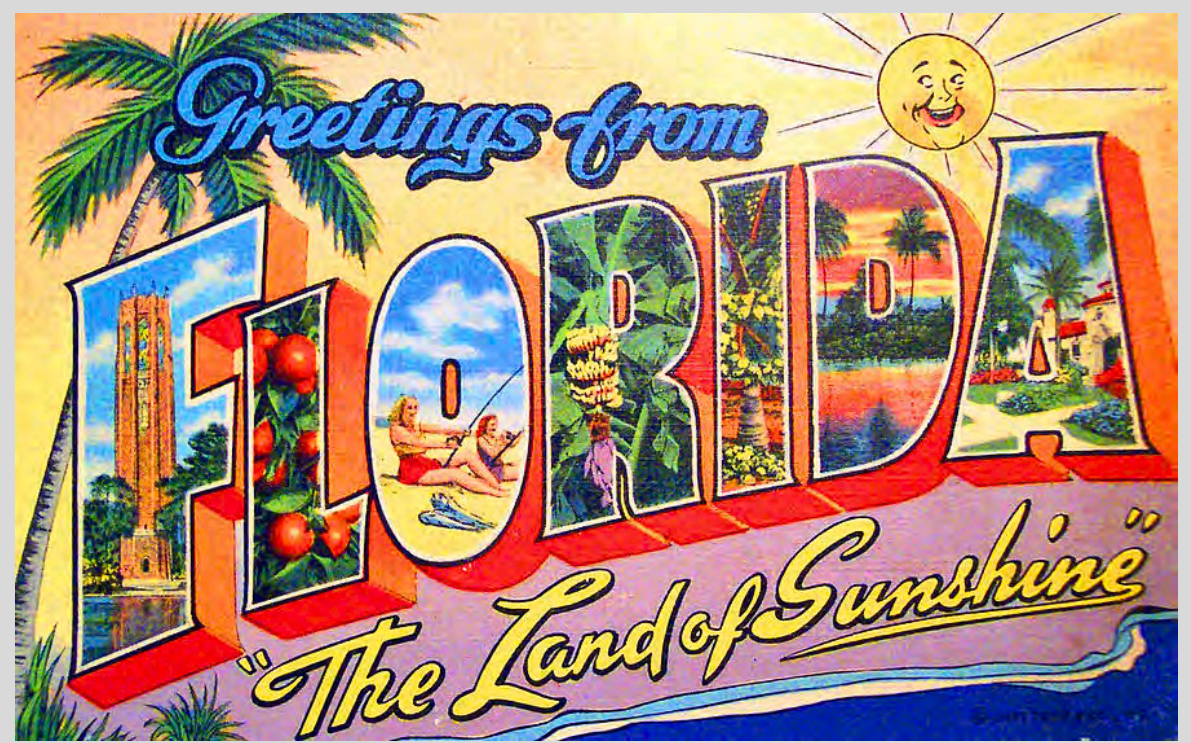
- Two Supervisors during a meeting quietly discuss a matter before the Board and do so where no one else can hear – okay? NO
- Two Supervisors hold a discussion about CDD matters during meeting recess – okay? NO
- A CDD Board member posts on social media about a matter that may come before the Board for action and another CDD Board member comments in a direct or indirect response on the same social media platform – okay? NO
- A CDD Board member posts on social media about a matter that may come before the Board for action and another CDD Board member comments in a direct or indirect response on a different social media platform – okay? NO

Practice Makes Perfect

- Supervisor sets up her own Facebook page, posts about her family and friends, and interacts with CDD constituents - a critic posts an accusatory comment – can the Supervisor remove the post? FOURTH CIRCUIT SAYS NO
- Community group, at CDD Board’s direction, gathers landscaping proposals and selects the top three for the CDD Board’s consideration – okay? NO
- CDD Manager circulates contract for comment from Supervisors, and compiles the comments and redistributes the document to the Supervisors – okay? PROBABLY NOT



Questions?



C.

April 21, 2023

Brandy Creek Community Development District
Attn: Sarah Sweeting, Recording Secretary
475 West Town Place, Ste. 114
St. Augustine, FL 32092

Dear Ms. Sweeting:

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

Brandy Creek CDD

1289 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2023.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/db

D.

1.



Brandy Creek CDD

Field Operation Manager's Report

Date of report: May 10, 2023

Submitted by: Jim Masters

YELLOWSTONE/LANDSCAPING:

- We receive 2 days of service every week from Yellowstone. See service reports for more detailed landscaping information.
- (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)

COMMUNITY TRAFFIC CONCERNS:

- Update from county engineers.

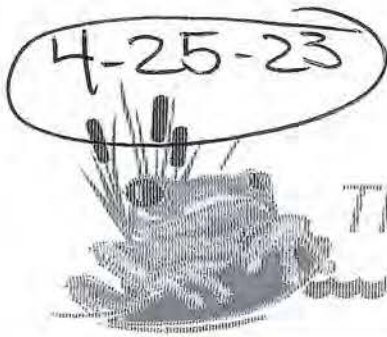
PROJECTS UNDERWAY/COMPLETED:

- The installation of vinyl fence around phase 1 pool pump area was completed in April.
- Phase 1 playground was pressure washed and bleached (in house).
- 95% of pool furniture has been re-strapped and cleaned.
- Will touch up paint on Splash Pool feature at phase 1.
- Irrigation backflow preventers have been upgraded to meet new JEA requirements.
- Tennis court is scheduled to be resurfaced mid-May.

REGULAR SERVICES:

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

2.



The Lake Doctors, Inc.

Aquatic Management Services

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: 1761770
Completed Date: 4/25/2023
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 5A- Treated for emergent shoreline weeds
Pond 5B- Treated for emergent shoreline weeds
Pond 1- Treated for algae, underwater weeds, and emergent shoreline weeds

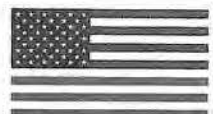
<u>Environmental Conditions</u>	
Weather:	Partly Cloudy
Temperature:	78.6
Wind Direction:	South-East
Wind Speed:	1.01
Humidity:	67.0000

Treated for Algae & Invasive Aquatic Weeds, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

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



American Owned
& Operated



SERVICE REPORT

Customer BRANDY CREEK CDD-JOHN'S CREEK Account # 709617

Biologist ERIC WOOD Cell # _____ Date 4/25/23 Time PM

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

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

Fish/Wildlife Observed

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

Native/Beneficial Vegetation

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

Comments _____



SERVICE REPORT

Customer BRANDY CREEK CDD-JOHN'S CREEK Account # 709617

Biologist ERIC WOOD Cell # _____ Date 4/14/23 Time AM-PM

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

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

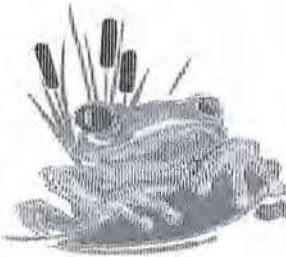
Fish/Wildlife Observed

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

Invasive/Beneficial Vegetation

Water Hyacinth	Naiad	Bulrush	Blue Flag Iris	Lily
Spikerush	Bacopa	Chara	Spikerush	Canna

Comments _____



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: 1761021
Completed Date: 4/14/2023
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 3- Treated for algae
Pond 4- Treated for algae
Pond 5A- Treated for algae
Pond 5B- Treated for algae
Pond 10- Treated for algae and emergent shoreline weeds

Environmental Conditions

Weather: Sunny
Temperature: 84.69
Wind Direction: North-East
Wind Speed: 1.99
Humidity: 57.0000

Treated for Algae, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

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



American Owned
& Operated



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Office
3543 State Road 419
Winter Springs, FL 32788
1-800-266-5233
lakelake@lakedoctors.com
www.lakedoctors.com

SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # _____ Date 3/27/23 Time PM

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

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	
TV		Planktonic		

Fish/Wildlife Observed

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

Invasive/Beneficial Vegetation

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

Other _____

Comments _____



The Lake Doctors, Inc.
Aquatic Management Services

emailed 3/9

Corporate Office
3543 State Road 419
Winter Springs, FL 32788
1-800-436-3253
lakelake@lakedoctors.com
www.lakedoctors.com

SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # _____ Date 3/9/23 Time PM

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

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

Sickercreekwood	Nalad	Belrush	Blue Flag Iris	Lily
Arrowhead	Bacopa	Chara	Spikerush	Canna
Other _____				

Comments _____

3.

4-23-23



**Brandy Creek CDD:
April 2023 Landscape Report**

Irrigation Maintenance:

- April Irrigation Inspection was completed on 4/3/23
 - o The repairs were completed on 4/10/23 and included replacing rotor sprinkler heads, nozzles and 4 batteries for the battery-operated timers

Fungus/Pest/Fertilizer applications:

- Granular fertilizer application and spot-treatment of weeds in the turf was completed on 4/27 - 4/29
- The mole cricket treatment was successful and we will be replacing the zoysiagrass sod the week of 4/8 - 4/12
- The jasmine at Phase II entrance will continue to be treated regularly to promote growth and reduce weed activity

Maintenance:

- The community will be serviced every Monday & Tuesday with exception of holidays and inclement weather
- We have finished cutting back the grasses at Phase 2 amenity center
- All three ponds were mowed and weeded on 4/27 & 4/28
- The crew will be working on the woodlines in May
- The palms will be scheduled to be pruned in late May / early June

Special Projects:

- We finished installing the Spartina grasses at the Phase 1 entrance
- We will be installing some Loropetalum on the island on W American Eagle Dr to fill in the bed
- New annual flowers were installed on 3/31/23

Joe Soenksen
Account Manager

3-23-23



YELLOWSTONE LANDSCAPE

Brandy Creek CDD: March 2023 Landscape Report

Irrigation Maintenance:

- March Irrigation Inspection was completed on 3/6/23
 - o Repairs included replacing rotor sprinkler heads, nozzles and 6 batteries for the battery-operated timers
- We also repaired a main line leak by timer at Phase I amenity center

Fungus/Pest/Fertilizer applications:

- We have experienced an early arrival of mole crickets, especially at Phase II entrance and amenity center
 - o We treated the mole crickets on 4/3/23 and will follow up with an additional inspection before we sod the areas
- Granular fertilizer application and spot-treatment of weeds will be completed in April
- The jasmine at Phase II entrance will continue to be fertilized regularly to promote growth and reduce weed activity

Maintenance:

- We will begin our summer maintenance schedule on 4/3/23
 - o This will include mowing at every service
- The community will be serviced every Monday & Tuesday with exception of holidays and inclement weather
- We have continued to cut back grasses at Phase II amenity center and cleaning up the leaves as they fall

Special Projects:

- With approval, we have been improving the community by replacing the following:
 - o Spartina grasses along Johns Creek Parkway
 - Waiting for delivery of Spartina to fill in islands at Phase I entrance
 - o Bulbine in Phase I pool area
 - o Filled in thin areas of jasmine at Phase II entrance
- New annual flowers were installed on 3/31/23

Joe Soenksen
Account Manager

E.



Amenities Manager Report

May 10, 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 is making its move to the pool for the summer season with Aqua Fitness.

Food Trucks:

- This monthly food truck night seems to be doing well. We will continue this through summer.

Facility Rentals:

April 2022 – April 2023:

- Breezeway – 22 rentals
- Pergola – 4 rentals
- Community Room – 67 rentals



Special Events:

Recent Events:

- On Saturday, April 1 we hosted our annual Spring Egg Hunt and it was our best hunt ever! We had a huge turnout, with very excited youngsters ready to collect some eggs that were filled with candy and fun toys! The first round was for our littles hunters 4 and under, the second round was for kids ages 5-8, and the third round was for kids 9 and up. We even held a bonus round that allowed all ages to hunt together in search of five mystery eggs hidden among the regular eggs. Three of those eggs held 1 free swim lesson with Fast Swim of St. Johns and two held Easter baskets full of goodies. *See photos attached*
Ms. Debra from Fast Swim of St. Johns was on hand during the event to hand out bags for anyone who forgot to bring a basket with them. She also answered any questions parents might have regarding swim lessons this summer at Johns Creek.
Our awesome DJ helped us play some games that allowed kids to win some fun Easter prizes. We even had a bubble gun fight with our amazing Sheriff – Lauren! The kids loved chasing the hundreds of bubbles that were flying all around them.
Of course, our event wouldn't be complete without a visit from the Easter Bunny himself. He was available throughout the event for photos, and he even joined in on the bubble gun fight. It was a beautiful day for an amazing spring event!
- On Saturday, April 15, we held our first Family Health Walk throughout the community. We were lucky to have our CDD Board Chairman, Meredith Payne, phase 1 POA Board President, Shawn Birst, and phase 2 POA Board President, Ryan Hennessey present for the walk. They were available to answer any questions or concerns that residents might have regarding the community. The walk began and ended at the phase 1 Amenity Center with coffee, juice, water, and an array of healthy snacks for the walkers to enjoy. Unfortunately, we didn't see a great turnout for this event, but we are making adjustments for the future to see if we can make this a monthly event.
- On Saturday, February 18, we had another Blood Drive. This month we had 10 donations which is equal to 30 potential lives saved.
- Saturday, April 15 was quite a busy day for us! We also had Ms. Debra with Fast Swim of St. Johns offering a meet and greet at the phase 1 pool. Parents were able to sign up for lessons, meet the instructor, ask any questions regarding lessons, and more.

Future Events:

- Mario & Luigi's Super Summer Spectacular
- Independence Day Celebration



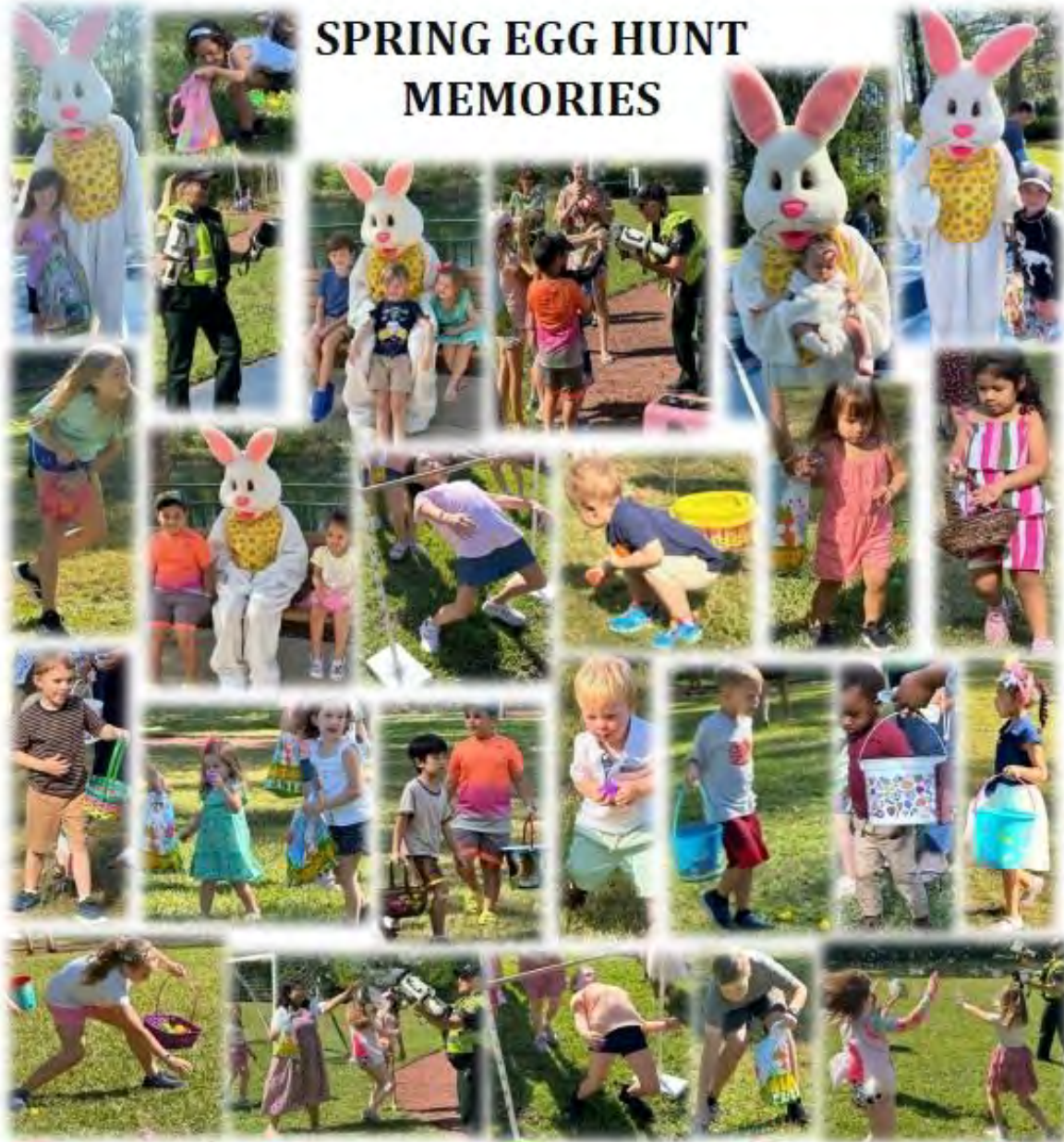
- Ice Cream Social

Past Events:

- Halloween Trail of Fun
- Babysitting course
- Community Yard Sale
- Food Truck Wednesdays
- Blood Drives
- Turkey Trot 5k-Run
- Cookies and Cocoa with Santa
- Bunco
- King and Princess Dance
- Women's Fitness Orientation
- Spring Egg Hunt
- Ice Cream Socials
- Summer Spectacular
- Fun Friday (Sand Art and Root Beer Floats)
- Dr. Suess – Craft and a Movie
- Family Movie Night
- Concert on the Green
- Swim Lesson Meet & Greet
- Family Health Walk



SPRING EGG HUNT MEMORIES



TENTH ORDER OF BUSINESS

A.



Brandy Creek

Community Development District

Unaudited Financial Reporting

March 31, 2023



Table of Contents

1	<hr/> <u>Balance Sheet</u>
2	<hr/> <u>General Fund Income Statement</u>
3-4	<hr/> <u>Month to Month</u>
5	<hr/> <u>Capital Reserve Fund Income Statement</u>
6	<hr/> <u>Debt Service Fund Series 2013 Income Statement</u>
7	<hr/> <u>Debt Service Fund Series 2015 Income Statement</u>
8	<hr/> <u>Assessment Receipt Schedule</u>
9	<hr/> <u>Long Term Debt Summary</u>

Brandy Creek
Community Development District
Combined Balance Sheet
March 31, 2023

	General	Capital Reserve	Debt Service	Total Governmental Funds
Assets:				
Cash - WellsFargo	---	\$243,966	---	\$243,966
Cash - Hancock Bank	\$718,506	---	---	\$718,506
Investments:				
<u>Series 2013A</u>				
Reserve	---	---	\$32,117	\$32,117
Revenue	---	---	\$342,572	\$342,572
Redemption	---	---	\$210	\$210
<u>Series 2015</u>				
Reserve	---	---	\$90,586	\$90,586
Revenue	---	---	\$188,669	\$188,669
Redemption	---	---	\$382	\$382
<u>Operations:</u>				
State Board - Reserve	\$1,502	\$95,663	---	\$97,165
Custody Acct - General Account	\$99,756	---	---	\$99,756
Custody Acct - Capital Reserve	---	\$38,417	---	\$38,417
Prepaid Expenses	\$1,490	---	---	\$1,490
Due From Other	\$5	---	---	\$5
Electric Deposits	\$2,000	---	---	\$2,000
Total Assets	\$823,258	\$378,046	\$654,536	\$1,855,840
Liabilities:				
Accounts Payable	\$13,348	---	---	\$13,348
Accrued Expenses	\$8,512	---	---	\$8,512
Total Liabilities	\$21,860	\$0	\$0	\$21,860
Fund Balances:				
Restricted for Debt Service	---	---	\$654,536	\$654,536
Nonspendable	\$2,000	---	---	\$2,000
Assigned	---	\$378,046	---	\$378,046
Unassigned	\$799,398	---	---	\$799,398
Total Fund Balances	\$801,398	\$378,046	\$654,536	\$1,833,980
Total Liabilities and Fund Equity	\$823,258	\$378,046	\$654,536	\$1,855,840

Brandy Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Maintenance Assessments	\$857,020	\$849,610	\$849,610	\$0
Interest Income	\$0	\$0	\$3,247	\$3,247
Rental/Miscellaneous Income	\$8,000	\$4,000	\$2,550	(\$1,450)
Cost Sharing Revenue	\$8,467	\$8,467	\$11,158	\$2,691
Special Events Revenue	\$0	\$0	\$1,550	\$1,550
Expenditures:				
Administrative				
Supervisor Fees	\$6,000	\$3,000	\$2,600	\$400
FICA Expense	\$459	\$230	\$199	\$31
Engineering	\$7,000	\$3,500	\$123	\$3,378
Arbitrage	\$1,200	\$600	\$600	\$0
Trustee	\$8,300	\$7,595	\$7,595	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$25,000	\$12,500	\$13,498	(\$998)
Annual Audit	\$3,505	\$0	\$0	\$0
Management Fees	\$53,128	\$26,564	\$26,564	(\$0)
Computer Time	\$1,450	\$725	\$725	\$0
Telephone	\$550	\$275	\$114	\$161
Postage	\$1,000	\$500	\$267	\$233
Records Storage	\$100	\$50	\$0	\$50
Insurance	\$10,554	\$10,554	\$8,871	\$1,683
Printing & Binding	\$1,000	\$500	\$173	\$328
Legal Advertising	\$1,420	\$710	\$789	(\$79)
Other Current Charges	\$1,400	\$700	\$601	\$99
Office Supplies	\$200	\$100	\$3	\$97
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
MAINTENANCE				
Insurance	\$21,264	\$21,264	\$23,771	(\$2,507)
Facility Administration/Events Coordinator	\$37,255	\$18,628	\$18,627	\$0
Facility Staffing (Contingency)	\$5,000	\$2,500	\$0	\$2,500
Pool Monitors	\$38,157	\$19,079	\$0	\$19,079
Field Operations Manger	\$72,635	\$36,318	\$36,318	(\$0)
Mobile App	\$2,500	\$1,250	\$0	\$1,250
Office Supplies/Mailings/ Printing	\$1,900	\$950	\$381	\$569
Pool Maintenance Service (Vesta)*	\$31,290	\$15,645	\$15,645	\$0
Pool Chemicals (Poolsure)	\$14,850	\$7,425	\$7,518	(\$93)
Permit Fees	\$925	\$0	\$0	\$0
Landscape Maintenance	\$132,768	\$66,384	\$64,168	\$2,216
Landscape Contingency	\$25,000	\$9,483	\$9,483	\$0
Irrigation Maintenance	\$8,500	\$4,250	\$4,466	(\$216)
Sign Repairs	\$2,500	\$1,250	\$124	\$1,126
Lake Maintenance	\$10,608	\$5,304	\$5,304	\$0
General Facility Maintenance	\$25,000	\$12,500	\$10,331	\$2,169
Pet Waste Disposal	\$7,822	\$3,911	\$3,911	(\$0)
Streetlighting	\$38,940	\$19,470	\$18,342	\$1,128
Telephone	\$2,700	\$1,350	\$2,035	(\$685)
Cable	\$2,300	\$1,150	\$1,080	\$70
Electric	\$27,720	\$13,860	\$13,705	\$155
Water/Sewer/Irrigation	\$48,000	\$24,000	\$18,338	\$5,662
Security	\$9,900	\$4,950	\$5,995	(\$1,045)
Security Camera Lease & Maintenance	\$3,000	\$1,500	\$0	\$1,500
Security - License Plate Reader System	\$11,000	\$5,500	\$0	\$5,500
Refuse Service	\$11,475	\$5,738	\$1,627	\$4,111
Janitorial	\$27,937	\$13,969	\$13,969	(\$0)
Community Web Site Services	\$900	\$450	\$450	\$0
Special Events	\$12,000	\$7,300	\$7,300	\$0
Recreation Passes	\$1,200	\$840	\$840	\$0
Performance Incentive	\$6,000	\$6,000	\$7,472	(\$1,472)
Capital Reserve - Transfer Out	\$105,000	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)				
	\$0		\$509,019	
Fund Balance - Beginning				
	\$0		\$292,379	
Fund Balance - Ending				
	\$0		\$801,398	

* Phase 1 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	\$187,360	\$525,397	\$85,002	\$4,746	\$0	\$0	\$0	\$0	\$0	\$0	\$849,610
Interest Income	\$272	\$129	\$62	\$662	\$1,143	\$978	\$0	\$0	\$0	\$0	\$0	\$0	\$3,247
Rental/Miscellaneous Income	\$430	\$0	\$760	\$540	\$500	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$2,550
Cost Sharing Revenue	\$0	\$11,158	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,158
Special Events Revenue	\$0	\$0	\$0	\$1,500	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$1,550
Total Revenues	\$702	\$58,392	\$188,182	\$528,099	\$86,645	\$6,095	\$0	\$0	\$0	\$0	\$0	\$0	\$868,115
Expenditures:													
Administrative													
Supervisor Fees	\$0	\$0	\$800	\$800	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
FICA Expense	\$0	\$0	\$61	\$61	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$199
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	\$2,085	\$0	\$0	\$0	\$0	\$0	\$0	\$7,595
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney	\$2,043	\$1,209	\$3,104	\$2,250	\$1,532	\$3,361	\$0	\$0	\$0	\$0	\$0	\$0	\$13,498
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,427	\$4,427	\$4,427	\$4,427	\$4,427	\$4,427	\$0	\$0	\$0	\$0	\$0	\$0	\$26,564
Computer Time	\$121	\$121	\$121	\$121	\$121	\$121	\$0	\$0	\$0	\$0	\$0	\$0	\$725
Telephone	\$0	\$38	\$0	\$36	\$5	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$114
Postage	\$18	\$38	\$149	\$22	\$29	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$267
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	\$18	\$29	\$54	\$36	\$0	\$0	\$0	\$0	\$0	\$0	\$173
Legal Advertising	\$265	\$129	\$0	\$329	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$789
Other Current Charges	\$58	\$21	\$114	\$147	\$145	\$116	\$0	\$0	\$0	\$0	\$0	\$0	\$601
Office Supplies	\$0	\$1	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$26,514	\$6,716	\$8,795	\$8,224	\$6,378	\$11,269	\$0	\$0	\$0	\$0	\$0	\$0	\$67,896

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	\$3,105	\$3,105	\$3,105	\$3,105	\$0	\$0	\$0	\$0	\$0	\$0	\$18,627
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	\$6,053	\$6,053	\$6,053	\$6,053	\$0	\$0	\$0	\$0	\$0	\$0	\$36,318
Office Supplies/Mailings/ Printing	\$253	\$4	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$381
Pool Maintenance Service (Vesta)*	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$0	\$0	\$0	\$0	\$0	\$0	\$15,645
Pool Chemicals (Poolsure)	\$1,114	\$1,114	\$1,114	\$1,392	\$1,392	\$1,392	\$0	\$0	\$0	\$0	\$0	\$0	\$7,518
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$10,537	\$10,537	\$10,537	\$10,853	\$10,853	\$10,853	\$0	\$0	\$0	\$0	\$0	\$0	\$64,168
Landscape Contingency	\$3,400	\$3,000	\$700	\$975	\$550	\$858	\$0	\$0	\$0	\$0	\$0	\$0	\$9,483
Storm Cleanup	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Maintenance	\$670	\$0	\$98	\$763	\$0	\$2,935	\$0	\$0	\$0	\$0	\$0	\$0	\$4,466
Sign Repairs	\$0	\$124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124
Lake Maintenance	\$884	\$884	\$884	\$884	\$884	\$884	\$0	\$0	\$0	\$0	\$0	\$0	\$5,304
General Facility Maintenance	\$3,043	\$1,497	\$1,254	\$1,175	\$1,930	\$1,432	\$0	\$0	\$0	\$0	\$0	\$0	\$10,331
Pet Waste Disposal	\$652	\$652	\$652	\$652	\$652	\$652	\$0	\$0	\$0	\$0	\$0	\$0	\$3,911
Streetlighting	\$2,949	\$2,949	\$2,949	\$3,195	\$3,150	\$3,150	\$0	\$0	\$0	\$0	\$0	\$0	\$18,342
Telephone	\$194	\$190	\$192	\$1,064	\$194	\$199	\$0	\$0	\$0	\$0	\$0	\$0	\$2,035
Cable	\$180	\$180	\$180	\$180	\$180	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080
Electric	\$2,249	\$2,332	\$2,286	\$2,492	\$2,297	\$2,049	\$0	\$0	\$0	\$0	\$0	\$0	\$13,705
Water/Sewer/Irrigation	\$2,472	\$2,819	\$4,500	\$2,883	\$2,658	\$3,007	\$0	\$0	\$0	\$0	\$0	\$0	\$18,338
Security	\$1,650	\$1,045	\$825	\$825	\$825	\$825	\$0	\$0	\$0	\$0	\$0	\$0	\$5,995
Security Camera Lease & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refuse Service	\$984	\$0	\$0	\$0	\$328	\$314	\$0	\$0	\$0	\$0	\$0	\$0	\$1,627
Janitorial	\$2,328	\$2,328	\$2,328	\$2,328	\$2,328	\$2,328	\$0	\$0	\$0	\$0	\$0	\$0	\$13,969
Community Web Site Services	\$150	\$0	\$150	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
Special Events	\$504	\$1,041	\$3,542	\$890	\$237	\$1,085	\$0	\$0	\$0	\$0	\$0	\$0	\$7,300
Recreation Passes	\$365	\$0	\$365	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$840
Performance Incentive	\$0	\$0	\$7,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,472
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$70,113	\$42,460	\$44,446	\$42,427	\$40,373	\$43,908	\$0	\$0	\$0	\$0	\$0	\$0	\$291,199
Total Expenses	\$96,627	\$49,176	\$53,242	\$50,651	\$46,751	\$55,176	\$0	\$0	\$0	\$0	\$0	\$0	\$359,095
Excess Revenues (Expenditures)	(\$95,924)	\$9,216	\$134,940	\$477,448	\$39,894	(\$49,082)	\$0	\$0	\$0	\$0	\$0	\$0	\$509,019

Brandy Creek
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For the Period ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Interest Income	\$500	\$250	\$3,022	\$2,772
General Fund Transfer In	\$105,000	\$0	\$0	\$0
Miscellaneous Revenue	\$0	\$0	\$130,000	\$130,000
<hr/>				
Expenditures				
Capital Outlay - Equipment/Facilities	\$30,000	\$15,000	\$0	\$15,000
Other Current Charges	\$450	\$225	\$0	\$225
Repair and Replacement	\$30,000	\$15,000	\$19,044	(\$4,044)
<hr/>				
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<hr/>				
Excess Revenues (Expenditures)	\$45,050		\$113,978	
Fund Balance - Beginning	\$282,681		\$264,069	
Fund Balance - Ending	\$327,731		\$378,046	

Brandy Creek
Community Development District
Debt Service Fund - Series 2013A
Statement of Revenues & Expenditures
For the Period ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Assessments Tax Roll	\$318,983	\$316,235	\$316,235	\$0
Interest Income	\$300	\$150	\$2,839	\$2,689
<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		\$268,201	
Fund Balance - Beginning	\$71,164		\$106,698	
Fund Balance - Ending	\$73,702		\$374,899	

Brandy Creek
Community Development District
Debt Service Fund - Series 2015
Statement of Revenues & Expenditures
For the Period ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Special Assessments	\$180,950	\$179,391	\$179,391	\$0
Interest Income	\$200	\$100	\$2,576	\$2,476
<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		\$145,563	
Fund Balance - Beginning	\$42,518		\$134,074	
Fund Balance - Ending	\$46,454		\$279,638	

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:	\$31,569
Reserve Fund Balance:	\$32,117
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:	\$89,162
Reserve Fund Balance:	\$90,586
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

2/1/22 thru 3/31/23

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<i>General Fund</i>			
<i>Accounts Payable</i>	2/1/23 - 2/27/23	2154-2159	\$ 36,042.94
	3/1/23 - 3/31/23	2160-2191	\$ 39,569.60
			\$ 75,612.54
<i>Capital Reserve Fund</i>			
<i>Accounts Payable</i>	2/1/23 - 2/27/23	148	\$5,941.03
	3/1/23 - 3/31/23	149-150	\$9,083.36
			\$ 15,024.39
<i>Utilities and Autopayments</i>			
	2/6/23	JEA	\$2,657.59
	2/7/23	Republic Services	\$328.40
	2/16/23	AT&T	\$194.31
	2/22/23	HWB Credit Card	\$1,705.63
	2/27/23	FPL	\$5,447.03
	3/9/23	Republic Services	\$313.82
	3/7/23	JEA	\$3,007.09
	3/20/23	AT&T	\$199.49
	3/27/23	HWB Credit Card	\$1,092.81
	3/29/23	FPL	\$5,198.60
			\$20,144.77
TOTAL UTILITIES PAID ONLINE OR AUTOPAY			\$20,144.77
Total			\$ 110,781.70

*** Fedex Invoices available upon request**

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/14/23	00323	1/26/23	405455 202301 320-57200-46600 MAINTENANCE SUPPLIES	ALL BRITE	*	49.39	49.39 002192
2/14/23	00323	1/30/23	405571 202301 320-57200-46600 FOAM SKIN CLEANER	ALL BRITE	*	135.56	135.56 002193
2/14/23	00033	1/30/23	280428 202301 320-57200-49300 ACCESS SYSTEM REPAIR	ATLANTIC SECURITY	*	110.00	110.00 002194
2/14/23	00378	1/03/23	8198629 202301 310-51300-48000 MEETING NOTICE	CA FLORIDA HOLDINGS,LLC	*	70.72	329.12 002195
		1/25/23	8356108 202301 310-51300-48000 NOTICE RULE DEVELOPMENT		*	89.76	
		1/26/23	8359058 202301 310-51300-48000 NOTICE RULEMAKING		*	168.64	
2/14/23	00334	1/12/23	6403 202301 320-57200-46600 MAINTENANCE SUPPLIES	CRONIN ACE HARDWARE	*	37.78	232.36 002196
		1/12/23	6403 202301 320-57200-46600 MAINTENANCE SUPPLIES		*	186.51	
		1/23/23	6426 202301 320-57200-46600 MAINTENANCE SUPPLIES		*	8.07	
2/14/23	00362	12/06/22	12062022 202301 310-51300-49000 B.LITTLE - COMMISSION FEE	FLORIDA DIVISION OF ELECTIONS	*	10.00	10.00 002197
2/14/23	00362	12/06/22	12062022 202301 310-51300-49000 M.PAYNE - COMMISSION FEE	FLORIDA DIVISION OF ELECTIONS	*	10.00	10.00 002198
2/14/23	00280	2/01/23	6423 202211 320-57200-42000 NOV HIGH SPEED INTERNET	FLORIDA HIGH SPEED INTERNET	*	125.00	250.00 002199
		2/01/23	6423B 202302 320-57200-42000 FEB HIGH SPEED INTERNET		*	125.00	
2/14/23	00030	2/01/23	295 202302 310-51300-34000 FEB MANAGEMENT FEES		*	4,427.33	
		2/01/23	295 202302 310-51300-35100 FEB INFORMATION TECH		*	120.83	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/01/23		295	202302 310-51300-51000		*	.81	
		OFFICE SUPPLIES					
2/01/23		295	202302 310-51300-42000		*	29.06	
		POSTAGE					
2/01/23		295	202302 310-51300-42500		*	53.70	
		COPIES					
2/01/23		295	202302 310-51300-41000		*	4.69	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,636.42 002200
2/14/23	00296	1/27/23 01272023	202301 320-57200-34500		*	825.00	
		1/5-1/23/23 SECURITY					
				LAUREN MARIA LEDOUX			825.00 002201
2/14/23	00341	2/01/23 13129561	202302 320-57200-46250		*	1,392.19	
		FEB POOL CHEMICALS					
				POOLSURE			1,392.19 002202
2/14/23	00201	2/02/23 16634	202302 320-57200-49000		*	550.00	
		STUMP GRIND					
				TAYLOR TREE SERVICES, INC			550.00 002203
2/14/23	00286	1/31/23 407474	202301 320-57200-46600		*	122.23	
		POOL SUPPLIES					
				VESTA PROPERTY SERVICES, INC.			122.23 002204
2/14/23	00286	2/01/23 406704	202302 320-57200-34700		*	6,052.92	
		FEB MANAGEMENT SERVICES					
		2/01/23 406704	202302 320-57200-34400		*	3,104.58	
		FEB OFFICE ADMIN & EVENTS					
		2/01/23 406704	202302 320-57200-34200		*	2,328.10	
		FEB JANITORIAL SERVICES					
		2/01/23 406704	202302 320-57200-46200		*	2,607.48	
		FEB POOL MAINTENANCE					
		2/01/23 406704	202302 320-57200-46700		*	651.87	
		FEB PET WASTE DISPOSAL					
				VESTA PROPERTY SERVICES, INC.			14,744.95 002205
2/14/23	00044	2/20/23 02202023	202302 320-57200-42000		*	54.95	
		FEB INTERNET					
				WAVEFLY			54.95 002206
2/14/23	00271	1/29/23 JAX48422	202301 320-57200-46300		*	439.00	
		IRRIGATION REPAIRS					
				YELLOWSTONE LANDSCAPE			439.00 002207

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/14/23	00271	1/29/23	JAX48424 202301 320-57200-46300	IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	324.00	324.00 002208
2/14/23	00271	1/29/23	JAX48428 202301 320-57200-49000	REMOVE WAX MYRTLES POOL YELLOWSTONE LANDSCAPE	*	975.00	975.00 002209
2/14/23	00271	2/01/23	JAX48896 202302 320-57200-46100	FEB LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	10,852.77	10,852.77 002210
3/03/23	00280	2/23/23	124739 202302 320-57200-42000	FEB HIGH SPEED INTERNET FLORIDA HIGH SPEED INTERNET	*	125.00	125.00 002211
3/03/23	00341	3/01/23	13129561 202303 320-57200-46250	MARCH POOL CHEMICALS POOLSURE	*	1,392.19	1,392.19 002212
3/03/23	00019	2/20/23	57632B 202212 320-57200-46800	DEC LAKE MAINTENANCE	*	884.00	
		2/20/23	63991B 202301 320-57200-46800	JAN LAKE MAINTENANCE	*	884.00	
		2/20/23	72822B 202302 320-57200-46800	FEB LAKE MAINTENANCE	*	884.00	
				THE LAKE DOCTORS INC			2,652.00 002213
3/03/23	00286	3/01/23	407672 202303 320-57200-34700	MAR FIELD MGMT	*	6,052.92	
		3/01/23	407672 202303 320-57200-34400	MAR OFFICE ADMIN & EVENTS	*	3,104.58	
		3/01/23	407672 202303 320-57200-34200	MAR JANITORIAL SERVICES	*	2,328.10	
		3/01/23	407672 202303 320-57200-46200	MAR POOL MAINTENANCE	*	2,607.48	
		3/01/23	407672 202303 320-57200-46700	MAR PET WASTE DISPOSAL	*	651.87	
				VESTA PROPERTY SERVICES, INC.			14,744.95 002214
3/10/23	00030	3/01/23	296 202303 310-51300-34000	MAR MANAGEMENT FEES	*	4,427.33	
		3/01/23	296 202303 310-51300-35100	MAR INFO TECH	*	120.83	
		3/01/23	296 202303 310-51300-51000	OFFICE SUPPLIES	*	.39	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/23 296	202303 310-51300-42000		*	10.67	
		POSTAGE					
		3/01/23 296	202303 310-51300-42500		*	36.15	
		COPIES					
		3/01/23 296	202303 310-51300-41000		*	35.42	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,630.79 002215
3/10/23 00255		3/01/23 90009542	202303 320-57200-46600		*	300.00	
		PHASE 2 AMENITY CENTER					
				STEAM LUX LLC			300.00 002216
3/10/23 00286		2/28/23 408054	202302 320-57200-49400		*	135.00	
		KING AND PRINCESS DANCE					
				VESTA PROPERTY SERVICES, INC.			135.00 002217
3/21/23 00304		3/09/23 89910	202303 320-57200-46300		*	405.00	
		BLACKFLOW TEST					
		3/16/23 90113	202303 320-57200-46300		*	672.00	
		BLACKFLOW TEST					
				BOB'S BACKFLOW & PLUMBING SERVICES			1,077.00 002218
3/21/23 00378		2/21/23 5359994	202302 310-51300-48000		*	65.28	
		NOTICE OF MTG #8470502					
				CA FLORIDA HOLDINGS, LLC			65.28 002219
3/21/23 00334		2/07/23 6459	202302 320-57200-46600		*	29.98	
		MAINTENANCE SUPPLIES					
		2/10/23 6465	202302 320-57200-46600		*	18.51	
		MAINTENANCE SUPPLIES					
		2/14/23 6472	202302 320-57200-46600		*	21.57	
		MAINTENANCE SUPPLIES					
				CRONIN ACE HARDWARE			70.06 002220
3/21/23 00372		3/15/23 3194270	202302 310-51300-31500		*	991.50	
		FEB GENERAL COUNSEL					
		3/15/23 3194271	202302 310-51300-31500		*	540.00	
		FPL EMINENT DOMAIN					
				KUTAK ROCK LLP			1,531.50 002221
3/21/23 00296		3/08/23 03082023	202302 320-57200-34500		*	825.00	
		2/4-2/19(15 HRS) SECURITY					
				LAUREN MARIA LEDOUX			825.00 002222
3/21/23 00227		3/07/23 6272469	202303 320-57200-46600		*	110.37	
		MAR PEST JOHNS CREEK PKWY					

BC -BRANDY CREEK- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/07/23 6272533	202303 320-57200-46600	MAR PEST HUFFNER HILL CIR PESTBEAR	*	77.91	188.28 002223
3/21/23 00286		2/28/23 408329	202302 320-57200-46600	POOL SUPPLIES VESTA PROPERTY SERVICES, INC.	*	279.83	279.83 002224
3/21/23 00044		3/20/23 03202023	202303 320-57200-42000	MAR INTERNET WAVEFLY	*	54.95	54.95 002225
3/21/23 00271		3/01/23 JAX49992	202303 320-57200-46100	MAR LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	10,852.77	10,852.77 002226
3/31/23 00269		3/27/23 12910055	202303 320-57200-49400	EASTER EVENT 4/1/23 PROGRESSIVE ENTERTAINMENT	*	495.00	495.00 002227
3/31/23 00335		3/01/23 2906	202302 320-57200-34300	DEC JAN FEB MAINT NEWS ROBERTA G NAGLE DBA UNICORN	*	150.00	150.00 002228
TOTAL FOR BANK C						75,612.54	
TOTAL FOR REGISTER						75,612.54	

All-Brite Sales Company

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

Cleaning Equipment and Chemicals
 for Buildings & Industry
 Since 1954

INVOICE

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

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

Invoice#	Order#	Customer#	Customer P.O.#	Terms	Salesperson
405455	433374	6169		NET 30 DAYS	07
01/26/23	01/23/23			OUR TRUCK	
Quantity	U/M	Item #/Description	HM*	Unit Price	Amount
1	CS	181-BR58 LOC001 LINER 38X58 BLACK 100/CS 1.80 MIL, XX-HEAVY ROLL 55GAL RM6181, RT-3858-XXH GATRL60SXH		44.39	44.39
		BIN: 06001			
1 B/O	CS	KCC-91555 LOC001 ANTISEPTIC FOAM SKIN CLEANSER 6/1000 ML/CS, UNSCENTED KIMBERLY CLARK SKINCARE		130.56	.00
		BIN: SPO			
		Subtotal			44.39
		FUEL SURCHARGE			5.00
		Tax #: 85-8012869385C5			
		Total Due On 02/25/23			49.39

RECEIVED
 JAN 27 2023
 BY _____

1-32-572-466
 323

[Signature]
 DELIVERED BY

*HM=
 Hazardous/MSDS required

DATE RECEIVED / RECEIVED BY

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



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

Cleaning Equipment and Chemicals
 for Buildings & Industry
 Since 1954

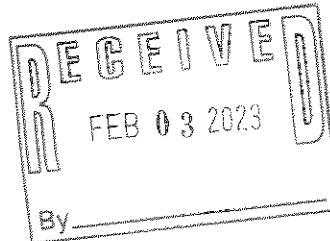
INVOICE

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

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

Invoice#	Order#	Customer#	Customer P.O.#	Terms	Salesperson
Invoice Dt	Order Dt			Ship Via	
405571	433374	6169		NET 30 DAYS	07
01/30/23	01/23/23			OUR TRUCK	

Quantity	U/M	Item #/Description	HM*	Unit Price	Amount
1	CS	KCC-91555 LOC001 ANTISEPTIC FOAM SKIN CLEANSER 6/1000 ML/CS, UNSCENTED KIMBERLY CLARK SKINCARE		130.56	130.56
BIN: SPO					
Subtotal					130.56
FUEL SURCHARGE					5.00
Tax #: 85-8012869385C5					
Total Due On 03/01/23					135.56



1,32,572.466
323

2-1-23
 Jim Masters
[Signature]

DELIVERED BY

*HM=
 Hazardous/MSDS required

DATE RECEIVED / RECEIVED BY

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



SMARTHOMES.BIZ
SMART HOME SPECIALISTS

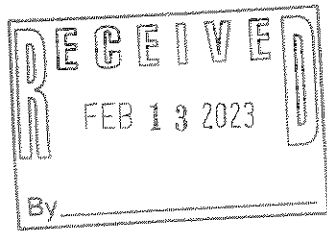
Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

Brandy Creek CDD
224 Johns Creek Pkwy
St Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/27/2023	\$110.00	01/30/2023

INVOICE NO. 280428

Site: 224 Johns Creek Pkwy St.
Augustine
Site Address: 224 Johns Creek Pkwy
St. Augustine FL 32092
Job No.: 74832
Job Name:
Order No.:



Description

ANYTIME BEFORE 3PM
Customer is still having issues with their Atrium system communicating from phase I to II.
POC: (904)716-1370

Service - Security

Item	Quantity	Unit Price	Total
Service Fee	1.00	\$35.00	\$35.00
Residential service	0.50 hrs	\$150.00	\$75.00
Sub-Total ex Tax			\$110.00
Tax			\$0.00
Total			\$110.00

work on Access Control System

"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


Sub-Total ex Tax	\$110.00
Tax	\$0.00
Total inc Tax	\$110.00
Amount Applied	\$0.00
Balance Due	\$110.00

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

1-32-572-493
33

2-10-22
Jim Masters
[Signature]

LOCALIQ FLORIDA

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	PAGE # 1 of 1
INVOICE # 0005260527	BILLING PERIOD Jan 1- Jan 31, 2023	PAYMENT DUE DATE February 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$394.40	
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>			

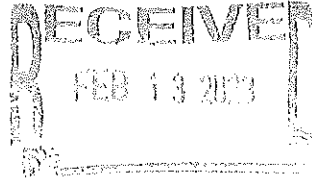
00007651500000000000000052605270003944067172

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR_18412

Date	Description	Amount
1/1/23	Balance Forward	\$394.40
1/5/23	PAYMENT - THANK YOU	-\$394.40

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
1/3/23	8198629	Brandy Creek Meeting Notice	Brandy Creek Meeting	\$70.72
1/25/23	8356108	Notice of Rule Development		\$89.76
1/26/23	8359058	Notice of Rulemaking		\$168.64
1/31/23	8376761	Sampson Creek Workshop		\$65.28



1-31-513-48
378

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALIQ FLORIDA

ACCOUNT NAME Brandy Creek Cdd	PAYMENT DUE DATE February 20, 2023	AMOUNT PAID
ACCOUNT NUMBER 765150	INVOICE NUMBER 0005260527	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$394.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$394.40

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:

VISA MASTERCARD DISCOVER AMEX

Card Number _____

Exp Date ____ / ____ / ____ CVV Code _____

Signature _____ Date _____

00007651500000000000000052605270003944067172

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:

01/25/2023

and that the fees charged are legal.
Sworn to and subscribed before on 01/25/2023

NOTICE OF RULE DEVELOPMENT BY
THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT
In accordance with Chapters 190 and 120, Florida Statutes, the Brandy Creek Community Development District ("District") hereby gives notice of its intention to develop revised policies regarding fees imposed on non-resident persons desiring to utilize the District's amenity facilities ("Non-Resident User Fees") and fees for obtaining cards to access the amenity facilities ("Access Card Fees"), as well as revised policies regarding the suspension and termination of access to the amenity facilities and other properties owned and managed by the District ("Suspension and Termination Rules"). 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 by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. Legal authority for the District to adopt the proposed Non-Resident User Fees and Access Card Fees includes Sections 120.54, 120.81, 190.011(5), 190.012(3), 190.035, and 190.041, Florida Statutes. The purpose and effect of the Suspension and Termination Rules are to provide for efficient and effective operations of the District's amenity facilities and other properties. Legal authority for the District to adopt the proposed Suspension and Termination Rules includes Sections 120.54, 120.81, 190.011(5), 190.012(3), 190.035, and 190.041, Florida Statutes. A public hearing will be conducted by the District on March 1, 2023 at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffer Hill Circle, St. Augustine, Florida 32092. Additional information pertaining to this public hearing may be obtained from the District's website, www.brandycreekcdd.com. Information pertaining to the proposed non-Resident User Fees, Access Card Fees, and Suspension and Termination Rules may be obtained by contacting the District Manager, Jim Oliver, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via email at loliver@gmsnf.com, or by telephone at (904) 940-5850.
Jim Oliver, District Manager
Brandy Creek Community Development District
Run Date: January 25, 2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$89.76

Order No: 8356108

of Copies:

Customer No: 765150

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

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

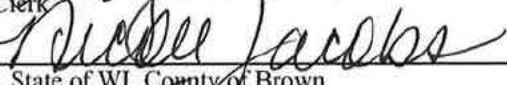
The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's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

01/26/2023


and that the fees charged are legal.
Sworn to and subscribed before on 01/26/2023



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$168.64
Order No: 8359058 # of Copies:
Customer No: 765150 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Brandy Creek Community Development District (the "District") on March 1, 2023 at 6:30 p.m., at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt revised policies regarding fees imposed on non-resident persons desiring to utilize the District's amenity facilities ("Non-Resident User Fees") and fees for obtaining cards to access the amenity facilities ("Access Card Fees"), as well as revised policies regarding the suspension and termination of access to the amenity facilities and other properties owned and managed by the District ("Suspension and Termination Rules") to supersede any conflicting rules and policies.

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 by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. 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, as amended from time to time. The proposed Access Card Fee is \$25 per access card. Legal authority for the District to adopt the proposed Non-Resident User Fees and Access Card Fees includes Sections 120.54, 120.81, 190.011(5), 190.012(3), 190.035, and 190.041, Florida Statutes.

The purpose and effect of the Suspension and Termination Rules is to provide for efficient and effective District operations of the District's amenities and other properties. The proposed Suspension and Termination Rules address use of access cards and key fobs, provide for the suspension and termination of amenity access, provide for an administrative reimbursement of up to Five Hundred Dollars (\$500), provide for property damage reimbursement, provide authority for certain District staff to remove persons from the amenities, provide for hearings and appeal, and provide for other legal remedies. Legal authority for the District to adopt the proposed Suspension and Termination Rules includes Sections 120.54, 120.81, 190.011(5), 190.012(3), 190.035, and 190.041, Florida Statutes.

Prior Notice of Rule Development was published on January 25, 2023.

The proposed Non-Resident User Fees, Access Card Fees, and Suspension and Termination Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, c/o Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or by calling 904-940-5850 (hereinafter, the "District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Jim Oliver, District Manager
Brandy Creek Community Develop-

STATEMENT

PAGE: 1

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

CLOSING DATE: 1/31/23
 DUE DATE : 2/28/23
 ACCT: 10065

CLOSING
 DATE : 1/31/23
 DUE DATE: 2/28/23

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	244.07		PREV BAL	244.07
1/12/23	6403	1	I	INVOICE	37.78		6403	37.78
1/23/23	6426	1	I	INVOICE	8.07		6426	8.07
1/27/23	J01326	1	P	PAYMENT - THANK YOU		57.56	J01326	-57.56
				NEW BALANCE	232.36			
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="font-size: 2em; margin: 0;">RECEIVED</p> <p style="margin: 0;">FEB 13 2023</p> <p style="margin: 0;">By _____</p> </div>								
<p>1-32-572-466 334</p>								
<p>Your Account Is Past Due Please Send In Your Payment</p>								
CURRENT	Current			over 30	over 60	over 90		
45.85	57.56			128.95	0.00	0.00		
							NEW BAL:	232.36

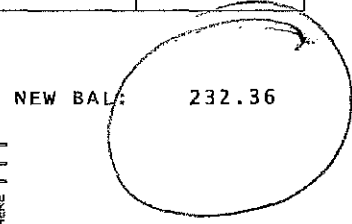
2-10-22

Jim Masters

[Handwritten Signature]

TERMS: NET EOM

CUT HERE ↑↑↑



10065

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

AMOUNT PAID

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

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

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 232.36

DATE OF REQUEST: 2/ 4/23
 TIME OF REQUEST: 12:53:23
 TERMINAL ID : 566
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 1/ 1/23
 CLOSING DATE : 1/31/23
 PRINTER : 0091
 OPTIONS : CDOS
 # STMT ALIGN : _

COPIES : 1
 DISC CUTOFF : _____

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

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

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

STMT MESSAGE : Thank you for your business!

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

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

01/12/23 12:37PM MT 555 SALE

75610 1 EA 22.99 EA N
 ROPE DERBY BL/WH 3/8X50 22.99
 7430101 1 EA 18.99 EA N
 FAUCET HOSE EXTND 5/8X6 18.99

SUB-TOTAL:\$ 41.98 TAX: \$.00
 DISCOUNT: -4.20 TOTAL: \$ 37.78
 CHARGE AMT: 37.78

Total Items: 2



==>> JRML#I97758 INV# 6403/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 4.20 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

To participate:

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

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

EK CUST # 10065
 Y TERMS: NET EOM

92-3649

INV # 006403/1
 DATE : 1/12/23
 CLERK: MT
 TERM # 555

TIME :12:37

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
ROPE DERBY BL/WH 3/8X50	22.99	22.99 /EA	22.99 N
FAUCET HOSE EXTND 5/8X6	18.99	18.99 /EA	18.99 N
** AMOUNT CHARGED TO ACCOUNT **		37.78	TAXABLE 0.00
			NON-TAXABLE 41.98
			SUB-TOTAL 41.98
			DISCOUNT 4.20
			TAX AMOUNT 0.00
			TOTAL INVOICE 37.78

(JIM MASTERS)

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

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

01/23/23 1:33PM ALR 553 SALE
 5073523 3 EA 2.99 EA N
 KEY MASTER M1-ACE250PK 8.97
 SUB-TOTAL: \$ 8.97 TAX: \$.00
 DISCOUNT: -.90 TOTAL: \$ 8.07
 CHARGE AMT: 8.07
 Total Items: 3



==>> JRNL#J00546 INV# 6426/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$.90 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

- To participate:
 * Visit 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

Reference	Terms	Clerk	Date	Time
	NET EOM	ALR	1/23/23	1:34



DOC# 6426 /1
 TERM#553 *****
 * INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
MASTER M1-ACE250PK	2.99	3	2.99 /EA	8.97 N

** AMOUNT CHARGED TO STORE ACCOUNT **	8.07	TAXABLE	0.00
		NON-TAXABLE	8.97
(JENNIFER MEADOWS)		SUBTOTAL	8.97
		TD DISCOUNT	-0.90
		TAX AMOUNT	0.00
		TOTAL AMOUNT	8.07

X

Received By

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of St. Johns

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Supervisor, Brandy Creek Community Development District

(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Barbara Little
Signature

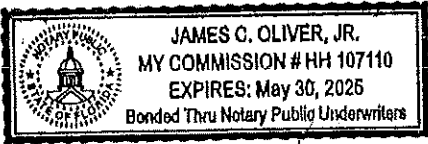
Sworn to and subscribed before me by means of physical presence or
 online notarization, this 4 day of December, 2022

[Signature]
Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced _____



ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

504 Johns Creek Parkway

Street or Post Office Box

St. Augustine FL 32092

City, State, Zip Code

Barbara Little

Print Name

Barbara Little

Signature

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of St. Johns

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Supervisor, Brandy Creek Community Development District

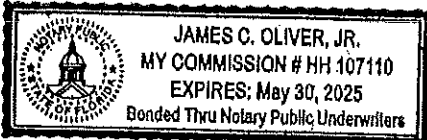
(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

[Handwritten Signature]
Signature

Sworn to and subscribed before me by means of physical presence or
online notarization, this 6 day of December, 2022.



[Handwritten Signature]
Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

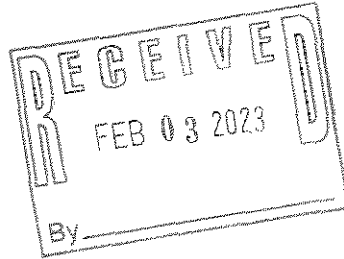
Mailing Address: Home Office

558 Johns Creek Parkway
Street or Post Office Box

St Augustine FL 32092
City, State, Zip Code

[Handwritten Signature]
Print Name
[Handwritten Signature]
Signature

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



Statement

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

STATEMENT NO. 6423
DATE 02/01/2023
TOTAL DUE \$250.00
ENCLOSED

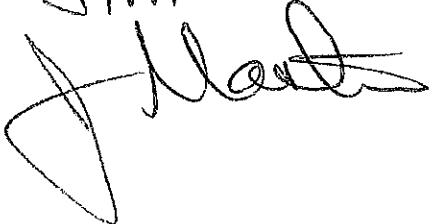
DATE	ACTIVITY	AMOUNT	BALANCE
10/14/2022	Balance Forward		125.00
10/19/2022	Payment #002098	-125.00	0.00
10/23/2022	Invoice #119522: Upgraded for CCTV and open ports. --- **NOTE**	125.00	125.00
	John's Creek Phase 2 Community Room 251 Huffner Hill Circle. = \$0.00 --- Commercial Internet Service - upgraded and ports opened for CCTV - static IP = \$125.00		
11/09/2022	Payment #002117	-125.00	0.00
11/23/2022	Invoice #120853: Upgraded for CCTV and open ports. --- **NOTE**	125.00	125.00
	John's Creek Phase 2 Community Room 251 Huffner Hill Circle. = \$0.00 --- Commercial Internet Service - upgraded and ports opened for CCTV - static IP = \$125.00		
12/23/2022	Invoice #122122: Upgraded for CCTV and open ports.	125.00	250.00

1-32-572.42
 280
 Nov + Jan

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
0.00	125.00	0.00	125.00	0.00	\$250.00

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

DATE	ACTIVITY	AMOUNT	BALANCE
	--- **NOTE**		
	John's Creek Phase 2 Community Room 251 Huffner Hill Circle. = \$0.00		
	--- Commercial Internet Service - upgraded and ports opened for CCTV - static IP = \$125.00		
01/23/2023	Invoice #123428: Upgraded for CCTV and open ports.	125.00	375.00
	--- **NOTE**		
	John's Creek Phase 2 Community Room 251 Huffner Hill Circle. = \$0.00		
	--- Commercial Internet Service - upgraded and ports opened for CCTV - static IP = \$125.00		
01/30/2023	Payment #002180	-125.00	250.00

Jim Masters


2-3-23

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
0.00	125.00	0.00	125.00	0.00

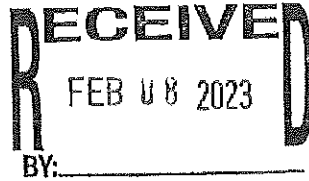
Amount Due
\$250.00

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

Invoice

Invoice #: 295
 Invoice Date: 2/1/23
 Due Date: 2/1/23
 Case:
 P.O. Number:

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

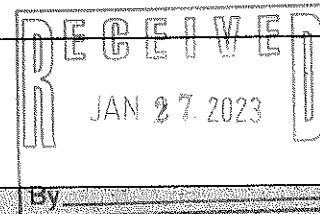


Description	Hours/Qty	Rate	Amount
Management Fees - February 2023	1.310.513.340 ✓	4,427.33	4,427.33
Information Technology - February 2023	351 ✓	120.83	120.83
Office Supplies	510 ✓	0.81	0.81
Postage	420 ✓	29.06	29.06
Copies	425 ✓	53.70	53.70
Telephone	410 ✓	4.69	4.69
Total			\$4,636.42
Payments/Credits			\$0.00
Balance Due			\$4,636.42

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 #
Thursday	1/5	6	9	3	SJSO23CAD003864
Sunday	1/8	4	550P	1.50	SJSO23CAD006202
Sunday	1/8	8	910	1.10	SJSO23CAD006351
Tuesday	1/17	545	845p	3	SJSO23CAD013935
Friday	1/20	645	945p	3	SJSO23CAD016604
Monday	1/23	6	9p	3	SJSO23CAD018874
			Total:	15	
TOTAL HOURS: 15 HOURS AT \$55.00 AN HOUR					
TOTAL : 825.00					



ACTIVITY	
Citations:	Parking Tickets:
Warnings:	Field Contacts:
Arrests:	Reports:
**Daniel Moroz has a membership card for this property ** FL Tag-DNJP18 on a silver Mini Van	
132 572 345 296	

1/5 Thursday 6-9p First Day back to School since winter break started!

Phase 1

Lots of juveniles in and out of the gym. The parking lot had a few cars, most were residents. The pool patio and pool area were found clear of anyone inside or outside. Checked the restrooms and those areas were also found clear of residents.

Phase 2

Upon arrival the area was empty and free of any residents. Checked the pool, pool patio, and party room. All doors found secured and free of peoples. I checked the restrooms turning off lights behind me.

1/8 Sunday 4-550p

Phase 1

Area was quiet there was one nonresident who pulled up to the greenspaces with his family. When I approached I inquired if any of them resided within the neighborhood. Mr Daniel Moroz stated he purchased a membership through the community and provided me with his card.

I responded to a noise complaint off West Windy Willow reference to SJSO23CAD006235. This is an ongoing situation that has been a problem for many years now. Neighbors disrespecting one another

Phase 2

Drove through the area, there was no one at the amenity center each time I checked on the area.

1/8 Sunday 8-910p

Phase 1

Upon arrival I drove through the parking lot, checking all the nooks and crannies with my search lights. There was no one observed. I checked the pool patio and the restrooms. I was only able to get into the ladies' restroom. I turned off the lights after a walk through. I checked the gym and the gyms restrooms. There was no one inside or in the restrooms. The area was empty for a Sunday evening.

Phase 2

Upon arrival I found the gate open to the pool patio, upon checking the patio and party room I found one door unsecured. I walked in locking it and checking the others. I checked both bathrooms and found the men's to be dirty. Upon entering the restroom, the soap container was found on the floor with a bunch of toilet paper. I replaced the soap back into the dispenser. I turned off the lights and secured the gate behind me. I text Jim to show what I had observed, as the toilet paper dispenser was broken, which turns out is broken from a year ago.

1/17 Tuesday 545-845p

Phase 1

upon arrival there was people on the courts/the basketball court and in the gym. I checked the pool patio and pool area. I checked the restrooms and the gym area to make sure everyone had clothes on since I have found a few of the resident boys in the gym shirtless. Usually as soon as they see me enter the gym, they comply and apologize. The area cleared out pretty quickly for the evening.

Phase 2

Upon arrival there was no vehicles in the parking lot, the court lights were on but I didn't see anyone. Upon checking the pool patio and party room I found the front gate unsecured. After checking the patio and pool are I moved towards the party room. All doors were found secured. I turned off the bathroom lights and secured the gate behind me. I found no residents or guest in the area.

1/20 Friday 545-945p

Phase 1

Upon arrival there were several vehicles in the parking lot. The gym was holding all residents. I walked the patio and pool area finding it clear of any residents/guest. I checked both restrooms and turned off both lights.

The gym area was clear by 9ish there was a vehicle in the parking lot, but no one seen in the area. The vehicle belongs to a resident of Johns Creek.

Phase 2

Upon arrival, while traffic in the area was busy there was no one at Phase two. I found the front gate unsecured to the pool area, which I am sure if from the last gate repair. The pool patio was found clear of any resident or guest. I checked the party room and all doors were found secured! I also finished checked the area with the restrooms. They were both Clean still and empty. I shut all lights off and closed the pool patio gate on the way out. There were no vehicles in the parking lot, not a busy night for home parties.

1/23 Monday 6-9p

Phase 1

Upon arrival this evening there was a busy parking lot. Most left upon my arrival and those I could grab tags for were from the neighborhood. There were tennis players and lots of people walking the area. I observed a black Chevrolet suburban with a New York Tag that I witnessed in the parking lot the last time but was unable to get the tag prior to tonight. I made contact, because obviously they aren't registered to Johns Creek. I made contact with a young male driver and a young female passenger. The young female resides in the neighborhood. While they were both fully dressed I explained that no foolery would be accepted within the parking lot. They both laughed and stated they were just "hanging out". Needless to say they let within the 10 min window of me talking to them.

Upon making laps around the neighborhood I came back to P1 to find two vehicles that didn't reside within the neighborhood. Upon checking with the two males on the basketball courts I was informed they did not reside within the community. I informed them of the trespass/private property laws and that no neighborhood is a public park rule. They were very respectful and were issued trespass warnings for Johns Creek. Reference to SJSO23CAD0018970

Phase 2

Upon arrival this evening, the parking lot was packed, as were the playground and basketball courts. Lots of dog walkers and littles on bikes. A great evening for getting those last few hundred steps in for the day. I checked the pool patio and party room, after I found the gate open. The patio was clear of any resident and the party room was secured. All a Win! I turned off bathroom lights and checked to make sure there was no one inside. Perfect evening for fires and relaxing as the cold front moved through today.



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

Invoice

Date 2/1/2023

Invoice # 131295612393

Terms	Net 20
Due Date	2/21/2023
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	1,392.19

RECEIVED

FEB 03 2023

By _____

Subtotal 1,392.19
 Shipping Cost (FEDEX GROUND) 0.00
 Total 1,392.19
 Amount Due **\$1,392.19**

2-1-23

1.32.572.46250
341

Jim Masters
J. Masters

Remittance Slip

Customer
13BRA025
Invoice #
131295612393

Amount Due \$1,392.19

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295612393



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
16634	02/02/2023	\$550.00	02/02/2023	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Stump grind area next to pool pump equipment, level area, Elevate 2 oak trees in front that hang over covered tables, haul away all debris	1	550.00	550.00

BALANCE DUE

\$550.00

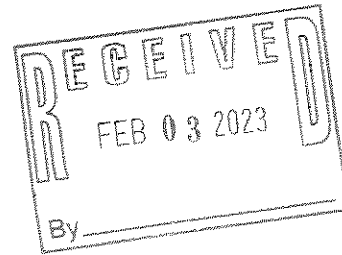
Around Phase 1 pool area -

2-3-23

Jim Masters

[Signature]

1-32-572-49
201



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

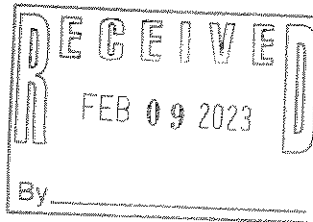
Invoice # 407474
Date 1/31/2023
Terms Net 30
Due Date 2/28/2023
Memo

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
Billable Expenses			
Pool Supplies			122.23
Total Billable Expenses			122.23

1.32 · 572 · 466
286

Total \$122.23



EMAIL



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

Invoice	208021
Document	996978
Date	01/25/23
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	JSC	2:21PM	1% 10TH/N 20TH NET 20 TH	
Order Date	Carrier		Ship Date	Order Checked Out By:
01/17/23	COUNTER		01/25/23	
				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
4		4	ST1970CH	EA	SNAP TITE ESCUTCHEON CHROME		15.25	61.00
2		2	R0001-C	EA	TAYLOR 2oz (60ml) SOL #1		9.35	18.70
2		2	R0002-C	EA	TAYLOR 2oz (60ml) SOL #2		9.60	19.20
2		2	R0004-C	EA	TAYLOR 2oz (60ml) PH IND SOL		7.40	14.80

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	113.70
Discount/Fa	
Taxable Subtotal	113.70
Tax	8.53
Freight	.00
Total	122.23

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





Invoice

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

Invoice # 406704
Date 2/1/2023

Terms Net 30
Due Date 3/3/2023
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

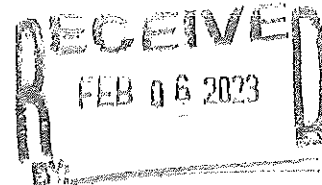
Account Number	Due Date
020-002701	2/20/23

Account Summary

Billing Date 2/1/2023	Payments through: 1/31/23	
BRANDY CREEK CDD	Previous balance	\$54.95
224 JOHNS CREEK PKWY	(-) Payment (1/19/2023)	(\$54.95)
ST AUGUSTINE FL 32092-5054	(-) Payment (1/31/2023)	(\$54.95)
	(=) After Payments	(\$54.95)

Current Month Activity

Date	Description of Service	Amount
1/9/2023	Reverse Returned chack 2153	\$54.95
2/1/2023	Extreme 100/20 MB	2/1-2/28 \$79.99
2/1/2023	Extreme Discount	2/1-2/28 (\$25.04)
	Total Current Charges	\$109.90
	Total Due	\$54.95



132.572.42
 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
2/20/23	020-002701	\$54.95	(\$109.90)	\$109.90	\$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

INVOICE

INVOICE #	INVOICE DATE
JAX 484223	1/29/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Brandy Creek CDD

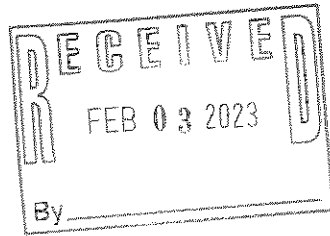
Invoice Due Date: February 28, 2023

Invoice Amount: \$439.00

Description	Current Amount
Valve replacement zone 16	
Irrigation Repairs	\$439.00

Invoice Total

\$439.00



Handwritten note: I have been advised that the invoice is correct and the amount is correct.

1.32.572.463
271

2-1-23
Jim Masters
[Signature]

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 484241	1/29/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Brandy Creek CDD

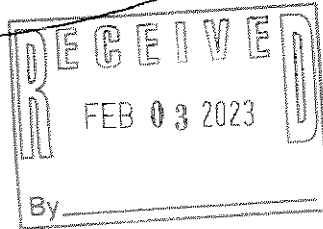
Invoice Due Date: February 28, 2023

Invoice Amount: \$324.00

Description	Current Amount
Mainline repair at corner of South Field Creste and Huffner Hill	
Irrigation Repairs	\$324.00

Invoice Total

\$324.00



1-32-572-463
271

2-1-23

Jim Masters
of Master

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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 484284	1/29/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Brandy Creek CDD

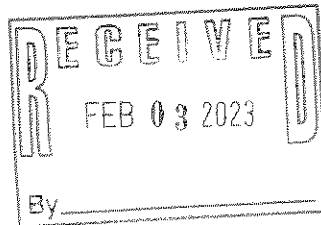
Invoice Due Date: February 28, 2023

Invoice Amount: \$975.00

Description	Current Amount
Remove Wax Myrtles from Phase 1 Pool Area	
Remove Wax Myrtles from Phase 1 Pool Area	\$975.00

Invoice Total

\$975.00



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 04/10/2013 BY 60322/UC/STP

1-32-572-49
271

2-1-23

Jim Masters
[Signature]

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



INVOICE

INVOICE #	INVOICE DATE
JAX 488963	2/1/2023
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

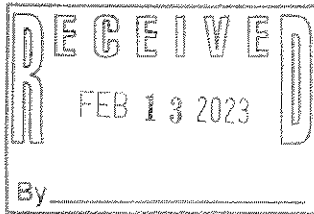
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 3, 2023

Invoice Amount: \$10,852.77

Description	Current Amount
Monthly Landscape Maintenance February 2023	\$10,852.77



Invoice Total

\$10,852.77

2-10-22

Jim Masters
[Signature]

1-32-572-461
271

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

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



RECEIVED
 MAR 01 2023
 BY: _____

INVOICE

BILL TO

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

INVOICE # 124739
DATE 02/23/2023
DUE DATE 02/23/2023
TERMS Due on receipt

1,320,572.420

DATE	ACCOUNT SUMMARY	AMOUNT
01/23/2023	Balance Forward	375.00
	Other payments and credits after 01/23/2023 through 02/22/2023	-375.00
02/23/2023	Other invoices from this date	0.00
	New charges (details below)	125.00
	Total Amount Due	125.00

ACTIVITY	QTY	RATE	AMOUNT
Note	0	0.00	0.00
NOTE			

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

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

TOTAL OF NEW
 CHARGES
 BALANCE DUE

125.00

\$125.00

3-1-23

Jim Masters
[Signature]



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

Invoice

Date 3/1/2023

Invoice # 131295613050

Terms	Net 20
Due Date	3/21/2023
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 1,320.572.4625 3-1-23 Jim Masters J Hall	1	ea	1,392.19

Subtotal 1,392.19
Shipping Cost (FEDEX GROUND) 0.00
Total 1,392.19
Amount Due \$1,392.19

RECEIVED
MAR 01 2023
BY: _____

Remittance Slip

Customer
13BRA025
Invoice #
131295613050

Amount Due \$1,392.19


Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372





MAKE CHECK PAYABLE TO:

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

RECEIVED
MAR 01 2023
BY: _____

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	2/20/2023	\$884.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

000000002273700100000000576320000008840045

Please Return this portion with your payment

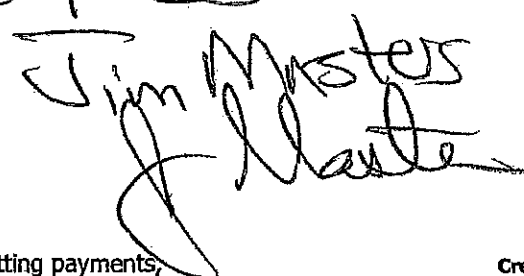
1,320.572.468

Invoice 57632B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
12/2/2022	JOHNS CREEK PKWY, ST AUGUSTINE, FL ST. AUGUSTINE, FL 32092 Water Management - Twice per month		\$884.00	\$0.00	\$884.00

Please remit payment for this month's invoice.

3-1-23
Jim Masters


Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$2652.00

This Invoice Total:

\$884.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 709617

Portal Registration #: FBB0BC4A


Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/



Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

MAKE CHECK PAYABLE TO:

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

RECEIVED
MAR 01 2023
BY: _____

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	2/20/2023	\$884.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000000227370010000000639910000008840041

Please Return this portion with your payment

1,320.572,468

Invoice 63991B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
1/1/2023	JOHNS CREEK PKWY, ST AUGUSTINE, FL ST. AUGUSTINE, FL 32092 Water Management - Twice per month		\$884.00	\$0.00	\$884.00

Please remit payment for this month's invoice.

3-1-23

Jim Masters
[Signature]

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$2652.00

This Invoice Total:

\$884.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148


Customer Account #: 709617
Portal Registration #: FBB0BC4A

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/



Set Up Customer Portal to pay Invoices online, set up recurring payments, view payment history, and edit contact information

MAKE CHECK PAYABLE TO:

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

RECEIVED
MAR 01 2023
BY: _____

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	2/20/2023	\$884.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

Please Return this portion with your payment

000000002273700100000000728220000008840047

1,320,572.468

Invoice 72822B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2/1/2023	JOHNS CREEK PKWY, ST AUGUSTINE, FL ST. AUGUSTINE, FL 32092 Water Management - Twice per month		\$884.00	\$0.00	\$884.00

Please remit payment for this month's invoice.

3-1-23

Jim Masters


Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$2652.00

This Invoice Total:

\$884.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 709617

Portal Registration #: FBB0BC4A

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



Invoice

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

Invoice # 407672
Date 3/1/2023
Terms Net 30
Due Date 3/31/2023
Memo Monthly Fees

Bill To

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

RECEIVED
FEB 28 2023
BY: _____

Description	Quantity	Rate	Amount
Field Management Services	1.320.572.347	1	6,052.92
Office Administrator & Events Coordinator	1	1	3,104.58
Janitorial Services	344	1	2,328.10
Pool Maintenance	342	1	2,607.48
Pet Waste Disposal Services	462	1	651.87

We appreciate your prompt payment.

Total \$14,744.95

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

Invoice

Invoice #: 296
 Invoice Date: 3/1/23
 Due Date: 3/1/23
 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 - March 2023		4,427.33	4,427.33
Information Technology - March 2023		120.83	120.83
Office Supplies		0.39	0.39
Postage		10.67	10.67
Copies		36.15	36.15
Telephone		35.42	35.42

RECEIVED
 MAR 03 2023
 BY: _____

Total	\$4,630.79
Payments/Credits	\$0.00
Balance Due	\$4,630.79



RECEIVED
MAR 01 2023
BY: _____

INVOICE	#90009542
SERVICE DATE	Mar 01, 2023
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

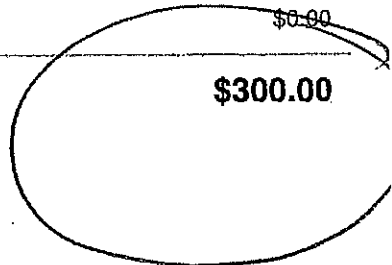
Service completed by: Garrett Lester

INVOICE

1,320,572.466

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

3-1-23



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

Jim Masters
J. Masters



Invoice

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

Invoice # 408054
Date 2/28/2023
Terms Net 30
Due Date 3/30/2023
Memo Billable Mileage

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

RECEIVED
MAR 02 2023
BY: _____

1,320,572.494

Description	Quantity	Rate	Amount
King and Princess Dance	5	27.00	135.00
Total			\$135.00

Bob's Backflow & Plumbing Services, Inc.
 4640 Subchaser Ct, Ste 113
 Jacksonville, FL 32244

Invoice
89910
 Invoice Date
 3/9/2023

1,320,572.463

Bill To
Brandy Creek CDD 224 Johns Creeks Parkway Saint Augustine, FL 32092

Job Location
Brandy Creek CDD Various Saint Augustine, FL 32092

Bob's Backflow & Plumbing Services, Inc.
 4640 Subchaser Ct, Ste 113
 Jacksonville, FL 32244
 Phone # 904-268-8009 Fax # 904-292-4403

Please detach and return top portion with payment

P.O. Number	Terms	Due Date
	Net 30	4/8/2023

Serviced	Description	Quantity	Price Each	Amount
3/8/2023	Backflow Test/Backflow Test/ Certified and submitted to proper Water Utility Provider Irrigation: 2" Wilkins 975XL2 Serial# ACJ8207 - Passed Potable: 1" Wilkins 975XL Serial# 3804401 - Failed Irrigation: 2" Wilkins 975XL2 Serial# ACJ8197 - Passed Irrigation: 1" Febco 850 Serial# HC08773 - Passed Irrigation: 1 1/2" Wilkins 975XL2 Serial# 4827738 - Passed Irrigation: 1" Wilkins 950XLT Serial# 2579088 - Passed Irrigation: 1 1/2" Wilkins 975XL2 Serial# 4648055 - Passed Irrigation: 1" Wilkins 350 Serial# A330617 - Passed Potable: 2" Wilkins 975XL2 Serial# 4579956 - Passed Proposal will follow for repairs needed to be in compliance with water utility provider.	9	45.00	405.00

RECEIVED
 MAR 20 2023
 BY: _____

8-20-23
 Jim Masters
 [Signature]

Thank you for your business. We appreciate your prompt payment.

Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$405.00
Payments/Credits	\$0.00
Balance Due	\$405.00



Environmental Services
Cross Connection Control
21 W. Church St. T8
Jacksonville, FL 32202



Name of premises (company, person)

Brandy Creek CDD

Owner or agent's name

Jim Masters

Service Address:

16 Avery Garden Lane
Saint Augustine, FL 32092

Mailing address

224 Johns Creeks Pkwy
Saint Augustine, FL 32092

Physical location of device

Left hand side of road near pool loop entrance

Contact phone number

JEA account number

4349957804

Meter number 69808378

Scan number

Bob's Backflow & Plumbing Services, Inc.
 4640 Subchaser Ct, Ste 113
 Jacksonville, FL 32244

**Invoice
 90113**

Invoice Date
 3/16/2023

1,320,572.463

Bill To
Brandy Creek CDD 224 Johns Creeks Parkway Saint Augustine, FL 32092

Job Location
Brandy Creek CDD Various Saint Augustine, FL 32092

Bob's Backflow & Plumbing Services, Inc.
 4640 Subchaser Ct, Ste 113
 Jacksonville, FL 32244

Please detach and return top portion with payment

Phone # 904-268-8009 Fax # 904-292-4403

P.O. Number	Terms	Due Date
	Net 30	4/15/2023

Serviced	Description	Quantity	Price Each	Amount
3/9/2023	1" Wilkins 950XLT S#:3605145 - Irrigation Labor to replace the existing backflow preventer, clean, flush, test, and certify.	2	90.00	180.00
	1" Wilkins 975XL2 - New serial# ABS3014.	1	377.00	377.00
	Piping & Materials	1	30.00	30.00
	Insulation to protect the device against future freeze damage.	1	40.00	40.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - Passed	1	45.00	45.00

RECEIVED
 MAR 20 2023
 BY: _____

RECEIVED
 MAR 20 2023
 BY: _____

3-20-23
 Jim Masters
[Signature]

Thank you for your business. We appreciate your prompt payment.

Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$672.00
Payments/Credits	\$0.00
Balance Due	\$672.00



BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Brandy Creek CDD		Owner or agent's name Jim Masters					
Service Address: 1707 Antler Hill Ct Saint Augustine, FL 32092		Mailing address 224 Johns Creeks Pkwy Saint Augustine, FL 32092					
Physical location of device In island at culdesac		Contact phone number					
JEA account number 4349957804		Meter number 75392942 Scan number					
Commercial test purpose <input type="checkbox"/> Annual <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> New Installation Commercial service type <input type="checkbox"/> Fire <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Process / Isolation <input type="checkbox"/> Potable <input type="checkbox"/> Fire Bypass Reclaimed water is supplied <input type="checkbox"/> Residential test purpose <input type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation Residential service type <input type="checkbox"/> Potable <input type="checkbox"/> Irrigation Reclaimed water is supplied <input type="checkbox"/>							
Device Type:	Manufacturer:	Size:	Model:	Serial Number:	Install Date:		
RPZ	Wilkins	1"	975XL2	ABS3014	03-09-23		
INITIAL TEST	Check valve #1 <input checked="" type="checkbox"/> Closed tight at <u>7.8</u> psi <input type="checkbox"/> Leaked	Check valve #2 <input checked="" type="checkbox"/> Closed tight at <u>2.3</u> psi <input type="checkbox"/> Leaked	Differential pressure relief valve <input checked="" type="checkbox"/> Opened at <u>2.7</u> lbs reduced pressure <input type="checkbox"/> Did not open	Pressure vacuum breaker <input type="checkbox"/> Air inlet opened at _____ psi <input type="checkbox"/> Did not open			
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory			
Remarks: This device replaced old sn#365145							
Initial test performed by Matthew Smith		Company affiliation Bob's Backflow & Plumbing Services, Inc.		BFDT certificate number J02-23-10852		Test date 03-09-23	
Repaired by		Company affiliation		BFDT certificate number		Repair date	
Final test performed by		Company affiliation		BFDT certificate number		Test date	
PASS / FAIL CERTIFICATION I hereby certify the assembly described above <input checked="" type="checkbox"/> passed / <input type="checkbox"/> failed and supportive data is accurate. Signature <u><i>Matthew Smith</i></u> Date <u>03-09-23</u>							

LOCALIQ

FLORIDA

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	PAGE # 1 of 1
INVOICE # 0005359994	BILLING PERIOD Feb 1- Feb 28, 2023	PAYMENT DUE DATE March 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL AMOUNT DUE \$65.28	
BILLING ACCOUNT NAME AND ADDRESS Brandy Creek Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649		BILLING INQUIRIES/ADDRESS CHANGES 1-877-738-7612 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>			

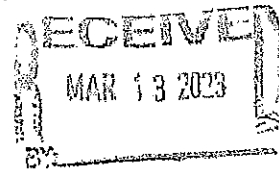
00007651500000000000000053599940000652867170

To help protect your privacy and reduce the chances of unauthorized access to your account information, we have removed some information from this invoice.

Date	Description	Balance
2/1/23	Balance Forward	\$394.40
2/24/23	PAYMENT - THANK YOU	-\$329.12
2/28/23	1.31.23-8376761-Ad Transfer to acct# 764139	-\$65.28

Start-End Date	Order Number	Description	PO Number	Package Cost
2/21/23	8470602	NOTICE OF MEETING		\$65.28

1,310.513.480



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALIQ

FLORIDA

ACCOUNT NAME Brandy Creek Cdd	PAYMENT DUE DATE March 20, 2023	AMOUNT PAID
ACCOUNT NUMBER 765150	INVOICE NUMBER 0005359994	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$65.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65.28

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:

VISA MASTERCARD DISCOVER AMEX

Card Number _____
 Exp Date _____ / _____ / _____ CVW Code _____
 Signature _____ Date _____

00007651500000000000000053599940000652867170

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

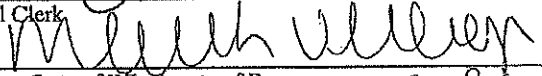
STATE OF FLORIDA, COUNTY OF ST JOHNS

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:

02/21/2023

and that the fees charged are legal.
Sworn to and subscribed before on 02/21/2023



Legal Clerk


Notary, State of WI, County of Brown
8-25-26

My commission expires

Publication Cost: \$65.28
Order No: 8470502 # of Copies: 1
Customer No: 765150
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
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, March 1, 2023 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

STATEMENT

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

CLOSING DATE: 2/28/23
 DUE DATE : 3/31/23
 ACCT: 10065

CLOSING
 DATE : 2/28/23
 DUE DATE: 3/31/23

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	232.36		PREV BAL	232.36
2/ 7/23	6459	1	I	INVOICE	29.98		6459	29.98
2/10/23	6465	1	I	INVOICE	18.51		6465	18.51
2/14/23	6472	1	I	INVOICE	21.57		6472	21.57
2/17/23	J06758	1	P	PAYMENT - THANK YOU		232.36	J06758	-232.36
				NEW BALANCE	70.06			
CURRENT		Current		over 30	over 60	over 90	NEW BAL	
70.06		0.00		0.00	0.00	0.00	70.06	

TERMS: NET EOM

3-8-23

Jim Mast...

[Signature]

10065

A - Adjustment
 B - Balance Forward

Transaction Codes
 C - Credit
 F - Finance Charge

I - Invoice
 P - Payment

AMOUNT PAID

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

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

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 70.06

DATE OF REQUEST: 3/ 3/23
 TIME OF REQUEST: 13:16:57
 TERMINAL ID : 566
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 2/ 1/23
 CLOSING DATE : 2/28/23
 PRINTER : 0091
 OPTIONS : CDOS
 # STMT ALIGN : -

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

COPIES : 1
 DISC CUTOFF : _____

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

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

STMT MESSAGE : Thank you for your business!

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

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

02/07/23 2:07PM HVC 555 SALE
 6215107 2 EA 14.99 EA SN
 FLEXSEAL 14OZ SPRAY BLK 29.98
 Regular Price: 16.99
 You Saved: 4.00
 SUB-TOTAL: \$ 29.98 TAX: \$.00
 TOTAL: \$ 29.98
 CHARGE AMT: 29.98
 Total Items: 2

EK
 Y
 92-3649

CUST # 10065
 TERMS: NET EOM

INV # 006459/1
 DATE : 2/07/23
 CLERK: HVC
 TERM # 555

TIME : 2:07

 * INVOICE *

1,320.572.466

==> JRNL#304302 INV# 6459/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 4.00 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

- To participate:
 * Visit TalkTo.AceHardware.com
 * 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
FLEXSEAL 14OZ SPRAY BLK	16.99	14.99 /EA	29.98SN
RECEIVED MAR 08 2023 BY: _____			
* AMOUNT CHARGED TO ACCOUNT **	29.98	TAXABLE	0.00
		NON-TAXABLE	29.98
		SUB-TOTAL	29.98
		TAX AMOUNT	0.00
		TOTAL INVOICE	29.98

(JIM MASTERS)

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

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

PAGE NO 1

02/10/23 8:15AM JOB 555 SALE

 1014826 1 EA 3.59 EA N
 PUTTY KNIFE PDLY 3"W 2PK 3.59
 18932 1 EA 7.99 EA N
 ACE WOOD FLLR NTRL 24OZ 7.99
 1004381 1 EA 8.99 EA N
 TEXTURE POPCORN RM QT 8.99

 SUB-TOTAL: \$ 20.57 TAX: \$.00
 DISCOUNT: -2.06 TOTAL: \$ 18.51
 CHARGE AMT: 18.51

WEEK
 DAY
 2092-3649

CUST # 10065
 TERMS: NET EOM

INV # 006465/1
 DATE : 2/10/23
 CLERK: JDB
 TERM # 555

TIME : 8:15

 * INVOICE *

1,320.572.466

Total Items: 3



==> JRN#J04851 - INV# 6465/1 <<==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 2.06 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

To participate:
 * Visit 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

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
PUTTY KNIFE POLY 3"W 2PK	3.59	3.59 /EA	3.59 N
ACE WOOD FLLR NTRL 24OZ	7.99	7.99 /EA	7.99 N
TEXTURE POPCORN RM QT	8.99	8.99 /EA	8.99 N
** AMOUNT CHARGED TO ACCOUNT **		18.51	TAXABLE 0.00
			NON-TAXABLE 20.57
			SUB-TOTAL 20.57
			DISCOUNT 2.06
			TAX AMOUNT 0.00
			TOTAL INVOICE 18.51

RECEIVED
 MAR 08 2023
 BY: _____

(JIM MASTERS)

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

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

02/14/23 10:39AM MT 555 SALE

52375 3 EA 7.99 EA N
 CONCRETE MIX 60#QUIKRETE 23.97

SUB-TOTAL: \$ 23.97 TAX: \$ 00
 DISCOUNT: -2.40 TOTAL: \$ 21.57
 CHARGE AMT: 21.57

Total Items: 3



==> JRNL#J05943 INW# 6472/1 <==
 CUST NO: 10065
 Customer Copy

YOU SAVED \$ 2.40 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

To participate:

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

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

EK
 Y

CUST # 10065
 TERMS: NET EOM

INV # 006472/1
 DATE : 2/14/23
 CLERK: MT
 TERM # 555

92-3649

TIME :10:39

 * INVOICE *

1,320,572.466

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
CONCRETE MIX 60#QUIKRETE	7.99	7.99 /EA	23.97 N
<p>For new doggie waste stations:</p> <p>RECEIVED</p> <p>MAR 03 2023</p> <p>BY: _____</p>			
** AMOUNT CHARGED TO ACCOUNT **		21.57	TAXABLE 0.00
			NON-TAXABLE 23.97
			SUB-TOTAL 23.97
			DISCOUNT 2.40
			TAX AMOUNT 0.00
			TOTAL INVOICE 21.57

(JIM MASTERS)

Received By

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 15, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

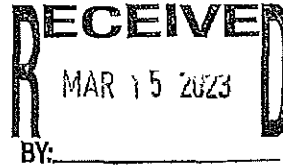
Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3194270

Client Matter No. 3323-1

Notification Email: eftgroup@kutakrock.com



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

1,310.513.315

Invoice No. 3194270

3323-1

Re: Brandy Creek CDD-General Counsel

For Professional Legal Services Rendered

02/01/23	M. Eckert	0.30	108.00	Research Poolsure contract history
02/03/23	M. Eckert	0.10	36.00	Confer with Masters regarding Poolsure
02/04/23	W. Haber	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
02/21/23	M. Eckert	0.60	216.00	Prepare for and attend agenda call; review draft minutes and provide comments
02/27/23	M. Eckert	0.20	72.00	Confer with Payne
02/27/23	K. Haber	0.50	120.00	Prepare board meeting agenda memorandum
02/28/23	M. Eckert	0.90	324.00	Research board member question regarding new supervisor appointment; prepare for board meeting

TOTAL HOURS 2.90

KUTAK ROCK LLP

Brandy Creek CDD

March 15, 2023

Client Matter No. 3323-1

Invoice No. 3194270

Page 2

TOTAL FOR SERVICES RENDERED \$991.50

TOTAL CURRENT AMOUNT DUE \$991.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 15, 2023

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



Reference: Invoice No. 3194271
Client Matter No. 3323-3
Notification Email: eflgroup@kutakrock.com

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

RECEIVED
MAR 15 2023
BY: _____

1,310,513.315

Invoice No. 3194271
3323-3

Re: FPL Eminent Domain

For Professional Legal Services Rendered

02/20/23	M. Eckert	0.20	72.00	Review FPL issues; confer with Masters
02/26/23	M. Eckert	0.70	252.00	Review FPL easements; provide comments
02/27/23	M. Eckert	0.40	144.00	Confer with Yerkes; research fees
02/28/23	M. Eckert	0.20	72.00	Review revised easements; confer with Yerkes

TOTAL HOURS 1.50

TOTAL FOR SERVICES RENDERED \$540.00

TOTAL CURRENT AMOUNT DUE \$540.00

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

BRANDY CREEK CDD

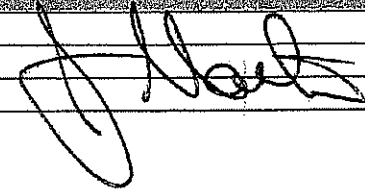
Officer's Name	SSN	Officer's Department
Lauren LeDoux 177 Orient Dr. St Augustine, FL 32092 (904)392-8288	On file	ST. JOHNS CO. SO

1,320,572.345

Day	Date	Start Time	End Time	Hours Worked	Sheriff's Office Report #
Saturday	2/4	6	10	4	SJSO23CAD028940
Monday	2/13	5	10	5	SJSO23CAD036792
Thursday	2/16	835	1005p	1.5	SJSO23CAD040015
Sunday	2/19	250	450p	2	SJSO23CAD042442
Sunday	2/19	8	1030	2.5	SJSO23CAD042688
BLANK				Blank	SJSO23CAD0
			Total:	15	
TOTAL HOURS: 15 HOURS AT \$55.00 AN HOUR					
TOTAL : 825.00					

3-8-23

Tim Masters



ACTIVITY	
Citations:	Parking Tickets:
Warnings:	Field Contacts:
Arrests:	Reports:
<p>**Daniel Moroz has a membership card for this property ** FL Tag-DNJP18 on a silver Mini Van</p>	

2/4/2023 6-10p It's caring month!

Phase 1

Upon arrival there were residents on both courts and inside the gym getting pumped!

I checked the pool patio, pool area, and the restrooms. The whole area was empty minus the gym. I shut off lights in the restrooms.

Everyone out on the courts was forced to leave due to the rainy weather. The gym was slow but had at least one person in and out.

Phase 2

As I arrived there was one person doing some doggie training on the green space. The area itself was pretty quiet as I would guess the lite sprinkle of rain was enough to keep people inside their homes. Made rounds to check on the property but there was no one outside in general.

I checked the pool patio, party room and the restrooms. One of the middle doors on the party room opened for me on the first pull. After closing it, it relocked. Weird stuff

The restrooms were found empty and I shut off the lady's restroom lights.

2/13/2023 5-10 The day before Hallmark and Hershey Chocolates makes out

Phase 1

Upon arrival there were several vehicles in the parking lot. Spoke to Jim about the uptick of Silver Leaf Residents being a problem. Ongoing issues we will continue to work out.

Gym was steady for the evening, several people sticking to their new year's resolutions.

Phase 2

Upon arrival there was only a few kids playing basketball. The neighborhood had lots of residents out and about. The smaller park in between was packed with kids and parent playing kick ball/football. The park was busy most of the afternoon.

Observed two boys attempt to come into the neighborhood on a ruckus scooter with no lights and incredibly loud exhaust. Once they saw the patrol vehicle and kept dodging coming in. I would assume they A) don't have a license, B) know they aren't supposed to be riding them on the roadways.

Fitness class this evening, I walked through the area when they were just getting warmed up and then again around 7 when they were finished. Party room/fitness room found secured, walked the patio and the restrooms. All areas found clear of any residents/guest.

2/16/2023 835-1005p

Phase 1

Upon arrival there were a few juveniles in the gym. I observed a towel over a patio chair, but no one was observed in the pool, pool patio, or restrooms.

The greenspaces were empty; lights were all off so no reason for those to hang out. Around 945 ish the gym emptied out and all vehicles left the parking lot.

Phase 2

I walked the pool patio, checked the party room doors and both restrooms. All areas found clear of any residents or guest, all doors found secured.

Drove around the neighborhood which was quiet as well. The quiet before the storm I'm guessing plus tomorrow is Friday.

2/19/2023 250-450p The Early Bird gets the worm

Phase 1

Upon arrival the parking lot was full. There were ladies on the tennis courts, kids running in the field. There was a 2-year old's birthday which was setup in the pool patio area but took place more so in the playground area. There was bubbles and music, and me because the cops showing up to your birthday are exciting at 2 years old. The gym was steady, and there was no one in the pool.

Phase 2

Lots of vehicles in the parking lot here as well. I would guess because the Phase 1 area was too busy for these parents to park and play.

2/19/2023 8-1030p but, The Second Mouse gets the cheese.

Phase 1

Upon arrival the area was quiet. There was no one in the area. When I returned from phase 2 the area was still dark and quiet. There was a van with the rear windows cracked. I drove through the parking lot looking for anyone in the area. I lit the car up with my spotlight and saw no one inside.

I then went back to the round about parking area. As I was getting ready to go check the pool patio, restrooms and the pool area the van turned on and exited towards Publix. Not sure if the driver was sleeping or creating mischief but they left and did not return.

I checked the pool patio area moved a few chairs back towards the tables, the women's bathroom was smelly, I would guess due to 2 year olds diapers. There was no one observed in the area.

Phase 2

Upon arrival there was a vehicle parked in the parking lot. As I was parked my headlights lite up the driver inside the vehicle. I got out to check the party room and pool areas. As I came out of the bathrooms a tall male was standing with his swim gear and a towel. I asked him if he was okay, to which he replied "I thought something was wrong, I was about to go swimming", I explained there was no swimming allowed to which he said the pool has water in it. HAHA I explained the pool was closed which meant no swimming and it closed 30 minutes before sunset (Hours Ago). The young male asked if he could still get in his 20 min. of laps in, as he began to rant on and on. I explained again the pool was closed and to have a good night. He left without any further issues. I stayed a while in phase 2 to make sure he didn't come back. I Had his tag and he left out of the neighborhood towards Silver Leaf neighborhood, which lead me to think he didn't reside there. Upon checking his License and school records it shows him residing on West American Eagle Dr.

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

RECEIVED
 MAR 08 2023
 BY: _____

Service Slip/Invoice

INVOICE: 6272469
 DATE: 3/7/2023
 ORDER: 6272469



Bill To: [275238]
 BRANDY CREEK
 224 JOHNS CREEK PKWY
 ST AUGUSTINE, FL 32082-5054

Work Location: [275238] 904-230-4208
 BRANDY CREEK CDD
 224 JOHNS CREEK PKWY
 ST.AUGUSTINE, FL 32082-5054

1,320,572.466

Work Date	Time	Target Pest	Technician	Time In
3/7/2023	09:25 AM		WJACK7278	Will Jackson
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	3/7/2023		

Service	Description	Price
PS	Pest Control Service	\$110.37
<p>Today I diagnosed your residence and applied corrective insecticide treatment. I also cleaned all of the eaves for spider webs and applied insecticide in landscaping for active Roach control. I treated the cracks and crevices around your doors and windows. I knocked down some flying insect nests. Please have children or pets not touch treated areas until dry. Allow treatment up to 7 to 10 days for maximum pesticide results to be achieved. I also treated perimeter by the base of the house for active roaches. We are pleased to have you as a customer.</p>		<p>SUBTOTAL \$110.37 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$110.37</p>
		AMOUNT DUE \$110.37

There are 2 types of homes in Florida. The home that has termites and the home that will have termites.

That is why we use the monitoring stations to monitor and stay ahead of the termites and any damage.

Call today and get \$1,000,000 damage warranty and free retreat warranty.

1-800-737-0222

3-8-23
 Jim Masters

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

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

PLEASE PAY FROM THIS INVOICE

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

RECEIVED
 MAR 08 2023
 BY: _____

Service Slip/Invoice

INVOICE: 6272533
 DATE: 3/7/2023
 ORDER: 6272533



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

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

1.320.572.466

Work Date	Time	Target Pest	Technician	Time In
3/7/2023	09:40 AM		WJACK7278	WR Jackson
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	3/7/2023		

Service	Description	Price
PS	Pest Control Service	\$77.91
<p>Today I diagnosed your residence and applied corrective insecticide treatment. I also cleaned all of the eaves for spider webs and applied insecticide in landscaping for active Roach control. I treated the cracks and crevices around your doors and windows. I knocked down some flying insect nests. Please have children or pets not touch treated areas until dry. Allow treatment up to 7 to 10 days for maximum pesticide results to be achieved. I also treated perimeter by the base of the house for active roaches. We are pleased to have you as a customer.</p>		<p>SUBTOTAL \$77.91 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$77.91</p>
		<p>AMOUNT DUE <u>\$77.91</u></p>
<p>There are 2 types of homes in Florida. The home that has termites and the home that will have termites.</p> <p>That is why we use the monitoring stations to monitor and stay ahead of the termites and any damage.</p> <p>Call today and get \$1,000,000 damage warranty and free retreat warranty.</p>		
<p>1.800.737.8222</p>		

3-8-23
 Jim Mustier
[Signature]

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

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

PLEASE PAY FROM THIS INVOICE



Invoice

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

Invoice # 408329
Date 2/28/2023
Terms Net 30
Due Date 3/30/2023
Memo

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

1,320,572.466

Description	Quantity	Rate	Amount
Billable Expenses			
J.MASTERS - Amazon - rivets to restrap pole chair			79.96
J.MASTERS - Amazon - light replacements for light pole			146.00
J.MASTERS - Amazon - pool skimmer replacement			53.87
Total Billable Expenses			279.83

Total \$279.83

RECEIVED
MAR 09 2023
BY: _____



Details for Order #113-2580556-8383406

Order Placed: February 8, 2023
Amazon.com order number: 113-2580556-8383406
Order Total: \$79.96

Not Yet Shipped	
Items Ordered	Price
4 of: KOMORAX 100 pcs Large Mult-Gauge Rivet 1/4" Hole Patio Strapping Fasteners Webbing Lawn Chair Lounge (White) Sold by: KOMORAX (seller profile) Condition: New	\$19.99
Shipping Address: Brandy Creek CDD 224 JOHNS CREEK PKWY ST AUGUSTINE, FL 32092-5054 United States	
Shipping Speed: Standard Shipping	

Payment Information	
Payment Method: American Express | Last digits: 1018	Item(s) Subtotal: \$79.96 Shipping & Handling: \$0.00
Billing address James G. Masters 245 RIVERSIDE AVE STE 250 JACKSONVILLE, FL 32202-4944 United States	Total before tax: \$79.96 Estimated Tax: \$0.00
	Grand Total: \$79.96

To view the status of your order, return to [Order Summary](#).

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Details for Order #113-5889074-0649041

Order Placed: February 15, 2023
Amazon.com order number: 113-5889074-0649041
Order Total: \$146.00

Not Yet Shipped	
Items Ordered	Price
1 Of: LED Circular Post Top Pole Lights 100W, 13000LM (500W Equiv.) LED Garden Area Lights for Pathway School Street Light Sold by: LED Flying Direct (seller profile) Business Price Condition: New	\$146.00
Shipping Address: Brandy Creek CDD 224 JOHNS CREEK PKWY ST AUGUSTINE, FL 32092-5054 United States	
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: American Express | Last digits: 1018	Item(s) Subtotal: \$146.00 Shipping & Handling: \$0.00
Billing address James G. Masters 245 RIVERSIDE AVE STE 250 JACKSONVILLE, FL 32202-4944 United States	Total before tax: \$146.00 Estimated Tax: \$0.00
	Grand Total: \$146.00

To view the status of your order, return to [Order Summary](#) .

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Details for Order #113-2791789-8702633

Order Placed: February 15, 2023
Amazon.com order number: 113-2791789-8702633
Order Total: \$53.87

Not Yet Shipped	
Items Ordered	Price
1 of: <i>Pool Skimmer Net Rake, Ultra Fine Mesh, Unlimited Free Replacement by ProTuff - 3X Faster Heavy Duty 250 Micron Nylon for Cleaning Silt, Sand, Pollen & Swimming Pool Skimming - 60 Mesh - 18"</i> Sold by: ProTuff Products (seller profile) | Product question? (Ask Seller) Business Price Condition: New	\$53.87
Shipping Address: Brandy Creek CDD 224 JOHNS CREEK PKWY ST AUGUSTINE, FL 32092-6054 United States	
Shipping Speed: FREE Shipping	
Payment information	
Payment Method: American Express | Last digits: 1018	Item(s) Subtotal: \$53.87 Shipping & Handling: \$7.53 Promotion applied: -\$7.53
Billing address James G. Masters 245 RIVERSIDE AVE STE 250 JACKSONVILLE, FL 32202-4944 United States	Total before tax: \$53.87 Estimated Tax: \$0.00
Grand Total: \$53.87	

To view the status of your order, return to [Order Summary](#) .

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

Account Number	Due Date
020-002701	3/20/23

Account Summary

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

Billing Date 3/1/2023
 BRANDY CREEK CDD
 224 JOHNS CREEK PKWY
 ST AUGUSTINE FL 32092-5054

Payments through: 2/28/23
 Previous balance \$54.95
 (-) Payment (2/28/2023) (\$54.95)
 (=) After Payments \$0.00

Billing Questions Please Call:
 904-940-9525

Current Month Activity

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

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

3/1/2023	Extreme 100/20 MB	3/1-3/31	\$79.99
3/1/2023	Extreme Discount	3/1-3/31	(\$25.04)
Total Current Charges			\$54.95
Total Due			\$54.95

1,320.572.420

RECEIVED
 MAR 09 2023
 BY: _____

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
3/20/23	020-002701	\$54.95	(\$54.95)	\$54.95	\$54.95	\$

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

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

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

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





YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE NO	INVOICE DATE
JAX 499925	3/1/2023
TERMS	
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Brandy Creek CDD

Invoice Due Date: March 31, 2023

Invoice Amount: \$10,852.77

Description	Quantity	Unit Price	Total Amount
Monthly Landscape Maintenance March 2023			\$10,852.77

1,320.572.461

Invoice Total

\$10,852.77

RECEIVED
MAR 08 2023
BY: _____

IN COMMERCIAL LANDSCAPING
3-8-23

Jim Masters
[Signature]

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

Invoice

Date	Invoice #
3/1/2023	2906

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - BRANDY CREEK CDD FOR DECEMBER 2022, JANUARY 2023 AND FEBRUARY 2023 1,320.572.343 RECEIVED MAR 08 2023 BY: _____	150.00	150.00
Total			\$150.00



Total Entertainment Services

Invoice-Agreement

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

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 3/27/2023

Invoice # 12910055

Terms: due at event

PO#

Customer name:

Brandy Creek CDD

Event type: Easter Event

Billing address:

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

Original contact person:

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

E-mail/fax: jmeadows@vestapropertyservices.com

Additional contacts:

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

Event date: Saturday April 1, 2023

Hours of event: 10:00 am - 12:00 pm

Hours of service: Same

Approximate set up time:

Between: 8:30-9:00 am

Location name and address:

Soccer Field

Where to set up at location:

Near Court

Power within 75': Yes

Set up-grass or pavement:

Grass

Water within 75': Yes

Covered area for entertainer: NA

Notes:

Preferred Customer Discount

SERVICES NEEDED:

* Mobile DJ Service

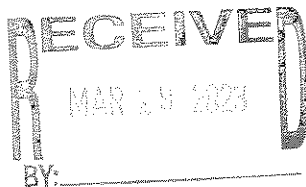
* 10' x 10' Tent for DJ (No charge)

Reg. Cost \$ 595.00 Your Cost \$ 495.00

Reg. Cost \$ 50.00 Your Cost \$ -

Reg. Total \$ 645.00 Your Total \$ 495.00

Your Total Savings \$150



1.320.572.494

Sub Total: \$ 495.00

Sales Tax: \$ -

Invoice Total: \$ 495.00

50 % Deposit required \$ -

Balance due at set up \$ 495.00

Payments received \$ -

Current Balance \$ 495.00

CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY

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

Customer signature required x _____ Date: _____

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/24/23	00386	2/15/23	2024008 202302 600-53800-61000 POOL PUMP REPAIRS PH 1&2	INNOVATIVE FOUNTAIN SERVICES	*	5,941.03	5,941.03 000148
3/21/23	00386	3/03/23	2024091 202303 600-53800-61000 PH1 POOL FILTER TANK RPR	INNOVATIVE FOUNTAIN SERVICES	*	6,983.36	6,983.36 000149
3/21/23	00053	3/20/23	BC030723 202303 600-53800-61000 RESTRAP 30 POOLSIDE CHAIR	THE POOL AND PATIO SHOP LLC	*	2,100.00	2,100.00 000150
TOTAL FOR BANK B						15,024.39	
TOTAL FOR REGISTER						15,024.39	



INNOVATIVE FOUNTAIN SERVICES
 11637 COLUMBIA PARK DRIVE EAST
 SUITE 4
 JACKSONVILLE, FL 32258

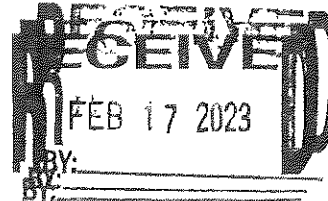
Invoice

Date	Invoice #
2/15/2023	2024008

(904) 551-1017
 Customerservice@innovativefountainservices.com

Terms
Net 30

Bill To
Jim Masters Brandy Creek CDD 224 Johns Creek Parkway St. Johns, FL 32259



Description	Qty	Amount
<p>Phase 1 Pool- Innovative Fountain Services propose to furnish all materials, labor, and tools to dig out dirt around the outside of filter tank to locate the source of leak. Necessary repairs will be made on-site if possible, otherwise we will send quote for needed repairs for leak. Grind off all loose fiberglass around the suction pipe for the circulation pump, seal the surface of the wall and re-fiberglass the fitting to the wall. Replace two sump pumps, one in each of the equipment vaults. Replace one 4" true union ball valve on the circulation pump.</p> <p>Phase 2 Pool- Innovative Fountain Services propose to furnish all materials, labor, and tools to disassemble circulation pump and replace the shaft seal along with all other associated seals and gaskets.</p> <p>Estimate 3051 Completed 02/14 33,600.538.610</p> <p>W.9 Attached</p>	<p>2-17-22 Jim Masters of North</p>	<p>5,941.03</p>

Balance Due	\$5,941.03
--------------------	-------------------



INNOVATIVE FOUNTAIN SERVICES

11637 COLUMBIA PARK DRIVE EAST
SUITE 4
JACKSONVILLE, FL 32258

(904) 551-1017
Customerservice@innovativefountainservices.com

Invoice

Date	Invoice #
3/3/2023	2024091

Terms
Net 30

Bill To
Jim Masters Randy Creek CDD 224 Johns Creek Parkway St. Johns, FL 32259

33,600,538.610

Description	Qty	Amount
<p>Estimate 3099 Completed</p> <p>Innovative Fountain Services propose to furnish all materials, labor, and tools to make fiberglass repair around all of the PVC pipes on the inside of the filter tank for the splash pad and the 12" pipe inside the feature collector tank for the splash pad. All work to be done on the Phase 1 pool.</p> <p>3-8-23 Jim Masters <i>[Signature]</i></p>		6,983.36

RECEIVED
MAR 08 2023
BY: _____

Balance Due	\$6,983.36
--------------------	-------------------

W-9 on next sheet

Invoice

POOL and PATIO SHOP, LLC

1408 Griflet Rd

Jacksonville, FL, 32211

904-424-3593

March 7, 2023

BC030723

Brandy Creek CCD

att Jim Masters

33,600.538.610

Restrap 30 poolside chairs @ \$65.00ea

1950.00

Pickup/Delivery

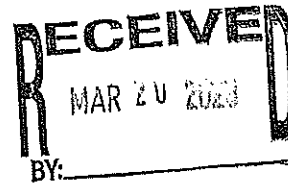
\$ 150.00

Total

\$2100.00

Tax exempt

\$



3-20-23

Jim Masters
Masters