

*Brandy Creek
Community Development District*

September 13, 2023

AGENDA

Brandy Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

September 6, 2023

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, September 13, 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 July 12, 2023 Meeting
- IV. Discussion of Unsolicited Request to Purchase CDD Owned Parcel
- V. Discussion of Basketball Court Relocation and Installation of Pickleball Court
- VI. Other Business
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager
 1. Report

- 2. Yellowstone Report
 - 3. Lake Doctors Report
- E. Amenity Manager - Report
- VIII. Supervisor's Requests and Audience Comments
- IX. Financial Reports
 - A. Balance Sheet & Income Statement as of July 31, 2023
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
- X. Next Scheduled Meeting – November 8, 2023 at 6:30 p.m. at Phase 2 Amenity Center
- XI. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District was held on Wednesday, July 12, 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	Supervisor
Shawn Jolly	Supervisor
Thomas Metych	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert (<i>via phone</i>)	District Counsel
Jim Masters	Vesta/Amenity Services Group
Jennifer Meadows	Vesta/Amenity Services Group
Chuck Dicey	Resident

The following is a summary of the actions taken at the July 12, 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

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 10, 2023 Meeting

Mr. Payne felt that the minutes were too detailed and noted on Page 2, “*Fitness Center*” should be changed to, “*Phase 2 Amenity Center.*”

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the Minutes of the May 10, 2023 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2022 Audit Report

Mr. Oliver presented the Fiscal Year 2022 Audit Report, which was finalized and provided to the Auditor General. It was a clean audit.

On MOTION by Mr. Blalock seconded by Ms. Little with all in favor the Fiscal Year 2022 audit was accepted.

FIFTH ORDER OF BUSINESS

Fiscal Year 2024 Budget

A. Overview of Budget

Mr. Oliver noted no increase in assessments this fiscal year. Ms. Little questioned whether \$12,000 was sufficient for *Special Events*. Mr. Oliver recalled that it was the same as the prior year and since there was no increase in assessments, mailed notices were not sent to residents.

B. Public Hearing Adopting the Budget for Fiscal Year 2024

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor the Public Hearing to adopt the budget for Fiscal Year 2024 was opened.

There were no public comments.

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor the Public Hearing to adopt the budget for Fiscal Year 2024 was closed.

Mr. Payne noted a significant increase in *Insurance*. Mr. Oliver explained that property insurance increased by 50% and staff was looking for vendors that provided governmental insurance. Mr. Payne noted no other significant increases other than the 3% to 4% standard increases.

1. Consideration of Resolution 2023-12, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024

Mr. Oliver presented Resolution 2023-12, formally adopting the Fiscal Year 2024 Budget. The Board had the opportunity to amend the budget subsequent to adoption. If it was an amount greater than \$15,000 or 15% of the original appropriation, a budget amendment must be approved by the Board; however, monies could be moved within line items. Mr. Jolly asked if the issue was worked out with the different POAs adding to the special events. Mr. Payne pointed out there might be an issue with Phase 1, but Phase 2 planned to contribute. Ms. Little would follow up.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor Resolution 2023-12 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024 was adopted.

Ms. Little questioned where *Insurance* would be paid from if it increased by 50%. Mr. Payne reported that it was already budgeted for next year. Mr. Oliver pointed out if it was less than 50%, the District would retain the surplus. Property insurance increased for both private and public entities.

2. Consideration of Resolution 2023-13, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024

Mr. Oliver presented Resolution 2023-13, providing for the collection of special assessments and certifying the Assessment Roll to the St. Johns County Tax Collector for inclusion on resident property Tax Bills. There were 583 units, which were assessed equally for the operation and maintenance (O&M) assessments. Mr. Payne noted a per unit assessment amount of \$1,470.02.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor Resolution 2023-13 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024 was adopted.

SIXTH ORDER OF BUSINESS

Discussion of Mutual Aid Agreement and Consideration of Resolution 2023-14

Mr. Eckert presented Resolution 2023-14, approving the Florida Statewide Mutual Aid Agreement, explaining any local government that was a party to the agreement, could request assistance from other local governments in emergencies, typically during hurricanes. There was no cost to enter into the agreement, but there was a cost to reimburse the local government for labor and materials. Mr. Payne questioned whether this was beyond standard utility services. Mr. Eckert explained that it was specifically designed for emergency situations. Discussion ensued.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor Resolution 2023-14, Approving the Florida Statewide Mutual Aid Agreement was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Purchase & Installation of Phase 2 Replacement Air Conditioner Unit

Mr. Masters reported that the Phase 2 air conditioner was 10 years old, but the air handler had a freon leak and to replace it, would cost \$3,000, but the process of switching out units would exceed \$10,000. Proposals were received for a Trane 15 Seer air conditioner from Snyder Arnett in the amount of \$17,929 and Chiller Medic in the amount of \$16,378. Griffin did not provide a proposal because they did not carry Trane products. According to the Capital Improvement Plan, the A/C units were supposed to be replaced in 2027 at a cost of \$13,500. Mr. Jolly questioned what Mr. Masters recommended. Out of the two companies, Mr. Masters preferred Chiller Medic, which Heritage Landings used and were happy with. In the next year, the office unit would need to be replaced. Mr. Payne questioned the warranty. Mr. Masters favored the warranty that Chiller Medic provided, which was a five-year compressor warranty and was more comprehensive than the warranty that Snyder Arnett would provide. Discussion ensued.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the proposal with Chiller Medic for a replacement Trane air conditioner unit for Phase 2 in the amount of \$16,378 was approved.

Mr. Masters would find out the timeframe from Chiller Medic so there were no disruptions in rentals.

EIGHTH ORDER OF BUSINESS

Consideration of Agreement with Taylor Tree for Tree Removal Services

Mr. Eckert stated rather than dealing with the trees on a case-by-case basis, staff recommended that the Board approve a Master Agreement, which would have all of the terms and conditions, insurance and indemnification to protect the CDD. Mr. Masters had a reliable contractor, Taylor Tree and each time work needed to be completed, Taylor Tree would provide a Work Authorization under this agreement. Mr. Masters had the ability under his spending limits to approve the work. Mr. Payne asked if it was a standard contract that Taylor Tree would accept. Mr. Eckert explained that it was standard for tree services as well as fountain repairs. Mr. Blalock questioned the need for it. Mr. Masters was concerned about liability issues. Mr. Oliver questioned how this would affect the District's tree policy. Mr. Masters noted there was no difference and the policy would merge with this one. Mr. Eckert pointed out the agreement not only protected the District from liability if a tree falls, but it would protect the District related to employees of the tree contractor. Discussion ensued.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the Agreement with Taylor Tree for Tree Removal Services was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-15, Designating Safety Zones

Mr. Eckert reported that St. Johns County had a Child Safety Zone Ordinance, which was designed to prevent sexual predators and offenders from being in places that were designed for use by children, primarily used by children or customary gathering places for children, including parks, recreation centers, public or private playgrounds. The purpose of Resolution 2023-15 was to formally request the county designate locations within the CDD that were primarily used by children as safety zones because the County Ordinance was for county facilities and not public facilities owned by CDDs. Exhibit A showed the areas in question, which were the Phase 1 and Phase 2 Amenity Centers and the park in the northeast corner of South Fieldcrest Drive and Huffner Hill Circle. There was a typo that would be corrected. This resolution would be provided

to the county with a request for designation of the three areas as safety zones. Mr. Payne asked if the District would enforce them. Mr. Eckert stated if staff were to become aware that there was a sexual predator or offender in any of these areas, they would contact the Sheriff’s Office to enforce it as the District did not have police powers. Mr. Jolly questioned how they would know it was a sexual predator. Mr. Eckert pointed out that there was a predator database. Discussion ensued and Mr. Payne read the resolution into the record.

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor Resolution 2023-15, Requestion Designation of Safety Zones by St. Johns County was adopted.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager – Discussion of Fiscal Year 2024 Meeting Schedule

Mr. Oliver presented proposed meeting dates for Fiscal Year 2024, which was similar to last year’s meeting schedule. with meetings on the second Wednesday at 6:30 p.m. on November 8, 2023, January 10, 2024, March 6, 2024, May 8, 2024, July 10, 2024 and September 11, 2024.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the Fiscal Year 2024 meeting schedule as amended was approved.

D Operations Manager

1. Report

2. Lake Doctors Report

3. Yellowstone Report

Mr. Masters presented the Operations Manager Report, which included reports from Lake

Doctors and Yellowstone. Silverleaf, next to the Phase 2 entrance, had a community named Johns Island, which caused confusion as it was next to Johns Creek. Mr. Payne asked if Silverleaf residents were using their facilities. Mr. Masters confirmed there were always residents from Silverleaf using their facilities, but he asked them to leave. Mr. Payne wanted to identify them. Mr. Masters noted that many arrived in golf carts. Ms. Little witnessed young men from Silverleaf fishing in the pond behind her house.

Mr. Masters reported that the Fire Department performed an inspection of their facilities on June 26th and all required equipment was in good working condition; however, there were missing placards on the Phase 1 building identifying the roof structure, which Mr. Masters would purchase. The Health Department performed an inspection at the pools and no discrepancies were noted. The Phase 2 pump motor and variable speed drive was replaced at a cost of \$7,200. The pool for closed for several weeks but was re-opened on June 29th. Yellowstone provided two days of service each week, which Mr. Masters was happy with. They replaced the grass at the Phase 1 exit, due to mole crickets. Lake Doctors inspects the ponds twice per month; however, there were issues this time of year and they must wait 10 days in between treatments. Mr. Masters spoke with Silverleaf regarding the median clearance on CR 2209, but they did not want to cut back the grass any further as they were 150 feet further back than required by the Florida Department of Transportation (FDOT). At Mr. Payne's request, Mr. Masters would follow up with FDOT to find out who had control, but asked Mr. Blalock to mark off where they believed the grass should go back to. Ms. Little questioned whether everything was exhausted to obtain a traffic light. Mr. Masters spoke to FDOT after they performed a survey, but there was no justification to install one; however, they were conducting a survey at the intersection of Old County Road 210 and Natures Walk Parkway, due to the number of accidents.

Mr. Masters reported that the tennis court was resurfaced and pickleball lines were added. It was being heavily used. A new stair stepper was added to the Fitness Center. Due to the Board's discussion about turning the community room into a Gym, usage was tracked in May, June and July. Approximately 29 to 40 residents utilized the Fitness Center per day. The mulching was completed at the end of June. Natures Walk Parkway from Old County Road 210 to the Amenity Center and from CR 2209 behind Publix to the corner of East/West American Eagle Drive. were pressure washed. Mr. Payne noted that Natures Walk Parkway looked cleaner. Putting on Pressure and American Eagle Powerwashing were paid \$4,400 for both areas. The

back of Huffner Hill Circle would be completed this year by Vesta. Ms. Little praised Mr. Masters for the thoroughness of his report and the noticeable difference in the landscaping. Mr. Masters agreed, as they were very responsive.

E. Amenity Manager - Report

Ms. Meadows presented the Amenity Manager's Report. Business was the same as usual. The food trucks were going well and two dates were added in July. More residents were coming out to support them. The Summer Spectacular was rescheduled for July 8th, due to the weather. It was well attended. The Mario theme was well received. They were finalizing their final Summer plans with a Back to School Bash and Ice Cream Social. Ms. Little thanked Ms. Meadows and Mr. Masters for coordinating the Summer Spectacular. Ms. Meadows provided a comparison of costs on the cost of rentals in neighboring communities, to determine if there should be a raise in the District's fee structure for rentals. Compared to other facilities in North Florida, Brandy Creek's fees were the lowest. For example, Durbin charged \$140 for a resident and \$60 for a staff member. Mr. Payne requested that this item be placed on the next agenda for Board consideration.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Supervisor's Requests

Discussion ensued regarding turning the community room into a Gym. Mr. Payne wanted to discuss building a new Gym; however, they must issue a bond to pay for it. Mr. Jolly did not believe there was not enough room for a new Gym. Mr. Blalock felt that there would have to be a huge increase in usage to make it worthwhile, as only 35 people per day on average, were utilizing the current one. Mr. Metych noted that his neighbors were using off property Gyms like LA Fitness and Planet Fitness and questioned whether the current space was adequate or if they would have more residents using it if they had more space available. Mr. Masters pointed out that Brandy Creek was a relatively small community, but they acted like a large community with the number of amenities. Usually communities of this size, had one Amenity Center with two pools, but Brandy Creek had two Amenity Centers with three pools and three playgrounds. Mr. Oliver suggested that the Board look at the amenities at St. Johns Golf and Country Club and consider whether the residents wanted a larger Gym. Mr. Masters believed that the District had

the land available for a new Gym. Mr. Blalock was not in favor of proceeding as they had a small Gym, but it was larger than a hotel Gym and was a nice benefit to have; however, the purpose of the CDD was not to provide everything for everyone. Ms. Little agreed as she had not heard any complaints. Mr. Masters suggested that the Board consider reducing the number of guests that a resident could bring from two to one. Mr. Payne recommended limiting Gym use to two hours, but if the Board wanted to build a new Gym, they needed to come up with a budget and a plan.

Audience Comments

Resident Chuck Dicey requested that the Board consider the cost to build another tennis court with pickleball lines as many residents wanted to play pickleball. Ms. Little disagreed as there was not much activity on the tennis court. Mr. Masters recommended surveying residents to see if they would pay an additional assessment for another court and utilize the backboard court in Phase 1 for pickleball. Mr. Payne preferred expanding on their current facilities and having someone come out to provide an estimate. Mr. Payne questioned whether there should be a gate at the tennis court fence going to the basketball court, as kids made a hole at the tennis court fence to get to the basketball court as opposed to walking around. Mr. Masters tried to plug the hole, but the kids were pulling out the fence and going underneath it and ended up putting in large stakes to hold the fence down. If the Board wanted, Mr. Masters could obtain a price to replace that section of fence; however, the Board preferred to have a gate and Mr. Masters would obtain the cost for a gate.

THIRTEENTH ORDER OF BUSINESS

Financial Reports

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

Mr. Oliver presented the May 31, 2023 Balance Sheet and Income Statement. There was a balance in the Capital Reserve Fund of \$246,000. There were no unusual variances and a positive variance at the end of the year of \$48,000. The budget was projecting a \$45,000 positive variance. Mr. Payne questioned whether the surplus could be allocated to the Capital Reserve Fund. Mr. Oliver confirmed that it would be transferred to the Capital Reserve Fund and would monitor it.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, showing assessment collections of 100%.

C. Approval of Check Registers

Mr. Payne questioned if Comcast planned to install a line at the Amenity Center, which was less costly than AT&T running a line. Mr. Masters contacted Comcast’s Business Department and the cost would be \$12,900 to run a line; however, it could be waived if the District purchased their plan. However, in the office, the landline was transferred to an AT&T cellphone, since the price was out of the market. There would be a savings of \$120. Comcast had many outages. Ms. Little questioned how residents would be informed when Comcast was available to them for cable. Mr. Masters had a working relationship with Comcast and when Comcast was ready to provide service in Phase 1, residents would be notified. It was expected at the end of July, but due to the weather and the difficulty of the work, it could be the middle of August.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the April 1, 2023 through May 31, 2023 Check Register in the amount of \$134,330.92 was approved.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 13, 2023 at 6:30 p.m. at Phase 2 Amenity Center

Mr. Payne stated the next meeting was scheduled for September 13, 2023 at 6:30 p.m. at the Phase 2 Amenity Center.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

D.

1.



Brandy Creek CDD

Field Operation Manager's Report

Date of report: September 13, 2023

Submitted by: Jim Masters

SUMMER RECAP:

- No incidents or accidents reported.
- No complaints on pools cleanliness.
- Pool Monitors: overall good, but looking to add more mature, responsible retirees next year.

FLOCK/LPR CAMERAS:

- \$5,000 in savings this year.

COMCAST INSTALLATION:

- The construction phase has been completed, no more digging.

HURRICANE IDALIA / STORM PREP:

- Communicated via e-blast and Facebook regarding facility closings and openings.
- Facilities were prepped for the storm; pool furniture and trash cans were secured.
- Pools were only closed for one day, but we were able to keep the Fitness Center open throughout the storm.
- No damages.

YELLOWSTONE/LANDSCAPING:

- We receive 2 days of service every week from Yellowstone. See service reports for more detailed landscaping information.
- November 1st is when Yellowstone starts their offseason schedule of every other week.
- (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)

PROJECTS UNDERWAY/COMPLETED:

- The entire A/C system in the phase 2 community room was replaced in July.
- Several broken spotlights were replaced in August.
- All three playgrounds were remulched in August.
- Volleyball net was installed at the athletic field in phase 1.

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 five times per week and chemicals are checked daily
- Pool filter grids are cleaned a minimum of three times per week
- 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.

7-2023



YELLOWSTONE LANDSCAPE

Brandy Creek CDD: July 2023 Landscape Report

Irrigation Maintenance:

- The July irrigation inspection was completed on 7/26/23
- Some concerns have been brought to our attention regarding the irrigation running during or after rain. We identified that the rain sensor at Phase 1 amenity was no longer working and it was replaced on 7/31/23. Please let us know if this continues to be an issue and we can adjust the settings on the rain sensor.

Fungus/Pest/Fertilizer applications:

- Our chem / fert team completed the lawn treatment on 7/31/23
 - o This included fertilizer, weed control and insect control
 - o There are some difficult to control weeds in the bermudagrass and we will schedule a retreatment of these. This includes sedge, doveweed and crabgrass.
- The new Zoysiagrass sod and turf along Huffner Hill is doing great after we identified a wire issue with the irrigation system
- 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
- The guys have been doing a great job keeping up with the maintenance during the extreme heat and will continue to address weeds in the beds. This is the hardest time of the year and the extra rain has increased the weed pressure in the beds.

Special Projects:

- The crew is still working on limbing up the oak trees on Nature Walk Parkway.
 - o We have been trying to work it into the regular maintenance days, but will have to schedule a Friday to get this completed.
- The annual flowers are getting to the end of the rotation and will be replaced at the beginning of September.

Joe Soenksen
Account Manager

8-2023



YELLOWSTONE
LANDSCAPE

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

Irrigation Maintenance:

- The August irrigation inspection was completed on 8/18/23
- The irrigation system is in great shape and we should be able to decrease the watering schedule as we head into the fall weather.

Fungus/Pest/Fertilizer applications:

- Our chem / fert team completed the lawn treatment on 7/31/23
 - o This included fertilizer, weed control and insect control
 - o There are some difficult to control weeds in the bermudagrass and we will schedule a retreatment of these. This includes sedge, doveweed and crabgrass.
- A retreatment was made on 8/16/23 and the results were effective
- We will continue to monitor these areas and treat as needed
- A rose fertilizer application was made immediately after the roses were cut back on 8/16/23. The roses will benefit from the cut back and should start filling out soon.

Maintenance:

- The community will be serviced every Monday & Tuesday with exception of holidays and inclement weather
- The maintenance crew continues to do a great job week after week. As the season starts winding down and the weather cools, the guys will be working on the woodlines.
- The crew completed limbing up the oak trees along Nature Walk Parkway. They look great and this should help during leaf season.

Special Projects:

- The annual flowers are getting to the end of the rotation and will be replaced at the beginning of September. I am waiting for confirmation on the date the new flowers will be installed. The new flowers and color combination will look great heading into the fall.

Joe Soenksen
Account Manager

3.

7-13-23



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5233
lakes@lakedoctors.com
www.lakedoctors.com

SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # _____ Date 7/13/23 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					1	1	∅	∅							

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

Fish/Wildlife Observed

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

Native/Beneficial Vegetation

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

Comments _____

7-13-23



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: 1802463
Completed Date: 7/13/2023
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 5A- Treated for algae
Pond 5B- Treated for algae and emergent shoreline weeds
Pond 7- Treated for emergent shoreline weeds and euglena
Pond 6- Treated for emergent shoreline weeds

Environmental Conditions

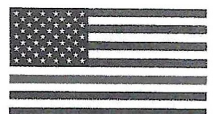
Weather: Overcast
Temperature: 92.88
Wind Direction: South-West
Wind Speed: 8.05
Humidity: 64.0000

Treated for Algae & Invasive Aquatic Weeds, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Eric Wood
04-626-1887 | eric.wood@lakedoctors.com



American Owned
& Operated



The Lake Doctors, Inc.
Aquatic Management Services

7-31-23

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # _____ Date 7/31/23 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			1												

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 I will return later this week to treat ponds 8, 9, & 10.

8-3-23



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: 1811238
Completed Date: 8/3/2023
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Treated ponds 8 & 10 for algae and underwater weeds.

<u>Environmental Conditions</u>	
Weather:	Overcast
Temperature:	89.11
Wind Direction:	West
Wind Speed:	11.5
Humidity:	68.0000

Treated for Algae & Invasive Aquatic Weeds

Services Completed by:

Customer Signature (if needed):

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



**American Owned
& Operated**



8-3-23

SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # _____ Date 8/3/23 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	∅	5	120	5				

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 _____



8-29-23

The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # _____ Date 8/29/23 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	∅	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

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

Other _____

Comments _____

E.



Amenities Manager Report

September 13, 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.
- Organizing office and shed

Activities- Ongoing:

Aqua Fitness:

- Aqua Fitness is going strong on Monday and Wednesday nights.

Food Trucks:

- This monthly food truck has been doing great. We look forward to more dates.



Special Events:

Recent Events:

- On Friday, August 28 we hosted a Root Beer Float Day at the phase 1 Breezeway. It was a huge hit with an estimated 150 residents stopping by to enjoy a complimentary Root Beer Float. The day was hot which made this a delicious break from the heat.
- Our Family Fun Health Walk continues on the second Saturday of every month. We are getting closer to those cooler mornings when this walk will be a real treat! Hopefully, we can continue to see this group grow in numbers.
- Our bi-monthly Blood Drive was held on Saturday, August 5 at the phase 1 Amenity Center. We were able to potentially save 19 lives. They will be back Saturday, October 7 for another drive.
- On Friday, August 25 we held a movie and a craft night. The kids had a lot of fun creating Mario characters out of perler beads while watching the new Super Mario Brothers movie and eating popcorn. It was a fun night, and the kids were adorable! So polite! *See collage below*

Future Events:

- Annual Halloween Event
- Turkey Trot
- Tennis and/or Pickleball Tournament
- Thanksgiving Event
- Annual Cookies with Santa



SUPER MARIO



NINTH ORDER OF BUSINESS

A.



Brandy Creek
Community Development District

Unaudited Financial Reporting
July 31, 2023



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

	General	Capital Reserve	Debt Service	Total Governmental Funds
Assets:				
Cash - WellsFargo	---	\$319,245	---	\$319,245
Cash - Hancock Bank	\$363,084	---	---	\$363,084
Investments:				
<u>Series 2013A</u>				
Reserve	---	---	\$32,075	\$32,075
Revenue	---	---	\$78,581	\$78,581
Redemption	---	---	\$2	\$2
<u>Series 2015</u>				
Reserve	---	---	\$90,508	\$90,508
Revenue	---	---	\$48,018	\$48,018
Redemption	---	---	\$3	\$3
<u>Operations:</u>				
State Board - Reserve	\$1,529	\$97,354	---	\$98,883
Custody Acct - General Account	\$108,731	---	---	\$108,731
Custody Acct - Capital Reserve	---	\$38,870	---	\$38,870
Prepaid Expenses	\$1,490	---	---	\$1,490
Due From Other	\$5	---	---	\$5
Electric Deposits	\$2,000	---	---	\$2,000
Total Assets	\$476,839	\$455,469	\$249,186	\$1,181,493
Liabilities:				
Accounts Payable	\$12,700	\$16,378	---	\$29,078
Accrued Expenses	\$7,628	---	---	\$7,628
Total Liabilities	\$20,329	\$16,378	\$0	\$36,707
Fund Balances:				
Restricted for Debt Service	---	---	\$249,186	\$249,186
Nonspendable	\$2,000	---	---	\$2,000
Assigned	---	\$439,091	---	\$439,091
Unassigned	\$454,510	---	---	\$454,510
Total Fund Balances	\$456,510	\$439,091	\$249,186	\$1,144,787
Total Liabilities and Fund Equity	\$476,839	\$455,469	\$249,186	\$1,181,493

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Maintenance Assessments	\$857,020	\$857,020	\$857,382	\$362
Interest Income	\$0	\$0	\$4,476	\$4,476
Rental/Miscellaneous Income	\$8,000	\$6,667	\$5,640	(\$1,027)
Cost Sharing Revenue	\$8,467	\$8,467	\$11,158	\$2,691
Special Events Revenue	\$0	\$0	\$1,550	\$1,550
Total Revenues	\$873,487	\$872,154	\$880,206	\$8,053
Expenditures:				
Administrative				
Supervisor Fees	\$6,000	\$5,000	\$4,600	\$400
FICA Expense	\$459	\$383	\$352	\$31
Engineering	\$7,000	\$5,833	\$2,510	\$3,324
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	\$20,833	\$22,198	(\$1,365)
Annual Audit	\$3,505	\$3,505	\$3,505	\$0
Management Fees	\$53,128	\$44,273	\$44,273	(\$0)
Computer Time	\$1,450	\$1,208	\$1,208	\$0
Telephone	\$550	\$458	\$172	\$287
Postage	\$1,000	\$833	\$400	\$433
Records Storage	\$100	\$83	\$0	\$83
Insurance	\$10,554	\$10,554	\$8,871	\$1,683
Printing & Binding	\$1,000	\$833	\$295	\$538
Legal Advertising	\$1,420	\$1,183	\$1,065	\$118
Other Current Charges	\$1,400	\$1,167	\$930	\$236
Office Supplies	\$200	\$167	\$230	(\$64)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$127,441	\$109,685	\$103,980	\$5,705
MAINTENANCE				
Insurance	\$21,264	\$21,264	\$23,771	(\$2,507)
Facility Administration/Events Coordinator	\$37,255	\$31,046	\$31,046	\$0
Facility Staffing (Contingency)	\$5,000	\$4,167	\$0	\$4,167
Pool Monitors	\$38,157	\$31,798	\$20,710	\$11,087
Field Operations Manger	\$72,635	\$60,529	\$60,529	(\$0)
Mobile App	\$2,500	\$2,083	\$0	\$2,083
Office Supplies/Mailings/ Printing	\$1,900	\$1,583	\$787	\$796
Pool Maintenance Service (Vesta)*	\$31,290	\$26,075	\$26,075	\$0
Pool Chemicals (Poolsure)	\$14,850	\$12,375	\$13,087	(\$712)
Permit Fees	\$925	\$925	\$925	\$0
Landscape Maintenance	\$132,768	\$110,640	\$107,579	\$3,061
Landscape Contingency	\$25,000	\$26,333	\$26,333	\$0
Irrigation Maintenance	\$8,500	\$7,083	\$9,622	(\$2,538)
Sign Repairs	\$2,500	\$2,083	\$634	\$1,450
Lake Maintenance	\$10,608	\$8,840	\$8,840	\$0
General Facility Maintenance	\$25,000	\$20,833	\$22,118	(\$1,284)
Pet Waste Disposal	\$7,822	\$6,518	\$6,519	(\$0)
Streetlighting	\$38,940	\$32,450	\$30,949	\$1,501
Telephone	\$2,700	\$2,250	\$2,069	\$181
Cable	\$2,300	\$1,917	\$1,800	\$117
Electric	\$27,720	\$23,100	\$23,553	(\$453)
Water/Sewer/Irrigation	\$48,000	\$40,000	\$34,522	\$5,478
Security	\$9,900	\$8,250	\$9,795	(\$1,545)
Security Camera Lease & Maintenance	\$3,000	\$2,500	\$0	\$2,500
Security - License Plate Reader System	\$11,000	\$9,167	\$0	\$9,167
Refuse Service	\$11,475	\$9,563	\$2,850	\$6,712
Janitorial	\$27,937	\$23,281	\$23,375	(\$94)
Community Web Site Services	\$900	\$750	\$600	\$150
Special Events	\$12,000	\$10,698	\$10,698	\$0
Recreation Passes	\$1,200	\$840	\$840	\$0
Performance Incentive	\$6,000	\$6,000	\$7,472	(\$1,472)
Capital Reserve - Transfer Out	\$105,000	\$105,000	\$105,000	\$0
Total Maintenance	\$746,046	\$649,940	\$612,096	\$37,845
TOTAL EXPENSES	\$873,487	\$759,625	\$716,075	\$43,550
EXCESS REVENUES (EXPENDITURES)	\$0		\$164,131	
Fund Balance - Beginning	\$0		\$292,379	
Fund Balance - Ending	\$0		\$456,510	

* 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	\$660	\$5,414	\$1,698	\$0	\$0	\$0	\$857,382
Interest Income	\$272	\$129	\$62	\$662	\$1,143	\$978	\$238	\$312	\$337	\$342	\$0	\$0	\$4,476
Rental/Miscellaneous Income	\$430	\$0	\$760	\$540	\$500	\$320	\$470	\$840	\$1,190	\$590	\$0	\$0	\$5,640
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	\$1,369	\$6,566	\$3,225	\$932	\$0	\$0	\$880,206
Expenditures:													
Administrative													
Supervisor Fees	\$0	\$0	\$800	\$800	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$4,600
FICA Expense	\$0	\$0	\$61	\$61	\$0	\$77	\$0	\$77	\$0	\$77	\$0	\$0	\$352
Engineering	\$0	\$123	\$123	\$0	\$0	\$260	\$0	\$1,301	\$704	\$0	\$0	\$0	\$2,510
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	\$2,604	\$3,340	\$405	\$2,352	\$0	\$0	\$22,198
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,505	\$0	\$0	\$3,505
Management Fees	\$4,427	\$4,427	\$4,427	\$4,427	\$4,427	\$4,427	\$4,427	\$4,427	\$4,427	\$4,427	\$0	\$0	\$44,273
Computer Time	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$0	\$0	\$1,208
Telephone	\$0	\$38	\$0	\$36	\$5	\$35	\$7	\$36	\$0	\$15	\$0	\$0	\$172
Postage	\$18	\$38	\$149	\$22	\$29	\$11	\$33	\$22	\$48	\$29	\$0	\$0	\$400
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	\$27	\$8	\$82	\$6	\$0	\$0	\$295
Legal Advertising	\$265	\$129	\$0	\$329	\$65	\$0	\$0	\$67	\$209	\$0	\$0	\$0	\$1,065
Other Current Charges	\$58	\$21	\$114	\$147	\$145	\$116	\$221	\$23	\$33	\$51	\$0	\$0	\$930
Office Supplies	\$0	\$1	\$1	\$0	\$69	\$0	\$151	\$0	\$8	\$1	\$0	\$0	\$230
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$26,514	\$6,716	\$8,918	\$8,224	\$6,446	\$11,529	\$7,590	\$10,421	\$6,038	\$11,584	\$0	\$0	\$103,980

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	\$3,105	\$3,105	\$3,105	\$3,105	\$0	\$0	\$31,046
Facility Staffing (Contingency)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Monitors	\$0	\$0	\$0	\$0	\$0	\$2,110	\$2,549	\$2,531	\$5,041	\$8,479	\$0	\$0	\$20,710
Field Operations Manger	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$0	\$0	\$60,529
Office Supplies/Mailings/ Printing	\$253	\$4	\$125	\$0	\$0	\$0	\$0	\$0	\$378	\$28	\$0	\$0	\$787
Pool Maintenance Service (Vesta)*	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$0	\$0	\$26,075
Pool Chemicals (Poolsure)	\$1,114	\$1,114	\$1,114	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$0	\$0	\$13,087
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$925	\$0	\$0	\$0	\$925
Landscape Maintenance	\$10,537	\$10,537	\$10,537	\$10,853	\$10,853	\$10,853	\$10,853	\$10,853	\$10,853	\$10,853	\$0	\$0	\$107,579
Landscape Contingency	\$3,400	\$3,000	\$700	\$975	\$550	\$858	\$3,695	\$1,235	\$2,100	\$9,820	\$0	\$0	\$26,333
Irrigation Maintenance	\$670	\$0	\$98	\$763	\$0	\$3,313	\$1,755	\$595	\$2,428	\$0	\$0	\$0	\$9,622
Sign Repairs	\$0	\$124	\$0	\$510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$634
Lake Maintenance	\$884	\$884	\$884	\$884	\$884	\$884	\$884	\$884	\$884	\$884	\$0	\$0	\$8,840
General Facility Maintenance	\$3,043	\$1,497	\$1,254	\$1,175	\$2,006	\$1,821	\$1,462	\$2,147	\$6,289	\$1,424	\$0	\$0	\$22,118
Pet Waste Disposal	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$0	\$0	\$6,519
Streetlighting	\$2,949	\$2,949	\$2,949	\$3,195	\$3,150	\$3,150	\$3,150	\$3,178	\$3,169	\$3,109	\$0	\$0	\$30,949
Telephone	\$194	\$190	\$192	\$192	\$194	\$199	\$199	\$603	\$0	\$103	\$0	\$0	\$2,069
Cable	\$180	\$180	\$180	\$180	\$180	\$180	\$305	\$305	\$55	\$55	\$0	\$0	\$1,800
Electric	\$2,249	\$2,332	\$2,286	\$2,492	\$2,297	\$2,049	\$2,525	\$2,567	\$2,524	\$2,233	\$0	\$0	\$23,553
Water/Sewer/Irrigation	\$2,472	\$2,819	\$4,500	\$3,755	\$2,658	\$3,007	\$3,431	\$3,590	\$4,341	\$3,950	\$0	\$0	\$34,522
Security	\$1,650	\$1,045	\$825	\$825	\$825	\$825	\$990	\$825	\$1,045	\$940	\$0	\$0	\$9,795
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	\$310	\$307	\$305	\$302	\$0	\$0	\$2,850
Janitorial	\$2,328	\$2,328	\$2,328	\$2,328	\$2,328	\$2,328	\$2,328	\$2,328	\$2,422	\$2,328	\$0	\$0	\$23,375
Community Web Site Services	\$150	\$0	\$150	\$0	\$150	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$600
Special Events	\$504	\$1,041	\$3,542	\$890	\$237	\$1,085	\$309	\$313	\$2,671	\$105	\$0	\$0	\$10,698
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	\$105,000	\$0	\$0	\$105,000
Total Maintenance	\$70,113	\$42,460	\$44,446	\$42,937	\$40,449	\$46,784	\$48,555	\$46,069	\$59,389	\$163,421	\$0	\$0	\$612,096
Total Expenses	\$96,627	\$49,176	\$53,364	\$51,161	\$46,895	\$58,313	\$56,145	\$56,490	\$65,427	\$175,004	\$0	\$0	\$716,075
Excess Revenues (Expenditures)	(\$95,924)	\$9,216	\$134,818	\$476,938	\$39,750	(\$52,218)	(\$54,776)	(\$49,925)	(\$62,202)	(\$174,072)	\$0	\$0	\$164,131

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Interest Income	\$500	\$417	\$5,166	\$4,749
General Fund Transfer In	\$105,000	\$105,000	\$105,000	\$0
Miscellaneous Revenue-FPL Settlement	\$0	\$0	\$130,000	\$130,000
Total Revenues	\$105,500	\$105,417	\$240,166	\$134,749
Expenditures				
Capital Outlay - Equipment/Facilities	\$30,000	\$25,000	\$22,403	\$2,597
Other Current Charges	\$450	\$375	\$0	\$375
Repair and Replacement	\$30,000	\$25,000	\$42,741	(\$17,741)
Total Expenditures	\$60,450	\$50,375	\$65,144	(\$14,769)
OTHER SOURCES/(USES)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$45,050		\$175,022	
Fund Balance - Beginning	\$282,681		\$264,069	
Fund Balance - Ending	\$327,731		\$439,091	

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments Tax Roll	\$318,983	\$318,983	\$319,128	\$145
Interest Income	\$300	\$250	\$6,577	\$6,327
Total Revenues	\$319,283	\$319,233	\$325,705	\$6,472
Expenditures				
Series 2013A				
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	\$50,873	\$50,873	\$0
Principal Expense - 5/1	\$215,000	\$215,000	\$215,000	\$0
Principal Expense-Prepayment 5/1	\$0	\$0	\$5,000	(\$5,000)
Total Expenditures	\$316,745	\$316,745	\$321,745	(\$5,000)
Other Sources/(Uses)				
Interfund Transfer In	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0
Total Other Sources (Uses)	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$2,538		\$3,960	
Fund Balance - Beginning	\$71,164		\$106,698	
Fund Balance - Ending	\$73,702		\$110,658	

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

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Special Assessments	\$180,950	\$180,950	\$181,032	\$82
Interest Income	\$200	\$167	\$5,636	\$5,470
Total Revenues	\$181,150	\$181,117	\$186,668	\$5,552
Expenditures				
Series 2015				
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	\$35,810	\$35,810	\$0
Principal Expense - 5/1	\$105,000	\$105,000	\$105,000	\$0
Special Call - 5/1	\$0	\$0	\$5,000	(\$5,000)
Total Expenditures	\$177,214	\$177,214	\$182,214	(\$5,000)
Other Sources/(Uses)				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other Sources/(Uses)	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$3,936		\$4,454	
Fund Balance - Beginning	\$42,518		\$134,074	
Fund Balance - Ending	\$46,454		\$138,528	

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:	\$32,075
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)
Less: May 1, 2023	(\$215,000)
Less: May 1, 2023 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$2,630,000

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:	\$90,508
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)
Less: May 1, 2023	(\$105,000)
Less: May 1, 2023 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$1,815,000

B.

Brandy Community Development District
Fiscal Year 2023 Assessments Receipts Summary

ASSESSED	#UNITS ASSESSED	SERIES 2003 / 2013 DEBT ASMNT	SERIES 2006 / 2015 DEBT ASMT	FY23 O&M ASMT	TOTAL ASSESSED
NET ASSESSMENTS TAX ROLL	583	318,983.07	180,950.00	856,993.68	1,356,926.75

ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2003 / 2013 DEBT RECEIPTS	SERIES 2006 / 2015 DEBT RECEIPTS	O&M RECEIPTS	TOTAL RECEIVED
1	11/2/2022	943.70	535.34	2,535.40	4,014.44
2	11/17/2022	5,620.11	3,188.13	15,099.24	23,907.48
3	11/28/2022	10,969.05	6,222.43	29,469.93	46,661.42
4	12/12/2022	30,124.22	17,088.61	80,933.04	128,145.88
5	12/15/2022	39,613.17	22,471.42	106,426.46	168,511.06
6	1/20/2023	195,558.84	110,934.95	525,396.81	831,890.60
INTEREST	2/1/2023	426.54	241.96	1,145.96	1,814.47
7	2/21/2023	31,212.27	17,705.83	83,856.24	132,774.34
8	3/30/2023	1,766.69	1,002.19	4,746.46	7,515.34
INTEREST 2	4/6/2023	245.81	139.44	660.40	1,045.65
9	5/5/2023	2,015.10	1,143.11	5,413.87	8,572.08
10	6/15/2023	632.09	358.56	1,698.19	2,688.84
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL RECEIVED		\$ 319,127.59	\$ 181,031.99	\$ 857,382.04	\$ 1,357,541.62

	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
BALANCE DUE	\$ (144.52)	\$ (81.99)	\$ (388.36)	\$ (614.87)
PERCENT COLLECTED	100.05%	100.05%	100.05%	100.05%

C.

Brandy Creek Community Development District

Check Run Summary - General Fund

6/1/23 thru 7/31/23

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<i>General Fund</i>			
<i>Accounts Payable</i>	6/1/23 - 6/30/23	2259-2284	\$ 52,218.97
	7/1/23 - 7/31/23	2285-2303	\$ 162,796.51
			\$ 215,015.48
<i>Capital Reserve Fund</i>			
<i>Accounts Payable</i>	6/1/23 - 6/30/23	154-155	\$10,020.74
	7/1/23 - 7/31/23	156	\$3,370.69
			\$ 13,391.43
<i>Utilities and Autopayments</i>			
	6/2/23	<i>JEA</i>	\$4,341.43
	6/6/23	<i>Republic Services</i>	\$305.48
	6/26/23	<i>HWB Credit Card</i>	\$1,491.27
	6/27/23	<i>FPL</i>	\$5,693.01
	7/6/23	<i>JEA</i>	\$3,950.26
	7/7/23	<i>Republic Services</i>	\$301.51
	7/25/23	<i>HWB Credit Card</i>	\$1,061.90
	7/27/23	<i>FPL</i>	\$5,341.97
	7/31/23	<i>RollKall Technol</i>	\$939.60
			\$23,426.43
TOTAL UTILITIES PAID ONLINE OR AUTOPAY			\$23,426.43
Total			\$ 251,833.34

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/02/23	00280	5/23/23	128565	202305	320-57200-42000			MAY HIGH SPEED INTERNET	*	250.00		
								FLORIDA HIGH SPEED INTERNET			250.00	002259
6/02/23	00269	4/27/23	1291067	202306	320-57200-49400			6/17 SUM CELEBRATE PARTY	*	2,645.00		
								PROGRESSIVE ENTERTAINMENT			2,645.00	002260
6/02/23	00271	5/19/23	JAX53061	202305	320-57200-49000			LORAPETALUM REPLACEMENT	*	252.50		
		5/26/23	JAX53250	202305	320-57200-49000			MID PLAYGROUND SOD RPLC	*	982.00		
								YELLOWSTONE LANDSCAPE			1,234.50	002261
6/16/23	00334	5/05/23	6631	202305	320-57200-46600			MAINTENANCE SUPPLIES	*	10.76		
		5/09/23	6640	202305	320-57200-46600			MAINTENANCE SUPPLIES	*	13.38		
		5/12/23	6647	202305	320-57200-46600			MAINTENANCE SUPPLIES	*	30.59		
		5/17/23	6661	202305	320-57200-46600			MAINTENANCE SUPPLIES	*	7.53		
		5/29/23	6688	202305	320-57200-46600			MAINTENANCE SUPPLIES	*	31.31		
		5/30/23	6691	202305	320-57200-46600			MAINTENANCE SUPPLIES	*	44.64		
								CRONIN ACE HARDWARE			138.21	002262
6/16/23	00263	6/09/23	55-BID-6	202306	320-57200-54000			POOL PERMIT 55-60-1464597	*	350.00		
								FLORIDA DEPARTMENT OF HEALTH IN			350.00	002263
6/16/23	00263	6/09/23	55-BID-6	202306	320-57200-54000			POOL PERMIT 55-60-00444	*	350.00		
								FLORIDA DEPARTMENT OF HEALTH IN			350.00	002264
6/16/23	00263	6/09/23	55-BID-6	202306	320-57200-54000			POOL PERMIT 55-60-00443	*	225.00		
								FLORIDA DEPARTMENT OF HEALTH IN			225.00	002265
6/16/23	00030	6/01/23	299	202306	310-51300-34000			JUN MANAGEMENT FEES	*	4,427.33		
		6/01/23	299	202306	310-51300-35100			JUN INFO TECH	*	120.83		
		6/01/23	299	202306	310-51300-51000			OFFICE SUPPLIES	*	7.57		

BC -BRANDY CREEK- BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/01/23	299	202306 310-51300-42000		*	48.35		
			POSTAGE						
		6/01/23	299	202306 310-51300-42500		*	82.05		
			COPIES						
								4,686.13	002266
6/16/23	00296	6/02/23	06022023	202305 320-57200-34500		*	825.00		
			5/8-5/31	15 HR SECURITY					
								825.00	002267
6/16/23	00341	6/01/23	13129561	202306 320-57200-46250		*	1,392.19		
			JUN POOL	CHEMICALS					
								1,392.19	002268
6/16/23	00335	6/01/23	2936	202306 320-57200-34300		*	150.00		
			JUN MAINT &	NEWSLETTER					
								150.00	002269
6/16/23	00286	5/31/23	410718	202305 320-57200-34600		*	2,531.24		
			MAY LIFEGUARD	HOURS					
								2,531.24	002270
6/16/23	00286	5/31/23	410761	202305 320-57200-46600		*	90.95		
			PIRANHA FINE	MESH					
		5/31/23	410761	202305 320-57200-46600		*	304.44		
			MULTI-STAIN	REMOVER					
		5/31/23	410761	202305 320-57200-46600		*	304.44		
			MULTI-STAIN	REMOVER					
								699.83	002271
6/16/23	00286	6/01/23	410303	202306 320-57200-34700		*	6,052.92		
			FIELD MANAGEMENT	SERVICES					
		6/01/23	410303	202306 320-57200-34400		*	3,104.58		
			OFFICE ADMIN &	EVENTS					
		6/01/23	410303	202306 320-57200-34200		*	2,328.10		
			JANITORIAL	SERVICES					
		6/01/23	410303	202306 320-57200-46200		*	2,607.48		
			POOL MAINTENANCE						
		6/01/23	410303	202306 320-57200-46700		*	651.87		
			PET WASTE DISPOSAL	SRVCS					
								14,744.95	002272
6/29/23	00387	6/16/23	101	202306 320-57200-46600		*	1,800.00		
			CLEAN SIDEWALKS &	CURBS					
								1,800.00	002273

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/29/23	00378	5/02/23	5606020	202305	310	51300	48000		MAY MEETING NTC #8728021 CA FLORIDA HOLDINGS,LLC	*	66.64	66.64	002274
6/29/23	00013	1/10/23	0206548	202212	310	51300	31100		DEC ENGINEERING SERVICES	*	122.50		
		6/05/23	0208669	202305	310	51300	31100		MAY ENGINEERING SERVICES ENGLAND, THIMS & MILLER, INC.	*	1,300.50	1,423.00	002275
6/29/23	00372	6/18/23	3237623	202305	310	51300	31500		MAY GENERAL COUNSEL KUTAK ROCK LLP	*	3,339.80	3,339.80	002276
6/29/23	00296	6/06/23	2034	202306	320	57200	34500		SECURE JOHNS CREEK EVENT LAUREN MARIA LEDOUX	*	220.00	220.00	002277
6/29/23	00388	6/21/23	623231	202306	320	57200	46600		CURB/SDWLK CLEAN NTR WALK MCELROY'S CLEANING & COATINGS INC	*	2,600.00	2,600.00	002278
6/29/23	00227	6/09/23	6407438	202306	320	57200	46600		JUN PEST JOHNS CREEK PKWY	*	113.68		
		6/09/23	6407500	202306	320	57200	46600		JUN PEST HUFFNER HILL CIR PESTBEAR	*	80.25	193.93	002279
6/29/23	00324	5/27/23	35377051	202305	320	57200	46600		PAPER TOWELS	*	186.34		
		5/27/23	35377051	202305	320	57200	46600		TOILET PAPER STAPLES	*	75.49	261.83	002280
6/29/23	00255	6/01/23	90010127	202306	320	57200	46600		CLEAN PH2 AMENITY CENTER STEAM LUX LLC	*	300.00	300.00	002281
6/29/23	00019	6/01/23	98719B	202306	320	57200	46800		JUN LAKE MAINTENANCE THE LAKE DOCTORS INC	*	884.00	884.00	002282
6/29/23	00044	6/13/23	06022023	202306	320	57200	42000		JUN INTERNET WAVEFLY	*	54.95	54.95	002283

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/29/23	00271	6/01/23	JAX53773	202306	320	57200	46100		JUN LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	10,852.77	10,852.77	002284
7/14/23	00323	6/29/23	410675	202306	320	57200	46600		BLACK LINER	*	44.39		
		6/29/23	410675	202306	320	57200	46600		NABC GALLON 4/CS	*	58.41		
		6/29/23	410675	202306	320	57200	46600		FULE SURCHARGE	*	5.00		
									ALL BRITE			107.80	002285
7/14/23	00125	7/04/23	07042023	202307	320	58100	10000		FY23 CAPITAL RESERVE FUND BRANDY CREEK CDD-CAP RESERVE FUND	*	105,000.00	105,000.00	002286
7/14/23	00334	6/04/23	6699	202306	320	57200	46600		PROPANE REFILL PH1 GRILL	*	17.99		
		6/06/23	6706	202306	320	57200	46600		MATERIALS FIX SWINGS PH1	*	17.95		
									CRONIN ACE HARDWARE			35.94	002287
7/14/23	00030	7/01/23	300	202307	310	51300	34000		JUL MANAGEMENT FEES	*	4,427.33		
		7/01/23	300	202307	310	51300	35100		JUL INFO TECH	*	120.83		
		7/01/23	300	202307	310	51300	51000		OFFICE SUPPLIES	*	.75		
		7/01/23	300	202307	310	51300	42000		POSTAGE	*	29.38		
		7/01/23	300	202307	310	51300	42500		COPIES	*	5.55		
		7/01/23	300	202307	310	51300	41000		TELEPHONE	*	15.06		
									GOVERNMENTAL MANAGEMENT SERVICES			4,598.90	002288
7/14/23	00296	7/07/23	07072023	202306	320	57200	34500		6/7-6/25 15 HR SECURITY LAUREN MARIA LEDOUX	*	825.00	825.00	002289
7/14/23	00341	7/01/23	13129561	202307	320	57200	46250		JUL POOL CHEMICALS POOLSURE	*	1,392.19	1,392.19	002290
7/14/23	00201	6/26/23	17208	202306	320	57200	49000		DROP 4 TREES IN PRESERVE TAYLOR TREE SERVICES, INC	*	1,200.00	1,200.00	002291

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/14/23	00019	7/03/23 106937B	202307 320-57200-46800	JUL LAKE MANAGEMENT THE LAKE DOCTORS INC	*	884.00	884.00 002292
7/14/23	00286	6/30/23 411438	202306 320-57200-34600	JUN LIFEGUARD HOURS	*	5,040.57	
		7/01/23 411096	202307 320-57200-34700	FIELD MANAGEMENT SERVICES	*	6,052.92	
		7/01/23 411096	202307 320-57200-34400	OFFICE ADMIN & EVENTS	*	3,104.58	
		7/01/23 411096	202307 320-57200-34200	JANITORIAL SERVICES	*	2,328.10	
		7/01/23 411096	202307 320-57200-46200	POOL MAINTENANCE	*	2,607.48	
		7/01/23 411096	202307 320-57200-46700	PET WASTE DEPOSAL SRVCS	*	651.87	
				VESTA PROPERTY SERVICES, INC.			19,785.52 002293
7/14/23	00271	6/23/23 JAX54680	202306 320-57200-46300	IRRIGATION REPAIRS	*	783.00	
		7/01/23 JAX54825	202307 320-57200-46100	JUL LANDSCAPE MAINTENANCE	*	10,852.77	
				YELLOWSTONE LANDSCAPE			11,635.77 002294
7/31/23	00387	7/21/23 00102	202307 320-57200-46600	CLEAN SIDEWALKS & CURBS	*	100.00	
				ZAI YOUNG DBA AMERICAN EAGLE POWER			100.00 002295
7/31/23	00368	7/09/23 363408	202307 310-51300-32200	FY2022 AUDITED FEES	*	3,505.00	
				BERGER, TOOMBS, ELAM, GAINES, & FRANK			3,505.00 002296
7/31/23	00378	6/14/23 5677685	202306 310-51300-48000	NTC OF MEETING #8906670	*	209.44	
				CA FLORIDA HOLDINGS, LLC			209.44 002297
7/31/23	00013	7/10/23 0209231	202306 310-51300-31100	JUN ENGINEERING SERVICES	*	704.00	
				ENGLAND, THIMS & MILLER, INC.			704.00 002298
7/31/23	00372	7/10/23 3250339	202306 310-51300-31500	JUN GENERAL SERVICES	*	405.00	
				KUTAK ROCK LLP			405.00 002299
7/31/23	00034	1/19/23 4022	202301 320-57200-46400	NO PARKING SIGN	*	510.00	
				SUNDANCER SIGN GRAPHICS, INC.			510.00 002300

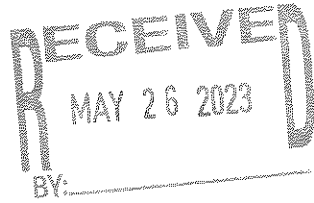
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/31/23	00376	7/19/23 2432	202307 320-57200-49000	MULCHING OF PROPERTY	*	9,400.00	
				U.S. MULCHING			9,400.00 002301
7/31/23	00044	7/01/23 07032023	202307 320-57200-42000	JUL INTERNET	*	54.95	
				WAVEFLY			54.95 002302
7/31/23	00271	3/31/23 JAX50673	202303 320-57200-46300	MAR IRRIGATION REPAIRS	*	378.00	
		6/09/23 JAX54218	202306 320-57200-46300	MAINLINE IRRIG RPRS	*	1,645.00	
		7/19/23 JAX56091	202307 320-57200-49000	WILLOW OAK ARBOR JET	*	420.00	
				YELLOWSTONE LANDSCAPE			2,443.00 002303
TOTAL FOR BANK C						215,015.48	
TOTAL FOR REGISTER						215,015.48	

Florida High Speed Internet

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



INVOICE



BILL TO

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

INVOICE # 128565
DATE 05/23/2023
DUE DATE 05/23/2023
TERMS Due on receipt

DATE	ACCOUNT SUMMARY	AMOUNT
04/23/2023	Balance Forward	250.00
	Other payments and credits after 04/23/2023 through 05/22/2023	-125.00
05/23/2023	Other invoices from this date	0.00
	New charges (details below)	125.00
	Total Amount Due	250.00

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

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

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

TOTAL OF NEW CHARGES
BALANCE DUE

125.00

\$250.00

5-24-23
Jim Masters
[Signature]

PROGRESSIVE
Entertainment
 Total Entertainment Services

RECEIVED
 MAY 26 2023
 BY: _____

Invoice-Agreement

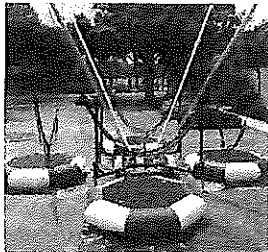
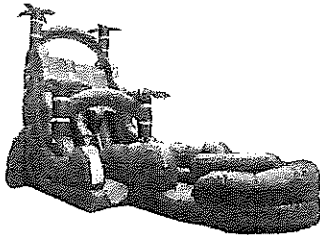
Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225
 (904) 645-9068 Fax: (904)645-9082
 E-mail: bookme@progressiveent.com
 www.progressiveent.com

Invoice date: 4/27/2023 **Invoice #** 1291067 **Terms:** due at event **PO#**
Customer name: Brandy Creek CDD **Event type:** Summer/Independence
Billing address: 224 Johns Creek Parkway, St. Augustine, FL 32092 Celebration
Original contact person: Jennifer Meadows W-230-4208 C: 904-874-4532 **E-mail/ fax:** jmeadows@vestapropertyservices.com
Additional contacts: Jim Masters W-230-4208 C: 904-716-1370
Event date: Saturday June 17, 2023 **Hours of event:** 10:00 am - 1:00 pm **Hours of service:** Same
Approximate set up time: Between: 8:00 - 9:00 am
Location name and address: Soccer Field and Parking Lot
Where to set up at location:
Set up-grass or pavement: Grass, PV **Water within 75':** Yes **Power within 75':** No
Notes: Monkey Jump on Parking Lot **Covered area for entertainer:** No

Preferred Customer Discount
SERVICES NEEDED:

- * Mobile DJ Service 3.0 hrs.
- * 10' x 10' Tent for DJ (No charge)
- * 24" Dual Lane Waterslide
- * Generator with Gas for slide
- * Monkey Jump (new version) operator attendants 3.0 hrs.
- * Generator with Gas for Monkey Jump
- * Delivery

Reg. Cost	\$	595.00	Your Cost	\$	495.00
Reg. Cost	\$	50.00	Your Cost	\$	-
Reg. Cost	\$	575.00	Your Cost	\$	495.00
Reg. Cost	\$	135.00	Your Cost	\$	95.00
Reg. Cost	\$	1,500.00	Your Cost	\$	1,400.00
Reg. Cost	\$	135.00	Your Cost	\$	95.00
Reg. Cost	\$	65.00	Your Cost	\$	65.00
Reg. Total	\$	3,055.00	Your Total	\$	2,645.00
Your Total Savings \$410.00					



Sub Total:	\$	2,645.00
Sales Tax:	\$	-
Invoice Total:	\$	2,645.00
50 % Deposit required	\$	-
Balance due at set up	\$	2,645.00
Payments received	\$	-
Current Balance	\$	2,645.00

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: _____

For June 17
 Summer Celebration Party
 5-23-23 Jim Masters
 A. Aland



INVOICE

INVOICE #	INVOICE DATE
JAX 530613	5/19/2023
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: June 18, 2023

Invoice Amount: \$252.50

Description	Current Amount
Landscape Enhancement	\$252.50

Invoice Total

\$252.50

5-23-24

Jim Masters
[Signature]

RECEIVED
MAY 26 2023
BY: _____

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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 532505	5/26/2023
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: June 25, 2023

Invoice Amount: \$982.00

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

Sod Replacement at Playground on S Field Crest Drive

Landscape Enhancement

Middle Playground

\$982.00

5-25-23

Invoice Total

\$982.00

Jim Masters

[Signature]

RECEIVED
MAY 26 2023
BY: _____

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

STATEMENT

PAGE: 1

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

CLOSING DATE: 5/31/23
 DUE DATE : 6/30/23
 ACCT: 10065

CLOSING
 DATE : 5/31/23
 DUE DATE: 6/30/23

CRONIN ACE HARDWAR
 BRANDY CREEK/JOHNS
 ACCOUNT : 10065

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



PLEASE DETACH AND RETURN
 REMITTANCE STUB WITH YOUR PAYMENT

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT	REFERENCE	AMOUNT
				Thank you for your business!				
				PREV BALANCE	184.94		PREV BAL	184.94
5/ 1/23	J29378	1	P	PAYMENT - THANK YOU		61.68	J29378	-61.68
5/ 5/23	6631	1	I	INVOICE	10.76		6631	10.76
5/ 9/23	6640	1	I	INVOICE	13.38		6640	13.38
5/12/23	6647	1	I	INVOICE	30.59		6647	30.59
5/17/23	6661	1	I	INVOICE	7.53		6661	7.53
5/29/23	6688	1	I	INVOICE	31.31		6688	31.31
5/30/23	6691	1	I	INVOICE	44.64		6691	44.64
5/30/23	J38317	1	P	PAYMENT - THANK YOU		123.26	J38317	-123.26
				NEW BALANCE	138.21			

CURRENT	Current	over 30	over 60	over 90
138.21	0.00	0.00	0.00	0.00

NEW BAL: 138.21

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.

CRONIN ACE HARDWARE
143 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

Reference	Terms	Clerk	Date	Time
	NET EOM	JAJ	5/ 5/23	12:37

05/05/23 12:36PM JAJ 553 SALE

5073531 1 EA 2.99 EA N
 KEY SCHLAGE SC1 250PK 2.99
 49088 1 EA 6.99 EA N
 CEMENT PVC 4OZ 6.99
 43155 2 EA .99 EA N
 CAP 1/2" SLIP SCH40 1.98

DOC# 6631 /1

 * INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

SUB-TOTAL:\$ 11.96 TAX:\$.00
 DISCOUNT: -1.20 TOTAL:\$ 10.76
 CHARGE AMT: 10.76

Total Items: 4

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
SCHLAGE SC1 250PK	2.99	1	2.99 /EA	2.99 N
NT PVC 4OZ	6.99	1	6.99 /EA	6.99 N
1/2" SLIP SCH40	.99	2	.99 /EA	1.98 N



==>> JRNL#J30385 INV# 6631/1 <<==
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 1.20 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
 * or text HELPFUL to 223439

* This survey invitation is valid
 for 72 hours

* Store # 16059
 * Survey approximately 5 minutes

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

RECEIVED
 JUN 07 2023
 BY: _____

AMOUNT CHARGED TO STORE ACCOUNT **	10.76	TAXABLE	0.00
		NON-TAXABLE	11.96
(JIM MASTERS)		SUBTOTAL	11.96
		TD DISCOUNT	-1.20
		TAX AMOUNT	0.00
		TOTAL AMOUNT	10.76

X

Received By

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

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

05/09/23 1:11PM HVC 555 SALE

7415135 2 EA 3.50 EA SN 7.00
 WASP & HORNET KILLR200Z 4.99
 Regular Price: 2.98
 You Saved : 2 EA 3.19 EA *N 6.38
 56 MISC. FASTENERS
 SUB-TOTAL: \$ 13.38 TAX: \$.00
 TOTAL: \$ 13.38

CHARGE AMT: 13.38
 Total Items: 4



==> JRN#J31742 INV# 6640/1 <<=
 CUST NO: 10065
 ACE REWARDS ID # 19825402843
 Customer Copy

YOU SAVED \$ 2.98 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
 * or text HELPFUL to 223439

* This survey invitation is valid
 for 72 hours

* Store # 16059

Received By

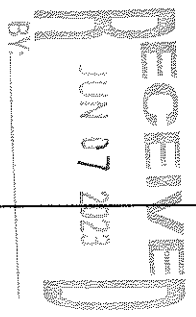
CUST # 10065
 TERMS: NET EOM

INV # 006640/1
 DATE : 5/09/23
 CLERK: HVC
 TERM # 555

TIME : 1:12

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
WASP & HORNET KILLR200Z	4.99	3.50 /EA	7.00SN
MISC. FASTENERS	3.19	3.19 /EA	6.38*N
TAXABLE			0.00
NON-TAXABLE			13.38
SUB-TOTAL			13.38
TAX AMOUNT			0.00
TOTAL INVOICE			13.38



CHARGED TO ACCOUNT **
 (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

05/12/23 11:07AM JDB 553 SALE

5348313 1 EA 33.99 EA N
 ACCENT PRIV LVR STN NKL 33.99

SUB-TOTAL:\$ 33.99 TAX:\$.00
 DISCOUNT: -3.40 TOTAL:\$ 30.59
 CHARGE AMT: 30.59

Total Items: 1



==>> JRNL#J32514 INV# 6647/1 <<==
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 3.40 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
 * or text HELPFUL to 223439

* This survey invitation is valid
 for 72 hours

* Store # 16059
 * Survey approximately 5 minutes

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

Reference	Terms	Clerk	Date	Time
	NET EOM	JDB	5/12/23	11:07



DOC# 6647 /1

 TERM#553
 * INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
ACCENT PRIV LVR STN NKL	33.99	1	33.99 /EA	33.99 N

RECEIVED
 JUN 07 2023
 BY: _____

** AMOUNT CHARGED TO STORE ACCOUNT **

30.59 TAXABLE 0.00
 NON-TAXABLE 33.99
 SUBTOTAL 33.99
 TD DISCOUNT -3.40
 TAX AMOUNT 0.00
 TOTAL AMOUNT 30.59

(JIM MASTERS)

X

Received By _____

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

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

*Lighting
 Repair*

05/17/23 12:29PM JAJ 555 SALE
 30275 2 EA .69 EA N
 WIRE DOORBELL 20/2 500 1.38
 3013752 1 EA 6.99 EA N
 ELEC TPE 3/4"X66 8.5MIL 6.99

SUB-TOTAL: \$ 8.37 TAX: \$.00
 DISCOUNT: -.64 TOTAL: \$ 7.53
 CHARGE AMT: 7.53



Total Items: 3
 ==> JRN#134137 INV# 6661/1 <<==
 CUST NO: 10065
 ACE REWARDS ID # 19825402843
 Customer Copy

YOU SAVED \$ 84 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

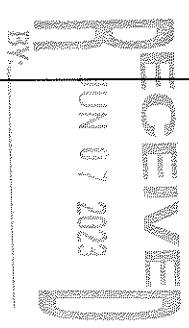
To participate:
 * Visit TalkToAceHardware.com
 * or text HELPFUL to 223439
 * This survey invitation is valid

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

INV # 006661/1
 DATE : 5/17/23
 CLERK: JAJ
 TERM # 555
 TIME : 12:29

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
RE DOORBELL 20/2 500	.69	.69 /EA	1.38 N
EC TPE 3/4"X66 8.5MIL	6.99	6.99 /EA	6.99 N



QUANTITY	CHARGED TO ACCOUNT	TAXABLE	NON-TAXABLE	TOTAL
3	7.53	7.53	0.00	7.53
		8.37	0.00	8.37
		8.37	0.00	8.37
		0.84	0.00	0.84
		0.00	0.00	0.00
		7.53	0.00	7.53

X

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

05/29/23 10:45AM MT 555 SALE

56 6 EA 1.89 EA *N
 MISC. FASTENERS 11.34
 56 6 EA 2.79 EA *N
 MISC. FASTENERS 16.74
 9002858 1 EA 3.59 EA N
 MARKER SHARPI FN BLK 2PK 3.59

SUB-TOTAL: \$ 31.67 TAX: \$.00
 DISCOUNT: -.36 TOTAL: \$ 31.31
 CHARGE AMT: 31.31

Total Items: 13



==>> JRN#137962 INV# 6688/1 <<==
 CUST NO: 10065
 ACE REWARDS ID # 19825402843
 Customer Copy

YOU SAVED \$.36 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

To participate
 * Visit: TalkTo.AceHardware.com
 or text HELPFUL to 223439
 * This survey invitation is
 valid for 72 hours

* Store # 15059
 * Survey approximately 5 mins

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

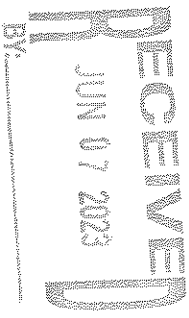
CUST # 10065
 TERMS: NET EOM

INV # 006688/1
 DATE : 5/29/23
 CLERK: MT
 TERM # 555

TIME : 10:45

 * INVOICE *

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
ISC. FASTENERS	1.89	1.89 /EA	11.34*N
ISC. FASTENERS	2.79	2.79 /EA	16.74*N
ARKER SHARPI FN BLK 2PK	3.59	3.59 /EA	3.59 N



* AMOUNT CHARGED TO ACCOUNT **	TAXABLE	NON-TAXABLE	TOTAL
31.31	0.00	31.67	31.67
		DISCOUNT	0.36
		TAX AMOUNT	0.00
		TOTAL INVOICE	31.31

(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

05/30/23 10:27AM MT 555 SALE

1010065 1 EA 6.99 EA N
 ACE RSTP SPRY BBQBLK150Z 6.99
 56 EA .55 EA *N 4.40
 MISC. FASTENERS 7 EA 2.69 EA *N 18.83
 MISC. FASTENERS 8 EA 1.89 EA *N 15.12

SUB-TOTAL: \$ 45.34 TAX: \$.00
 DISCOUNT: -.70 TOTAL: \$ 44.64
 CHARGE AMT: 44.64
 Total Items: 24



==> JRM.#138241 INV# 6691/1 <<==
 CUST NO: 10065
 ACE REWARDS ID # 19825462843
 Customer Copy

YOU SAVED \$.70 BY SHOPPING AT
 CRONIN ACE HARDWARE

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

 To participate
 * Visit: talkto.acehardware.com
 or text HELPFUL to 223439
 * This survey invitation is

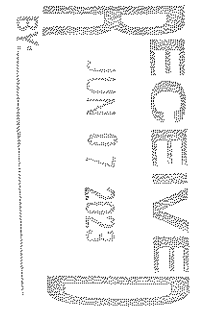
CUST # 10065
 TERMS: NET EOM

-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
RSTP SPRY BBQBLK150Z	6.99	6.99 /EA	6.99 N
56 FASTENERS	.55	.55 /EA	4.40*N
7 FASTENERS	2.69	2.69 /EA	18.83*N
8 FASTENERS	1.89	1.89 /EA	15.12*N

INV # 006691/1
 DATE : 5/30/23
 CLERK: MT
 TERM # 555
 TIME :10:27

 * INVOICE *



QUANTITY CHARGED TO ACCOUNT	TAXABLE	NON-TAXABLE	TOTAL
44.64	0.00	45.34	45.34
		DISCOUNT	0.70
		TAX AMOUNT	0.00
		TOTAL INVOICE	44.64

(JIM MASTERS)

Received By

X



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



55-BID-6579172

Permit Number

55-60-1464597

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount: \$350.00

Previous Balance: \$0.00

Total Amount Due: \$350.00

Payment Due Date: 06/30/2023 or Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Mail To: BRANDY CREEK CDD
224 JOHNS CREEK Parkway
Saint Augustine, FL 32092

*Phase 2
Pool*

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: BRANDY CREEK CDD PHASE 2 AMENITY **Pool**
Location: 251 HUFFNER HILL Circle
Saint Augustine, FL 32092

Pool Volume: 74,200 gallons
Bathing Load: 82
Flow Rate: 50

Owner Information:

Name: BRANDY CREEK CDD
Address: 224 JOHNS CREEK Parkway
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 230-4208 Work Phone: ()

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ___/___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ___ Zip: _____

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

Payment Amount: \$ _____ For: _____

Signature _____ Date _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 55-60-1464597 Bill ID: 55-BID-6579172

Billing Questions call DOH-St. Johns at: (904) 506-6081

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in St. Johns County
200 San Sebastian View, Suite 1322
Saint Augustine, FL 32084

[Please RETURN invoice with your payment]

Batch Billing ID:67282

PERMIT HOLDERS CAN NOW

pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com

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



Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Vision: To be the Healthiest State in the Nation

Ron DeSantis
Governor

Joseph Ladapo, MD, PhD
State Surgeon General

**NOTICE OF THE RENEWAL PROCESS OF OPERATING PERMIT
FOR PUBLIC SWIMMING POOLS AND SPAS**

May 31, 2023

Dear Public Swimming Pool/Spa Owner or Operator:

This Notice is a reminder regarding the renewal process of your annual operating permit, which is required for the operation of your public swimming pool and/or spa. To renew your annual operating permit, you must comply with the following:

1. **Application or Signed and Dated Invoice:** Submit a renewal application using form DH 4159 (State of Florida Department of Health Application for Swimming Pool Operating Permit), along with the required permit application fee. Or, a signed and dated copy of the Department's invoice indicating no changes have been made to your pool may also be used to satisfy the permit application requirement. Both these documents are included with this correspondence.
2. **Correct outstanding Florida Building Code violations:** Please note that per Rule 64E-9.001(4), FAC, approval of the application for renewal is dependent upon your pool or spa's compliance with this chapter, with the previous operating permit, and the maintenance of the pool in the same functional, safety, and sanitation conditions as approved by the jurisdictional building department or the Department of Health. For the purposes of this determination, Department staff must refer to and use the Florida Building Code, Building Chapter 4, Section 454.1, or its predecessor, as applicable.
3. **Correct Closure and Unsatisfactory Status:** Ensure that those violations, which caused the public swimming pool or spa to result in closure or an unsatisfactory inspection are corrected.
4. Please select one of the payment methods indicated on the invoice. Please be reminded that for your security, credit card authorization forms must be return via our secure fax line only.
5. Ensure that the Department has been provided the proper codes, keys, and any other access implements to all parts of the public pool or spa, including the equipment room(s), to facilitate efficient service to your operation and avoid unsatisfactory inspections.

Sincerely,

Ric Mathis,
Environmental Administrator

Enclosures

cc: Pool Operator





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

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

Operating Permit # -60-

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

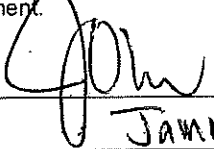
- X 1. Project /Facility Name: Brandy Creek CDD Phase 2 Pool County: St. Johns
Address of Pool: 251 Huffer Hill Circle City: St. Augustine Zip: 32092
- X 2. Owner Name: Brandy Creek CDD E-Mail: brandy.creek.manager@yahoo.com Phone: 230-4208
Mailing Address: 224 Johns Creek Pkwy City: St. Augustine State: FL Zip: 32092
3. Building Dept. Name: _____
Mailing Address _____ City _____ Zip _____
E-mail Address _____ Phone Number _____
4. Design Engineer/Architect Name: _____
Phone Number: _____ E-mail: _____
5. Pool Water Source (Name of Public Water System): _____
6. Lighting (check one): () No Night Swimming
() Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
() Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater
7. Pool Volume in Gallons: Main Pool _____ Spa Pool _____ Other _____
8. Pool Bathing Load: _____ Number & Type of Dwelling Units Served: _____
9. Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____
10. Water Treatment Equipment Manufacturer and Model:
(A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH HP _____
(B) Filter: _____ Area: _____ Sq. Ft. Flow Capacity _____ GPM
(C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
(Secondary Disinfection if Applicable): _____
(D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
(E) Test Kit: _____
11. Other Equipment Details: _____

(over)

REMARKS: _____

CERTIFICATION OF OWNER

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

X Sign: 
X Name: JAMES OLIVER
(Print or type)

X Date: 6/12/2023
X Title: Secretary
(Print or type) If not the Owner, attach authorization from Owner

THIS SECTION FOR DOH USE ONLY:

Building Department Construction Approval Date: _____ Approval Number: _____

CERTIFICATION OF INSPECTION

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

Signature DOH Engineer/Authorized Staff

Print Name

Date

Change data entered into EHD by _____ on _____

- Instructions- Before submitting application to DOH:**
- For Initial Permit:** Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.
 - For Modification:** Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.
 - For Transfer:** Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.
 - For Renewal:** Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.



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



55-BID-6579174

Permit Number
55-60-00443

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Fee Amount: \$225.00
Previous Balance: \$0.00
Total Amount Due: \$225.00

Payment Due Date: 06/30/2023 or Upon Receipt

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

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Splash Pool
Phase I

Account Information:

Name: BRANDY CREEK CDD Water Activity
Location: 224 Johns Creek Parkway
St Augustine, FL 32092

Pool Volume: 12,050 gallons
Bathing Load: 40
Flow Rate: 201

Owner Information:

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

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ___/___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ___ Zip: _____

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

Payment Amount: \$ _____ For: _____

Signature _____

Date _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 55-60-00443 Bill ID: 55-BID-6579174

Billing Questions call DOH-St. Johns at: (904) 506-6081

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in St. Johns County
200 San Sebastian View, Suite 1322
Saint Augustine, FL 32084

[Please RETURN invoice with your payment]

Batch Billing ID:67282

PERMIT HOLDERS CAN NOW

pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com

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



Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Vision: To be the Healthiest State in the Nation

Ron DeSantis
Governor

Joseph Ladapo, MD, PhD
State Surgeon General

**NOTICE OF THE RENEWAL PROCESS OF OPERATING PERMIT
FOR PUBLIC SWIMMING POOLS AND SPAS**

May 31, 2023

Dear Public Swimming Pool/Spa Owner or Operator:

This Notice is a reminder regarding the renewal process of your annual operating permit, which is required for the operation of your public swimming pool and/or spa. To renew your annual operating permit, you must comply with the following:

1. **Application or Signed and Dated Invoice:** Submit a renewal application using form DH 4159 (State of Florida Department of Health Application for Swimming Pool Operating Permit), along with the required permit application fee. Or, a signed and dated copy of the Department's invoice indicating no changes have been made to your pool may also be used to satisfy the permit application requirement. Both these documents are included with this correspondence.
2. **Correct outstanding Florida Building Code violations:** Please note that per Rule 64E-9.001(4), FAC, approval of the application for renewal is dependent upon your pool or spa's compliance with this chapter, with the previous operating permit, and the maintenance of the pool in the same functional, safety, and sanitation conditions as approved by the jurisdictional building department or the Department of Health. For the purposes of this determination, Department staff must refer to and use the Florida Building Code, Building Chapter 4, Section 454.1, or its predecessor, as applicable.
3. **Correct Closure and Unsatisfactory Status:** Ensure that those violations, which caused the public swimming pool or spa to result in closure or an unsatisfactory inspection are corrected.
4. Please select one of the payment methods indicated on the invoice. Please be reminded that for your security, credit card authorization forms must be return via our secure fax line only.
5. Ensure that the Department has been provided the proper codes, keys, and any other access implements to all parts of the public pool or spa, including the equipment room(s), to facilitate efficient service to your operation and avoid unsatisfactory inspections.

Sincerely,

Ric Mathis,
Environmental Administrator

Enclosures

cc: Pool Operator

Florida Department of Health in St. Johns County
200 San Sebastian View, Suite 1322, St. Augustine, FL 32084
PHONE: 904-506-6081
www.StJohns.FloridaHealth.gov



Accredited Health Department
Public Health Accreditation Board



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

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

Operating Permit # -60-

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

- Project /Facility Name: Brandy Creek CDD Phase I Splash Pool County: St. Johns
 Address of Pool: 224 Johns Creek Pkwy City: St. Augustine Zip: 32092
- Owner Name: Brandy Creek CDD E-Mail: brandy.creek.manage@yahoo.com Phone: 904 230-4208
 Mailing Address: 224 Johns Creek Pkwy City: St. Augustine State: FL Zip: 32092
- Building Dept. Name: _____
 Mailing Address _____ City _____ Zip _____
 E-mail Address _____ Phone Number _____
- Design Engineer/Architect Name: _____
 Phone Number: _____ E-mail: _____
- Pool Water Source (Name of Public Water System): _____
- Lighting (check one): No Night Swimming
 Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
 Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater
- Pool Volume in Gallons: Main Pool _____ Spa Pool _____ Other _____
- Pool Bathing Load: _____ Number & Type of Dwelling Units Served: _____
- Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____
- Water Treatment Equipment Manufacturer and Model:
 (A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH HP _____
 (B) Filter: _____ Area: _____ Sq. Ft. Flow Capacity _____ GPM
 (C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
 (Secondary Disinfection if Applicable): _____
 (D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
 (E) Test Kit: _____
- Other Equipment Details: _____

(over)

REMARKS: _____

CERTIFICATION OF OWNER

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

X Sign: [Signature]
X Name: JAMES OLIVON
(Print or type)

X Date: 6/12/2023
X Title: Secretary
(Print or type) If not the Owner, attach authorization from Owner

THIS SECTION FOR DOH USE ONLY:

Building Department Construction Approval Date: _____ Approval Number: _____

CERTIFICATION OF INSPECTION

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

Signature DOH Engineer/Authorized Staff

Print Name

Date

Change data entered into EHD by _____ on _____

Instructions- Before submitting application to DOH:

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

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



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



55-BID-6579173

Permit Number
55-60-00444

For: Swimming Pools - Public Pool > 25000 Gallons

Fee Amount: \$350.00

Previous Balance: \$0.00

Total Amount Due: \$350.00

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Payment Due Date: 06/30/2023 or Upon Receipt

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

*Rec Pool
Phase 1*

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Brandy Creek CDD Pool
Location: 224 Johns Creek Parkway
St Augustine, FL 32092

Pool Volume: 94,607 gallons

Bathing Load: 52
Flow Rate: 293

Owner Information:

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

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ___/___ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ___ Zip: _____

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

Payment Amount: \$ _____ For: _____

Signature _____ Date _____

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 55-60-00444 Bill ID: 55-BID-6579173

Billing Questions call DOH-St. Johns at (904) 506-6081

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in St. Johns County
200 San Sebastian View, Suite 1322
Saint Augustine, FL 32084

[Please RETURN invoice with your payment]

Batch Billing ID:67282

PERMIT HOLDERS CAN NOW

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

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

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Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Vision: To be the Healthiest State in the Nation

Ron DeSantis
Governor

Joseph Ladapo, MD, PhD
State Surgeon General

**NOTICE OF THE RENEWAL PROCESS OF OPERATING PERMIT
FOR PUBLIC SWIMMING POOLS AND SPAS**

May 31, 2023

Dear Public Swimming Pool/Spa Owner or Operator:

This Notice is a reminder regarding the renewal process of your annual operating permit, which is required for the operation of your public swimming pool and/or spa. To renew your annual operating permit, you must comply with the following:

1. **Application or Signed and Dated Invoice:** Submit a renewal application using form DH 4159 (State of Florida Department of Health Application for Swimming Pool Operating Permit), along with the required permit application fee. Or, a signed and dated copy of the Department's invoice indicating no changes have been made to your pool may also be used to satisfy the permit application requirement. Both these documents are included with this correspondence.
2. **Correct outstanding Florida Building Code violations:** Please note that per Rule 64E-9.001(4), FAC, approval of the application for renewal is dependent upon your pool or spa's compliance with this chapter, with the previous operating permit, and the maintenance of the pool in the same functional, safety, and sanitation conditions as approved by the jurisdictional building department or the Department of Health. For the purposes of this determination, Department staff must refer to and use the Florida Building Code, Building Chapter 4, Section 454.1, or its predecessor, as applicable.
3. **Correct Closure and Unsatisfactory Status:** Ensure that those violations, which caused the public swimming pool or spa to result in closure or an unsatisfactory inspection are corrected.
4. Please select one of the payment methods indicated on the invoice. Please be reminded that for your security, credit card authorization forms must be return via our secure fax line only.
5. Ensure that the Department has been provided the proper codes, keys, and any other access implements to all parts of the public pool or spa, including the equipment room(s), to facilitate efficient service to your operation and avoid unsatisfactory inspections.

Sincerely,

Ric Mathis,
Environmental Administrator

Enclosures

cc: Pool Operator

Florida Department of Health in St. Johns County
200 San Sebastian View, Suite 1322, St. Augustine, FL 32084
PHONE: 904-506-6081
www.StJohns.FloridaHealth.gov



Accredited Health Department
Public Health Accreditation Board



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

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

Operating Permit # -60-

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

- Project /Facility Name: Brandy Creek CDD Pool Phase 1 County: St. Johns
Address of Pool: 224 Johns Creek Pkwy City: St. Augustine Zip: 32092
- Owner Name: Brandy Creek CDD E-Mail: brandy.creek.manager@yahoo.com Phone: 904 230-4208
Mailing Address: 224 Johns Creek Pkwy City: St. Augustine State: Fl. Zip: 32092
- Building Dept. Name: _____
Mailing Address _____ City _____ Zip _____
E-mail Address _____ Phone Number _____
- Design Engineer/Architect Name: _____
Phone Number: _____ E-mail: _____
- Pool Water Source (Name of Public Water System): _____
- Lighting (check one): No Night Swimming
 Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
 Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater
- Pool Volume in Gallons: Main Pool _____ Spa Pool _____ Other _____
- Pool Bathing Load: _____ Number & Type of Dwelling Units Served: _____
- Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____
- Water Treatment Equipment Manufacturer and Model:
(A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH HP _____
(B) Filter: _____ Area: _____ Sq. Ft. Flow Capacity _____ GPM
(C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
(Secondary Disinfection if Applicable): _____
(D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
(E) Test Kit: _____
- Other Equipment Details: _____

REMARKS: _____

CERTIFICATION OF OWNER

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

X Sign: [Signature]
X Name: JAMES OLIVER
(Print or type)

X Date: 6/12/2023
X Title: Secretary
(Print or type) If not the Owner, attach authorization from Owner

THIS SECTION FOR DOH USE ONLY:

Building Department Construction Approval Date: _____ Approval Number: _____

CERTIFICATION OF INSPECTION

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

Signature DOH Engineer/Authorized Staff

Print Name

Date

[] Change data entered into EHD by _____ on _____

Instructions - Before submitting application to DOH:

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

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 299

Invoice Date: 6/1/23

Due Date: 6/1/23

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 - June 2023		4,427.33	4,427.33
Information Technology - June 2023		120.83	120.83
Office Supplies		7.57	7.57
Postage		48.35	48.35
Copies		82.05	82.05

RECEIVED
JUN 02 2023
BY: _____

Total \$4,686.13

Payments/Credits \$0.00

Balance Due \$4,686.13

BRANDY CREEK CDD

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

Day	Date	Start Time	End Time	Hours Worked	Sheriff's Office Report #
Monday	5/8	7	10P	3	SJSO23CAD112805
Thursday	5/11	6	9P	3	SJSO23CAD115684
Sunday	5/14	3	5P	2	SJSO23CAD118389
Sunday	5/14	8	10P	2	SJSO23CAD118649
Wednesday	5/31	330	6	2.5	SJSO23CAD133512
Wednesday	5/31	8	1030p	2.5	SJSO23CAD133
				Total: 15	
TOTAL HOURS: 15 HOURS AT \$55.00 AN HOUR					
TOTAL : 825.00					

6-2-23
 Jim Masters
[Signature]

RECEIVED
 JUN 14 2023
 BY: _____

ACTIVITY	
Citations:	Parking Tickets:
Warnings:	Field Contacts:
Arrests:	Reports:
**Daniel Moroz has a membership card for this property ** FL Tag-DNJ18 on a silver Mini Van	

5/8/2023 7-10p Monday evening

PHASE 1

Upon arrival there were a few vehicles in the parking lot, a resident making music on the patio, a few residents in the gym with no lights on. I turned the lights on when I walked in. Phase one pool was closed, I checked the patio and the bathrooms. There was no one except the resident making music with his computer on the patio.

PHASE 2

Upon arrival I checked the pool area. There were a few residents inside the pool area as it was not yet closed when I arrived. I checked the vehicles in the parking lot and found them to be residents.

I checked on the pool patio area after closure time, checking the area around the pool. There was a large float left behind outside of the pool in the mulch area. It was not in danger of anything so it was left. I checked the patio room and found one of the first set of doors not secured at top/bottom, but locked. I re-secured the doors lock and checked the restrooms. I was called to a domestic violence with a newer resident in phase two on this evening. I learned this was ongoing on this date and it was the second time we the SJSO had come to the residence. REFERENCE TO SJSO23CAD112887

5/11/2023 6-9p Thursday Evening, school has 2 weeks left and then its summer break time

PHASE 1

Upon arrival there were several vehicles in the parking lot, a mixture of residents in the pool/gym area. They have an hour before the facilities close for the day.

PHASE 2

Upon arrival there were several vehicles in the parking lot as well as a baby blue golf cart. I grabbed a brochure for golf carts rules walked into the pool area made contact with a young lady who stated they lived in the neighborhood. I explained that this wasn't a golf cart approved community and that she was to take the cart home after the pool today. Her grandmother did not speak any English. I also explained in July the Rules for Golf carts would change to raise the age limit. I left the brochure and told her to turn it in to her parents. I also told her I would give her a ticket if I caught her again. Reference to SJSO23CAD115691

Checked pool at 745-ish and found it to be clear of residents and guest. All doors to the party room were found secured.

5/14/2023 3-5p Mother's Day

PHASE 1

A beautiful Sunny Day with gloomy clouds off to the distance. Upon arrival the area the observed as pretty packed. The pool area was full of people. Walked into the pool patio area saw the pool attendant and gave her a wave.

PHASE 2

Upon arrival the parking lot was packed, upon driving by the area was packed as well with lots of extra vehicles along the roadways. There was no one out on the green spaces just appeared to be in the pool area.

5/14/2023 8-10p Mother's day- Twice as nice

PHASE 1

Parking lot had two cars that left when I arrived. I checked the pool patio and pool area. There were no ruminants of today's celebration for all mothers. The gym was steady this evening, with lots of nonresidents meeting their friends inside.

PHASE 2

There was a father with his kids playing on the playground upon arrival. Two vehicles in the parking lot one with a window down. I checked with the father and kids to see if one of the vehicles belonged to him, to which they did not. Neither of the vehicles belonged to the area, much less the neighborhood. I checked the pool patio and party room, the middles doors kept popping open when I checked them but all the others were found secured. There was a massive amount of beach balls in the pool area, today's celebrations were good. I placed found clothing items on the table near the gate. Upon the 930 mark the last vehicle appeared to be leaving.

5/31/2023 330-6pm End of the month and trying to beat the afternoon showers to trespass anyone not here legally!

PHASE 1

Upon arrival there were only a few residents in the pool, a game of tennis was ongoing between some other residents. The park and basketball courts were empty at the moment. The Yellowstone Maintenance company was cleaning up around the neighborhood, pulling flowers and limbs. As the afternoon wore on and the rain delayed the playground was definitely busy. Spoke with a resident in reference to her having to many kids and not enough seats in her vehicle. I spoke with Dimple in reference to her covid's while she was enroute to aqua Zumba. Walked the gravel path checking the wood lines, not seeing any new spot of any more trash then what was there prior.

PHASE 2

The area was all empty; the pool closure sign was still up from yesterday so I guess people didn't question it... some days they are swimming on the closed day and others they don't notice its Wednesday! As the afternoon went on the playgrounds and courts were observed well played on and being used. A walk around the pool party room, I found two door unlocked one by the grill and the other on the end near the grill side. I secured the doors and checked the restrooms. The pool area was clear.

There was a man giving basketball lessons again on phase 2, kids from other communities were also on the courts with him.

5/21/2023 8-1030p keeping eyes open for trouble making juveniles

PHASE 1

On my way to the amenity center I stopped at 350 Johns Creek Pkwy reference to an illegally parked vehicle. I made contact with the owner of the blue mini van who advised her husband moved it earlier and she thought he had moved it back for her.

There was a group of young males on the courts this evening, upon running 3 out of the 5 tags they came back to the neighborhood. The young males all left the property around 9:15 I would guess for food or beverages.

I checked the pool patio and found it clear of any residents. There was one man in the gym and one on the tennis courts which appeared to be practicing volleyball serves.

PHASE 2

Upon return, I observed the basketball training still ongoing, and then 4 adult males who had just started to play basketball. All the vehicles in the parking lot came back to other locations. As I walked out to the courts to make contact, I inquired if any of the men resided within the neighborhood, to which one stated he used to but no longer does. Trespass laws were explained to all four subject who were blissfully unaware they could play basketball in other people's neighborhood. They all assumed neighborhood parks were public...haha all four subjects were easy to explain things too and maybe even learned something. Reference to SJSO23CAD133764



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

Invoice

Date 6/1/2023

Invoice # 131295614950

Terms	Net 20
Due Date	6/21/2023
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
JUN 14 2023
BY: _____

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

Q-2-23
Jim Masters
[Signature]

Remittance Slip

Customer
13BRA025
Invoice #
131295614950

Amount Due \$1,392.19
Amount Paid _____
Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295614950

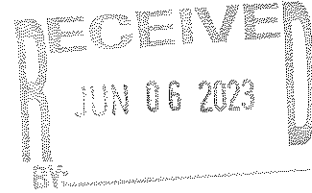
Invoice



P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
6/1/2023	2936

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	150.00	150.00
		Total	\$150.00



Invoice

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

Invoice # 410718
Date 05/31/2023

Terms Net 30
Due Date 06/30/2023
Memo Lifeguard Hours

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

Description	Quantity	Rate	Amount
Pool monitor hours for May	131.63	19.23	2,531.24

Thank you for your business.

Total 2,531.24

RECEIVED
JUN 06 2023
BY: _____

Lifeguards	Pay Rate/ Billable Rate	Hours	Gross Pay
Hailey Allen	\$19.23	5.58	107.30
Alary Balog	\$19.23	5.48	105.38
Freshia Hoffman	\$19.23	14.08	270.76
Khalifhatun Lewis	\$19.23	38.11	732.86
Robbin McGraw	\$19.23	18.86	362.68
Robert Meeks	\$19.23	11.07	212.88
Katelin Willingham	\$19.23	38.45	739.39
Total		131.63	2,531.24

Total Lifeguard Staff	131.63	2,531.24
Total		2,531.24



Invoice

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

Invoice # 410761
Date 05/31/2023
Terms Net 30
Due Date 06/30/2023
Memo

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

RECEIVED
JUN 08 2023
BY: _____

Description	Quantity	Rate	Amount
Billable Expenses			
PIRANHA FINE MESH			90.95
MULTI-STAIN REMOVER			304.44
MULTI-STAIN REMOVER			304.44
Total Billable Expenses			699.83
Total			699.83

EMAIL



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

Invoice	320836
Document	082117
Date	05/05/23
Print Time	10:56PM

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

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:
JOHNS CREEK	CTW	7:57AM	1% 10TH/N 20TH NET 20 TH	
Order Date	Carrier		Ship Date	Order Checked Out By:
05/04/23	COUNTER		05/05/23	
				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
2		2	PA590	EA	PIRANHA FINE MESH		42.30	84.60

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	84.60
Discount/Fa	
Taxable Subtotal	84.60
Tax	6.35
Freight	.00
Total	90.95

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



EMAIL



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

Invoice	349857
Document	103298
Date	05/31/23
Print Time	12:10AM

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

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:
JOHNS CREEK	CTW	9:32AM	1% 10TH/N 20TH NET 20 TH	Order Checked Out By:
Order Date	Carrier	Ship Date	Order Picked Up By:	Order Delivered By: _____ Route: CTR
05/30/23	COUNTER	05/31/23		

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
12		12	LO-202-1	EA	LO-CHLOR MULTI-STAIN REMOVER 2LB BOTTLE BRANDY CREEK CDD-JIM MASTERS		23.60	283.20

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	283.20
Discount/Fa	
Taxable Subtotal	283.20
Tax	21.24
Freight	.00
Total	304.44

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



EMAIL



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

Invoice	340866
Document	096818
Date	05/23/23
Print Time	8:17PM

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	7:34AM	1% 10TH/N 20TH NET 20 TH	
Order Date	Carrier		Ship Date	Order Checked Out By:
05/22/23	COUNTER		05/23/23	
				Order Picked Up By:
				Order Delivered By: _____ Route: CTR

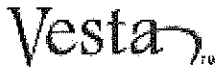
QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
12		12	LO-202-1	EA	LO-CHLOR MULTI-STAIN REMOVER 2LB BOTTLE		23.60	283.20

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

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

PAYMENT RECEIVED		Subtotal	283.20
Cash <input type="checkbox"/> Check <input type="checkbox"/> Credit Card <input type="checkbox"/>		Discount/Fa	
Number: _____		Taxable Subtotal	283.20
Amount: _____		Tax	21.24
Received By: _____		Freight	.00
		Total	304.44





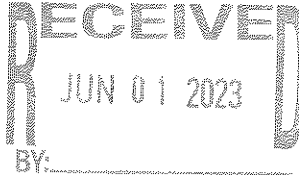
Invoice

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

Invoice # 410303
Date 06/01/2023
Terms Net 30
Due Date 07/01/2023
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.

Total 14,744.95

1

AMERICAN EAGLE POWER WASHING, LLC

904-814-3067

americaneaglepowerwashing@gmail.com

877 W. American Eagle Dr.
Saint Augustine, FL 32092



INVOICE: 00101

Attention: Brandy Creek
Project Description: Pressure washing
Address: 475 W. Town Place Suite 114
St. Augustine, Fl. 32092
Quote Number: B101

Project Title: Johns Creek

Johns Creek Pkwy
Saint Augustine, FL 32092

Description	Quantity	Unit Price	Cost
Cleaning sidewalk, and curbs from American Eagle to behind Publix entrance.	1	\$1,800.00	\$1,800.00
Subtotal			\$1,800.00
Tax			0.00% \$0.00
Total			\$1,800.00

Thank you for this opportunity. Please pay invoice within 30 days after job completion.

Sincerely yours,

Zai Young

RECEIVED
JUN 16 2023
BY: _____

Hold these checks for Jim. Please don't mail to vendor.

LOCALIQ

FLORIDA

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	PAGE # 1 of 1
INVOICE # 0005606020	BILLING PERIOD May 1- May 31, 2023	PAYMENT DUE DATE June 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL AMOUNT DUE \$66.64	
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>			

00007651500000000000000056060200000666467176

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR 18412

Date	Description	Amount
5/1/23	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
5/2/23	8728021	May Meeting Notice		\$66.64

RECEIVED
JUN 13 2023
BY: _____

RECEIVED
JUN 12 2023

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALIQ

FLORIDA

ACCOUNT NAME Brandy Creek Cdd		PAYMENT DUE DATE June 20, 2023		AMOUNT PAID	
ACCOUNT NUMBER 765150		INVOICE NUMBER 0005606020			
CURRENT DUE \$66.64	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00
					TOTAL AMOUNT DUE \$66.64

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 _____

00007651500000000000000056060200000666467176

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

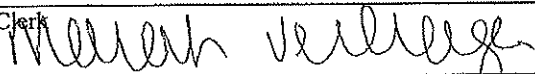
The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's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

05/02/2023

and that the fees charged are legal.
Sworn to and subscribed before on 05/02/2023



Legal Clerk



Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$66.64

Order No: 8728021

of Copies:

Customer No: 765150

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District will be held on Wednesday, May 10, 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.

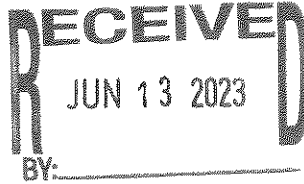
James Oliver
District Manager

Pub: 5/2/23; #8728021

MARIAH VERHAGEN
Notary Public
State of Wisconsin



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



January 10, 2023
 Project No: 00273.39000
 Invoice No: 0206548

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

Professional Services rendered through December 31, 2022 ✓

Task 01 General Consulting Engineering Services for 2021/2022

Professional Personnel

		Hours	Rate	Amount
Principal - Vice President				
Weeber, Bradley	12/3/2022	.50	245.00	122.50
Totals		.50		122.50
Total Labor				122.50

	Current	Prior	To-Date
Total Billings	122.50	3,102.50	3,225.00
Contract Limit			5,000.00
Remaining			1,775.00
Total this Task			\$122.50

Task	XP	Expenses	Total this Task
			0.00

Invoice Total this Period \$122.50



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

June 05, 2023
 Project No: 00273.39000
 Invoice No: 0208669

Project 00273.39000 Brandy Creek CDD - 2022/2023 General Consulting Engineering Services (WA#22)

Work this month included field review with Jim Masters and annual report production. ✓

Professional Services rendered through May 27, 2023

Task 01 General Consulting Engineering Services for 2021/2022

Professional Personnel

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Newland, Ann Marie 5/27/2023	1.50	215.00	322.50
CEI Sr. Inspector			
Davidson, William 5/27/2023	6.00	163.00	978.00
Totals	7.50		1,300.50
Total Labor			1,300.50

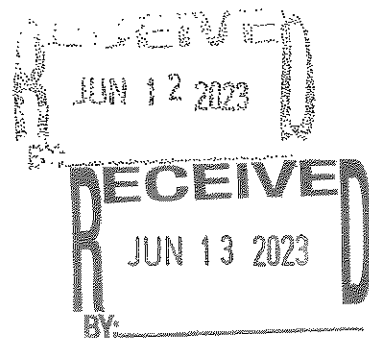
	Current	Prior	To-Date
Total Billings	1,300.50	3,485.00	4,785.50
Contract Limit			5,000.00
Remaining			214.50
Total this Task			\$1,300.50

Task	XP	Expenses	Total this Task
			0.00

Invoice Total this Period \$1,300.50

Outstanding Invoices

Number	Date	Balance
0206548	1/10/2023	122.50
Total		122.50



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 18, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

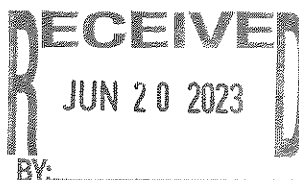
Omaha, NE 68103-1157

Reference: Invoice No. 3237623

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



Invoice No. 3237623

3323-1

Re: Brandy Creek CDD-General Counsel

For Professional Legal Services Rendered

05/02/23	K. Haber	0.10	24.00	Prepare budget approval resolution
05/03/23	M. Eckert	1.60	576.00	Prepare for and attend agenda call; prepare for board meeting; prepare spending authorization resolution; distribute same; review staff reports
05/03/23	K. Haber	0.20	48.00	Correspond with Sweeting regarding budget approval resolution and assessments
05/03/23	K. John	1.00	250.00	Prepare resolution requesting safety zone declaration from county
05/04/23	M. Eckert	0.10	36.00	Prepare budget resolution
05/05/23	M. Eckert	0.10	36.00	Review agenda; prepare for board meeting
05/08/23	K. Haber	0.50	120.00	Prepare board meeting agenda memorandum
05/10/23	M. Eckert	4.20	1,512.00	Prepare for, travel to and attend board meeting; follow up
05/10/23	K. Haber	0.20	48.00	Prepare mutual aid agreement and

KUTAK ROCK LLP

Brandy Creek CDD
June 18, 2023
Client Matter No. 3323-1
Invoice No. 3237623
Page 2

05/11/23	M. Eckert	0.30	108.00	approving resolution
05/11/23	K. Haber	1.20	288.00	Follow up from board meeting
				Prepare pressure washing agreement; correspond with Masters regarding same; prepare amendment to aquatic maintenance agreement; correspond with Masters and Oliver regarding same
05/12/23	M. Eckert	0.30	108.00	Revise and distribute spending resolution; draft language for athletic field signage
05/17/23	K. Haber	0.20	48.00	Correspond with Masters regarding Poolsure agreement
05/19/23	M. Eckert	0.10	36.00	Review lightning strike; confer with Masters
05/23/23	K. Haber	0.20	48.00	Revise mutual aid resolution; correspond with Oliver regarding resolution and mutual aid agreement
05/31/23	M. Eckert	0.10	36.00	Prepare budget and assessment documents
TOTAL HOURS		10.40		
TOTAL FOR SERVICES RENDERED				\$3,322.00
DISBURSEMENTS				
Travel Expenses			17.80	
TOTAL DISBURSEMENTS				<u>17.80</u>
TOTAL CURRENT AMOUNT DUE				<u>\$3,339.80</u>

Invoice Estimate #: 2034
Estimate Date: 06/06/2023
Sent By: St. Johns Sheriffs Office

Job Information

Job #: 2133138
Job: BRANDY CREEK CDD
Job Date/Time: 06/17/2023 8:30 AM - 12:30 PM
Location: BRANDY CREEK CDD
Recurring: N/A

Jurisdiction: St John's County Sheriffs Office
Total Officers: 1
Avg. Officer Rate: \$55.00/hr
Avg. Hours: 4

Job	Officers	Rate	Quantity	Amount Due
SECURITY	1	\$55.00	4	\$220.00
			Coordination Fees	\$0.00
			Jurisdiction Fees	\$0.00
			Subtotal	\$220.00
			RollKall Fees	\$0.00
			Tax	\$0.00
			Total	\$220.00

RECEIVED
JUN 16 2023
BY: _____

RollKall Technologies LLC.
600 Las Colinas Blvd. E Suite 900,
Irving, Texas 75039.
@:customers@rollkall.com

Johns Creek Event

Pays to Lauren
LeDoux
117 Orient Dr.
St. Augustine, FL
32092

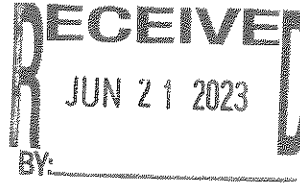
McElroy's Cleaning & Coatings
2220 CR 210 W Ste 108 #206
Jacksonville, FL 32259 US
9047213892
mcelroyscc1@live.com
www.mcelroyscc.com

Invoice



BILL TO

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



INVOICE #	DATE	TOTAL DUE	ENCLOSED
623231	06/21/2023	\$2,600.00	

ACTIVITY	QTY	RATE	AMOUNT
Curbing Curb cleaning on Nature's Walk Dr to Johns Creek Parkway	1	1,830.00	1,830.00
Sidewalk Sidewalk cleaning on Nature's Walk Dr to Johns Creek Parkway	1	770.00	770.00

We appreciate your business and look forward to serving you again. Please note, there is a 3% convenience fee for credit card processing

BALANCE DUE

\$2,600.00

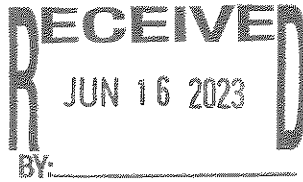
6-20-23

Jim Masters

Mark

Service Slip/Invoice

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



INVOICE: 6407438
DATE: 6/9/2023
ORDER: 6407438



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

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

Work Date	Time	Target Pest	Technician	Time In
6/9/2023	12:10 PM		BWARGO	
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	6/9/2023		

Service	Description	Price
---------	-------------	-------

PS Pest Control Service \$113.68

SUBTOTAL \$113.68
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$113.68

AMOUNT DUE **\$113.68**

Mosquito Control Program Needed

Mosquito-Borne Diseases

Mosquitoes cause more human suffering than any other organism. According to World Health Organization (WHO) mosquito-borne diseases kill approx 725,000 per year. Not only can mosquitoes carry diseases that afflict humans, but they also transmit several diseases and parasites that dogs and horses are very susceptible to as well. These include dog heartworm, West Nile virus (WNV) and Eastern equine encephalitis (EEE). In addition, mosquito bites can cause severe skin irritation through an allergic reaction to the mosquito's saliva.

For more information go to mosquitobear.com or call us 1-888-697-6758

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



Bill to:

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

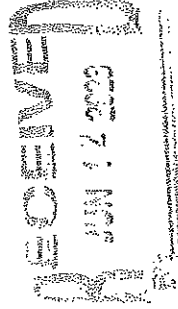
Statement of Account

05/27/23	AT80987	1 of 1	261.83
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DATE	TYPE	SUMMARY	ITEM NO	QTY	UNIT PRICE	AMOUNT	TAXES	DISCOUNT	NET AMOUNT	PAID	OPEN BALANCE		
06062023	06062023	807022-1988	3537705140	7376388244	000	261.83	.00	.00	261.83	.00	261.83		
TOTALS										261.83	.00	.00	261.83

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

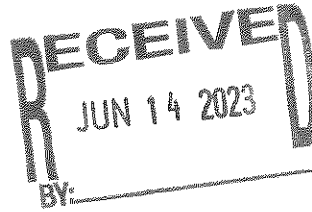
Federal ID #: 04-3390816



For billing inquiries call 888-753-4103
Staples



1001561-0003225-0000003 of 0000004-C01-b1-5195-



Order# 7376368244

Order placed: May 06, 2023

Accounting Information

Budget Center
FACILITIES: BILLABLE

Billing address

BRANDY CREEK CDD
475 WEST TOWN PL
SAINT AUGUSTINE, FL 32092

Shipping address

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

Invoice # 3537705140

INVOICE ISSUED

Items(s) Shipped

Item#	Item Description	Price	Quantity	Subtotal
181001	Scott Pro Recycled Hardwound Paper Towels, 1-ply, 1150 ft./Roll, 6 Rolls/ Carton (25702)	\$93.17	2	\$186.34
812375	Scott Essential Coreless Toilet Paper, 2-Ply, White, 1000 Sheets/Roll, 36 Rolls/Carton (04007)	\$75.49	1	\$75.49

Method of payment

Invoiced - \$261.83

Merchandise Total: \$261.83

Total Invoiced: \$261.83

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

RECEIVED
 JUN 16 2023
 BY: _____

Service Slip/Invoice

INVOICE: 6407500
DATE: 6/9/2023
ORDER: 6407500



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

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

Work Date	Time	Target Pest	Technician	Time In
6/9/2023	11:43 AM		BWARGO	
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	6/9/2023		

Service	Description	Price
PS	Pest Control Service	\$80.25

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.

SUBTOTAL	\$80.25
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$80.25

AMOUNT DUE **\$80.25**

Mosquito Control Program Needed

Mosquito-Borne Diseases

Mosquitoes cause more human suffering than any other organism. According to World Health Organization (WHO) mosquito-borne diseases kill approx 725,000 per year. Not only can mosquitoes carry diseases that afflict humans, but they also transmit several diseases and parasites that dogs and horses are very susceptible to as well. These include dog heartworm, West Nile virus (WNV) and Eastern equine encephalitis (EEE). In addition, mosquito bites can cause severe skin irritation through an allergic reaction to the mosquito's saliva.

For more information go to mosquitobear.com or call us 1-888-697-6758

Balances outstanding over 30 days from the date of service may be subject to a late fee at 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



Bill to:

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

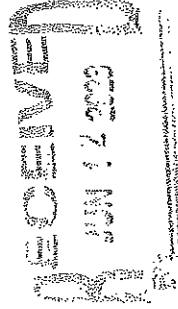
Statement of Account

05/27/23	AT80987	1 of 1	261.83
----------	---------	--------	--------

DATE	TYPE	SUMMARY	TRANS NO	AMOUNT	STATUS	REMARKS	START DATE	END DATE	OVERDUE
05092023	06052023	807022-1988	3537705140	7376388244	000				
TOTALS									
				261.83	.00				.00
				261.83	.00				.00

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

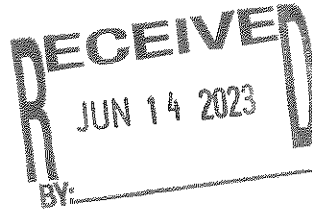
Federal ID #: 04-3390816



For billing inquiries call 888-753-4103
Staples



1001561-0003225-0000003 of 0000004-C01-b1-5195-



Order# 7376368244

Order placed: May 06, 2023

Accounting Information

Budget Center
FACILITIES: BILLABLE

Billing address

BRANDY CREEK CDD
475 WEST TOWN PL
SAINT AUGUSTINE, FL 32092

Shipping address

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

Invoice # 3537705140

INVOICE ISSUED

Items(s) Shipped

Item#	Item Description	Price	Quantity	Subtotal
181001	Scott Pro Recycled Hardwound Paper Towels, 1-ply, 1150 ft./Roll, 6 Rolls/ Carton (25702)	\$93.17	2	\$186.34
812375	Scott Essential Coreless Toilet Paper, 2-Ply, White, 1000 Sheets/Roll, 36 Rolls/Carton (04007)	\$75.49	1	\$75.49

Method of payment

Invoiced - \$261.83

Merchandise Total: \$261.83

Total Invoiced: \$261.83



INVOICE	#90010127
SERVICE DATE	Jun 01, 2023
DUE	Net 30
AMOUNT DUE	\$300.00

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

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

CONTACT US
86 Elk Grove Lane
St. Johns , FL 32259

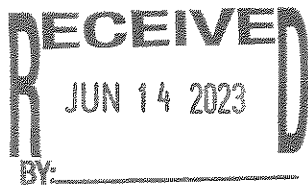
☎ (904) 813-1401
✉ aaron@steamlux.com

Service completed by: Aaron Semmens

INVOICE


DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Clean Phase 2 Amenity Center	1.0	\$300.00	\$300.00
Subtotal			\$300.00
Total Tax			\$0.00
Duval (7%)			\$0.00
Total			\$300.00

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





6-2-23
Jim Masters
[Signature]

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

BRANDY CREEK CDD-JOHNS CREEK
JIM MASTERS
224 Johns Creek Parkway Pkwy
St. Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
709617	6/1/2023	\$884.00

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

00000000227370010000000987190000008840042

Please Return this portion with your payment

Invoice Due Date **7/1/2023**

Invoice **98719B**

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
JOHNS CREEK PKWY, ST AUGUSTINE, FL ST. AUGUSTINE, FL 32092					
6/1/2023	Water Management - Twice per month		\$884.00	\$0.00	\$884.00

Please remit payment for this month's invoice.

RECEIVED
JUN 14 2023
BY: _____

Jim Masters
Math
6-2-23

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:

\$884.00

This Invoice Total:

\$884.00

E-mail payments@lakedoctors.com to submit payment by ACH

Customer #: 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

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

Account Number	Due Date
020-002701	Due Now

Account Summary

Our records indicate that your account is past due. Please remit payment as soon as possible to avoid service interruption.

Billing Date 6/2/2023
 BRANDY CREEK CDD
 224 JOHNS CREEK PKWY
 ST AUGUSTINE FL 32092-5054

Payments through: 5/31/23
 Previous balance **\$109.90**
 (-) Payments \$0.00
 (=) After Payments \$109.90

ck#
 2253
 Paid on
 05/19/23

Billing Questions Please Call:
 904-940-9525

Current Month Activity

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

Date	Description of Service	Amount
6/1/2023	Extreme 100/20 MB	6/1-6/30 \$79.99
6/2/2023	Extreme Discount	6/1-6/30 (\$25.04)
Total Current Charges		\$54.95
Total Due		\$164.85

RECEIVED
 JUN 09 2023

RECEIVED
 JUN 13 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
Due Now	020-002701	\$109.90	\$0.00	\$54.95	\$164.85	\$

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 537731	6/1/2023
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: July 1, 2023

Invoice Amount: \$10,852.77

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

6-2-23

Jim Masters

[Handwritten signature]

Invoice Total

\$10,852.77

RECEIVED
 JUN 14 2023
 BY: _____

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

AMERICAN EAGLE POWER WASHING, LLC

904-814-3067

americaneaglepowerwashing@gmail.com

877 W. American Eagle Dr.
Saint Augustine, FL 32092



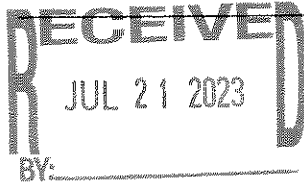
INVOICE: 00102

Attention: Brandy Creek
Project Description: Pressure washing
Address: 475 W. Town Place Suite 114
St. Augustine, Fl. 32092
Quote Number: B101

Project Title: Johns Creek

Johns Creek Pkwy
Saint Augustine, FL 32092

Description	Quantity	Unit Price	Cost
Cleaning curbs at West American Eagle Island.	1	\$100.00	\$100.00



	Subtotal	\$100.00
Tax	0.00%	\$0.00
	Total	\$100.00

Thank you for this opportunity. Please pay invoice within 30 days after job completion.

Sincerely yours,

Zai Young

7-21-23
Jim Masters
Haul

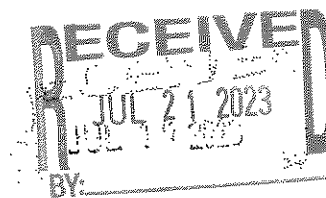


Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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



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

*Invoice No. 363408
Date 07/09/2023
Client No. 21466*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 3,505.00

We now accept Visa and MasterCard.
Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies Practice Section

Member FICPA


LOCALIQ

FLORIDA

ACCOUNT NAME		ACCOUNT #	PAGE #
Brandy Creek Cdd		765150	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005677685	Jun 1- Jun 30, 2023	July 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$276.08	

BILLING ACCOUNT NAME AND ADDRESS

Brandy Creek Cdd
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649



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.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR 18412.

Date	Description	Amount
6/1/23	Balance Forward	\$66.64

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
6/14/23-6/21/23	8906670	Brandy Creek CDD -Budget Hearing	Brandy -Budget Hear	\$209.44

PAID
JUL 14 2023

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$276.08
Service Fee 3.99%	\$11.02
*Cash/Check/ACH Discount	-\$11.02
*Payment Amount by Cash/Check/ACH	\$276.08
Payment Amount by Credit Card	\$287.10

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Brandy Creek Cdd		765150		0005677685		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$209.44	\$66.64	\$0.00	\$0.00	\$0.00	\$0.00	\$276.08
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		\$287.10
				Card Number _____		
				Exp Date ____/____/____	CVV Code _____	
				Signature _____		Date _____

00007651500000000000000056776850002760867178

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Sarah Sweeting
Brandy Creek Cdd
475 W Town Place
ROOM 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

06/14/2023, 06/21/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/21/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$209.44
Order No: 8906670 # of Copies:
Customer No: 765150 1
PO #: Brandy -Budget Hear

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2023/2024
BUDGETS; AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.

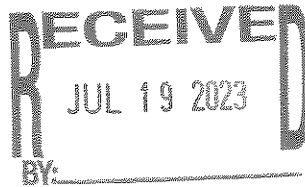
The Board of Supervisors ("Board") of the Brandy Creek Community Development District ("District") will hold a public hearing on July 12, 2023 at 6:30 p.m. at the John Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at brandycreekcdd.com.

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

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

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

Jim Oliver
District Manager
Pub: June 14 & 21, 2023; #8906670



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

July 10, 2023
 Project No: 00273.39000
 Invoice No: 0209231

Project 00273.39000 Brandy Creek CDD - 2022/2023 General Consulting Engineering Services (WA#22)

Work this month included annual report production.

Professional Services rendered through July 1, 2023

Task 01 General Consulting Engineering Services for 2021/2022

Professional Personnel

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Newland, Ann Marie 6/10/2023	1.00	215.00	215.00
CEI Sr. Inspector			
Davidson, William 6/3/2023	3.00	163.00	489.00
Totals	4.00		704.00
Total Labor			704.00
		Total this Task	\$704.00

Task XP Expenses

Total this Task 0.00

Invoice Total this Period \$704.00

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-646-9485
 CA-0002684 LC-0000316

KUTAK ROCK LLP

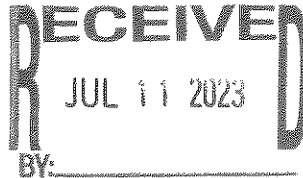
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 10, 2023



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

Reference: Invoice No. 3250339
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

Invoice No. 3250339
3323-1

Re: General

For Professional Legal Services Rendered

06/01/23	K. Haber	0.10	24.00	Correspondence with Oliver regarding budget notices and resolutions
06/16/23	K. Haber	0.20	48.00	Correspondence with Masters and Sweeting regarding pool services agreement; confer with Masters regarding same
06/21/23	M. Eckert	0.70	252.00	Respond to auditor request; review draft minutes and provide comments; prepare for board meeting
06/28/23	M. Eckert	0.10	36.00	Respond to auditor request
06/28/23	J. Gillis	0.30	45.00	Coordinate response to auditor letter

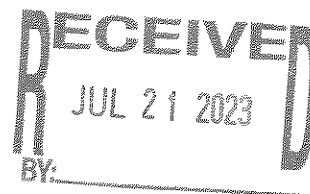
TOTAL HOURS 1.40

TOTAL FOR SERVICES RENDERED \$405.00

TOTAL CURRENT AMOUNT DUE \$405.00



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



BILL TO

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

SHIP TO

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

INVOICE 4022

DATE 01/19/2023 **TERMS** Due on receipt

DUE DATE 02/01/2023

ACTIVITY	QTY	RATE	AMOUNT
Sign Face:Johns Creek No Parking Sign 17" x 16.5" decorative sign face painted tan with Johns Creek Logo and text "Please No Parking in black"	6	85.00	510.00T

SUBTOTAL 510.00
 TAX 0.00
 TOTAL 510.00
TOTAL DUE \$510.00

U.S. MULCHING - JACKSONVILLE

409 Queen Anne Court
 St. Augustine, FL 32092



INVOICE

Brandy Creek CDD
 Jim Masters
 224 Johns Creek Parkway
 St Augustine, FL 32092

INVOICE NUMBER	2432
INVOICE DATE	July 19, 2023
Reference Code	
TERMS	Net 20

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
200	Install Gold : Johns Creek	\$44.00	\$8,800.00
100	Install Pine straw:Johns Creek	\$6.00	\$600.00
		SUBTOTAL	\$9,400.00
		TAX	0.00
			\$9,400.00

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

MAKE ALL CHECKS PAYABLE TO:
 U.S. Mulching

PAY THIS AMOUNT

THANK YOU FOR YOUR BUSINESS!

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

Account Number	Due Date
020-002701	7/20/23

Account Summary

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

Billing Date 7/3/2023
 BRANDY CREEK CDD
 224 JOHNS CREEK PKWY
 ST AUGUSTINE FL 32092-5054

Payments through: 6/30/23
 Previous balance \$164.85
 (-) Payment (6/13/2023) (\$109.90)
 (=) After Payments \$54.95

Billing Questions Please Call:
 904-940-9525

Current Month Activity

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

Date	Description of Service	Amount
7/1/2023	Extreme 100/20 MB	7/1-7/31 \$79.99
7/3/2023	Extreme Discount	7/1-7/31 (\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$109.90

RECEIVED
 JUL 13 2023
 BY: _____

JUL 11 2023

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	Am't Enclosed
7/20/23	020-002701	\$164.85	(\$109.90)	\$54.95	\$109.90	\$

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

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

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

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





YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 506733	3/31/2023
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: April 30, 2023

Invoice Amount: \$378.00

Description	Current Amount
March irrigation repairs	
Irrigation Repairs	\$378.00

RECEIVED
JUL 21 2023
BY: _____

Invoice Total

\$378.00

7-21-23

J. Masters
[Signature]

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 542187	6/9/2023
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: July 9, 2023

Invoice Amount: \$1,645.00

Description	Current Amount
Mainline and lateral repairs due to fiber optic damage	
Irrigation Repairs	\$1,645.00

RECEIVED
JUL 21 2023
BY: _____

Invoice Total **\$1,645.00**

7-21-23
J. Masters
[Signature]

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



INVOICE

INVOICE #	INVOICE DATE
JAX 560911	7/19/2023
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: August 18, 2023

Invoice Amount: \$420.00

Description	Current Amount
Willow Oak Arbor Jet for Caterpillars	
Landscape Enhancement	\$420.00

RECEIVED
JUL 21 2023
BY: _____

Invoice Total

\$420.00

7-21-23

Jim Masters
of Nature

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/02/23	00056	5/16/23	E-53245 202305 600-53800-60000 STAIR CLIMBER	FIRST PLACE FITNESS EQUIPMENT INC	*	6,025.08	6,025.08 000154
6/29/23	00386	6/13/23	2024570 202306 600-53800-61000 POOL PUMP REPAIRS PH2	INNOVATIVE FOUNTAIN SERVICES	*	3,995.66	3,995.66 000155
7/14/23	00386	6/27/23	20244691 202306 600-53800-61000 ESTIMATE 3331 COMPLETED	INNOVATIVE FOUNTAIN SERVICES	*	3,370.69	3,370.69 000156
TOTAL FOR BANK B						13,391.43	
TOTAL FOR REGISTER						13,391.43	

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

Invoice

Date	Estimate #
5/16/2023	E-53245

Name / Address
Johns Creek Brandy Creek CDD 224 Johns Creek Parkway St. Augustine, FL 32092
904 230 42 08

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

P.O. No.	Terms	Rep
		EO-C

Item	Description	Site	Qty	Rate	Class	Total
CSC900 Delivery 1st F...	CSC900 Full Commercial Stair Climber** First Floor Delivery + Installation Fee https://www.spiritfitness.com/commercial/clients-stairclimbers-csc900-stairclimber Tax Exempt No 85-8012869385C-5	1	1	5,800.08 225.00	Commercial ... Commercial ...	5,800.08 225.00

5-26-23

Jim Masters

[Signature]

RECEIVED

MAY 26 2023

By: _____

Signature _____

Subtotal	\$6,025.08
Sales Tax (7.5%)	\$0.00
Total	\$6,025.08

Phone #	Fax #	Web Site
904-998-0738	904-998-0739	www.1PFE.com



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

Invoice

Date	Invoice #
6/13/2023	2024570

(904) 551-1017
Customerservice@innovativefountainservices.com

Terms
Net 30

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

Description	Qty	Amount
Innovative Fountain Services propose to furnish all materials, labor, and tools to install a new motor with all associated seals and gaskets on the pool pump for Phase 2 at Johns Creek.		3,995.66

RECEIVED
JUN 16 2023
BY: _____

Balance Due	\$3,995.66
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INNOVATIVE FOUNTAIN SERVICES
11637 COLUMBIA PARK DRIVE EAST
SUITE 4
JACKSONVILLE, FL 32258

Invoice

Date	Invoice #
6/27/2023	20244691

(904) 551-1017

Customerservice@innovativefountainservices.com

Terms
Net 30

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

Description	Qty	Amount
Estimate 3331 Completed Innovative Fountain Services propose to furnish all materials, labor, and tools to install and program new water resistant variable frequency drive on the circulation for the pool at Phase II at Johns Creek. RECEIVED JUL 07 2023 BY: _____ 7-5-23 Jim Masters <i>[Signature]</i>		3,370.69

Balance Due	\$3,370.69
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