

*Brandy Creek  
Community Development District*

*November 8, 2023*

# *AGENDA*

# Brandy Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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November 1, 2023

Board of Supervisors  
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, November 8, 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 September 13, 2023 Meeting
- IV. Consideration of Landscape & Irrigation Maintenance Agreement for Fiscal Year 2024
- V. Discussion of Proposals for Basketball Court Relocation and Installation of Pickleball Court
- VI. Consideration of Community Garden
- VII. Consideration of Poolsure Price Increase
- VIII. Ranking of On-Site Staff Performance (annual incentive program)
- IX. Acceptance of District Engineer Resignation and Authorization for Staff to Issue RFQ

- X. Consideration of Resolution 2024-01, Amending the Fiscal Year 2023 Capital Reserve Fund Budget
- XI. Other Business
- XII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. Operations Manager
    - 1. Report
    - 2. Yellowstone Report
    - 3. Lake Doctors Report
  - E. Amenity Manager - Report
- XIII. Supervisor's Requests and Audience Comments
- XIV. Financial Reports
  - A. Balance Sheet & Income Statement as of September 30, 2023
  - B. Assessment Receipt Schedule
  - C. Approval of Check Registers
- XV. Next Scheduled Meeting – January 10, 2023 at 6:30 p.m. at Phase 2 Amenity Center
- XVI. 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, September 13, 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
Shawn Jolly	Supervisor
Thomas Metych	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Jim Masters	Vesta/Amenity Services Group
Jennifer Meadows	Vesta/Amenity Services Group

*The following is a summary of the discussions and actions taken at the September 13, 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 with the exception of Mr. Blalock.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the July 12, 2023 Meeting**

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor the Minutes of the July 12, 2023 Meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Discussion of Unsolicited Request to Purchase CDD Owned Parcel**

Mr. Payne referred to communication from Mr. Masters regarding a request to purchase a parcel that the CDD owned and questioned whether the District had the authority to sell property. Mr. Eckert explained there was an analysis to determine if the property could be sold and looking at the Development Order (DO) to see if the property was preserved as open space, as every community was required to have a certain amount of open space and if there was a conservation easement. There was no harm for the District to look into it if someone else was posting a deposit of \$5,000 to \$10,000 for the District Engineer and District Counsel to perform the due diligence, but he would be surprised if it was developable property. Mr. Payne recalled several years ago, when a prior Board sold a parcel next to Hurricane Wings to a non-profit organization for \$1. Mr. Masters would find out the details. Mr. Eckert believed that it was probably declared as surplus property, but if it could not be developed, they should not give away control. Mr. Payne recalled that the developer wanted to build a sports complex and sell wine and beer. Mr. Masters pointed out that the developer wanted to charge memberships like in Lakewood Ranch and was following up with their broker to see if they were still interested in this property. Mr. Payne questioned if there would need a buffer between Natures Walk and CR 210. Mr. Masters stated the entrance would be off of CR 210 where there were woods.

If the Board wanted to pursue it, Mr. Payne did not have an issue with Mr. Masters obtaining confirmation that there was interest but preferred that they pay to do the research and come back to the Board. Mr. Jolly was not a fan of adding more traffic. Mr. Metych pointed out if the developer paid for the research and had oversight of the layout, the Board did not have to make a decision or pay for it. Ms. Little agreed with the developer doing the research as many of the Board Members were against it. Mr. Eckert stated if the developer made a proposal, the District could request that they provide a letter from the county stating it was a permitted use and a letter from a Real Estate Attorney agreeing with the county that it conformed with the DO, so

the District did not favor one business over another. Then the Board could ask the developer how much they were offering and how they would deal with the traffic. After further discussion, there was Board consensus for Mr. Masters to follow up with the developer's broker regarding their interest in the property and for the developer to pay the research costs as stated above and come back to the Board with a proposal, if the property was viable.

## **FIFTH ORDER OF BUSINESS**

### **Discussion of Basketball Court Relocation and Installation of Pickleball Court**

Mr. Masters reported that both tennis courts were resurfaced and relined with pickleball lines and were getting a lot of usage by tennis and pickleball players. The Chairman requested a proposal from a company to look at the half basketball court and backboard court in Phase 1 and provide an estimate to convert it to a pickleball court. The contractor was present the day that Mr. Blalock was on his community ride and Mr. Blalock suggested using half of the basketball court for a pickleball court as there was less to build and moving the basketball court to the backboard. The total cost of the project would be in the \$60,000 to \$70,000 range; \$34,000 for the concrete work, to cut out some areas and drill in the poles, install a pickleball net, cut down the basketball hoop, draw the lines, resurface the basketball court, install a new basketball hoop and post and \$10,000 to \$11,000 to install a fence and an additional light on the back of the tennis court poles to light the area. Mr. Payne liked the idea of having multiple activities such as the volleyball court, soccer field, tennis court, pickleball court and basketball court and discussed with Mr. Masters about having a 7x7 soccer field as opposed to an 11x11 soccer field, keeping the rebound wall and connecting all surfaces. Mr. Payne questioned the usage if they were spending over \$50,000 on increasing the facility or making it more appealing.

Mr. Metych felt that it was a good idea as pickleball was the biggest sport out there and alleviated the complaints from the tennis players, but wanted to obtain quotes on different options to see what prices they could get. Mr. Jolly questioned whether they were going to paint the court once it was moved. Mr. Masters confirmed that paint was included in the price. Ms. Little asked if people were waiting to use the pickleball and tennis courts. Mr. Masters noticed some people waiting, but it was not a big issue. Ms. Little questioned whether the basketball court would have to be made larger. Mr. Masters did not want to take anything away from the basketball players and to provide at least as good as what they already had so they were happy. Mr. Jolly asked if the company that provided the proposal did resurfacing work in the

community and was happy with their work as the drainage from those courts were much better. Ms. Little was thankful that they had the property and questioned where the money would come from. Mr. Oliver stated there was \$249,000 in reserves; however, there were items in the Capital Reserve Study that allocated some of these funds. Mr. Masters pointed out there were large capital items such as resurfacing of the pool and the Splash pool structure, which was at the end of its life.

After further discussion, there was Board consensus for Mr. Masters to obtain separate proposals for the concrete work to convert half of the basketball court to a pickleball court, to move the basketball court to the backboard, for a fence and provide options for connecting the surfaces to the Board at the next meeting.

#### **SIXTH ORDER OF BUSINESS**

#### **Other Business**

There being no comments, the next item followed.

#### **SEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Mr. Eckert reported that the Florida Statewide Mutual Aid Agreement approved at the July meeting, was not submitted to the State because they were revamping their system and requested that all agreements be held until their system was up and running. The Chiller Medic proposal for the Phase 2 air conditioner was executed on July 31<sup>st</sup>. Mr. Payne questioned the status on the safe location. Mr. Eckert submitted the child safety zones to the county and requested that they include the Phase 1 and Phase 2 Amenity Centers and the park in the northeast corner of South Fieldcrest Drive and Huffner Hill Circle, in their Child Safety Zone Ordinance. Changes that the county was going to be making that would be beneficial to the District would be provided to the Board at a future meeting.

##### **B. Engineer**

There being no comments, the next item followed.

##### **C. Manager**

Mr. Oliver recalled that a few years ago, the Board adopted a resolution regarding an annual bonus and incentive program for new onsite employees. Typically, the Board addressed

that in November and at that time, Mr. Oliver would provide a copy of the resolution scoring sheet. The Board could award a maximum 8%. Mr. Payne pointed out this was the standard process that the Board established.

#### **D. Operations Manager**

##### **1. Report**

Mr. Masters presented the Operations Manager Report. No incidents or accidents were reported at the pools and there were no complaints on the cleanliness of the pools as the pools were cleaned every day. They had a good summer with many rentals in the pergola and the Phase 1 breezeway. Mr. Payne requested that Mr. Masters track the number of parties held in the pergola and breezeway. The number of pool monitors was good, but Mr. Masters preferred to hire more retirees to have some mature adult supervision as it was challenging for teenagers to follow through on tasks. They had two or three individuals from the community that were retired working as pool monitors and were going to work harder this year on bringing in more residents. They were going to create a pool monitor video to use as part of their training as many tasks were not completed and residents were not handled in the way that Mr. Masters liked. He was thinking of switching their hours from 10:00 a.m. to 6:00 p.m. to 12:00 p.m. to 8:00 p.m. as the bulk of the activity was after 6:00 p.m. In addition, they typically scheduled two people per shift of three to four hours and they would continue that into next year.

Mr. Payne requested that Mr. Masters continue having pool monitors on the weekends into September, end of September or mid-October as the pool was heavily used, especially this Saturday. Mr. Masters stated there were two parties at the Phase 1 pool on Saturday, one from 11:00 a.m. to 3:00 p.m. and the other from 4:00 p.m. to 8:00 p.m. The pool was packed because the Summer heat lasted longer and would look at cutting some hours. Someone was in the office Saturdays from 10:00 a.m. to 3:00 p.m. Mr. Payne did not want to add additional funds to their pool monitor budget. Mr. Masters would work with the budget that they had and look at the hours. Mr. Jolly stated it should be contingent on having the right staff and using retirees from within the community. Mr. Payne received feedback that the signage was not clear about smoking at the pool as there should be no smoking at the pool. Mr. Masters received a letter on Monday from a family that was at the pool on Saturday who smelled marijuana from a birthday party. Mr. Masters was deciding what to do with the birthday party and assumed that the person who had the party was not policing their guest, which they were responsible to do. Mr. Payne

requested that it be monitored and action be taken on a case-by-case basis.

Mr. Masters reported that the Flock Safety (Flock) License Plate Readers (LPRs) helped to save the District \$5,000 this year, but they were not happy with Flock's communications with the St. John's County Sheriff's Department last year or the year before, as they did not provide what they said they would. As a result, Mr. Masters was able to get Flock to provide six months of service for free. The Comcast installation was completed in Phase 1 and went relatively well, considering there was trenching in front of residents front yards; however, there was one incident where they hit a resident's sewage line underneath their driveway. They were working with the resident and were paying for the repair of the line. At this time, there were no plans to go into Phase 2. They dodged a bullet on Hurricane Idalia, although they still did some storm preparation. Their assets were safeguarded. The only thing that they lost during Hurricane Idalia was a broken clock at the entrance to the pool, which fell down.

**2. Yellowstone Report**

**3. Lake Doctors Report**

Mr. Masters presented the Yellowstone and Lake Doctors Reports. He was very happy with both contractors as everything looked good. Yellowstone was working hard throughout the property, clean up some of the corners in some of the common areas to. Lake Doctors was very busy because every summer they had heat and fertilizer runoff. Once they applied the chemicals, they could not be applied for 10 days or they risked oxygen depletion and a fish kill, which they did not want. The air conditioner was replaced in the Amenity Center and there were broken spotlights at the Phase 1 entrance that had to be replaced due to vandalism. It looked like somebody grabbed them and twisted them around until they broke the metal off. It cost \$300 to replace three spotlights. All three playgrounds were re-mulched and a volleyball net was installed. Mr. Jolly asked if the tennis courts and basketball courts were busier when it was colder. Mr. Masters replied affirmatively. Mr. Payne hoped as they increased the facilities, they would have more usage.

**E. Amenity Manager - Report**

Ms. Meadows presented the Amenity Manager's Report. It was a quiet couple of months. They had smaller events like the Root Beer Float Friday, which was always a big hit, but they ran out of supplies, due to the amount of people. They also had a Movie Friday where kids

created Mario characters out of beats while watching the new Super Mario Brothers movie and eating popcorn. It was a nice, peaceful small event that was a big hit with kids. Next were their typical holiday events such as their Halloween event and Turkey Trot on Thanksgiving. She was thinking about doing another craft and movie like showing Charlie Brown Thanksgiving while the kids are crafting, as it was a very well received event. They would also have the annual cookie event with Santa. A resident requested a Trunk or Treat at the Amenity Center, where people decorate their trunks with a holiday or Halloween theme and hand out candy and questioned the liability of someone handing candy out of their trunk in their parking lot. Mr. Eckert explained that there was potential liability as they were not screening anyone who was coming in or control what they were passing out, but other Districts have had them. Mr. Masters stated their plan was to have it at Phase 2 where they had 16 parking spaces with trunks facing out. Residents who wanted to participate would register and provide their vehicle information and tag number to provide some comfort on who was participating.

Mr. Payne questioned whether there would be interest. Mr. Masters stated the resident was excited about this event and he was fine doing it as long as the District was protected. They could do it same time as the Phase 1 event to make it a larger event, which was two weeks before Halloween. They could come to Phase 1 first or to this event, which would have decorations and fog machines. Mr. Metych was in favor of it if the liability was there, it would be covered by having the resident's information and vehicle information and there were 16 residents handing out candy and not outside residents. Mr. Eckert would feel better if the District provided the candy versus people bringing their own as the liability was controlling the product going out. Mr. Masters used Deputy Warren for crowd and traffic control. She could handle the kids as she was also a School Resource Officer. Mr. Jolly suggested having a haunted trail in the Phase 1 field and volunteers hand out candy throughout the trail instead of having a Trunk or Treat. Mr. Masters estimated that they currently spend \$500 on candy and suggested putting this out to the community to see if there was interest as it would cost another \$300 to \$400 for the candy. Ms. Moore suggested charging \$15 for the space and \$15 for the candy. Mr. Payne liked the idea of having a Trunk or Treat if it could be done in a controlled manner and requested that Mr. Masters explore it further. Ms. Little suggested having residents pass out candy from their trunk in their driveway. Mr. Jolly suggested that POA consider a community Trunk or Treat. Mr. Masters would research this matter further and work with District Counsel on the liability.



Ms. Little questioned general liability for all events and whether the District was covered by blanket insurance through Vesta. Mr. Masters confirmed that the District was insured through Vesta, but anyone could sue and go after everyone. Mr. Eckert felt that the District was well protected through a general liability policy with a minimum of \$1 million and sovereign immunity limits of \$200,000 per person and \$300,000 per incident, which insurance exceeded the maximum liability that the District could have under the statute. In addition, there were various statutory immunity provisions that protected the Supervisors. Mr. Payne heard that the Root Beer Float event was a hit and suggested having one every two months. Mr. Masters stated when it cooled off, they passed out coffee or hot coffee and donuts in the Phase 1 roundabout. Mr. Payne would leave it up to staff to provide the events and venues. Ms. Little noted that everything looked great and received good reviews.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisor's Requests and Audience Comments**

#### **Audience Comments**

There being no comments, the next item followed.

#### **Supervisor's Requests**

Mr. Jolly asked about the two locations that Mr. Masters picked for the community garden. Ms. Little questioned who would be responsible for it as she could not grow anything in her backyard due to the deer. Mr. Jolly suggested that it be fenced in. Mr. Metych was in favor of having a community garden in the area that Mr. Masters started clearing as there was coverage with the trees and it was away from residences. Mr. Payne agreed with having the community garden in this area, even if they had to cut some trees down to provide more space, but wanted it to be aesthetically pleasing, requested a proposal with a budget and suggested fencing in the garden itself and still have an open area versus fencing the entire area. Mr. Masters pointed out that deer could jump high and would provide a budget for the fence, soil and running a hose off of the pump house for water. Mr. Jolly would provide pictures to Mr. Masters of a community garden by the beach. Mr. Masters recalled that a community in Central Florida spent \$8,000 for a community garden. Mr. Eckert recommended that the Board Members look at the community garden in Shearwater next to the dog park. Mr. Jolly suggested that the community pay for the

structure and residents provide the seeds and plants. After further discussion, there was Board consensus for Mr. Masters to provide a proposal and budget for the community garden.

Mr. Payne questioned the status of the company that wanted to use their facilities to provide swimming lessons and in turn provide contributions or improve the facilities by providing lights for night swimming. Mr. Masters did some research, but the company was not ready to discuss it and recommended getting further information from the company. They were going to provide a heater for the pool, not lights, so they could provide year-round swim lessons. If they could have a heated swimming pool for their residents, they would be one of the few facilities that had a heated pool year-round, but there were too many questions that needed to be answered. Mr. Jolly asked if there was feedback on the volleyball net. Mr. Masters pointed out that a few people were using it, but until it cooled down further, it was not going to get much use. Mr. Payne spoke to Mr. Masters about putting in sand, like at Stonehurst.

## **NINTH ORDER OF BUSINESS**

### **Financial Reports**

#### **A. Balance Sheet & Income Statement as of July 31, 2023**

Mr. Oliver presented the July 31, 2023 Balance Sheet and Income Statement. The balance of the Capital Reserve Fund was \$250,000. The District was in good shape with a positive variance of about \$43,000.

#### **B. Assessment Receipt Schedule**

Mr. Oliver presented the Assessment Receipt Schedule, showing that the District was fully collected for Fiscal Year 2023.

#### **C. Approval of Check Registers**

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the June 1, 2023 through July 31, 2023 Check Register in the amount of \$251,833.34 was approved.

## **TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – November 8, 2023 at 6:30 p.m. at Phase 2 Amenity Center**

Mr. Payne stated the next meeting was scheduled for November 8, 2023 at 6:30 p.m. at the Phase 2 Amenity Center. Staff bonuses would be discussed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor the meeting was adjourned at 7:45 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*FOURTH ORDER OF BUSINESS*

**AMENDMENT TO THE LANDSCAPE AND IRRIGATION MAINTENANCE  
AGREEMENT BY AND BETWEEN BRANDY CREEK COMMUNITY DEVELOPMENT  
DISTRICT AND YELLOWSTONE LANDSCAPE, INC.**

This Amendment (“Amendment”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between:

**BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida, and whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”), and

**YELLOWSTONE LANDSCAPE, INC.**, a Delaware corporation, whose address is 3235 N. State Street, P.O. Box 849, Bunnell, Florida 32110 (“Contractor” and, together with the District, the “Parties”).

**RECITALS**

**WHEREAS**, on or around January 1, 2023, the District and the Contractor entered into a Landscape and Irrigation Maintenance Agreement (“Maintenance Agreement”) which is incorporated herein by reference; and

**WHEREAS**, pursuant to Section 20 of the Maintenance Agreement, the parties desire to amend the Maintenance Agreement as set forth in more detail in Section 2 below; and

**WHEREAS**, each of the parties hereto has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

**SECTION 1.** The Maintenance Agreement is hereby affirmed and the parties hereto agree that it continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the parties under the Maintenance Agreement. All of the remaining provisions remain in full effect and fully enforceable.

**SECTION 2.** The Maintenance Agreement is hereby amended as follows:

- A.** The Parties hereby renew the Maintenance Agreement beginning January 1, 2024, and ending December 31, 2024.
- B.** Beginning January 1, 2024, as compensation for services described in the Maintenance Agreement, the District agrees to pay the Contractor twelve

(12) monthly payments of **Eleven Thousand One Hundred Seventy-Eight Dollars and Thirty-Six Cents (\$11,178.36)**, for a not-to-exceed annual total of One Hundred Thirty-Four Thousand One Hundred Forty Dollars and Twenty-Four Cents (\$134,140.24). Such payment shall be due and payable in accordance with the terms of the Maintenance Agreement.

**SECTION 3.** All other terms of the Maintenance Agreement shall remain in full force and effect and are hereby ratified.

**IN WITNESS WHEREOF**, the parties hereto have signed this Amendment to the Maintenance Agreement on the day and year first written above.

ATTEST:

**BRANDY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**YELLOWSTONE LANDSCAPE, INC.**

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

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

*SEVENTH ORDER OF BUSINESS*

Dear Customer,

We sincerely thank you for your continued partnership. It is our privilege to serve your chemical needs, and we remain committed to delivering the highest quality products and exceptional service you deserve.

Poolsure is pleased to announce that this year's price increase is minimal. This increase is influenced by reduced operational inflation this year. We are also happy to share the news that the commodity chemical markets have begun to stabilize. We continue to take every possible measure to absorb these more limited rising costs, and this minor adjustment is necessary to maintain the quality and innovation you expect from us.

**Your new rate, which will be effective starting January 1, 2024, can be found below:**

2024 Base Rate: **\$1,475.72**

2024 Summer (Apr - Sep): **\$1,475.72**

2024 Winter (Oct - Mar): **\$1,475.72**

A prepayment discount of 5% is available if the entire amount for 2024 is paid by December 31, 2023. Please contact us at [ar@poolsure.com](mailto:ar@poolsure.com) or 1-800-858-7665 if you have any questions or need an annual invoice for the prepayment.

Thank you once again for choosing Poolsure as your trusted partner. We look forward to another year of collaboration and success together.

Sincerely,

**Alan Falik**  
**President**

**Vincent Flaviani**  
**Vice President of Sales**



*EIGHTH ORDER OF BUSINESS*

Brandy Creek CDD

Evaluation for Award of Annual Bonus

Contractors' Employee Name \_\_\_\_\_

Evaluation Criteria and Ranking

Board members: Please award points for each category, with a rising scale of 1-5, with 5 points for excellent. Scoring will be obtained from all five supervisors to determine bonus rating.

1. Resident Satisfaction \_\_\_\_\_
2. Overall Quality of Work \_\_\_\_\_
3. Staff Management Skills \_\_\_\_\_
4. Recordkeeping \_\_\_\_\_
5. Equipment/Facility Condition \_\_\_\_\_

\_\_\_\_\_  
Supervisor Name

Point Scale for Award of Bonus

- 21 – 25 points – maximum bonus per policy
- 16 - 20 points – 75% of maximum
- 13 - 15 points – 50% of maximum
- 0 – 12 points – no bonus awarded

**BRANDY CREEK COMMUNITY DEVELOPMENT**  
**BONUS & COMPENSATION POLICY**  
**(Adopted January 2021)**

**General Guidelines**

- The bonus program is intended to apply to Brandy Creek Community Development District (“CDD”) employees and independent contractors providing general management services.
- The bonus program payout is not guaranteed pay. It is subject to funding, performance, and the discretion of the CDD Board of Supervisors (“Board”). The bonus program may be discontinued at any time.
- The Board will conduct evaluations on the individuals providing general management services.
- The provisions, application, and rewards of this bonus program are not subject to any grievance or dispute procedure.
- The bonus evaluation period for 2021 shall run from January 13, 2021 to December 31, 2021. Thereafter, the bonus evaluation period will run from January 1<sup>st</sup> to December 31<sup>st</sup>.
- Evaluation forms shall be prepared and maintained by the District Manager.

**Manager Bonuses**

- This bonus is available to the following positions: 1) operations manager and 2) events coordinator/administrative assistant, whether employed by the District or employed as an independent contractor.
- Bonuses will be awarded in January and shall be in an amount not to exceed 8% of the respective annual compensation of the general manager, amenity manager and property manager.
- The bonus shall be based on performance as rated by the Board. Performance includes staff management skills, record keeping, equipment/facility condition, resident satisfaction and overall quality of the work.

*NINTH ORDER OF BUSINESS*

October 24, 2023

Mr. Jim Oliver  
Brandy Creek Community Development District  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Re: Brandy Creek Community Development District  
Resignation of District Engineer

Dear Mr. Oliver:

It has truly been a pleasure serving as District Engineer for the Brandy Creek Community Development District since its establishment. I have enjoyed seeing it grow to the wonderful community that it is today. Unfortunately, demands on our time now require that we relinquish our position as District Engineer. Please accept this letter as ETM's notice of resignation as District Engineer, effective 30 days from the next meeting. It has been a pleasure working with you, the Board of Supervisors, and the rest of the District staff. We will be happy to work with our successor to provide a smooth transition.

Feel free to contact me with any questions.

Sincerely,



Bradley Weeber  
District Engineer



**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES  
FOR THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT**

*RFQ for Engineering Services*

The Brandy Creek Community Development District ("District"), located in St. Johns County, Florida, announces that professional engineering services will be required on a continuing basis for the District's capital improvement plan, including stormwater management system, landscape and irrigation improvements, hardscaping and recreation improvements, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with St. Johns County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("CCNA"). All applicants interested must submit eight (8) copies of Standard Form No. 330 and Qualification Statement by \_\_\_\_\_ a/p.m. on \_\_\_\_\_ to the attention of Jim Oliver, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations for a continuing contract. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

Publish on \_\_\_\_\_ (DM: must be published at least 14 days prior to submittal deadline in a newspaper of general circulation. Please set submittal deadline based on when able to publish notice.)

**BRANDY CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**DISTRICT ENGINEER PROPOSALS**

**COMPETITIVE SELECTION CRITERIA**

**1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

**2) Consultant's Past Performance** (Weight: 25 Points)

Past performance for other community development districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

**3) Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

**4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

**5) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

**6) Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

**7) Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.



*TENTH ORDER OF BUSINESS*

RESOLUTION 2024-01

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the "Board", of the Brandy Creek Community Development District, hereinafter referred to as "District", Capital Reserve Fund Budget for fiscal year 2023, and

**WHEREAS**, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The Capital Reserve Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 8th day of November, 2023 and be reflected in the monthly and fiscal Year End 9/30/23 Financial Statements and Audit Report of the District

*Brandy Creek  
Community Development District*

by: \_\_\_\_\_  
Chairman

Attest:

by: \_\_\_\_\_  
Secretary

RESOLUTION 2024-01

EXHIBIT A

**Brandy Creek**  
**Community Development District**  
**Capital Reserve Fund**  
**Budget Amendment**  
**For the Period ending September 30, 2023**

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual Thru 09/30/23
<b>Revenues:</b>				
Interest Income	\$500	\$5,446	\$5,946	\$5,946
General Fund Transfer In	\$105,000	\$0	\$105,000	\$105,000
Miscellaneous Revenue-FPL Settlement	\$0	\$130,000	\$130,000	\$130,000
<b>Total Revenues</b>	<b>\$105,500</b>	<b>\$135,446</b>	<b>\$240,946</b>	<b>\$240,946</b>
<b>Expenditures</b>				
Capital Outlay - Equipment/Facilities	\$30,000	\$0	\$30,000	\$22,403
Other Current Charges	\$450	(\$450)	\$0	\$0
Repair and Replacement	\$30,000	\$12,741	\$42,741	\$42,741
<b>Total Expenditures</b>	<b>\$60,450</b>	<b>\$12,291</b>	<b>\$72,741</b>	<b>\$65,144</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$45,050</b>	<b>\$123,155</b>	<b>\$168,205</b>	<b>\$175,802</b>
<b>Fund Balance - Beginning</b>	<b>\$282,681</b>		<b>\$264,069</b>	<b>\$264,069</b>
<b>Fund Balance - Ending</b>	<b>\$327,731</b>		<b>\$432,274</b>	<b>\$439,871</b>

*TWELFTH ORDER OF BUSINESS*

*D.*

*1.*



# Brandy Creek CDD

## *Field Operation Manager's Report*

*Date of report: November 8, 2023*

*Submitted by: Jim Masters*

### YELLOWSTONE / LANDSCAPING:

- Winter service season starts November 1<sup>st</sup>. We will receive service two days a week every other week.
- Yellowstone will also be cleaning up the area behind phase 2 for the proposed community garden at no charge.
- (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)

### SECURITY 101 CAMERA REPLACEMENT:

- One camera at phase 1 was defective and had to be replaced. The camera was under warranty, but labor cost around \$800.

### HEALTH DEPARTMENT POOL INSPECTION:

- All pools at Johns Creek were inspected on October 17 and passed with no issues.
- (Inspection reports attached)



### **THE VIRGINIA GRAEME BAKER POOL & SPA SAFETY ACT:**

- The phase 1 pools must have the main drains replaced before 2024.
- Still receiving proposals for this project.
- (1 proposal attached)
- (Health Department main drain verification attached)

### **ST JOHNS COUNTRY ROAD DEPARTMENT:**

- The St. Johns County Road Department is currently conducting a speed survey throughout the community. We will have those results in a month or so.

### **HOLIDAY LIGHTING:**

- Discussion

### **PROJECTS UNDERWAY/COMPLETED:**

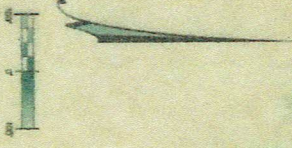
- Several GFI's and spotlight wiring were replaced at phase 1.
- Pressure washing was done at both phase 1 and phase 2.
- Little free library boxes were cleaned up and repainted at both phase 1 and phase 2.
- Many hours were spent decorating the phase 1 Amenity Center for the Halloween event.
- Plan to repaint the phase 2 restroom doors in November.
- Plan to repaint and replace damaged wood at the phase 2 entrance monument.

### **REGULAR SERVICES:**

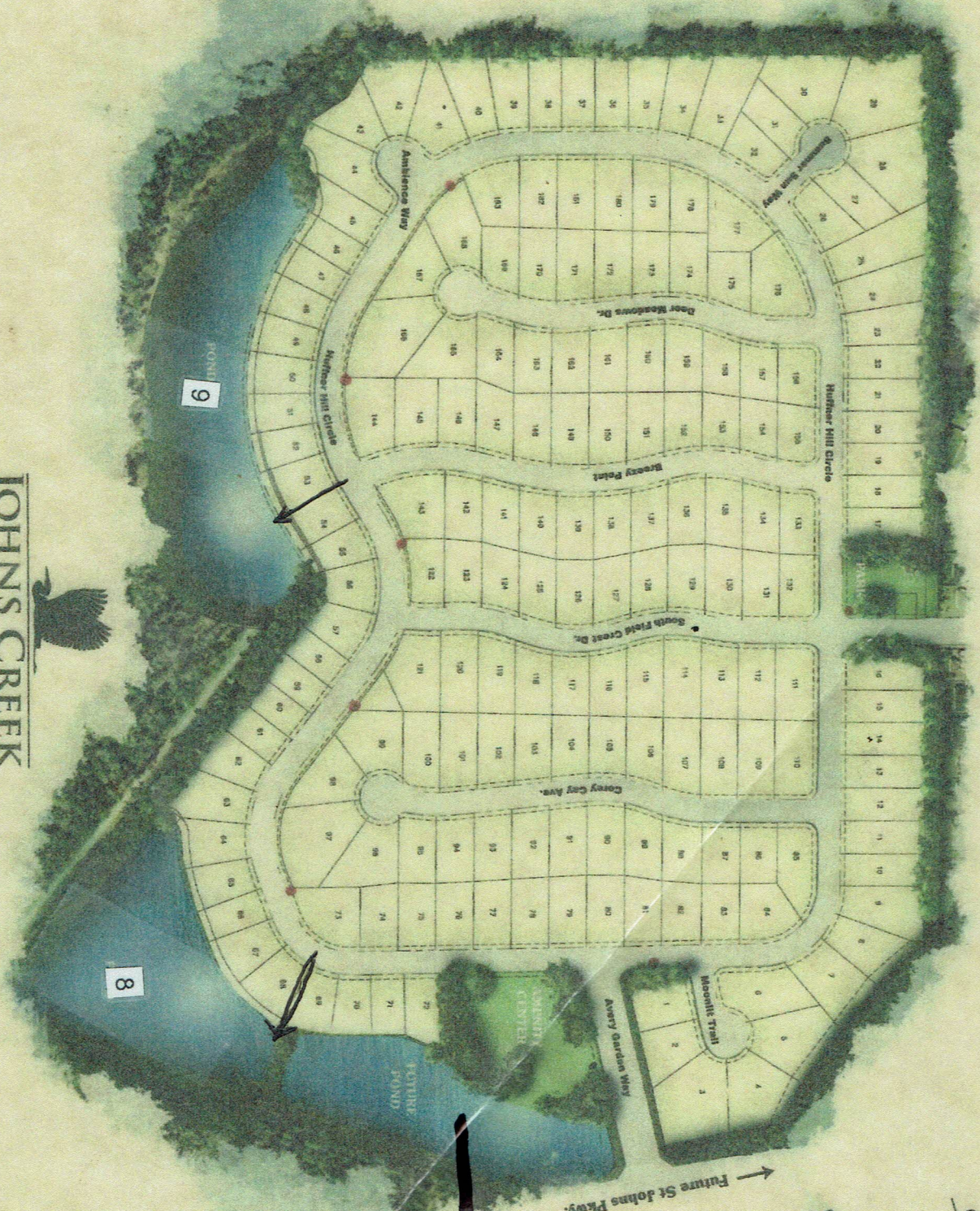
- Regular services and cleaning done according to contract
- Fitness Center cleaned four days per week
- Restrooms cleaned three times per week
- Pools are skimmed Monday through Friday and are vacuumed two days a week (off season schedule).
- Pool filter grids are cleaned two times per week
- Playground 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



England-Thims & Miller, Inc.  
 1000 The Woodlands Parkway, Suite 100, The Woodlands, TX 77380  
 Telephone: (281) 361-1111 Fax: (281) 361-1112  
 Website: www.english-thims.com



**JOHNS CREEK**  
 Phase 2

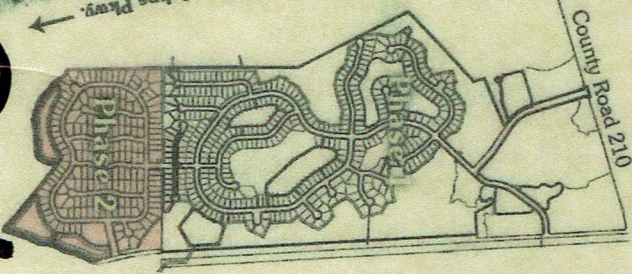


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8

**Pond**

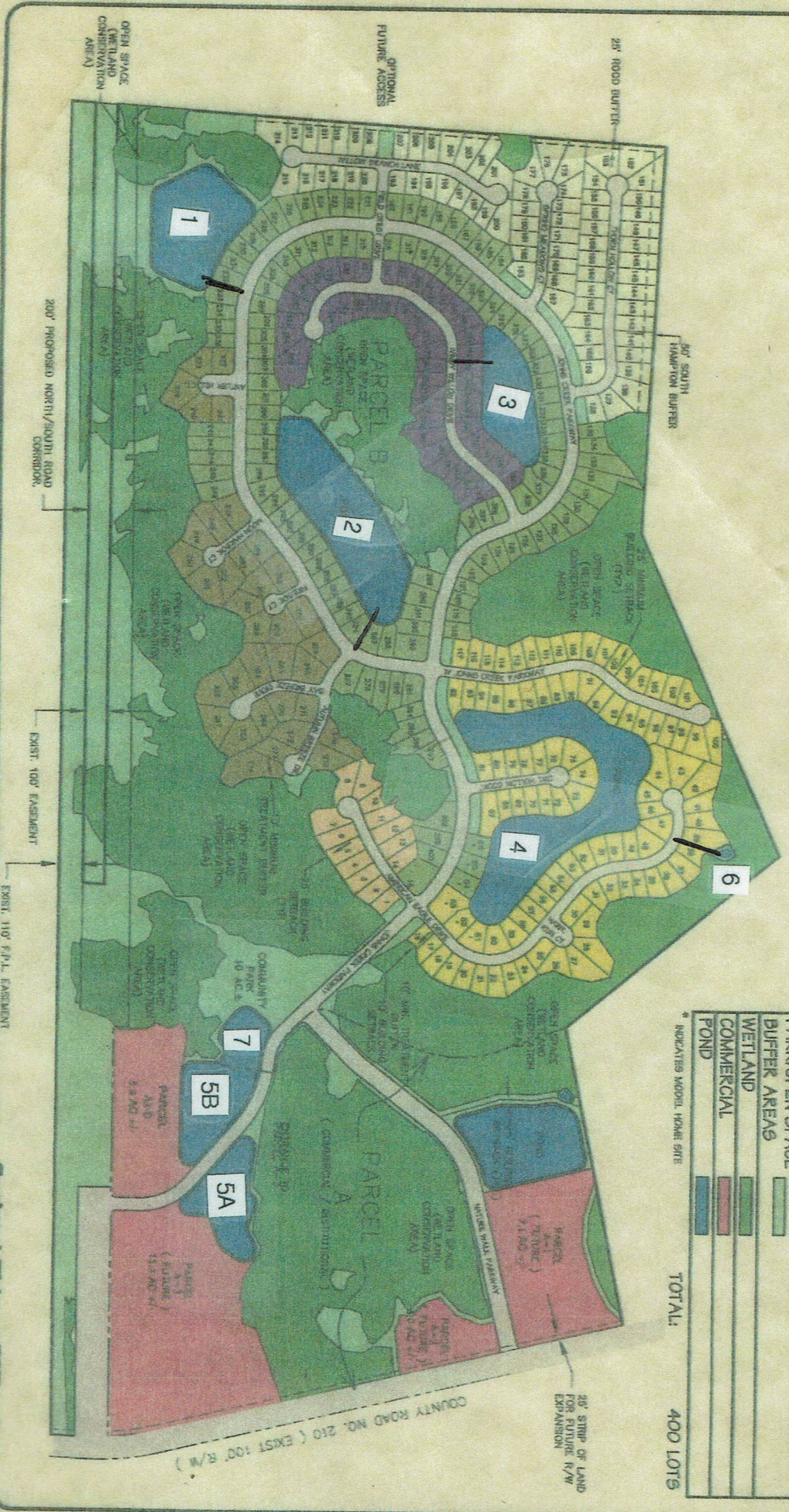
**10**





# JOHNS CREEK

This rendering is intended to provide general information only on this land shown herein. Rural algorithms, location and size of water bodies, its configuration and open space/other areas are subject to change prior to construction as the discretion of the owner and subject to approval of the final plans from St. Johns County.



VILLAGE	LOT SUMMARY	#D/U
I	60'X110'	99
II	60'X110'	47
III	70'X110'	76
IV	70'X110'	15
V	90'X125'	35
VI	65'X110'	128
POND		
WETLAND		
COMMERCIAL		
TOTAL:		400 LOTS

\* INDICATES MODEL HOME SITE

England, Thibbs & Miller, Inc.



Phase 1  
Rec Pool

STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
COUNTY HEALTH DEPARTMENT  
PUBLIC POOL AND BATHING PLACE  
INSPECTION REPORT



1 of 2

**Facility Information**

Permit Number: 55-60-00444  
Name of Facility: Brandy Creek CDD Pool  
Address: 224 Johns Creek Parkway  
City, Zip: St Augustine 32092  
  
Type: Public Pool > 25000 Gallons  
Owner: Brandy Creek CDD Pool  
Person In Charge: Brandy Creek CDD Pool Phone: (904) 230-4208  
PIC Email: Jmasters@vestapropertyservices.com  
Pool Operator: Brandy Creek CDD Pool Phone: (904) 230-4208

**RESULT: Satisfactory**  
  
**Correct By: None**  
**Re-Inspection Date: None**

**Inspection Information**

Purpose: Routine  
Inspection Date: 10/17/2023

Begin Time: 12:30 PM  
End Time: 12:45 PM

**Additional Information**

22. Free Chlorine ..... 6  
23. pH ..... 7.4  
24. Chlor. Stabilizer .....  
33. Flowmeter .....  
34. Thermometer .....

VOLUME ..... 94607  
POOL LOAD ..... 52  
FLOW RATE ..... 293  
NIGHT SWIM ..... No  
FILTER TYPE ..... DEV

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

**Violation Markings**

<b>POOL AREA</b> 1. Water Clarity/Algae Control 2. Deck/Walkways 3. Tile/Pool Finish 4. Depth Markers-FBC 5. Handrail/Ladder-FBC 6. Step Markings-FBC 7. Suction Outlets-514.0315(1) 8. Gutter Grates/Skimmer-FBC 9. Lighting 10. No Dive Markings-FBC 11. Diving Board-FBC 12. Pool Cover 13. Pool Side Shower-FBC <b>POOL SAFETY</b> 14. Life Hook(s) w/Pole 15. Life Ring(s) w/Rope 16. Safety Line	17. Rules Posted 18. Certification <b>SANITARY FACILITIES</b> 19. Supplies 64E-10, FAC 20. Clean 64E-10, FAC <b>WATER QUALITY</b> 21. Approved Test Kit 22. Free Chlor./Brom. 23. pH 24. Chlor. Stabilizer 25. Spa Requirements-ORP <b>EQUIPMENT ROOM</b> 26. Wading Pool-Quick Dump 27. Water Level/Control 28. Disinfection Feeder/Generator 29. pH Feeder 30. Chem. Container Label-FBC 31. Filter / Pump	32. Vacuum Cleaner-FBC 33. Flowmeter 34. Thermometer 35. Pressure/Vacuum Gauge 36. Equip. Room 37. Cross Connection 38. Gas Chlorine Eq.-FBC 39. Waste Water - FBC 40. D.E. Separator-FBC 41. Other Equipment 42. Equip. Change-FBC 43. Approved Chemicals 44. Maintenance Log 45. Inspection Posted 46. Safety-514.0315(2) 47. Fences/Gates- FBC 48. Other 49. Other
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NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

# Phase 1 Splash Pool

STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
COUNTY HEALTH DEPARTMENT  
PUBLIC POOL AND BATHING PLACE  
INSPECTION REPORT



1 of 2

## Facility Information

Permit Number: 55-60-00443  
 Name of Facility: BRANDY CREEK CDD Water Activity  
 Address: 224 Johns Creek Parkway  
 City, Zip: St Augustine 32092

Type: Public Pool <= 25000 Gallons  
 Owner: BRANDY CREEK CDD WATER FEATURE  
 Person In Charge: BRANDY CREEK CDD WATER FEATURE Phone: (904) 230-4208  
 PIC Email:  
 Pool Operator: BRANDY CREEK CDD WATER FEATURE Phone: (904) 230-4208

**RESULT: Satisfactory**

**Correct By: None  
Re-Inspection Date: None**

## Inspection Information

Purpose: Routine  
 Inspection Date: 10/17/2023

Begin Time: 12:45 PM  
 End Time: 01:15 PM

## Additional Information

22. Free Chlorine ..... 3	VOLUME ..... 12050
23. pH ..... 7.4	POOL LOAD ..... 40
24. Chlor. Stabilizer .....	FLOW RATE ..... 201
33. Flowmeter .....	NIGHT SWIM ..... No
34. Thermometer .....	FILTER TYPE ..... DEV

*Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.*

## Violation Markings

POOL AREA 1. Water Clarity/Algae Control 2. Deck/Walkways 3. Tile/Pool Finish 4. Depth Markers-FBC 5. Handrail/Ladder-FBC 6. Step Markings-FBC 7. Suction Outlets-514.0315(1) 8. Gutter Grates/Skimmer-FBC 9. Lighting 10. No Dive Markings-FBC 11. Diving Board-FBC 12. Pool Cover 13. Pool Side Shower-FBC POOL SAFETY 14. Life Hook(s) w/Pole 15. Life Ring(s) w/Rope 16. Safety Line	17. Rules Posted 18. Certification SANITARY FACILITIES 19. Supplies 64E-10, FAC 20. Clean 64E-10, FAC WATER QUALITY 21. Approved Test Kit 22. Free Chlor./Brom. 23. pH 24. Chlor. Stabilizer 25. Spa Requirements-ORP EQUIPMENT ROOM 26. Wading Pool-Quick Dump 27. Water Level/Control 28. Disinfection Feeder/Generator 29. pH Feeder 30. Chem. Container Label-FBC 31. Filter / Pump	32. Vacuum Cleaner-FBC 33. Flowmeter 34. Thermometer 35. Pressure/Vacuum Gauge 36. Equip. Room 37. Cross Connection 38. Gas Chlorine Eq.-FBC 39. Waste Water - FBC 40. D.E. Separator-FBC 41. Other Equipment 42. Equip. Change-FBC 43. Approved Chemicals 44. Maintenance Log 45. Inspection Posted 46. Safety-514.0315(2) 47. Fences/Gates- FBC 48. Other 49. Other
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**NOTE:** It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:



Phase 2  
Pool  
=

STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
COUNTY HEALTH DEPARTMENT  
PUBLIC POOL AND BATHING PLACE  
INSPECTION REPORT



1 of 2

**Facility Information**

**RESULT: Satisfactory**

Permit Number: 55-60-1464597  
Name of Facility: BRANDY CREEK CDD PHASE 2 AMENITY POOL  
Address: 251 HUFFNER HILL Circle  
City, Zip: Saint Augustine 32092  
  
Type: Public Pool > 25000 Gallons  
Owner: BRANDY CREEK CDD  
Person In Charge: JOHNS CREEK PHASE 2 AMENITY POOL Phone: (904) 230-4208  
PIC Email:  
Pool Operator: JOHNS CREEK PHASE 2 AMENITY POOL Phone: (904) 230-4208

**Correct By: None**  
**Re-Inspection Date: None**

**Inspection Information**

Purpose: Routine  
Inspection Date: 10/17/2023

Begin Time: 12:15 PM  
End Time: 12:30 PM

**Additional Information**

22. Free Chlorine ..... 5	VOLUME ..... 74200
23. pH ..... 7.4	POOL LOAD ..... 82
24. Chlor. Stabilizer .....	FLOW RATE ..... 50
33. Flowmeter .....	NIGHT SWIM ..... No
34. Thermometer .....	FILTER TYPE ..... DEP

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

**Violation Markings**

<p>POOL AREA</p> <p>1. Water Clarity/Algae Control</p> <p>2. Deck/Walkways</p> <p>3. Tile/Pool Finish</p> <p>4. Depth Markers-FBC</p> <p>5. Handrail/Ladder-FBC</p> <p>6. Step Markings-FBC</p> <p>7. Suction Outlets-514.0315(1)</p> <p>8. Gutter Grates/Skimmer-FBC</p> <p>9. Lighting</p> <p>10. No Dive Markings-FBC</p> <p>11. Diving Board-FBC</p> <p>12. Pool Cover</p> <p>13. Pool Side Shower-FBC</p> <p>POOL SAFETY</p> <p>14. Life Hook(s) w/Pole</p> <p>15. Life Ring(s) w/Rope</p> <p>16. Safety Line</p>	<p>17. Rules Posted</p> <p>18. Certification</p> <p>SANITARY FACILITIES</p> <p>19. Supplies 64E-10, FAC</p> <p>20. Clean 64E-10, FAC</p> <p>WATER QUALITY</p> <p>21. Approved Test Kit</p> <p>22. Free Chlor./Brom.</p> <p>23. pH</p> <p>24. Chlor. Stabilizer</p> <p>25. Spa Requirements-ORP</p> <p>EQUIPMENT ROOM</p> <p>26. Wading Pool-Quick Dump</p> <p>27. Water Level/Control</p> <p>28. Disinfection Feeder/Generator</p> <p>29. pH Feeder</p> <p>30. Chem. Container Label-FBC</p> <p>31. Filter / Pump</p>	<p>32. Vacuum Cleaner-FBC</p> <p>33. Flowmeter</p> <p>34. Thermometer</p> <p>35. Pressure/Vacuum Gauge</p> <p>36. Equip. Room</p> <p>37. Cross Connection</p> <p>38. Gas Chlorine Eq.-FBC</p> <p>39. Waste Water - FBC</p> <p>40. D.E. Separator-FBC</p> <p>41. Other Equipment</p> <p>42. Equip. Change-FBC</p> <p>43. Approved Chemicals</p> <p>44. Maintenance Log</p> <p>45. Inspection Posted</p> <p>46. Safety-514.0315(2)</p> <p>47. Fences/Gates- FBC</p> <p>48. Other</p> <p>49. Other</p>
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NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

Virginia Graefne Baker / main Drain

**BID-PROPOSAL**



**Epic Pools, Inc.**  
1820 SR 13 N, Suite 3  
St Johns, FL 32259  
PHONE (904) 417-5100  
CPC# 1457438

**DATE: 10/27/23**

**PROPOSAL NO:**

	<b>NAME: JOHNS CREEK CDD</b>			
<i>and</i>				
<b>BUYER/</b>	<b>PROJECT ADDRESS: 224 JOHNS CREEK PARKWAY</b>	<b>CITY</b>	<b>STATE/ZIP</b>	<b>PHONE</b>
<b>OWNER</b>		<b>ST AUGUSTINE</b>	<b>FL 32092</b>	
	<b>EMAIL ADDRESSES:</b>	<b>CITY</b>	<b>STATE/ZIP</b>	<b>PHONE</b>

We hereby propose to furnish the following work:

- \* Supply & install (3) 18"x18" anti vortex main drains frames 1 for pool & 2 for play feature. \$2,100.00
- \* Supply & install (3) 12"x12" anti vortex main drain frames for play feature. \$975.00

Grand total. \$3,075.00

**NOTE:** This proposal may be withdrawn by us if not accepted within 30 days.

X \_\_\_\_\_ Date \_\_\_\_\_  
Customer

X \_\_\_\_\_ Date \_\_\_\_\_  
Customer

\* These need to be replaced at the Phase 1 Pools before 2024



DOH Permit No. \_\_\_\_\_ County \_\_\_\_\_

**Pool Owner/Operator Verification of Entrapment Safety Features**

1. Name of Facility Pool: \_\_\_\_\_

2. Street Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_ Facility Phone: \_\_\_\_\_

3. Owner's Name: \_\_\_\_\_  
(Print Name)

4. Owner's Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**5. Suction Outlet Drain Cover(s) as required by section 514.0315(1), FS:**

Make & Model Number: \_\_\_\_\_  
(You may use additional sheets if facility has more than one device or system.)

Installation Date: \_\_\_\_\_ FL Approved Flow (GPM): \_\_\_\_\_ Life Years: \_\_\_\_\_

**6. Type of Safety Device installed as required by section 514.0315(2), FS: (Check one)**

a. Safety Vacuum Release System

Make & Model Number: \_\_\_\_\_  
(Use additional sheets if facility has more than one device or system.)

b. Suction Limiting Vent System w/Tamper-Resistant Atmospheric Opening

c. Automatic Pump Shut-off System

Make & Model Number: \_\_\_\_\_  
(Use additional sheets if facility has more than one device or system.)

d. Dual Drains (must be on the same drain line & 36" apart on center)

e. Drain Disablement (requires a construction or modification permit)

f. Gravity Drainage with Collector Tank (requires a construction or modification permit)

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

**Licensed pool contractor that installed the device/system:**

(Installation by a FL licensed pool contractor is a requirement of s. 514.0315(2), Florida Statutes)

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ License Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

7. Owner's commitment to have all safety device operation & maintenance manuals on site and readily available, and to conduct routine testing of the device/system in accordance with the manufacturer's recommendations or in accordance with state code testing requirements:

\_\_\_\_\_  
Signature of Duly Authorized Person (owner, permittee, corporate officer or registered agent.)

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

\_\_\_\_\_  
Date



2.

Sept. 2023



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

**Irrigation Maintenance:**

- The September irrigation inspection was completed on 9/8/23
- We did have to replace a valve that would not shut off on Huffner Hill. Tree roots had grown into the valve and stopped the valve from operating properly.
- The irrigation system is operating efficiently and repairs from the inspection included some sprinkler heads, nozzles and batteries for the timers.
- With the cooler temperatures, the irrigation watering schedule will be adjusted with the season.

**Fungus/Pest/Fertilizer applications:**

- Our chem / fert team completed the lawn treatment on 9/26/23 & 9/27/23
  - o This included granular 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 10/12/23 for the mole cricket damage in front of the entrance signs on CR210
- We will continue to monitor these areas and treat as needed
- A fertilizer and fungicide application was made on the annuals to promote blooming and prevent disease

**Maintenance:**

- The landscape maintenance schedule will be shifting to our winter schedule on 10/30/23. We will still be servicing on Monday and Tuesday, but will be every other week.
- The maintenance crew has done a great job all season maintaining the community landscape to the standards both Brandy Creek CDD and Yellowstone expect.
- 

**Special Projects:**

- The new annual flowers were installed on 9/17/23. The rotation includes Blue Salvia and Mixed Begonias.
- We replaced the damaged bermudagrass in front of both entrance signs on CR210.

Joe Soenksen  
Account Manager

Oct 2023



## YELLOWSTONE LANDSCAPE

### Brandy Creek CDD: October 2023 Landscape Report

#### Irrigation Maintenance:

- The October irrigation inspection was completed on 10/9/23
- The inspection was completed and repairs included replacing a few broken sprinkler heads, batteries and nozzles. These repairs have been completed and the system is operating at 100%.
- With the cooler temperatures, the irrigation watering schedule will be adjusted with the season.

#### Fungus/Pest/Fertilizer applications:

- Our chem / fert team completed the lawn treatment on 9/26/23 & 9/27/23
  - o This included granular fertilizer, weed control and insect control
- We had great results from the application and the turf has responded well to the fertilizer
- We did a retreatment for the mole crickets on 10/12/23 and did not find any activity
- The jasmine at Phase 2 entrance will continue to be treated to reduce the weeds. Fertilizer is also regularly applied to the jasmine to get it to fill in and push out the weeds.

#### Maintenance:

- The landscape maintenance schedule will be shifting to our winter schedule on 10/30/23. We will still be servicing on Monday and Tuesday, but will be every other week.
- The maintenance crew will be mowing as needed
- While we may not be mowing as often, we will use that time to detail the landscape beds and clean up leaf debris, especially from the Magnolia Trees.

#### Special Projects:

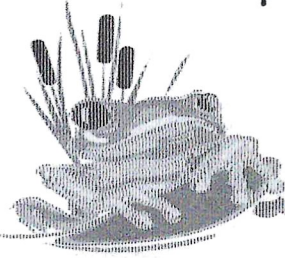
- The new annual flowers are looking great. We will be making a fertilizer application once a month to promote growth and blooming of the flowers.
- The next annual flower rotation will be at the beginning of December
- The crew will be finishing cleaning up behind Phase 2 amenity center for the installation of the garden boxes
- Tree work will also be a focus during the winter. This includes limbing up the Oak trees and cleaning up the Crape Myrtles, especially in Phase 2.

Joe Soenksen  
Account Manager

3.

9-15-23

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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-**

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**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

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**Event Name:**                      Water Management - Twice per  
**Work Order Number:**            1812546  
**Completed Date:**                9/15/2023  
**Target Pests (if applicable):**

**Thank you for  
your business!**

**Service Notes & Observations**

Treated ponds for algae and underwater weeds.

<b><u>Environmental Conditions</u></b>	
<b>Weather:</b>	Raining
<b>Temperature:</b>	81.25
<b>Wind Direction:</b>	North-West
<b>Wind Speed:</b>	12.66
<b>Humidity:</b>	85.0000

Treated for Algae & Invasive Aquatic Weeds

**Services Completed by:**

**Customer Signature (if needed):**

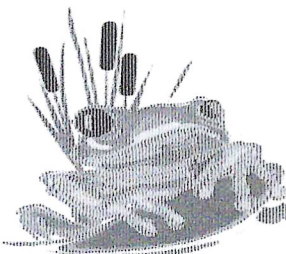
Eric Wood  
904-626-1887 | eric.wood@lakedoctors.com



**American Owned  
& Operated**



9-28-23  
=



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:** 1813331  
**Completed Date:** 9/28/2023  
**Target Pests (if applicable):**

**Thank you for  
your business!**

**Service Notes & Observations**

Treated ponds for algae.

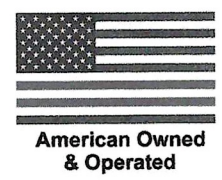
<u>Environmental Conditions</u>	
<b>Weather:</b>	Overcast
<b>Temperature:</b>	72.7
<b>Wind Direction:</b>	North
<b>Wind Speed:</b>	1.99
<b>Humidity:</b>	96.0000

Treated for Algae

**Services Completed by:**

**Customer Signature (if needed):**

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













10-26-23

The Lake Doctors, Inc.  
Aquatic Management Services

Corporate Office  
3145 State Road 439  
Wesley Springs, FL 32798  
1-800-444-3353  
lakes@lakedoctors.com  
www.lakedoctors.com

## SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # \_\_\_\_\_ Date 10/26/23 Time AM-PM

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

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

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

Comments \_\_\_\_\_

*E.*





## ***Amenities Manager Report***

**November 8, 2023**

*Submitted by Jennifer Meadows*

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### **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:**

#### **Fit-n-Fab:**

- With the weather cooling, our Aqua Fitness has moved indoors for Fit-n-Fab. It will be held Monday and Wednesday nights at 5:30pm in the phase 2 community room.

#### **Food Trucks:**

- Our October truck didn't have the greatest turn out, but we are giving it another go on Wednesday, November 15.

### **Resident Rental Count:**

- Phase 1 Breezeway (May 2023 – October 2023) - 28
- Phase 2 Room Rental (May 2023 – October 2023) - 36
- Phase 2 Pergola (May 2023 – October 2023) - 2



## **Special Events:**

### **Recent Events:**

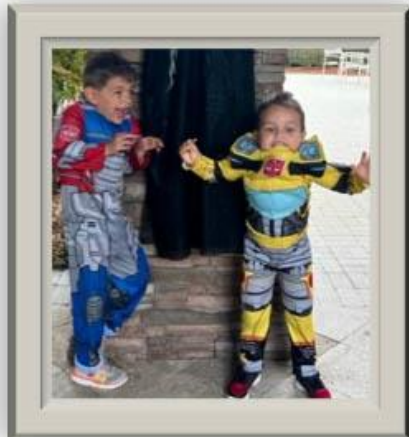
- Our bi-monthly Blood Drive has been seeing a drop in numbers. We are averaging around 5-7 donations. Our next drive is set for December. Perhaps with the spirit of the holidays we will have a few more participants.
- Our Family Fun Health Walk was held on Saturday, October 14 at phase 1. We had our usual walkers join us, but it was a beautiful morning to enjoy a stroll around the neighborhood. Hopefully, we can see these numbers grow with the cooler weather upon us.
- We hosted our Community Yard Sale on Saturday, October 14. It was a busy day in the area as at least 4 other communities were having their Community Yard Sales as well.
- On Saturday, October 21 we held our Annual Halloween Trail of Fun! The night was perfect with lots of residents in attendance. The Bearded Chef was selling some delicious food that smelled amazing, candy was handed out, and we had cookies with Vampire Blood or Monster Juice to drink. The kids had a blast and looked amazing in their costumes! Our décor was extra spooky this year! \*See attached 2 pages of pictures\*

### **Future Events:**

- Annual Turkey Trot – Friday, November 24
- Cookies with Santa – Saturday, December 9



# HAPPY HALLOWEEN 2023







*FOURTEENTH ORDER OF BUSINESS*

*A.*



*Brandy Creek*  
*Community Development District*

*Unaudited Financial Reporting*  
*September 30, 2023*



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**Brandy Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2023**

	General	Capital Reserve	Debt Service	Total Governmental Funds
<b>Assets:</b>				
Cash - WellsFargo	---	\$302,867	---	\$302,867
Cash - Hancock Bank	\$203,486	---	---	\$203,486
Investments:				
<b><u>Series 2013A</u></b>				
Reserve	---	---	\$32,354	\$32,354
Revenue	---	---	\$80,474	\$80,474
Redemption	---	---	\$2	\$2
<b><u>Series 2015</u></b>				
Reserve	---	---	\$91,252	\$91,252
Revenue	---	---	\$49,099	\$49,099
Redemption	---	---	\$3	\$3
<b><u>Operations:</u></b>				
State Board - Reserve	\$1,536	\$97,815	---	\$99,352
Custody Acct - General Account	\$112,874	---	---	\$112,874
Custody Acct - Capital Reserve	---	\$39,189	---	\$39,189
Prepaid Expenses	\$46,047	---	---	\$46,047
Due From Other	\$5	---	---	\$5
Electric Deposits	\$2,000	---	---	\$2,000
<b>Total Assets</b>	<b>\$365,948</b>	<b>\$439,871</b>	<b>\$253,183</b>	<b>\$1,059,002</b>
<b>Liabilities:</b>				
Accounts Payable	\$4,332	---	---	\$4,332
Accrued Expenses	\$7,628	---	---	\$7,628
<b>Total Liabilities</b>	<b>\$11,960</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,960</b>
<b>Fund Balances:</b>				
Restricted for Debt Service	---	---	\$253,183	\$253,183
Nonspendable	\$2,000	---	---	\$2,000
Assigned	---	\$439,871	---	\$439,871
Unassigned	\$351,988	---	---	\$351,988
<b>Total Fund Balances</b>	<b>\$353,988</b>	<b>\$439,871</b>	<b>\$253,183</b>	<b>\$1,047,042</b>
<b>Total Liabilities and Fund Equity</b>	<b>\$365,948</b>	<b>\$439,871</b>	<b>\$253,183</b>	<b>\$1,059,002</b>

**Brandy Creek**  
**Community Development District**  
**General Fund**  
**Statement of Revenues & Expenditures**  
**For the Period ending September 30, 2023**

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$857,020	\$857,020	\$860,622	\$3,602
Interest Income	\$0	\$0	\$5,386	\$5,386
Rental/Miscellaneous Income	\$8,000	\$8,000	\$6,470	(\$1,530)
Cost Sharing Revenue	\$8,467	\$8,467	\$11,158	\$2,691
Special Events Revenue	\$0	\$0	\$1,550	\$1,550
<b>Total Revenues</b>	<b>\$873,487</b>	<b>\$873,487</b>	<b>\$885,186</b>	<b>\$11,700</b>
<b>Expenditures:</b>				
<b>Administrative</b>				
Supervisor Fees	\$6,000	\$6,000	\$5,400	\$600
FICA Expense	\$459	\$459	\$413	\$46
Engineering	\$7,000	\$7,000	\$2,510	\$4,491
Arbitrage	\$1,200	\$1,200	\$600	\$600
Trustee	\$8,300	\$8,300	\$7,595	\$705
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$25,000	\$25,000	\$25,484	(\$484)
Annual Audit	\$3,505	\$3,505	\$3,505	\$0
Management Fees	\$53,128	\$53,128	\$53,128	(\$0)
Computer Time	\$1,450	\$1,450	\$1,450	\$0
Telephone	\$550	\$550	\$215	\$335
Postage	\$1,000	\$1,000	\$569	\$431
Records Storage	\$100	\$100	\$0	\$100
Insurance	\$10,554	\$10,554	\$8,871	\$1,683
Printing & Binding	\$1,000	\$1,000	\$385	\$615
Legal Advertising	\$1,420	\$1,420	\$1,202	\$218
Other Current Charges	\$1,400	\$1,400	\$1,295	\$105
Office Supplies	\$200	\$200	\$398	(\$198)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$127,441</b>	<b>\$127,441</b>	<b>\$118,196</b>	<b>\$9,245</b>
<b>MAINTENANCE</b>				
Insurance	\$21,264	\$21,264	\$23,771	(\$2,507)
Facility Administration/Events Coordinator	\$37,255	\$37,255	\$37,255	\$0
Facility Staffing (Contingency)	\$5,000	\$5,000	\$0	\$5,000
Pool Monitors	\$38,157	\$38,157	\$24,436	\$13,721
Field Operations Manger	\$72,635	\$72,635	\$72,635	(\$0)
Mobile App	\$2,500	\$2,500	\$0	\$2,500
Office Supplies/Mailings/ Printing	\$1,900	\$1,900	\$873	\$1,027
Pool Maintenance Service (Vesta)*	\$31,290	\$31,290	\$31,290	\$0
Pool Chemicals (Poolsure)	\$14,850	\$14,850	\$15,871	(\$1,021)
Permit Fees	\$925	\$925	\$925	\$0
Landscape Maintenance	\$132,768	\$132,768	\$129,285	\$3,483
Landscape Contingency	\$25,000	\$25,000	\$29,833	(\$4,833)
Irrigation Maintenance	\$8,500	\$8,500	\$12,126	(\$3,626)
Sign Repairs	\$2,500	\$2,500	\$634	\$1,866
Lake Maintenance	\$10,608	\$10,608	\$10,608	\$0
General Facility Maintenance	\$25,000	\$25,000	\$25,901	(\$901)
Pet Waste Disposal	\$7,822	\$7,822	\$7,822	(\$0)
Streetlighting	\$38,940	\$38,940	\$37,273	\$1,667
Telephone	\$2,700	\$2,700	\$2,208	\$492
Cable	\$2,300	\$2,300	\$2,159	\$141
Electric	\$27,720	\$27,720	\$28,254	(\$534)
Water/Sewer/Irrigation	\$48,000	\$48,000	\$44,019	\$3,981
Security	\$9,900	\$9,900	\$11,796	(\$1,896)
Security Camera Lease & Maintenance	\$3,000	\$3,000	\$0	\$3,000
Security - License Plate Reader System	\$11,000	\$11,000	\$0	\$11,000
Refuse Service	\$11,475	\$11,475	\$3,460	\$8,015
Janitorial	\$27,937	\$27,937	\$28,031	(\$94)
Community Web Site Services	\$900	\$900	\$750	\$150
Special Events	\$12,000	\$12,000	\$10,854	\$1,146
Recreation Passes	\$1,200	\$1,200	\$840	\$360
Performance Incentive	\$6,000	\$6,000	\$7,472	(\$1,472)
Capital Reserve - Transfer Out	\$105,000	\$105,000	\$105,000	\$0
<b>Total Maintenance</b>	<b>\$746,046</b>	<b>\$746,046</b>	<b>\$705,382</b>	<b>\$40,664</b>
<b>TOTAL EXPENSES</b>	<b>\$873,487</b>	<b>\$873,487</b>	<b>\$823,578</b>	<b>\$49,909</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$61,609</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$292,379</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$353,988</b>	

\* 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
<b>Revenues:</b>													
Maintenance Assessments	\$0	\$47,105	\$187,360	\$525,397	\$85,002	\$4,746	\$660	\$5,414	\$1,698	\$0	\$3,240	\$0	\$860,622
Interest Income	\$272	\$129	\$62	\$662	\$1,143	\$978	\$238	\$312	\$337	\$342	\$403	\$507	\$5,386
Rental/Miscellaneous Income	\$430	\$0	\$760	\$540	\$500	\$320	\$470	\$840	\$1,190	\$590	\$310	\$520	\$6,470
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
<b>Total Revenues</b>	<b>\$702</b>	<b>\$58,392</b>	<b>\$188,182</b>	<b>\$528,099</b>	<b>\$86,645</b>	<b>\$6,095</b>	<b>\$1,369</b>	<b>\$6,566</b>	<b>\$3,225</b>	<b>\$932</b>	<b>\$3,953</b>	<b>\$1,027</b>	<b>\$885,186</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisor Fees	\$0	\$0	\$800	\$800	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$800	\$5,400
FICA Expense	\$0	\$0	\$61	\$61	\$0	\$77	\$0	\$77	\$0	\$77	\$0	\$61	\$413
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	\$756	\$2,530	\$25,484
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	\$4,427	\$4,427	\$53,128
Computer Time	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$1,450
Telephone	\$0	\$38	\$0	\$36	\$5	\$35	\$7	\$36	\$0	\$15	\$0	\$44	\$215
Postage	\$18	\$38	\$149	\$22	\$29	\$11	\$33	\$22	\$48	\$29	\$79	\$90	\$569
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	\$67	\$23	\$385
Legal Advertising	\$265	\$129	\$0	\$329	\$65	\$0	\$0	\$67	\$209	\$0	\$71	\$67	\$1,202
Other Current Charges	\$58	\$21	\$114	\$147	\$145	\$116	\$221	\$23	\$33	\$51	\$65	\$300	\$1,295
Office Supplies	\$0	\$1	\$1	\$0	\$69	\$0	\$151	\$0	\$8	\$1	\$136	\$32	\$398
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$26,514</b>	<b>\$6,716</b>	<b>\$8,918</b>	<b>\$8,224</b>	<b>\$6,446</b>	<b>\$11,529</b>	<b>\$7,590</b>	<b>\$10,421</b>	<b>\$6,038</b>	<b>\$11,584</b>	<b>\$5,722</b>	<b>\$8,494</b>	<b>\$118,196</b>

**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
<b><u>MAINTENANCE</u></b>													
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	\$3,105	\$3,105	\$37,255
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	\$3,726	\$0	\$24,436
Field Operations Manger	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$6,053	\$72,635
Office Supplies/Mailings/ Printing	\$253	\$4	\$125	\$0	\$0	\$0	\$0	\$0	\$378	\$28	\$86	\$0	\$873
Pool Maintenance Service (Vesta)*	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	\$31,290
Pool Chemicals (Poolsure)	\$1,114	\$1,114	\$1,114	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$15,871
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	\$10,853	\$10,853	\$129,285
Landscape Contingency	\$3,400	\$3,000	\$700	\$975	\$550	\$858	\$3,695	\$1,235	\$2,100	\$9,820	\$3,500	\$0	\$29,833
Irrigation Maintenance	\$670	\$0	\$98	\$763	\$0	\$3,313	\$1,755	\$595	\$2,428	\$0	\$579	\$1,926	\$12,126
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	\$884	\$884	\$10,608
General Facility Maintenance	\$3,043	\$1,497	\$1,254	\$1,175	\$2,006	\$1,821	\$1,462	\$2,147	\$6,289	\$1,424	\$2,784	\$1,000	\$25,901
Pet Waste Disposal	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$652	\$7,822
Streetlighting	\$2,949	\$2,949	\$2,949	\$3,195	\$3,150	\$3,150	\$3,150	\$3,178	\$3,169	\$3,109	\$3,162	\$3,162	\$37,273
Telephone	\$194	\$190	\$192	\$192	\$194	\$199	\$199	\$603	\$0	\$103	\$0	\$140	\$2,209
Cable	\$180	\$180	\$180	\$180	\$180	\$180	\$305	\$305	\$55	\$55	\$180	\$180	\$2,159
Electric	\$2,249	\$2,332	\$2,286	\$2,492	\$2,297	\$2,049	\$2,525	\$2,567	\$2,524	\$2,233	\$2,362	\$2,339	\$28,254
Water/Sewer/Irrigation	\$2,472	\$2,819	\$4,500	\$3,755	\$2,658	\$3,007	\$3,431	\$3,590	\$4,341	\$3,950	\$5,690	\$3,807	\$44,019
Security	\$1,650	\$1,045	\$825	\$825	\$825	\$825	\$990	\$825	\$1,045	\$940	\$1,091	\$910	\$11,796
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	\$301	\$310	\$3,460
Janitorial	\$2,328	\$2,328	\$2,328	\$2,328	\$2,328	\$2,328	\$2,328	\$2,328	\$2,422	\$2,328	\$2,328	\$2,328	\$28,031
Community Web Site Services	\$150	\$0	\$150	\$0	\$150	\$0	\$0	\$0	\$150	\$0	\$150	\$0	\$750
Special Events	\$504	\$1,041	\$3,542	\$890	\$237	\$1,085	\$309	\$313	\$2,671	\$105	\$17	\$140	\$10,854
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
<b>Total Maintenance</b>	<b>\$70,113</b>	<b>\$42,460</b>	<b>\$44,446</b>	<b>\$42,937</b>	<b>\$40,449</b>	<b>\$46,784</b>	<b>\$48,555</b>	<b>\$46,069</b>	<b>\$59,389</b>	<b>\$163,421</b>	<b>\$51,501</b>	<b>\$41,785</b>	<b>\$705,382</b>
<b>Total Expenses</b>	<b>\$96,627</b>	<b>\$49,176</b>	<b>\$53,364</b>	<b>\$51,161</b>	<b>\$46,895</b>	<b>\$58,313</b>	<b>\$56,145</b>	<b>\$56,490</b>	<b>\$65,427</b>	<b>\$175,004</b>	<b>\$57,223</b>	<b>\$50,280</b>	<b>\$823,578</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$95,924)</b>	<b>\$9,216</b>	<b>\$134,818</b>	<b>\$476,938</b>	<b>\$39,750</b>	<b>(\$52,218)</b>	<b>(\$54,776)</b>	<b>(\$49,925)</b>	<b>(\$62,202)</b>	<b>(\$174,072)</b>	<b>(\$53,270)</b>	<b>(\$49,253)</b>	<b>\$61,609</b>

**Brandy Creek**  
*Community Development District*  
**Capital Reserve Fund**  
*Statement of Revenues & Expenditures*  
*For the Period ending September 30, 2023*

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Revenues:</b>				
Interest Income	\$500	\$500	\$5,946	\$5,446
General Fund Transfer In	\$105,000	\$105,000	\$105,000	\$0
Miscellaneous Revenue-FPL Settlement	\$0	\$0	\$130,000	\$130,000
<b>Total Revenues</b>	<b>\$105,500</b>	<b>\$105,500</b>	<b>\$240,946</b>	<b>\$135,446</b>
<b>Expenditures</b>				
Capital Outlay - Equipment/Facilities	\$30,000	\$30,000	\$22,403	\$7,597
Other Current Charges	\$450	\$450	\$0	\$450
Repair and Replacement	\$30,000	\$30,000	\$42,741	(\$12,741)
<b>Total Expenditures</b>	<b>\$60,450</b>	<b>\$60,450</b>	<b>\$65,144</b>	<b>(\$4,694)</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$45,050</b>		<b>\$175,802</b>	
<b>Fund Balance - Beginning</b>	<b>\$282,681</b>		<b>\$264,069</b>	
<b>Fund Balance - Ending</b>	<b>\$327,731</b>		<b>\$439,871</b>	

**Brandy Creek**  
**Community Development District**  
**Debt Service Fund - Series 2013A**  
*Statement of Revenues & Expenditures*  
*For the Period ending September 30, 2023*

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Revenues:</b>				
Assessments Tax Roll	\$318,983	\$318,983	\$320,334	\$1,351
Interest Income	\$300	\$300	\$7,543	\$7,243
<b>Total Revenues</b>	<b>\$319,283</b>	<b>\$319,283</b>	<b>\$327,876</b>	<b>\$8,593</b>
<b>Expenditures</b>				
<b>Series 2013A</b>				
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)
<b>Total Expenditures</b>	<b>\$316,745</b>	<b>\$316,745</b>	<b>\$321,745</b>	<b>(\$5,000)</b>
<b>Other Sources/(Uses)</b>				
Interfund Transfer In	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0
<b>Total Other Sources (Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$2,538</b>		<b>\$6,131</b>	
<b>Fund Balance - Beginning</b>	<b>\$71,164</b>		<b>\$106,698</b>	
<b>Fund Balance - Ending</b>	<b>\$73,702</b>		<b>\$112,829</b>	



**Brandy Creek**  
**Community Development District**  
**Debt Service Fund - Series 2015**  
**Statement of Revenues & Expenditures**  
**For the Period ending September 30, 2023**

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Revenues:</b>				
Special Assessments	\$180,950	\$180,950	\$181,716	\$766
Interest Income	\$200	\$200	\$6,778	\$6,578
<b>Total Revenues</b>	<b>\$181,150</b>	<b>\$181,150</b>	<b>\$188,494</b>	<b>\$7,344</b>
<b>Expenditures</b>				
<b>Series 2015</b>				
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)
<b>Total Expenditures</b>	<b>\$177,214</b>	<b>\$177,214</b>	<b>\$182,214</b>	<b>(\$5,000)</b>
<b>Other Sources/(Uses)</b>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>Total Other Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$3,936</b>		<b>\$6,280</b>	
<b>Fund Balance - Beginning</b>	<b>\$42,518</b>		<b>\$134,074</b>	
<b>Fund Balance - Ending</b>	<b>\$46,454</b>		<b>\$140,354</b>	

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

<b>Series 2013 Special Assessment Refunding Bonds</b>	
Interest Rate:	6.350%
Maturity Date:	5/1/34
Reserve Fund Definition:	10% Max Annual
Reserve Fund Requirement:	\$31,569
Reserve Fund Balance:	\$32,354
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)
<b>Current Bonds Outstanding</b>	<b>\$2,630,000</b>

<b>Series 2015 Special Assessment Bonds</b>	
Interest Rate:	3.700%
Maturity Date:	5/1/36
Reserve Fund Definition:	50% Max Annual
Reserve Fund Requirement:	\$89,162
Reserve Fund Balance:	\$91,252
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)
<b>Current Bonds Outstanding</b>	<b>\$1,815,000</b>

*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
<b>NET ASSESSMENTS TAX ROLL</b>	<b>583</b>	<b>318,983.07</b>	<b>180,950.00</b>	<b>856,993.68</b>	<b>1,356,926.75</b>

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
TAX CERTIFICATES	6/15/2023	632.09	358.56	1,698.19	2,688.84
TAX CERTIFICATES	8/7/2023	1,205.98	684.12	3,240.05	5,130.15
		-	-	-	-
		-	-	-	-
		-	-	-	-
<b>TOTAL RECEIVED</b>		\$ 320,333.57	\$ 181,716.11	\$ 860,622.09	\$ 1,362,671.77

	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
<b>BALANCE DUE</b>	\$ (1,350.50)	\$ (766.11)	\$ (3,628.41)	\$ (5,745.02)
<b>PERCENT COLLECTED</b>	<b>100.42%</b>	<b>100.42%</b>	<b>100.42%</b>	<b>100.42%</b>

*C.*

# Brandy Creek Community Development District

## Check Run Summary - General Fund

8/1/23 thru 9/30/23

<i>Fund</i>	<i>Date</i>	<i>Check No.s</i>	<i>Amount</i>
<b><i>General Fund</i></b>			
<i>Accounts Payable</i>	8/1/23 - 8/31/23	2304-2319	\$ 50,139.99
	9/1/23 - 9/30/23	2320-2338	\$ 84,374.22
			\$ 134,514.21
<b><i>Capital Reserve Fund</i></b>			
<i>Accounts Payable</i>	8/1/23 - 8/31/23	157	\$16,378.00
			\$ 16,378.00
<b><i>Utilities and Autopayments</i></b>			
	8/4/23	JEA	\$5,690.24
	8/8/23	Republic Services	\$300.51
	8/22/23	HWB Credit Card	\$990.06
	8/28/23	FPL	\$5,524.11
	8/30/23	RollKall Technol	\$1,091.46
	9/1/23	JEA	\$3,806.88
	9/6/23	Republic Services	\$309.84
	9/25/23	HWB Credit Card	\$625.25
	9/26/23	FPL	\$5,500.86
	9/28/23	IRS FICA Payment	\$122.40
	9/29/23	RollKall Technol	\$909.55
		<b>TOTAL UTILITIES PAID ONLINE OR AUTOPAY</b>	<b>\$24,871.16</b>
<b>Total</b>			<b>\$ 175,763.37</b>

*\* Fedex Invoices available upon request*

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
8/17/23	00334	7/06/23 6791	202307 320-57200-46600	MAINTENANCE SUPPLIES	*	36.76		
		7/07/23 6797	202307 320-57200-46600	MAINTENANCE SUPPLIES	*	23.92		
		7/11/23 6806	202307 320-57200-46600	MAINTENANCE SUPPLIES	*	9.87		
		7/13/23 6811	202307 320-57200-46600	MAINTENANCE SUPPLIES	*	38.08		
		7/19/23 6819	202307 320-57200-46600	MAINTENANCE SUPPLIES	*	13.49		
							122.12	002304
-----								
8/17/23	00030	8/01/23 301	202308 310-51300-34000	AUG MANAGEMENT FEES	*	4,427.33		
		8/01/23 301	202308 310-51300-35100	AUG INFO TECH	*	120.83		
		8/01/23 301	202308 310-51300-51000	OFFICE SUPPLIES	*	.69		
		8/01/23 301	202308 310-51300-42000	POSTAGE	*	78.91		
		8/01/23 301	202308 310-51300-42500	COPIES	*	66.60		
							4,694.36	002305
-----								
8/17/23	00372	8/11/23 3265316	202307 310-51300-31500	JUL GENERAL SERVICES	*	2,352.00		
							2,352.00	002306
-----								
8/17/23	00341	8/01/23 13129561	202308 320-57200-46250	AUG POOL CHEMICALS	*	1,392.19		
							1,392.19	002307
-----								
8/17/23	00201	6/22/23 17129	202306 320-57200-49000	LIGHTING STRIKE TREE	*	900.00		
							900.00	002308
-----								
8/17/23	00019	8/01/23 114999B	202308 320-57200-46800	AUG LAKE MAINTENANCE	*	884.00		
							884.00	002309
-----								
8/17/23	00335	8/01/23 2958	202308 320-57200-34300	AUG MAINT & NEWSLETTER	*	150.00		
							150.00	002310
-----								
8/17/23	00286	6/30/23 411624	202306 320-57200-34200	TILE CLEANER	*	93.63		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/30/23		411624	202306	320-57200-51000					ANNUAL CONTANT CONTACT	*	378.00		
7/31/23		412186	202307	320-57200-34600					JUL LIFEGUARD HOURS	*	8,479.08		
7/31/23		412230	202307	300-36900-10400					SUMMER SPECTACULAR	*	81.00		
7/31/23		412370	202307	320-57200-46600					POOL CHEMICALS & SUPPLIES	*	191.19		
8/01/23		411847	202308	320-57200-34700					FIELD MANAGEMENT SERVICES	*	6,052.92		
8/01/23		411847	202308	320-57200-34400					OFFICE ADMIN & EVENTS	*	3,104.58		
8/01/23		411847	202308	320-57200-34200					JANITORIAL SERVICES	*	2,328.10		
8/01/23		411847	202308	320-57200-46200					POOL MAINTENANCE	*	2,607.48		
8/01/23		411847	202308	320-57200-46700					PET WASTE DISPOSAL SRVCS	*	651.87		
VESTA PROPERTY SERVICES, INC.											23,967.85	002311	
8/17/23	00044	8/01/23	080123	202308	320-57200-42000				AUG INTERNET	*	54.95		
WAVEFLY											54.95	002312	
8/24/23	00323	8/14/23	412155	202308	320-57200-46600				NABC GALLON 4/CS	*	56.51		
8/14/23		412155	202308	320-57200-46600					BLACK LINER	*	44.39		
8/14/23		412155	202308	320-57200-46600					PINK PORCELAIN CLNR 12/CS	*	27.22		
8/14/23		412155	202308	320-57200-46600					FUEL SURCHARGE	*	5.00		
ALL BRITE											133.12	002313	
8/24/23	00340	8/07/23	9306	202308	320-57200-46600				LANDSCAPE LIGHT	*	819.80		
ANYTHING UNDER THE SUN SERVICES											819.80	002314	
8/24/23	00088	7/10/23	07102023	202307	320-57200-41000				JUL #287329513287 CP	*	70.78		
AT&T											70.78	002315	
8/24/23	00088	7/18/23	07182023	202307	320-57200-41000				JUL #287276738758 CP	*	32.44		
AT&T											32.44	002316	

BC -BRANDY CREEK- BPEREGRINO



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/24/23	00376	8/21/23	2500	202308	320	57200	49000		JOHN CREEK 3 PLAYGROUNDS	*	3,500.00		
									HOME-FIELD ADVANTAGE LANDSCAPING			3,500.00	002317
8/24/23	00271	8/01/23	JAX57233	202308	320	57200	46100		AUG LANDSCAPE MAINTENANCE	*	10,852.77		
									YELLOWSTONE LANDSCAPE			10,852.77	002318
8/31/23	00286	8/23/23	412563	202308	320	57200	46600		HAMMERHEAD BAD & BRUSH	*	180.28		
		8/23/23	412563	202308	320	57200	46600		MESH AND TILE CLEANER	*	33.33		
									VESTA PROPERTY SERVICES, INC.			213.61	002319
9/20/23	00378	8/07/23	00058168	202308	310	51300	48000		FY24 MEETINGS NOTICE	*	70.72		
									CA FLORIDA HOLDINGS, LLC			70.72	002320
9/20/23	00390	8/26/23	10500	202308	320	57200	46600		TRANE HEAT PUMP REPAIR	*	150.00		
									CHILLER MEDIC INC			150.00	002321
9/20/23	00334	8/28/22	6894	202308	320	57200	46600		MAINTENANCE SUPPLIES	*	35.05		
		8/07/23	6852	202308	320	57200	46600		MAINTENANCE SUPPLIES	*	52.43		
		8/09/23	6861	202308	320	57200	46600		MAINTENANCE SUPPLIES	*	18.92		
		8/16/23	6876	202308	320	57200	46600		MAINTENANCE SUPPLIES	*	7.90		
		8/28/23	6895	202308	320	57200	46600		MAINTENACE SUPPLIES	*	15.76		
									CRONIN ACE HARDWARE			130.06	002322
9/20/23	00389	8/23/23	WO-40330	202308	320	57200	46600		SMITH MACHINE REPAIR	*	149.95		
									FIRST PLACE FITNESS EQUIPMENT INC			149.95	002323
9/20/23	00280	8/23/23	198469	202308	320	57200	42000		AUG HIGH SPEED INTERNET	*	125.00		
									FLORIDA HIGH SPEED INTERNET			125.00	002324
9/20/23	00030	9/01/23	302	202309	310	51300	34000		SEPT MANAGEMENT FEES	*	4,427.33		
		9/01/23	302	202309	310	51300	35100		SEPT INFO TECH	*	120.83		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/23	302	202309 310-51300-51000		OFFICE SUPPLIES	*	.42		
		9/01/23	302	202309 310-51300-42000		POSTAGE	*	90.06		
		9/01/23	302	202309 310-51300-42500		COPIES	*	23.10		
		9/01/23	302	202309 310-51300-41000		TELEPHONE	*	43.52		
									4,705.26	002325
9/20/23	00372	9/18/23	3280491	202308 310-51300-31500		AUG GENERAL COUNSEL	*	756.00		
									756.00	002326
9/20/23	00341	9/01/23	13129561	202309 320-57200-46250		SEPT POOL CHEMICALS	*	1,392.19		
									1,392.19	002327
9/20/23	00255	8/29/23	#9001064	202308 320-57200-46600		CLEAN PH2 AMENITY CENTER	*	300.00		
									300.00	002328
9/20/23	00286	8/31/23	412971	202308 320-57200-34600		AUG LIFEGUARD HOURS	*	3,725.62		
		9/01/23	412566	202309 320-57200-34700		FIELD MANAGEMENT SERVICES	*	6,052.92		
		9/01/23	412566	202309 320-57200-34400		OFFICE ADMIN & EVENTS	*	3,104.58		
		9/01/23	412566	202309 320-57200-34200		JANITORIAL SERVICES	*	2,328.10		
		9/01/23	412566	202309 320-57200-46200		POOL MAINTENANCE	*	2,607.48		
		9/01/23	412566	202309 320-57200-46700		PET WASTE DISPOSAL SRVCS	*	651.87		
									18,470.57	002329
9/20/23	00044	9/01/23	09012023	202309 320-57200-42000		SEPT INTERNET	*	54.95		
									54.95	002330
9/20/23	00271	8/25/23	JAX 5778	202308 320-57200-46300		IRRIGATION REPAIRS	*	300.00		
									300.00	002331
9/27/23	00390	9/06/23	10556	202309 320-57200-46600		PARTS FOR PUMP REPAIR	*	75.00		
									75.00	002332

BC -BRANDY CREEK- BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/27/23	00150	9/19/23	19883	202309	300	15500	10000			*	9,181.00		
			FY24 ADMIN INSURANCE										
		9/19/23	19883	202309	300	15500	10000			*	35,376.00		
			FY24 PROPERTY INSURANCE										
									EGIS INSURANCE ADVISORS, LLC			44,557.00	002333
9/27/23	00227	9/08/23	6537407	202309	320	57200	46600			*	80.25		
			SEP PEST HUFFNER HILL CIR										
									PESTBEAR			80.25	002334
9/27/23	00271	9/12/23	JAX59038	202308	320	57200	46300			*	279.00		
			AUG IRRIGATION REPAIRS										
									YELLOWSTONE LANDSCAPE			279.00	002335
9/27/23	00271	9/01/23	JAX58689	202309	320	57200	46100			*	10,852.77		
			SEP LANDSCAPE MAINTENANCE										
									YELLOWSTONE LANDSCAPE			10,852.77	002336
9/27/23	00271	9/12/23	JAX59037	202309	320	57200	46300			*	1,116.50		
			IRRIGATION REPAIRS										
									YELLOWSTONE LANDSCAPE			1,116.50	002337
9/27/23	00271	9/12/23	JAX59037	202309	320	57200	46300			*	809.00		
			MAINLINE IRRIG REPAIRS										
									YELLOWSTONE LANDSCAPE			809.00	002338
TOTAL FOR BANK C											134,514.21		
TOTAL FOR REGISTER											134,514.21		

# STATEMENT

PAGE: 1

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

CLOSING DATE: 7/31/23  
 DUE DATE : 8/31/23  
 ACCT: 10065

CLOSING  
 DATE : 7/31/23  
 DUE DATE: 8/31/23

CRONIN ACE HARDWAR

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

BRANDY CREEK/JOHNS  
 ACCOUNT : 10065



PLEASE DETACH AND RETURN  
 REMITTANCE STUB WITH YOUR PAYMENT

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT	REFERENCE	AMOUNT
				Thank you for your business!				
				PREV BALANCE	35.94		PREV BAL	35.94
7/ 6/23	6791	1	I	INVOICE	36.76		6791	36.76
7/ 7/23	6797	1	I	INVOICE	23.92		6797	23.92
7/11/23	6806	1	I	INVOICE	9.87		6806	9.87
7/13/23	6811	1	I	INVOICE	38.08		6811	38.08
7/19/23	6819	1	I	INVOICE	13.49		6819	13.49
7/24/23	J54884	1	P	PAYMENT - THANK YOU		35.94	J54884	-35.94
				NEW BALANCE	122.12			
CURRENT		Current		over 30	over 60	over 90		
122.12		0.00		0.00	0.00	0.00		

NEW BAL: 122.12

TERMS: NET EOM

10065

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

8-111111 CUT HERE 111111

AMOUNT PAID

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

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

NUMBER OF STATEMENTS : 1  
 TOTAL STATEMENT BALANCE: 122.12

DATE OF REQUEST: 8/ 4/23  
 TIME OF REQUEST: 12:55:35  
 TERMINAL ID : 566  
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 7/ 1/23  
 CLOSING DATE : 7/31/23  
 PRINTER : 0091  
 OPTIONS : CDOS  
 # STMT ALIGN : \_

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

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

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

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

STMT MESSAGE : Thank you for your business!

---

**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

07/06/23 11:10AM JDB 553 SALE

42922 1 EA 5.99 EA N  
 DUCT TAPE 20YD BLACK ACE 5.99  
 48463 2 EA 14.99 EA SN  
 AIR FLTR 16X20X1 1000MPR 29.98  
 Return Value : 12.99

Instant Savings  
 4166963 1 EA 5.99 EA N  
 FILTER AIR PLEAT 18X18X1 5.99  
 IS439061 -1 EA 2.00 EA SNR  
 \$2 INSTANT SAVINGS 48463 -2.00  
 IS439061 -1 EA 2.00 EA SNR  
 \$2 INSTANT SAVINGS-48463 -2.00

SUB-TOTAL:\$ 37.96 TAX:\$ .00  
 DISCOUNT: -1.20 (01AL:\$ 36.76  
 CHARGE AMT: 36.76

Total Items: 4



====> JRNL#J49762 INV# 6791/1 <<==  
 CUST NO: 10065  
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 5.20 BY SHOPPING AT  
 CRONIN ACE HARDWARE

YOU SAVED \$ 4.00 AS A MEMBER OF  
 ACE REWARDS.

\*\*\*\*\*  
 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 # 16059  
 \* Survey approximately 5 mins

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

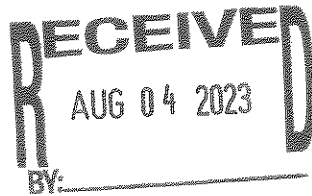
Reference	Terms	Clerk	Date	Time
	NET EOM	JDB	7/ 6/23	11:11



DOC# 6791 /1  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
DUCT TAPE 20YD BLACK ACE	5.99	1	5.99 /EA	5.99 N
AIR FLTR 16X20X1 1000MPR	14.99	2	14.99 /EA	29.98 SN
Return Value \$ 12.990				
Instant Savings				
FILTER AIR PLEAT 18X18X1	5.99	1	5.99 /EA	5.99 N
\$2 INSTANT SAVINGS-48463	2.00	1	2.00 /EA	-2.00RSN
CREDIT RETURN				
\$2 INSTANT SAVINGS-48463	2.00	1	2.00 /EA	-2.00RSN
CREDIT RETURN				



** AMOUNT CHARGED TO STORE ACCOUNT **	36.76	TAXABLE	0.00
		NON-TAXABLE	37.96
		SUBTOTAL	37.96
		TD DISCOUNT	-1.20
		TAX AMOUNT	0.00
		TOTAL AMOUNT	36.76

(JIM MASTERS )

X

Received By

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

INV # 006797/1  
 DATE : 7/07/23  
 CLERK: JDB  
 TERM # 555  
 TIME : 7:48  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

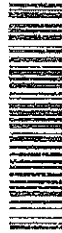
CUST # 10065  
 TERMS: NET EOM

2-3649

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

07/07/23 7:48AM JDB 555 SALE  
 5011861 1 EA 2.59 EA N  
 TIP LEG PLST BLKI-1/4CD 2.59  
 7437668 1 EA 23.99 EA N  
 GARDEN SPRAYER 2 GAL ACE 23.99  
 SUB TOTAL: \$ 26.58 TAX: \$ .00  
 DISCOUNT: -2.66 TOTAL: \$ 23.92  
 CHANGE AMT: 23.92

Total Items: 2



====> JRNL#449963 IJW# 6797/1 <<==  
 CUST NO: 10065  
 ACE REWARDS ID # 15825402843

Customer Copy

YOU SAVED \$ 2.66 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 # 16059  
 Survey approximately 5 mins

Purchase necessary.  
 Must be 18 or older to  
 enter sweepstakes. Void  
 where prohibited. See rules  
 at TalkTo.AceHardware.com

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
TIP LEG PLST BLKI-1/4CD	2.59	2.59 /EA	2.59 N
GARDEN SPRAYER 2 GAL ACE	23.99	23.99 /EA	23.99 N
** AMOUNT CHARGED TO ACCOUNT **			
	23.92	TAXABLE	0.00
		NON-TAXABLE	26.58
		SUB-TOTAL	26.58
		DISCOUNT	2.66
		TAX AMOUNT	0.00
		TOTAL INVOICE	23.92

**RECEIVED**  
 AUG 04 2023  
 BY: \_\_\_\_\_

(JIM MASTERS )

Johns Creek  
~~XXXXXXXXXX~~

7-10-23

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

ACE  
Charge

07/11/23 11:10AM MT 553 SALE

18950	1	EA	4.99	EA	N
SPACKL LITEWEIGHT .5PT					4.99
1014826	1	EA	3.59	EA	N
PUTTY KNIFE POLY 3"W 2PK					3.59
052000328660	1	EA	2.39	EA	N
RED GATORADE					2.39

SUB-TOTAL:\$	10.97	TAX: \$	.00
DISCOUNT:	-1.10	TOTAL: \$	9.87
CHARGE AMT:	9.87		

Total Items: 3



==>> JRNL#J51171 INV# 6806/1 <<==  
CUST NO: 10065  
ACE REWARDS ID # 19825402843

Customer Copy

Charge

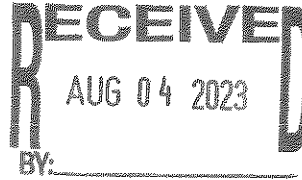
YOU SAVED \$ 1.10 BY SHOPPING AT  
CRONIN ACE HARDWARE

\*\*\*\*\*  
Tell us about your experience  
today and Enter to win a \$50  
gift card!  
\*\*\*\*\*  
To participate  
\* Visit: [TalkTo.AceHardware.com](http://TalkTo.AceHardware.com)  
or text HELPFUL to 223439

\* This survey invitation is  
valid for 72 hours

\* Store # 16059  
\* Survey approximately 5 mins

No purchase necessary.  
Must be 18 or older to  
enter sweepstakes. Void  
where prohibited. See rules  
at: [TalkTo.AceHardware.com](http://TalkTo.AceHardware.com)



BY: \_\_\_\_\_



**RONIN ACE HARDWARE**  
**3 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	MT	7/13/23	10:08

07/13/23 10:08AM MT 553 SALE

19981 1 EA 10.00 EA SN  
 PNTBRSH XL GLIDE 3" 10.00  
 Regular Price: 19.99  
 You Saved : 9.99  
 Return Value : 14.995  
 PurdyBOGO50%Off

19981 1 EA 19.99 EA SN  
 PNTBRSH XL GLIDE 3" 19.99  
 Return Value : 14.995

42904 1 EA 8.99 EA N  
 DUCT TAPE 60YDS GRAY ACE 8.99

SUB-TOTAL:\$ 38.98 TAX: \$ .00  
 DISCOUNT: -.90 TOTAL: \$ 38.08  
 CHARGE AMT: 38.08

Total Items: 3



==>> JRN#J51654 INV# 6811/1 <<==  
 CUST NO: 10065  
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 10.89 BY SHOPPING AT  
 CRONIN ACE HARDWARE

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

\*\*\*\*\*  
 To participate

\* Visit: TalkToAceHardware.com  
 or text HELPFUL to 223439

\* This survey invitation is  
 valid for 72 hours

\* Store # 16059  
 \* Survey approximately 5 mins

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

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
BRSH XL GLIDE 3"	19.99	1	10.00 /EA	10.00 SN
Return Value \$ 14.995				
byBOGO50%off				
BRSH XL GLIDE 3"	19.99	1	19.99 /EA	19.99 SN
Return Value \$ 14.995				
DUCT TAPE 60YDS GRAY ACE	8.99	1	8.99 /EA	8.99 N

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\* 38.08 TAXABLE 0.00

NON-TAXABLE 38.98

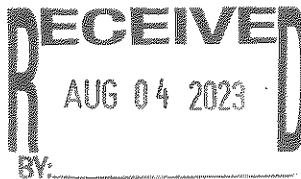
SUBTOTAL 38.98

TD DISCOUNT -0.90

TAX AMOUNT 0.00

TOTAL AMOUNT 38.08

(JIM MASTERS )



*Repairs*

X

Received By

CRONIN ACE HARDWARE  
 843 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

07/19/23 8:35AM MT 553 SALE

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

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

Total Items: 1



==>> JRNL#J53237 INV# 6819/1 <<==  
 CUST NO: 10065  
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 1.50 BY SHOPPING AT  
 CRONIN ACE HARDWARE

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

\*\*\*\*\*

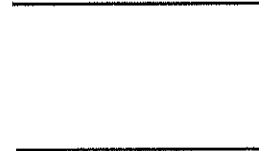
To participate  
 \* Visit: TalkTo.AceHardware.com  
 or text HELPFUL to 223439

\* This survey invitation is  
 valid for 72 hours

\* Store # 16059  
 \* Survey approximately 5 mins

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	MT	7/19/23	8:36



TERM#553  
 DOC# 6819 /1  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
LETIE 11"75#BLK 100PK	14.99	1	14.99 /EA	14.99 N

7-19-23  
 Jim Masters  
*[Signature]*

RECEIVED  
 AUG 04 2023  
 BY: \_\_\_\_\_

** AMOUNT CHARGED TO STORE ACCOUNT **	13.49	TAXABLE	0.00
		NON-TAXABLE	14.99
(JIM MASTERS )		SUBTOTAL	14.99
		TD DISCOUNT	-1.50
		TAX AMOUNT	0.00
		TOTAL AMOUNT	13.49

X

Received By

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

# Invoice

**Invoice #:** 301  
**Invoice Date:** 8/1/23  
**Due Date:** 8/1/23  
**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 - August 2023		4,427.33	4,427.33
Information Technology - August 2023		120.83	120.83
Office Supplies		0.69	0.69
Postage		78.91	78.91
Copies		66.60	66.60

**RECEIVED**  
AUG 02 2023  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$4,694.36</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,694.36</b>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 11, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

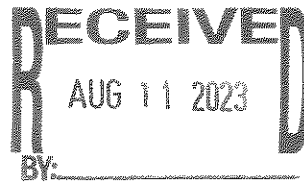
Omaha, NE 68103-1157

Reference: Invoice No. 3265316

Client Matter No. 3323-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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



Invoice No. 3265316  
3323-1

Re: General

For Professional Legal Services Rendered

07/04/23	M. Eckert	0.60	216.00	Draft child safety zone resolution
07/05/23	M. Eckert	0.60	216.00	Prepare for and attend agenda call; revise staff reports
07/05/23	K. Haber	0.70	168.00	Review correspondence from Payne regarding meeting agenda; research updates to county child safety zone ordinance; revise resolution designating safety zones; correspond with Masters, Oliver, and Meadows regarding same
07/06/23	M. Eckert	0.80	288.00	Prepare Taylor Tree agreement; review draft audit
07/06/23	D. Wilbourn	0.80	120.00	Prepare tree trimming services agreement
07/10/23	K. Haber	0.90	216.00	Prepare board meeting agenda memorandum
07/12/23	M. Eckert	2.40	864.00	Prepare for and attend board meeting
07/26/23	K. Haber	0.50	120.00	Prepare air conditioning services agreement
07/27/23	M. Eckert	0.20	72.00	Prepare agreement with Chiller Medic

**KUTAK ROCK LLP**

Brandy Creek CDD

August 11, 2023

Client Matter No. 3323-1

Invoice No. 3265316

Page 2

07/27/23	K. Haber	0.30	72.00	Review revisions to air conditioning services agreement; correspond with Oliver and Masters regarding same
----------	----------	------	-------	--

TOTAL HOURS	7.80
-------------	------

TOTAL FOR SERVICES RENDERED	\$2,352.00
-----------------------------	------------

TOTAL CURRENT AMOUNT DUE	<u>\$2,352.00</u>
--------------------------	-------------------



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

# Invoice

Date 8/1/2023  
Invoice # 131295616394

Terms	Net 20
Due Date	8/21/2023
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,392.19

**RECEIVED**  
AUG 02 2023  
BY: \_\_\_\_\_

8-1-23  
Jim Masters  
*[Signature]*

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

### Remittance Slip

Customer  
13BRA025  
Invoice #  
131295616394

Amount Due \$1,392.19

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

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



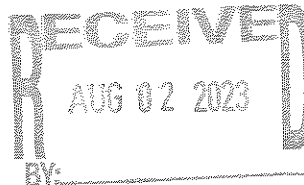
131295616394





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

Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17129	06/22/2023	\$900.00	06/22/2023	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
John's Creek Lighting strike tree Along fence at 292 S Field Crest Dr St Augustine FL 32092 Remove and stump grind 1 tall pine tree Haul away all debris	1	900.00	900.00

BALANCE DUE

**\$900.00**

8-1-23

Jim Masters  
*[Signature]*

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

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**  
Water Management Solutions  
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	8/1/2023	\$884.00

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

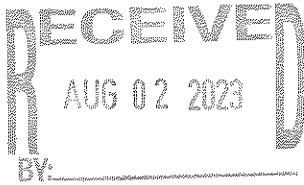
0000000002273700100000001149990000008840047

Please Return this portion with your payment

<b>Invoice Due Date</b> 8/31/2023	<b>Invoice</b> 114999B	<b>PO #</b>
-----------------------------------	------------------------	-------------

Invoice Date	Description	Quantity	Amount	Tax	Total
<b>JOHNS CREEK PKWY, ST AUGUSTINE, FL ST. AUGUSTINE, FL 32092</b>					
8/1/2023	Water Management - Twice per month		\$884.00	\$0.00	\$884.00

Please remit payment for this month's invoice



8-1-23  
Jim Masters  
*[Signature]*

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

**Credits** \$0.00  
**Adjustment** \$0.00

AMOUNT DUE

**Total Account Balance including this invoice:**

\$884.00

**This Invoice Total:**

\$884.00

Click the "Pay Now" link 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/](http://www.lakedoctors.com/contact-us/)

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

# Invoice



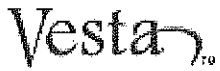
P.O. Box 762,  
Middleburg, FL 32050

Date	Invoice #
8/1/2023	2958

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
<b>RECEIVED</b> AUG 07 2023 BY: _____			
<b>Total</b>			\$150.00



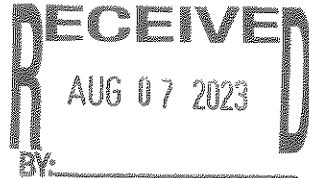
# Invoice

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

Invoice # 411624  
Date 06/30/2023  
Terms Net 30  
Due Date 07/30/2023  
Memo

**Bill To**

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



Description	Quantity	Rate	Amount
Billable Expenses			93.63
SOL, Tile cleaner			378.00
J.MASTERS - Contant Contact - annual subscription			471.63
Total Billable Expenses			

**Total** 471.63

# EMAIL



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

Invoice	357904
Document	109244
Date	06/07/23
Print Time	8:40PM

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

<b>Customer PO Number</b>	<b>Order Taken By</b>	<b>Time</b>	<b>Terms</b>	<b>Order Pulled By:</b>
JOHNS CREEK	JSC	7:41AM	1% 10TH/N 20TH NET 20 TH	Order Checked Out By:
<b>Order Date</b>	<b>Carrier</b>		<b>Ship Date</b>	<b>Order Picked Up By:</b>
06/06/23	COUNTER		06/07/23	<b>Order Delivered By:</b> _____ <b>Route:</b> CTR

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
2		2	R0001-C	EA	TAYLOR 2oz(60ml) SOL #1		9.35	18.70
2		2	R0002-C	EA	TAYLOR 2oz(60ml) SOL #2		9.60	19.20
2		2	R0004-C	EA	TAYLOR 2oz(60ml) PH IND SOL		7.40	14.80
2		2	LO-FTC-1	EA	LO-CHLOR FILTER & TILE CLEANER		17.20	34.40

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

**PAYMENT RECEIVED**

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

<b>Subtotal</b>	87.10
<b>Discount/Fa</b>	
<b>Taxable Subtotal</b>	87.10
<b>Tax</b>	6.53
<b>Freight</b>	.00
<b>Total</b>	93.63

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





Print

**Billing Activity - Payments**

**Brandy Creek CDD**  
Attn: Jennifer Meadows  
475 West Town Place  
Suite 114  
St. Augustine FL 32092  
US  
P: 9042304208

**Today's Date:** 06/30/2023  
**User Name:**

**Payments from 05/30/2023 to 06/30/2023**

Date	Description	Charge Amount	Credit Amount
06-23-2023 03:11:30 AM	Payment - Credit Card (American Express) *****1018		\$378.00

**Billing questions? Contact Support**  
Constant Contact - 1601 Trapelo Road - Waltham, MA 02451 US



# Invoice

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

Invoice # 411847  
Date 08/01/2023  
  
Terms Net 30  
Due Date 08/31/2023  
Memo Monthly Fees

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

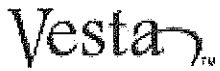
Description	Quantity	Rate	Amount
Field Management Services	1	6,052.92	6,052.92
Office Administrator & Events Coordinator	1	3,104.58	3,104.58
Janitorial Services	1	2,328.10	2,328.10
Pool Maintenance	1	2,607.48	2,607.48
Pet Waste Disposal Services	1	651.87	651.87

We appreciate your prompt payment.

**Total** 14,744.95

**RECEIVED**  
AUG 01 2023  
BY: \_\_\_\_\_





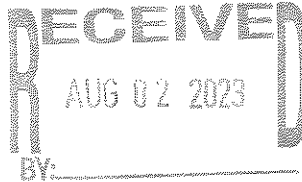
# Invoice

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

Invoice # 412186  
Date 07/31/2023  
Terms Net 30  
Due Date 08/30/2023  
Memo Lifeguard Hours

**Bill To**

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



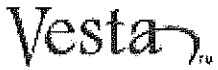
Description	Quantity	Rate	Amount
Pool monitor hours for June	440.93	19.23	8,479.08

Thank you for your business.

**Total** 8,479.08

<b>Lifeguards</b>	<b>Pay Rate/ Billable Rate</b>	<b>Hours</b>	<b>Gross Pay</b>
Hailey Allen	\$19.23	39	749.97
Joshua Birst	\$19.23	49.35	949.00
Alary Balog	\$19.23	40.64	781.51
Freshia Hoffman	\$19.23	20.23	389.02
Khalifhatun Lewis	\$19.23	30.1	578.82
Samerica Maciel	\$19.23	47.67	916.69
Ava McGraw	\$19.23	32.21	619.40
Robbin McGraw	\$19.23	24.83	477.48
Jennifer Meadows	\$19.23	6.7	128.84
Olivia Moore	\$19.23	27.95	537.48
Merlon Payne	\$19.23	44.55	856.70
Merrel Payne	\$19.23	37.65	724.01
Luke Schake	\$19.23	27.71	532.86
Katelin Willingham	\$19.23	12.34	237.30
<b>Total</b>		<b>440.93</b>	<b>8,479.08</b>

<b>Total Lifeguard Staff</b>		<b>132.56</b>	<b>2,549.13</b>
<b>Total</b>			<b>2,549.13</b>

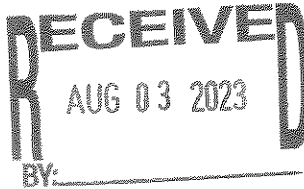


*Invoice*

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

**Invoice #** 412230  
**Date** 07/31/2023  
**Terms** Net 30  
**Due Date** 08/30/2023  
**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
Summer Spectacular - Robbin McGraw	3	27.00	81.00

Thank you for your business.

**Total** 81.00



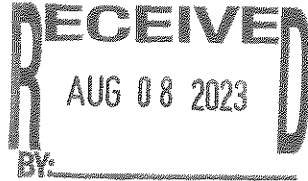


**Invoice**

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

**Invoice #** 412370  
**Date** 07/31/2023  
**Terms** Net 30  
**Due Date** 08/30/2023  
**Memo**

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



Description	Quantity	Rate	Amount
Billable Expenses			191.19
Pool chemicals and supplies			191.19
Total Billable Expenses			
<b>Total</b>			191.19

# EMAIL



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

Invoice	407258
Document	145485
Date	07/19/23
Print Time	8:41PM

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

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:
JOHNS CREEK	JSC	2:08PM	1% 10TH/N 20TH NET 20 TH	Order Checked Out By:
Order Date	Carrier	Ship Date	Order Delivered By: _____ Route: CTR	
07/18/23	COUNTER	07/19/23		

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
1		1	LO-PHOS-MAX-G	EA	LO-CHLOR LO-PHOS MAX PHOSPHATE REMOVER 1 GALLON JUG		95.80	95.80
1		1	POWERBLUE-GAL	EA	POWER BLUE TILE CLEANER 1 GAL		31.00	31.00
1		1	PA590	EA	PIRANHA FINE MESH		42.30	42.30
1		1	PA575	EA	PIRANHA REPLACEMENT LIP		8.75	8.75

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	177.85
Discount/Fa	
Taxable Subtotal	177.85
Tax	13.34
Freight	.00
<b>Total</b>	<b>191.19</b>

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



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

Account Number	Due Date
020-002701	8/20/2023

**Account Summary**

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

Billing Date 8/2/2023  
 BRANDY CREEK CDD  
 224 JOHNS CREEK PKWY  
 ST AUGUSTINE FL 32092-5054

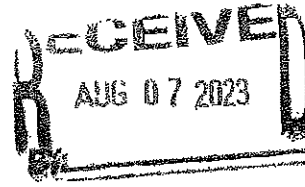
Payments through: 7/31/23  
 Previous balance \$109.90  
 (-) Payment (7/16/2023) (\$54.95)  
 (=) After Payments \$54.95

**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
8/1/2023	Extreme 100/20 MB	8/1-8/31 \$79.99
8/2/2023	Extreme Discount	8/1-8/31 (\$25.04)
	<b>Total Current Charges</b>	<b>\$54.95</b>
	<b>Total Due</b>	<b>\$109.90</b>



**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
8/20/2023	020-002701	\$109.90	(\$54.95)	\$54.95	\$109.90	\$

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

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

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

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







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

Cleaning Equipment and Chemicals  
 for Buildings & Industry  
 Since 1954

**INVOICE**  
**RECEIVED**  
 AUG 16 2023  
 BY: \_\_\_\_\_

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

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

Invoice#	Order#	Customer#	Customer P.O.#	Terms	Salesperson
412155	440467	6169		NET 30 DAYS	07
08/14/23	08/11/23			OUR TRUCK	

Quantity	U/M	Item # /Description	HM*	Unit Price	Amount
1	CS	907-7496-1 LOC001 NABC GALLON 4/CS		56.51	56.51
BIN: 07006					
1	CS	181-BR58 LOC001 LINER 38X58 BLACK 100/CS 1.80 MIL, XX-HEAVY ROLL 55GAL RM6181, RT-3858-XXH GATRL60SXH		44.39	44.39
BIN: 06001					
6	EA	690-735 LOC001 AB PINK PORCELAIN CLNR QUART 12/CS		4.5360	27.22
BIN: 03002					
Subtotal					128.12
FUEL SURCHARGE					5.00
Tax #: 85-8012869385C5					
Total Due On 09/13/23					133.12
<p>8-15-23            Jim Masters  </p>					

\*HM=

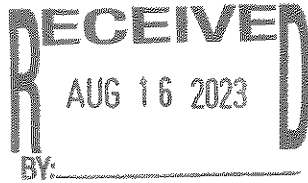
DELIVERED BY \_\_\_\_\_

Hazardous/MSDS required

DATE RECEIVED / RECEIVED BY \_\_\_\_\_

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

INVOICE



**Bill To**

Brandy Creek CDD  
224 Johns Creek Parkway  
St Augustine, Florida 32092  
(904) 716-1370

**Anything Under The Sun Services**

185 East Bannerville Rd  
Palatka, Fl 32177  
Phone: (386) 972-3926  
Email: pondguys@yahoo.com  
Web: www.waterfeaturesandmore.com

Payment terms Due upon receipt  
Invoice # 9306  
Date 08/07/2023

Description	Total
Landscape light 3 accent lights for replacement of broken ones Front office area signs 1 flood light for second phase sign 1 stainless steel transformer	\$819.80
Landscape Lighting Warranty 10 year manufacture warranty on fixtures and LED diodes. Broken or abused fixtures not covered Lifetime Warranty on transformer 1 year warranty on timer 1 year limited labor warranty	\$0.00

<b>Subtotal</b>	\$819.80
<b>Total</b>	<b>\$819.80</b>

8-9-23  
Jim Masters  
*[Signature]*

Brandy Creek CDD



BRANDY CREEK CDD  
 224 JOHNS CREEK PKWY  
 ST AUGUSTINE, FL 32092-5054

Page: 1 of 3  
 Issue Date: Jul 10, 2023  
 Account Number: 287329513287  
 Foundation Account: 62337614  
 Invoice: 287329513287X07182023



One little change can help make a difference. Go paperless today. Get more convenience, plus help reduce paper waste! Update your billing preferences at [wireless.att.com/premiercare](http://wireless.att.com/premiercare)

AutoPay: Set up automatic payments that you can update whenever you want. Go to [wireless.att.com/premiercare](http://wireless.att.com/premiercare) to sign up through eBill now.


Want to learn more about your details and usage? Sign into Premier eBill at [wireless.att.com/premiercare](http://wireless.att.com/premiercare) and go to your customizable reporting.

Total due

# \$70.78

Please pay by:  
Aug 05, 2023

**Service summary**

 Wireless	<i>Page 2</i>	\$70.78
Total services		\$70.78

**Total due** **\$70.78**

Please pay by Aug 05, 2023

**RECEIVED**  
 AUG 21 2023  
 BY: \_\_\_\_\_

**Ways to pay and manage your account:**

 [business.att.com](http://business.att.com)

 **Call 611**  
from AT&T device

**800.331.0500**  
TTY: 866.241.6567  
from any other phone



Page 2 of 3  
 Issue Date: Jul 10, 2023  
 Account Number: 287329513287  
 Foundation Account: 62337614  
 Invoice: 287329513287X07182023

## Service activity

### Wireless

Number	User	Page	Activity since last bill	Monthly charges		Company fees & surcharges	Government fees & taxes	Total
				Plan	Equipment			
904.230.4208	JENNIFER MEADOW	2	\$14.05	\$35.00	\$11.95	\$6.12	\$3.66	\$70.78
<b>Total</b>			<b>\$14.05</b>	<b>\$35.00</b>	<b>\$11.95</b>	<b>\$6.12</b>	<b>\$3.66</b>	<b>\$70.78</b>

### Pooling detail

#### Data Pool: Mobile Select - Pooled

Allocation factor: 0.0000 | Total under: 1,025,395 | Total overage: 0

Number	User	Allowance (KB)	Used (KB)	Allocation Back (KB)	Adjustment Amount
904.230.4208	JENNIFER MEADOW	1,048,576	23,181	0	\$0.00
<b>Total for Mobile Select - Pooled</b>		<b>1,048,576</b>	<b>23,181</b>	<b>0</b>	<b>\$0.00</b>

### Phone, 904.230.4208 JENNIFER MEADOW

#### Activity since last bill

Jun 21 - Jul 10

#### Jun 23: Added

Jun 23 - Jul 10

- |   |          |   |
|---|----------|---|
| 1. Mobile Select Pooled 1GB for 5G+/5G iPhone | \$36.00  | < Service change - partial month charge |
| 2. Discount for Mobile Select Savings         | -\$15.00 | < Service change - partial month credit |

#### Other Activity

- |   |        |          |                   |
|---|--------|----------|-------------------|
| 3. Activation Fee   | Jun 23 | \$35.00  | < One-time charge |
| 4. Activation Fee Credit                                    | Jun 23 | -\$35.00 | < One-time credit |
| 5. Smartphone Promo 1 of 36 Installment ID: 280000064802792 | Jun 24 | -\$6.95  | < One-time credit |

#### Monthly charges

Jul 11 - Aug 10

- |  |          |
|--|----------|
| 6. Mobile Select Pooled 1GB for 5G+/5G iPhone                    | \$60.00  |
| 7. Discount for Mobile Select Savings                            | -\$25.00 |
| 8. APPLEIPHONE SE 3RD GEN (2022) 64GB MIDN - Installment 1 of 36 | \$11.95  |

#### Usage summary

Talk	Used
Daytime minutes (unlimited)	67
Night & Weekend minutes (unlimited)	3

#### Company fees & surcharges

- |                       |        |
|-----------------------|--------|
| 9. Administrative Fee | \$1.99 |
|-----------------------|--------|

904.230.4208 continues...

6728.018.176082.01.02.0000000 NNNNNNNY 008055.008055





Page: 3 of 3  
 Issue Date: Jul 10, 2023  
 Account Number: 287329513287  
 Foundation Account: 62337614  
 Invoice: 287329513287X07182023

904.230.4208 continued

10. Federal Universal Service Charge	\$2.62
11. Property Tax Allotment	\$0.26
12. Regulatory Cost Recovery Charge	\$1.25

**Government fees & taxes**

13. 911 Service Fee	\$0.40
14. County Communications Tax	\$0.73
15. FL State Communications Tax	\$2.53

**Total for 904.230.4208 \$70.78**

Data	Used
1GBDATAPOOL (1,048,576 KB)	23,181
<i>1 Gigabyte (GB) = 1024MB, 1 Megabyte (MB) = 1024KB</i>	

**APPLEIPHONE SE 3RD GEN (2022) 64GB MIDN** 280000064802792

Established on	Jun 23, 2023
Amount financed	\$429.99
Installment 1 of 36 (Jun 23, 2023)	\$11.95
Balance remaining after current installment	\$418.04

*To pay off your installment plan early, please  
[wireless.att.com/business](http://wireless.att.com/business) for details*

**Total for Wireless \$70.78**

**Important information**

as apps, games, donations, and services from AT&T and other companies by applying charges to your wireless account.

**Late payment charge**

Late payment charges for Corporate Responsibility User (CRU) accounts are applied according to applicable contracts.

**Tax ID**

AT&T Mobility Tax ID 84-1659970

**Electronic check conversion**

Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your agreement, up to \$30. Returned checks may be presented electronically.

Wireless Services provided by AT&T Mobility, LLC.  
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**Company fees & surcharges**

AT&T imposes additional charges on a per line basis, including federal and state universal service charges, an Administrative Fee (to defray certain expenses including charges AT&T or its agents pay to interconnect with other carriers to deliver calls from AT&T customers to their customers, and charges associated with cell site rents and maintenance), a Regulatory Cost Recovery Charge (to recover costs of compliance with certain government imposed regulatory requirements, including Wireless Number Portability and Number Pooling, and E911), and a Property Tax Allotment surcharge applied per Corporate Responsibility User's assigned number. These fees are not taxes or charges that the government requires AT&T to collect from its customers. See [att.com/mobilityfees](http://att.com/mobilityfees) for details.

**AT&T Mobility Center for customers with disabilities**

Questions on accessibility by persons with disabilities: 866.241.6568.

**Wireless DirectBill charges**

Detail of DirectBill charges can be viewed at [att.com/db](http://att.com/db). The direct billing option offers you the ability to purchase content, goods and features such



# Payment confirmation

4 of 4

Phone number: \*\*\*\*\*4208



Your payment for \$70.78 is confirmed.

Confirmation number: 7TT7MYW4C03FP4R

We sent you an email. [Print a copy](#)

Routing number: 063112786

Bank account number: \*\*\*\*\*7825

Payment amount: \$70.78

Payment date: Aug 11, 2023

[CHAT](#)

It may take up to 24 hours for your payment to post online.

[Sign in to manage your account](#)



BRANDY CREEK CDD  
 224 JOHNS CREEK PKWY  
 SAINT AUGUSTINE, FL 32092-5054

Page: 1 of 3  
 Issue Date: Jul 18, 2023  
 Account Number: 287276738758  
 Foundation Account: 07435674  
 Invoice: 287276738758X07262023

Go paperless! Review and pay your bill digitally. We'll even send you an email or text when it's ready. Go to [att.com/paperless](http://att.com/paperless) to sign up now.

AutoPay: Set up automatic payments that you can update whenever you want. Go to [att.com/autopay](http://att.com/autopay) today.

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to [att.com/myatt](http://att.com/myatt) to sign in or sign up.

Total due  
**\$32.44**  
 Please pay by:  
 Aug 13, 2023

**Account summary**

Your last bill	\$65.50
Payment, Jun 24 - Thank you!	-\$65.50
Remaining balance	\$0.00

**Service summary**

Wireless	Page 2	\$32.44
Total services		\$32.44

**Total due**

Please pay by Aug 13, 2023

**\$32.44**

8-2-23  
 Jim Masters  
 [Signature]

RECEIVED  
 AUG 02 2023  
 BY: \_\_\_\_\_

**Ways to pay and manage your account:**

myAT&T app  
 iPhone and Android

[att.com/pay](http://att.com/pay)

Call 611 or  
**800.331.0500**  
 TTY: 866.241.6567





Page: 2 of 3  
 Issue Date: Jul 18, 2023  
 Account Number: 287276738758  
 Foundation Account: 07435674  
 Invoice: 287276738758X07262023

Service activity

Wireless

Number	User	Page	Monthly charges	Company fees & surcharges	Total
Group 1		2	\$24.27	-	\$24.27
904.615.7254	JIM MASTERS	2	\$4.67	\$3.50	\$8.17
<b>Total</b>			<b>\$28.94</b>	<b>\$3.50</b>	<b>\$32.44</b>

Group 1

1 Device

Monthly charges	Jul 19 - Aug 02	
1. Mobile Share 4GB - Data Only		\$24.27

**Total for Group 1 \$24.27**

Shared usage summary (Jun 19 - Jul 18)

Number	User	Data (GB)	Text	Talk
904.615.7254	JIM MASTERS	0.00	0	0
Total usage		0.00	0	0
Included in plan		4.00	unlimited	unlimited

Usage is rounded up based on your plan. For more details on your Shared usage summary, visit [att.com/myatt](http://att.com/myatt).

Tablet, 904.615.7254

JIM MASTERS

Monthly charges	Jul 19 - Aug 02	
1. Access for Tablet 4G LTE		\$4.67

Usage summary

Company fees & surcharges	
2. Administrative Fee	\$1.99
3. Property Tax Allotment	\$0.26
4. Regulatory Cost Recovery Charge	\$1.25

Data	Used
Mobile Share 4GB - Data Only (4.00 GB)	0.00

**Total for 904.615.7254 \$8.17**

Wireless continues...





Page: 3 of 3  
Issue Date: Jul 18, 2023  
Account Number: 287276738758  
Foundation Account: 07435674  
Invoice: 287276738758X07262023

...Wireless continued

---

Total for Wireless \$32.44

## Important information

### Late payment charge

Late payment charges for Corporate Responsibility User (CRU) accounts are applied according to applicable contracts.

### Electronic check conversion

Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your agreement, up to \$30. Returned checks may be presented electronically.

### Company fees & surcharges

AT&T imposes additional charges on a per line basis, including federal and state universal service charges, an Administrative Fee (to defray certain expenses including charges AT&T or its agents pay to Interconnect with other carriers to deliver calls from AT&T customers to their customers, and charges associated with cell site rents and maintenance), a Regulatory Cost Recovery Charge (to recover costs of compliance with certain government imposed regulatory requirements, including Wireless Number Portability and Number Pooling, and E911), and a Property Tax Allotment surcharge applied per Corporate Responsibility User's assigned number. These fees are not taxes or charges that the government requires AT&T to collect from its customers. See [att.com/mobilityfees](http://att.com/mobilityfees) for details.

### AT&T Mobility Center for customers with disabilities

Questions on accessibility by persons with disabilities: 866.241.6568.

### Wireless DirectBill charges

Detail of DirectBill charges can be viewed at [att.com/db](http://att.com/db). The direct billing option offers you the ability to purchase content, goods and features such as apps, games, donations, and services from AT&T and other companies by applying charges to your wireless account.

### Tax ID

AT&T Mobility Tax ID 84-1659970

Wireless Services provided by AT&T Mobility, LLC.  
© 2023 AT&T Intellectual Property. All rights reserved.

**U.S. MULCHING - JACKSONVILLE**

409 Queen Anne Court  
St. Augustine, FL 32092

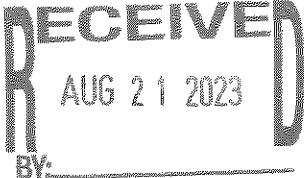


Jacksonville

**INVOICE**

Brandy Creek CDD  
224 John's Creek Pwky  
St Augustine, FL 32092

INVOICE NUMBER	2500
INVOICE DATE	August 21, 2023
Reference Code	
TERMS	Net 20

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
70	Install Certified playground : Johns Creek (3 playgrounds)	\$50.00	\$3,500.00
			
		SUBTOTAL	\$3,500.00
		TAX	0.00
			\$3,500.00

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

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

**PAY THIS AMOUNT**

**THANK YOU FOR YOUR BUSINESS!**



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
JAX 572332	8/1/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

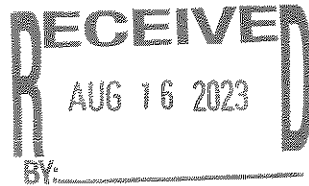
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Brandy Creek CDD

**Invoice Due Date:** August 31, 2023

**Invoice Amount:** \$10,852.77

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



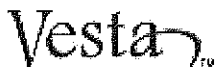
**Invoice Total**

**\$10,852.77**

8-15-23

Jim Mastros

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

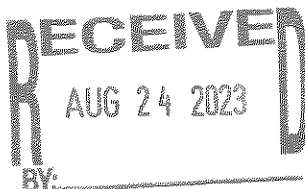


# Invoice

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

Invoice # 412563  
Date 08/23/2023  
Terms Net 30  
Due Date 09/22/2023  
Memo Pool supplies

**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
Mesh, hammerhead bag and brush	1	180.28	180.28
Mesh and tile cleaner	1	33.33	33.33

**Total** 213.61

# EMAIL



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

Invoice	258663
Document	036857
Date	03/13/23
Print Time	8:23PM

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

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:
JOHNS CREEK	JSC	8:40AM	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
03/10/23	COUNTER	03/13/23		

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
1		1	POWERBLUE-GAL	EA	POWER BLUE TILE CLEANER 1 GAL		31.00	31.00
1	1	0	PA590	EA	PIRANHA FINE MESH 904-716-1370 JIM		42.30	.00

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	31.00
Discount/Fa	
Taxable Subtotal	31.00
Tax	2.33
Freight	.00
Total	33.33

**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	268962
Document	036857
Date	03/28/23
Print Time	7:31PM

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

<b>Customer PO Number</b>	<b>Order Taken By</b>	<b>Time</b>	<b>Terms</b>	<b>Order Pulled By:</b>
JOHNS CREEK	JSC	8:40AM	1% 10TH/N 20TH NET 20 TH	
<b>Order Date</b>	<b>Carrier</b>	<b>Ship Date</b>	<b>Order Delivered By:</b> _____ <b>Route:</b> CTR	
03/10/23	COUNTER	03/28/23		

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
1		1	PA590	EA	PIRANHA FINE MESH		42.30	42.30
2		2	HH1508COMP	EA	904-716-1370 JIM HAMMERHEAD SUPER FINE DEBRIS BAG WITH CLEAT		30.20	60.40
2		2	BRS-1-T	ST	ADJUST-A-BRUSH TELESCOPIC POOL SCRUBBER W/RED PAD (BLUE HNDL)		32.50	65.00

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

**PAYMENT RECEIVED**

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

<b>Subtotal</b>	167.70
<b>Discount/Fa</b>	
<b>Taxable Subtotal</b>	167.70
<b>Tax</b>	12.58
<b>Freight</b>	.00
<b>Total</b>	180.28

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




# LOCALIQ

FLORIDA

ACCOUNT NAME		ACCOUNT #	PAGE #
Brandy Creek Cdd		765150	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005816887	Aug 1- Aug 31, 2023	September 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE	
\$0.00	\$0.00	\$70.72	

**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.

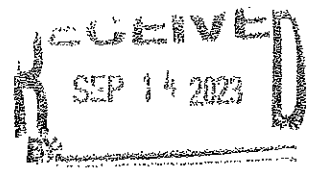
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

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

Date	Description	Amount
8/1/23	Balance Forward	\$209.44
8/7/23	PAYMENT - THANK YOU	-\$209.44

**Package Advertising:**

Start-End Date	Order Number	Description	PO Number	Package Cost
8/7/23	9096634	brandy Creek mtgs	brandy Creek mtgs	\$70.72



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	\$70.72
Service Fee 3.99%	\$2.82
*Cash/Check/ACH Discount	-\$2.82
*Payment Amount by Cash/Check/ACH	\$70.72
Payment Amount by Credit Card	\$73.54

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Brandy Creek Cdd		765150		0005816887		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$70.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70.72
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		\$73.54
				Card Number _____		
				Exp Date ____/____/____      CVV Code _____		
				Signature _____      Date _____		

0000765150000000000000000058168870000707267177



# 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:

08/07/2023

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 08/07/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$70.72  
Order No: 9096634 # of Copies:  
Customer No: 765150 1  
PO #: brandy Creek mtgs

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## NOTICE OF MEETINGS BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

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

November 8, 2023

January 10, 2024

March 6, 2024 (First Wednesday)

May 8, 2024

July 10, 2024

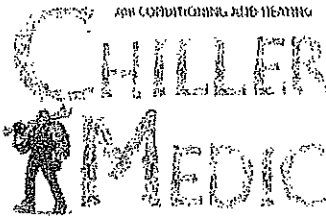
September 11, 2024

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager

Pub: August 7, 2023; #9096634



RESIDENTIAL AND COMMERCIAL LIC: CA1818565  
Email: claud@chillermedic.com Phone it: 904-834-9677

**Billing Address**  
Brandy Creek CDD  
224 Johns Creek Parkway  
St. Augustine, FL 32092 USA

**Chiller Medic Inc**  
8933 Western Way Suite 18  
Jacksonville, FL 32256

Invoice 10500  
Invoice Date 8/26/2023  
Completed Date 8/26/2023  
Payment Term Net 30  
Due Date 9/25/2023

**Job Address**  
Vesta property  
251 Huffner Hill Circle  
St. Augustine, FL 32092 USA

**Description of work**

Need to order 3 belts

Task #	Description	Quantity	Your Price	Total
01 Labor	01 Labor to put a belt back on the indoor u It put it back in unit came on and ran like it should	1.00	\$150.00	\$150.00

Sub-Total \$150.00  
 Tax \$0.00  
 Total \$150.00  
 Payment \$0.00

Trane Heat Pump System

**Balance Due \$150.00**

Thank you for choosing Chiller Medic.

I have authority to order the work outlined above which has been satisfactorily completed. I agree that seller retains title to equipment/materials furnished until final payment is made. If payment is not made as agreed seller can remove said equipment/materials at sellers expense and or impose a 2% liquidation fee on the entire amount contained in the seller/buyer transaction. any damage resulting from said removal shall not be the responsibility of seller.

**RECEIVED**  
SEP 01 2023  
BY: \_\_\_\_\_

Date 8/26/2023

All materials, parts and equipment are warranted by the manufacturers or suppliers written warranty only. All labor performed by Chiller Medic Inc is warranted for 30 days. Chiller Medic Inc makes no other warranties, express or implied, and its technicians are not authorized to make any such warranties on behalf of Chiller Medic Inc.

# STATEMENT

PAGE: 1

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

CLOSING DATE: 8/31/23  
 DUE DATE : 9/30/23  
 ACCT: 10065

CLOSING  
 DATE : 8/31/23  
 DUE DATE: 9/30/23

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

CRONIN ACE HARDWAR  
 BRANDY CREEK/JOHNS  
 ACCOUNT : 10065



PLEASE DETACH AND RETURN  
 REMITTANCE STUB WITH YOUR PAYMENT

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT	REFERENCE	AMOUNT
				Thank you for your business!				
				PREV BALANCE	122.12		PREV BAL	122.12
8/ 7/23	6852	1	I	INVOICE	52.43		6852	52.43
8/ 9/23	6861	1	I	INVOICE	18.92		6861	18.92
8/16/23	6876	1	I	INVOICE	7.90		6876	7.90
8/25/23	J63680	1	P	PAYMENT - THANK YOU		122.12	J63680	-122.12
8/28/23	6894	1	I	INVOICE	35.05		6894	35.05
8/28/23	6895	1	I	INVOICE	15.76		6895	15.76
				NEW BALANCE	130.06			
CURRENT		Current		over 30	over 60	over 90		
130.06		0.00		0.00	0.00	0.00		
							NEW BAL:	130.06

TERMS: NET EOM

10065

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

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

CUT HERE

AMOUNT PAID
-------------

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

NUMBER OF STATEMENTS : 1  
 TOTAL STATEMENT BALANCE: 130.06

DATE OF REQUEST: 9/ 1/23  
 TIME OF REQUEST: 15:25:21  
 TERMINAL ID : 566  
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 8/ 1/23  
 CLOSING DATE : 8/31/23  
 PRINTER : 0091  
 OPTIONS : CDOS  
 # STMT ALIGN : --

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

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

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

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

STMT MESSAGE : Thank you for your business!

---

**CRONIN ACE HARDWARE**  
**43 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

08/07/23 10:43AM MT 553 SALE

1337658 1 EA 2.99 EA N  
 GLASS SCRAPER MINI ACE 2.39  
 2400869 1 EA 26.99 EA N  
 DR DRIVER BIT SET 45PC 26.99  
 74142 1 EA 27.99 EA SN  
 ROUNDUP W&G CONC 36.80Z 27.99  
 Return Value : 25.99  
 Instant Savings  
 19436098 -1 EA 2.00 EA SNR  
 \$2 INSTANT SAVINGS-74142 -2.00

SUB-TOTAL: \$ 55.37 TAX: \$ .00  
 DISCOUNT: -2.94 TOTAL: \$ 52.43  
 CHANGE AMT: 52.43

Total Items: 3



==> JRNI#J58723 INV# 6852/1 <<==  
 CUST NO: 10065  
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 4.94 BY SHOPPING AT  
 CRONIN ACE HARDWARE

YOU SAVED \$ 2.00 AS A MEMBER OF  
 ACE REWARDS.

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

\*\*\*\*\*  
 To participate  
 \* Visit: [TalkToAceHardware.com](http://TalkToAceHardware.com)  
 or text HELPFUL to 223439

\* This survey invitation is  
 valid for 72 hours

\* Store # 16059  
 \* Survey approximately 5 mins

No purchase necessary.  
 Must be 18 or older to  
 enter sweepstakes. Void  
 where prohibited. See rules  
 at: [TalkToAceHardware.com](http://TalkToAceHardware.com)

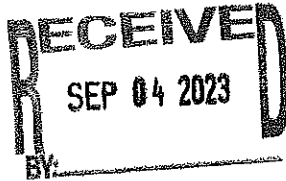
Reference	Terms	Clerk	Date	Time
	NET 30M	MT	8/7/23	10:43



TERM#553  
 DOC# 6852 /1  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
SCRAPER MINI ACE	2.39	1	2.39 /EA	2.39 N
DRIVER BIT SET 45PC	26.99	1	26.99 /EA	26.99 N
JP W&G CONC 36.80Z.	27.99	1	27.99 /EA	27.99 SN
Return Value \$ 25.990				
Instant Savings				
INSTANT SAVINGS-74142	2.00	1	2.00 /EA	-2.00RSN
CREDIT RETURN				
AMOUNT CHARGED TO STORE ACCOUNT **		52.43	TAXABLE	0.00
			NON-TAXABLE	55.37
M MASTERS )			SUBTOTAL	55.37
			NET DISCOUNT	-2.94
			TAX AMOUNT	0.00
			TOTAL AMOUNT	52.43



X

Received By

**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

08/09/23 12:37PM MT 555 SALE  
 4 EA .50 EA #N 2.00  
 4 EA .95 EA #N 3.80  
 1 EA 9.99 EA N 9.99  
 2360709 1 EA 4.59 EA N 4.59  
 2051423 1 EA 4.59 EA N 4.59  
 MAGNETIC NUT DRVR 3/8" DW 1.00  
 SUB-TOTAL: \$ 20.38 TAX: \$ 18.92  
 DISCOUNT: -1.46 TOTAL: \$ 37.90  
 CHARGE AMT: 18.92

Total Items: 10



==> JRNL#J5254 INV# 6667/1 <<==  
 CUST NO: 10065  
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 1.46 BY SHOPPING AT  
 CRONIN ACE HARDWARE  
 \*\*\*\*\*  
 Tell us about your experience  
 today and Enter to win a \$50  
 gift card!  
 \*\*\*\*\*  
 To participate  
 \* Visit: TalkToAceHardware.com  
 or text HELPFUL : 2274439

\* This survey invitation is  
 valid for 72 hours  
 \* Store # 16059  
 \* Survey approximately 5 mins  
 necessary.

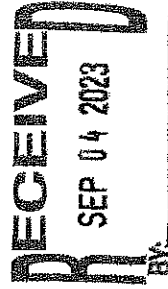
CUST # 10065  
 TERMS: NET EOM

INV # 006861/1  
 DATE: 8/09/23  
 CLERK: MT  
 TERM # 555

TIME: 12:37  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
C. FASTENERS	.50	/EA	2.00*N
C. FASTENERS	.95	/EA	3.80*N
ALT DRILL BIT 1/4"	9.99	/EA	9.99 N
MTC NUT DRVR 3/8" DW	4.59	/EA	4.59 N
UNT CHARGED TO ACCOUNT **			18.92
TAXABLE			0.00
NON-TAXABLE			20.38
SUB-TOTAL			20.38
DISCOUNT			1.46
TAX AMOUNT			0.00
TOTAL INVOICE			18.92



(JIM MASTERS)

AC

X

**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

08/16/23 9:22AM MT 555 SALE  
 3205952 1 EA 6.99 EA N 6.99  
 TERM RING 8AWG 5/16-3/8" 6.99  
 33180 1 EA 1.79 EA N 1.79  
 ELEC TAPE 3/4"X60 BLK 1.79  
 SUB-TOTAL: \$ 8.78 TAX: \$ .00  
 DISCOUNT: .88 TOTAL: \$ 7.90  
 CHARGE AMT: 7.90

K CUST # 10065  
 TERMS: NET EOM  
 2-3649

INV # 006876/1  
 DATE: 8/16/23 #  
 CLERK: MT  
 TERM # 555  
 TIME: 9:22  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

Total Items: 2



==> JRN#J61149 INV# 6876/1 <<==  
 CUST NO: 10065  
 ACE REWARDS ID # 19825402843

Customer Copy

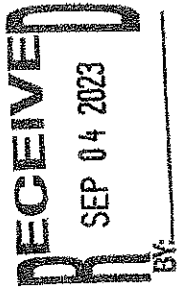
YOU SAVED \$ .88 BY SHOPPING AT  
 CRONIN ACE HARDWARE  
 Tell us about your experience  
 today and Enter to win a \$50  
 gift card!  
 To participate  
 \* Visit: TalkTo.AceHardware.com  
 or text HELPFUL to 223439

\* This survey invitation is  
 valid for 72 hours

\* Store # 16059  
 \* Survey approximately 5 mins

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

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
ERM RING 8AWG 5/16-3/8"	6.99	6.99 /EA	6.99 N
ELEC TAPE 3/4"X60 BLK	1.79	1.79 /EA	1.79 N
AMOUNT CHARGED TO ACCOUNT **			7.90
TAXABLE			0.00
NON-TAXABLE			8.78
SUB-TOTAL			8.78
DISCOUNT			0.88
TAX AMOUNT			0.00
TOTAL INVOICE			7.90



( JIM MASTERS )

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

THANK YOU FOR SHOPPING AT  
 CRONIN ACE HARDWARE  
 2043 COUNTY ROAD 210 WEST  
 SUITE 101  
 SAINT JOHNS, FL 32259  
 (904) 217-3324

08/28/23 12:36PM JDB 553 SALE

34562 1 EA 3.99 EA N  
 CONN BUTT INS 12-10G PK8 3.99  
 34546 1 EA 3.99 EA N  
 TERM RING INS12-10G3/8SD 3.99  
 3004698 1 EA 14.99 EA N  
 CABLE TIE 11"75#BLK 100PK 14.99  
 3004704 2 EA 7.99 EA N  
 CABLE TIES 24" 175# BLK 15.98

SUB-TOTAL:\$ 38.95 TAX: \$ .00  
 DISCOUNT: -3.90 TOTAL: \$ 35.05  
 CHARGE AMT: 35.05  
 Total Items: 5



==> JRNL#J64687 INV# 6894/1 <<==  
 CUST NO: 10065  
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 3.90 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 # 16059  
 \* Survey approximately 5 mins

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	8/28/23	12:36

			DOC# 6894 /1
		TERM#553	*****
			* INVOICE *
			*****

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
WN BUTT INS 12-10G PK8	3.99	1	3.99 /EA	3.99 N
RM RING INS12-10G3/8SD	3.99	1	3.99 /EA	3.99 N
BLEXTIE 11"75#BLK 100PK	14.99	1	14.99 /EA	14.99 N
BLE TIES 24" 175# BLK	7.99	2	7.99 /EA	15.98 N

RECEIVED  
 SEP 04 2023  
 BY: \_\_\_\_\_

Storm  
 Supplies

** AMOUNT CHARGED TO STORE ACCOUNT **	35.05	TAXABLE	0.00
		NON-TAXABLE	38.95
		SUBTOTAL	38.95
		TD DISCOUNT	-3.90
		TAX AMOUNT	0.00
		TOTAL AMOUNT	35.05

(JIM MASTERS )

X

Received By



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

08/28/23 2:56PM ALR 555 SALE  
 3 EA .99 LA #H 2.97  
 MISC. FASTENERS 2 EA .95 EA #N 1.90  
 MISC. FASTENERS 3 EA 1.39 EA #N 4.17  
 MISC. FASTENERS 4 EA .89 EA #N 3.56  
 MISC. FASTENERS 4 EA .79 EA #N 3.16  
 MISC. FASTENERS

INV # 006895/1  
 DATE # 8/28/23  
 CLERK: ALR  
 TERM # 555  
 TIME : 2:56  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

CUST # 10065  
 TERMS: NET EOM

K  
 2-3649

SUB-TOTAL: \$ 15.76 TAX: \$ .00  
 TOTAL: \$ 15.76

CHARGE AMT: 15.76  
 Total Items: 16



==> JRN#J64782 INV# 6895/1 <<==  
 CUST NO: 10065  
 ACE REWARDS ID # 19825402843

Customer Copy

\*\*\*\*\*  
 Tell us about your experience  
 today and Enter to win a \$50  
 gift card!  
 \*\*\*\*\*  
 To participate  
 \* Visit: Talkto.Acehardware.com  
 or text HELPFUL to 223433

\* This survey invitation is  
 valid for 72 hours

\* Store # 16059  
 \* Survey approximately 5 mins

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

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
SC. FASTENERS	.99	.99 /EA	2.97*N
SC. FASTENERS	.95	.95 /EA	1.90*N
SC. FASTENERS	1.39	1.39 /EA	4.17*N
SC. FASTENERS	.89	.89 /EA	3.56*N
SC. FASTENERS	.79	.79 /EA	3.16*N
MOUNT CHARGED TO ACCOUNT **			15.76
TAXABLE			0.00
NON-TAXABLE			15.76
SUB-TOTAL			15.76
TAX AMOUNT			0.00
TOTAL INVOICE*			15.76

(JIM MASTERS )

**FLORIDA HIGH SPEED INTERNET**  
1311 BEDFORD DRIVE  
MELBOURNE, FL 32940



Statement #

**198469**

Service Period

**Aug 23 2023 to Sep 22 2023**

Statement Date

**Aug 23 2023**

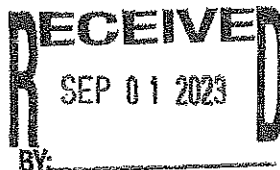
Due Date

**Sep 22 2023**

Account Number

**23504**

**ST. JOHNS: BRANDY CREEK CDD**  
251 HUFFNER HILL CIRCLE  
ST. AUGUSTINE, FL 32092



Charges	\$125.00
Taxes / Fees	\$0.00
Credits	(\$0.00)
Payments Applied	(\$0.00)
Previous Balance	\$0.00
<b>Total due by Sep 22 2023</b>	<b>\$125.00</b>

Use of service subject to Terms and Conditions found at: [FLHSI.com](http://FLHSI.com) | Taxable items are subject to sales or CST tax. See [flhsi.com/terms/tax/](http://flhsi.com/terms/tax/) for tax rates.  
Late fees may apply to all past due invoices.

A late fee of \$10.00 will be charged on past due invoices.



First Place Fitness Equipment  
 10290 Phillips Hwy #1  
 Jacksonville, FL 32256

WORK ORDER:  
**WO-40330**

**INVOICE**

**Bill to:** Johns Creek  
 Brandy Creek CDD 224 Johns Creek  
 Parkway  
 St. Augustine, FL 32092

**Invoice Date:** 08/23/2023

**Class:** Service:SCJax  
**Site:** Brandy Creek GDD

**Attention:** Johns Creek  
 (904) 230-4208

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

**Work done description:** Counterweight came off on the inside of the Smith machine opened up unit and replaced counterweight on the cable. Nothing wrong with the cable

Item	Description	Qty	Rate	Amount \$
SERVICE:\$149.95	SERVICE:\$149.95 Hourly Rate - Commerical	1.00	149.95	149.95
			<b>Sub Total:</b>	<b>149.95</b>
			<b>Total Amount Due:</b>	<b>149.95</b>

For questions please call 904-998-0738

Thank you!  
 Should you have any questions call us at 904-998-0738

**RECEIVED**  
 SEP 01 2023  
 BY: \_\_\_\_\_

**FLORIDA HIGH SPEED INTERNET**  
1311 BEDFORD DRIVE  
MELBOURNE, FL 32940



Statement #

**198469**

Service Period

**Aug 23 2023 to Sep 22 2023**

Statement Date

**Aug 23 2023**

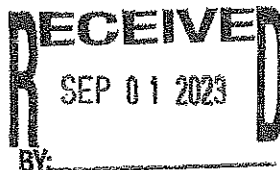
Due Date

**Sep 22 2023**

Account Number

**23504**

**ST. JOHNS: BRANDY CREEK CDD**  
251 HUFFNER HILL CIRCLE  
ST. AUGUSTINE, FL 32092



Charges	\$125.00
Taxes / Fees	\$0.00
Credits	(\$0.00)
Payments Applied	(\$0.00)
Previous Balance	\$0.00
<b>Total due by Sep 22 2023</b>	<b>\$125.00</b>

Use of service subject to Terms and Conditions found at: [FLHSI.com](http://FLHSI.com) | Taxable items are subject to sales or CST tax. See [flhsi.com/terms/tax/](http://flhsi.com/terms/tax/) for tax rates. Late fees may apply to all past due invoices.

A late fee of \$10.00 will be charged on past due invoices.

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

# Invoice

Invoice #: 302  
Invoice Date: 9/1/23  
Due Date: 9/1/23  
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 - September 2023		4,427.33	4,427.33
Information Technology - September 2023		120.83	120.83
Office Supplies		0.42	0.42
Postage		90.06	90.06
Copies		23.10	23.10
Telephone		43.52	43.52
		<b>Total</b>	<b>\$4,705.26</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$4,705.26</b>

**RECEIVED**  
SEP 06 2023  
BY: \_\_\_\_\_

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600  
Facsimile 404-222-4654

Federal ID 47-0597598

September 18, 2023

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



Reference: Invoice No. 3280491  
Client Matter No. 3323-1  
Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3280491  
3323-1

Re: General

For Professional Legal Services Rendered

08/02/23	K. Haber	0.10	24.00	Correspond with Meadows regarding air conditioning improvements
08/09/23	K. Haber	0.30	72.00	Prepare letter to county attorney regarding child safety zone ordinance
08/17/23	K. Haber	1.60	384.00	Prepare Third and Fourth Amendments to district management services agreement
08/20/23	M. Eckert	0.20	72.00	Prepare Vesta agreement amendments
08/21/23	K. Haber	0.30	72.00	Revise Third Amendment to district management services agreement; correspond with Oliver and Masters regarding same
08/28/23	M. Eckert	0.30	108.00	Review draft minutes and provide comments
08/30/23	K. Haber	0.10	24.00	Correspond with Sweeting regarding safety zone resolution
TOTAL HOURS		2.90		

**KUTAK ROCK LLP**

Brandy Creek CDD  
September 18, 2023  
Client Matter No. 3323-1  
Invoice No. 3280491  
Page 2

TOTAL FOR SERVICES RENDERED	\$756.00
TOTAL CURRENT AMOUNT DUE	<u>\$756.00</u>



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

**Invoice**

Date 9/1/2023

Invoice # 131295617107

Terms	Net 20
Due Date	9/21/2023
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,392.19

**RECEIVED**  
SEP 01 2023  
BY: \_\_\_\_\_

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

**Remittance Slip**

Customer  
13BRA025  
Invoice #  
131295617107

Amount Due \$1,392.19

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

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



131295617107





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

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

**RECEIVED**  
SEP 01 2023  
BY: \_\_\_\_\_

INVOICE	#90010642
SERVICE DATE	Aug 29, 2023
DUE	Net 30
AMOUNT DUE	<b>\$300.00</b>

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

(904) 813-1401  
aaron@steamlux.com

Service completed by: Aaron Semmens

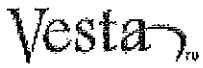
INVOICE

Item	Qty	Unit Price	Total Price
Custom Job Clean phase 2 amenity center.	1.0	\$300.00	\$300.00

**Total**

**\$300.00**

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

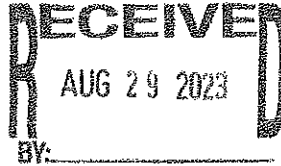


*Invoice*

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

Invoice # 412566  
Date 09/01/2023  
Terms Net 30  
Due Date 10/01/2023  
Memo Monthly Fees

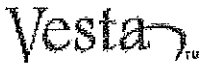
**Bill To**  
Brandy Creek C.D.D.  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine FL 32092



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



*Invoice*

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

Invoice # 412971  
Date 08/31/2023  
Terms Net 30  
Due Date 09/30/2023  
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 August	193.74	19.23	3,725.62

Thank you for your business.

**Total** 3,725.62

**RECEIVED**  
SEP 01 2023  
BY: \_\_\_\_\_

<b>Allen, Hailey</b>	<b>Birst, Joshua</b>	<b>Balong, Alary</b>	<b>Hoffman, Freshia</b>	<b>Lewis, Khalifhatun</b>
8/8 - 5.88 hrs.	8/1 - 4.07 hrs.	8/6 - 6.12 hrs.	8/9 - 3.97 hrs.	8/12 - 8.0 hrs.
	8/5 - 3.97 hrs.	8/12 - 6.0 hrs.		8/27 - 6.03 hrs.
	8/6 - 4.98 hrs.	8/13 - 6.0 hrs.		
	8/8 - 4.33 hrs.	8/26 - 7.98 hrs.		
	8/12 - 4.90 hrs.			
	8/19 - 8.08 hrs.			
	8/26 - 6.0 hrs.			

**5.88**

**36.33**

**26.1**

**3.97**

**14.03**

August 2023 - Lifeguard Hours

<b>Maciel, Samerica</b>	<b>McGraw, Ava</b>	<b>McGraw, Robbin</b>	<b>Moore, Olivia</b>	<b>Payne, Merlon</b>
8/3 - 5.20 hrs.	8/1 - 4.22 hrs.	8/5 - 4.30 hrs.	8/2 - 4.22 hrs.	8/4 - 4.02 hrs.
8/4 - 4.82 hrs.	8/2 - 4.07 hrs.	8/9 - 4.43 hrs.	8/3 - 4.18 hrs.	8/20 - 3.98 hrs.
8/13 - 5.02 hrs.	8/5 - 4.0 hrs.	8/12 - 4.08 hrs.		8/31 - 2.98 hrs.
8/20 - 4.92 hrs.	8/9 - 4.25 hrs.			
8/27 - 6.47 hrs.	8/20 - 3.05 hrs.			
	8/27 - 4.15 hrs.			
<b>26.43</b>	<b>23.74</b>	<b>12.81</b>	<b>8.4</b>	<b>10.98</b>

<b>Payne, Merrel</b>	<b>Schake, Luke</b>	<b>Willingham, Katelin</b>
8/4 - 4.03 hrs.	8/4 - 6.03 hrs.	8/19 - 6.05 hrs.
8/26 - 3.0 hrs.		
8/27 - 2.98 hrs.		
8/31 - 2.98 hrs.		

**12.99**

**6.03**

**6.05**

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

Account Number	Due Date
020-002701	9/20/2023

**Account Summary**

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

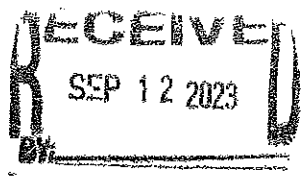
Billing Date 9/1/2023      Payments through: 8/31/23  
 BRANDY CREEK CDD      Previous balance      \$109.90  
 224 JOHNS CREEK PKWY      (-) Payment (8/16/2023)      (\$54.95)  
 ST AUGUSTINE FL 32092-5054      (=) After Payments      \$54.95

**Billing Questions Please Call:**  
 904-940-9525

**Current Month Activity**

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

Date	Description of Service	Amount
9/1/2023	Extreme 100/20 MB	9/1-9/30 \$79.99
9/1/2023	Extreme Discount	9/1-9/30 (\$25.04)
	<b>Total Current Charges</b>	<b>\$54.95</b>
	<b>Total Due</b>	<b>\$109.90</b>



**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
9/20/2023	020-002701	\$109.90	(\$54.95)	\$54.95	\$109.90	\$

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

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

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

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





**YELLOWSTONE**

**INVOICE**

INVOICE #	INVOICE DATE
JAX 577884	8/25/2023
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:** September 24, 2023

**Invoice Amount:** \$300.00

Description	Current Amount
Rain sensor replacement	
Irrigation Repairs	\$300.00

**RECEIVED**  
 SEP 01 2023  
 BY: \_\_\_\_\_

**Invoice Total**

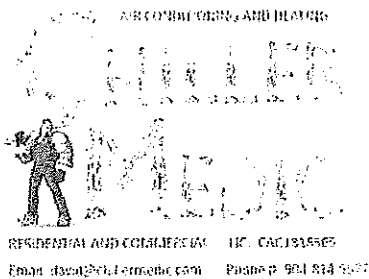
**\$300.00**

PAID BY ADELPHI & ADEL B L A P T A T E

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

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





**Chiller Medic Inc**  
 8933 Western Way Suite 18  
 Jacksonville, FL 32256

**Invoice 10556**  
**Invoice Date 9/6/2023**  
**Completed Date 9/6/2023**  
**Payment Term Net 30**  
**Due Date 10/6/2023**

RESIDENTIAL AND COMMERCIAL HVAC INC. (INC) 315565  
 Email: info@chillermedic.com Phone: 904 814 5077

**Billing Address**  
 Brandy Creek CDD  
 224 Johns Creek Parkway  
 St. Augustine, FL 32092 USA

**Job Address**  
 Vesta properties  
 251 Huffner Hill Circle  
 St. Augustine, FL 32092 USA

**Description of work**

This is a revised invoice for Belt

Task #	Description	Quantity	Your Price	Total
02 Parts	02 Parts- Belt	1.00	\$75.00	\$75.00
			<b>Sub-Total</b>	\$75.00
			<b>Tax</b>	\$0.00
			<b>Total</b>	\$75.00
			<b>Payment</b>	\$0.00
			<b>Balance Due</b>	\$75.00

Thank you for choosing Chiller Medic.

9-7-23  
 Jim Masters  
 J. Masters



**INVOICE**

Customer:	Brandy Creek Community Development District
Acct#:	279
Date:	09/19/2023
Customer Service:	Kristina Rudez
Page:	1 of 1

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

Payment Information	
Invoice Summary	\$ 44,557.00
Payment/Amount	
Payment for:	Invoice#19883
100123541	

Thank You

Please detach and return with payment



Customer: Brandy Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
19883	10/01/2023	Renew policy	Policy #100123541 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 9/19/2023  Code to Prepaid  FY24 Admin Insurance \$9,181.00 FY24 Property Insurance \$35,376.00	44,557.00
				<b>Total</b>
				<b>\$ 44,557.00</b>
<b>Thank You</b>				
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349				

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	Date
	sclimer@egisadvisors.com	09/19/2023





**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
JAX 590380	9/12/2023
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:** October 12, 2023

**Invoice Amount:** \$279.00

Description	Current Amount
August irrigation repairs	
Irrigation Repairs	\$279.00

**Invoice Total**

**\$279.00**

9-22-24  
Jim Masters  
*[Signature]*

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



**YELLOWSTONE**  
LANDSCAPES

**INVOICE**

INVOICE #	INVOICE DATE
JAX 586896	9/1/2023
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:** October 1, 2023

**Invoice Amount:** \$10,852.77

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

**Invoice Total**

**\$10,852.77**

9-7-23

Jim Masters

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

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



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
JAX 590378	9/12/2023
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:** October 12, 2023

**Invoice Amount:** \$1,116.50

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

Irrigation repairs from July inspection

Irrigation Repairs

\$1,116.50

**Invoice Total**

**\$1,116.50**

9-22-23

Jim Masters  
of [Signature]

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

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



# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 590379	9/12/2023
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:** October 12, 2023

**Invoice Amount:** \$809.00

Description	Current Amount
Mainline repair on backside of bulkhead	
Irrigation Repairs	\$809.00

Invoice Total

\$809.00

9.22-23

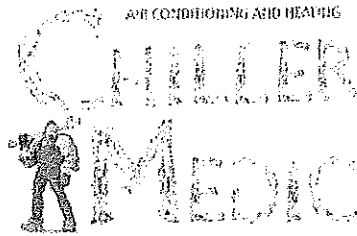
Jim Masters  
*[Signature]*

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

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/01/23	00057	7/25/23 10192	202307 600-53800-60000	TRANE HEAT PUMP SYSTEM	*	16,378.00	
							16,378.00 000157
-----							
						TOTAL FOR BANK B	16,378.00
						TOTAL FOR REGISTER	16,378.00





RESIDENTIAL AND COMMERCIAL LIC: CAE1915565  
 Email: david@chillermedic.com Phone #: 904-814-9577

**Billing Address**  
 Brandy Creek CCD  
 224 Johns Creek Parkway  
 St. Augustine, FL 32092 USA

**Chiller Medic Inc**  
 8933 Western Way Suite 18  
 Jacksonville, FL 32256

**Invoice 10192**  
**Invoice Date 7/25/2023**  
**Payment Term Net 30**

**Job Address**  
 Vesta propertys  
 251 Huffner Hill Circle  
 St. Augustine, FL 32092  
 USA

**Description of work**

Per Quote

Task #	Description	Quantity	Your Price	Total
05 Estimate	Estimate for a new Trane 15 seer 7.5 ton heat pump. Old system will be removed ((2) 4 ton condensers and (1) 7.5 air handler) the new system will be connected to existing line set, ductwork, electrical, and drain line. System will come with a new secondary drain pan , new safety switches, and heater.  System comes with a 5 year parts warranty 1 year labor warranty 1 year safety switch warranty	1.00	\$16,378.00	\$16,378.00

<b>Sub-Total</b>	\$16,378.00
<b>Tax</b>	\$0.00
<b>Total</b>	\$16,378.00
<b>Payment</b>	\$0.00
<b>Balance Due</b>	\$16,378.00

Thank you for choosing Chiller Medic.

**RECEIVED**  
 JUL 28 2023  
 BY: \_\_\_\_\_