

*Brandy Creek  
Community Development District*

*May 8, 2024*

# *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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May 1, 2024

Board of Supervisors  
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, May 8, 2024 at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the March 6, 2024 Meeting
- IV. Discussion of Traffic and Road Issues
- V. Update Regarding Community Garden
- VI. Fiscal Year 2025 Budget
  - A. Review of Proposed Budget (*will be sent under separate cover*)
  - B. Consideration of Resolution 2024-03, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption (July 10, 2024)
- VII. Other Business
- VIII. Staff Reports
  - A. Attorney

- B. Engineer
- C. Manager
  - 1. General Elections
  - 2. Report on the Number of Registered Voters (1,242)
- D. Operations Manager
  - 1. Report
  - 2. Yellowstone Report
  - 3. Lake Doctors Report
- E. Amenity Manager
  - 1. Report
  - 2. Sheriff's Office Report
- IX. Supervisor's Requests and Audience Comments
- X. Financial Reports
  - A. Balance Sheet & Income Statement as of March 31, 2024
  - B. Assessment Receipt Schedule
  - C. Approval of Check Registers
- XI. Next Scheduled Meeting – July 10, 2024 at 6:30 p.m. at Phase 2 Amenity Center
- XII. Adjournment

*THIRD ORDER OF BUSINESS*

MINUTES OF MEETING  
BRANDY CREEK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District was held on Wednesday, March 6, 2024, 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
Clarence Blalock	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Bill Schaefer	District Engineer
Jim Masters	Vesta/Amenity Services Group
Jennifer Meadows	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group
Residents	

*The following is a summary of the discussions and actions taken at the March 6, 2024 meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the January 10, 2024 Meeting**

Mr. Payne stated on Page 4, “*Newspaper*” should be “*Newsletter*.”

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the Minutes of the January 10, 2024 Meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Ratification of Agreement for District Engineer Services**

Mr. Eckert stated that the Board authorized the preparation of the agreement for District engineering services with Dominion Engineering Group (DEG), it was signed and the Board was ratifying it. Mr. Payne confirmed that he executed the agreement.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor approval of the Agreement for District Engineering Services with Dominion Engineering Group was ratified.

Mr. Bill Schaefer, President of DEG introduced himself to the Board. He provided civil engineering services for communities for 39 years and was a graduate of the University of Florida. Mr. Schaefer started by owning a small engineering firm, working on developing projects in Northeast Florida, especially CDDs. He was the District Engineer for eight districts in Duval, St. John's and Nassau Counties and was familiar with development in this area. Mr. Schaefer was here to serve the District and was looking forward to a long-term relationship with the Board. Mr. Payne pointed out that part of the process of managing the District, was ensuring that they had an engineer to take care of the property, which Mr. Schaefer was going to help the District with going forward. Mr. Payne appreciated Mr. Schaefer coming before the Board.

**FIFTH ORDER OF BUSINESS**

**Community Garden Update**

Mr. Payne was informed by Mr. Oliver, that a meeting of the Garden Club, was held on February 17, 2024. This item was on the agenda to discuss what a community garden meant to Johns Creek, gauge the level of commitment from the residents and the ability as a Board of Supervisors to support having a community garden, funding it and providing the materials. Mr. Payne expected that the Garden Club would be a self-governed club and the Board would just

support the garden. Mr. Jolly reported that the meeting was productive, as a number of residents participated. Everyone liked the spot that was chosen. Mr. Masters pointed out that everything was discussed in regards to what it would entail to have a garden behind the Amenity Center and that the primary function was to ensure that they could run a community garden. There were safety items that they had to address immediately to ensure that the current infrastructure and amenities were going to be taken care of, but the bottom line was, there needed to be a commitment from the residents to turn the community garden into something that the community would enjoy. Mr. Payne wanted to hear residents' thoughts on the level of commitment and the support that they expected for the garden from the Board.

The following residents of the Garden Club, spoke before the Board: Resident (Jackie Salter) from Phase 1 participated in a similar type of garden, loved it and was hoping that this community had a community garden, as it would be a great asset to the community. They could add flowers and plants to make it pretty and use insect repellents. She was in favor of the area, which was convenient for residents, to come together as a group and share various ideas about gardening. Resident (Eileen) from Phase 2 thought that having a community garden was a nice idea, as it catered to a different demographic of the community. It did not have to be a full-fledged garden and could just be a designated space that was cornered off for residents to plant flowers or plants. It would be a nice area for people to sit in a space that was outside and quiet. Any vandalism or animals eating the plants, would be addressed by the Garden Club. Residents (Gabriel and Mary Videl) always wanted to have a garden, meet similar minded people and learn how to grow plants and vegetables. It was the kind of space where if they build it, people will come and it would be a fantastic addition to the community. Resident (Pat Allen) lived in Phase 1 and always wanted to have a community garden and was waiting for the community to have one. Even if someone did not know how to garden, it was a great way to build relationships and add value to the community. A Resident who lived near the Videls, liked the idea of having a community garden, as it inspired him to plant vegetables. Resident (Sasha), Ms. Videl's sister, lived in Phase 1 and was in favor of having a community garden.

Mr. Payne was excited to hear from the residents and asked if the Board had any concerns. Mr. Blalock felt that the comments addressed some of the things that he was going to address, such as vandalism and animals eating the plants and thanked the residents for coming, as it was the biggest turnout they ever had at a CDD meeting. The Board was trying to find



things that would generate interest and having a community garden would provide that. There would be an initial investment and the Board looked forward to support it as best as they could and appreciated the interest from residents. Ms. Little felt the same way and was surprised at the number of participants. The reason this item was on the agenda, was because of the small percentage of residents expressing interest and Ms. Little's biggest concern was keeping it maintained; however, as people joined the Garden Club, there would be a large group of people that would support each other, to make sure that their gardens were maintained. Ms. Little questioned the number of plots of land that would be set aside for the community garden. Mr. Jolly recalled that Ms. Salter recommended that there be two long plots, with a gap in between. Everyone would go to the office and rent a spot. Ms. Little pointed out there would be a gate and the participants, which were estimated to be 50, would have a passcode to get into it. Mr. Masters anticipated starting with 12 to 15 people, but as more people became aware of it, it would continue to grow. There was another space that they could add on to. Mr. Metych thanked the residents for coming to the meeting, as it showed the importance of having a community garden and thanked Mr. Jolly for coordinating the meeting. Mr. Metych planned to participate.

Mr. Payne hoped that everyone embraced the concept, but voiced concern with the amount of the investment to support the community garden and the fencing of the area, which was estimated at cost \$10,000 to \$12,000. Due to the enthusiasm of the Board, Mr. Payne stated the Board could approve it, build the garden and fence and get it ready. A landscaping company in the neighborhood, was willing to contribute. Mr. Payne intended to do this in a methodical and cost-efficient way. Ms. Salter asked if Phase 1 was building the fence and Phase 2 building the boxes. Mr. Payne confirmed that it was the other way around, with Phase 1, to include plotting the land and Phase 2 building the fence. There must be commitment from the residents, with the expectation that they would maintain it. Representatives of the Garden Club confirmed their commitment. As a Government Risk Control Officer, Mr. Payne noted the following:

1. Interest: ✓
2. Location: ✓
3. Secure Information: Discussed by the Board.
4. Fundraising: Funded through the CDD.
5. Gathering Supplies: TBD
6. Preparing the Site: ✓

7. Maintenance: residents.

Mr. Payne requested that the residents communicate who will be the leader, be accountable and responsible for the community garden and provide a plan to the Board. Mr. Blalock asked if Mr. Jolly would serve as the Project Manager, on behalf of the Board and work with Mr. Masters. Mr. Payne assumed that Mr. Jolly would continue working with Mr. Masters and the Garden Club. Mr. Jolly recalled that there was discussion about having a small shed, where tools would be stored. Mr. Payne questioned the amount of money that would support the garden, including the fence and supplies. Mr. Masters estimated \$12,000. Benches were ordered for the pocket park and two could be placed in the garden. Mr. Payne questioned whether the District Engineer had experience with a community garden. Mr. Schaefer indicated that community gardens were popular all over the world and was a wonderful idea from an engineering standpoint. The District would be required to have ADA access to this facility, in terms of the installation of a sidewalk and landing pad. The location should be on the other side of the stormwater pond, to ensure that it was not in an area where water accumulated and offered to look at it, to ensure that it was suitable. Mr. Masters would meet with Mr. Schaefer to discuss the pond and meet with District Counsel to discuss the ADA requirements. Mr. Payne asked if the area needed to be accessible for a wheelchair or if they needed to create a paved entrance into the garden. Mr. Schaefer would look into it. Mr. Eckert cautioned the Board about creating a committee that reported to the Board, because the committee members were subject to the Sunshine Law, their meetings must be publicly noticed and minutes must be taken. A community group could meet on their own and provide input and support to the Board, but the Board would ultimately be the decision makers on the garden. It was clarified that the District Board was not creating a committee or the Garden Club. Mr. Payne appreciated the guidance from District Counsel and pointed out that it would be a self-directed Garden Group, that would decide whether to have a full garden with a fence or start with a small area and expand it later. He would expect someone from the group to periodically give the Board an update on their progress or report to Mr. Jolly. Mr. Jolly suggested that the Board approve \$15,000, in case they needed to provide ADA access. Mr. Payne preferred any ADA requirement, come back to the Board for consideration.

On MOTION by Mr. Blalock seconded by Ms. Little with all in favor authorization for staff to establish a community garden in a not-to-exceed amount of \$12,000, to be maintained by a self-directed garden group and to proceed with the necessary improvements was approved.

There was applause from the residents. Mr. Payne appreciated the resident’s participation and their commitment.

**SIXTH ORDER OF BUSINESS**

**Update on Poolsure Agreement**

Mr. Payne stated that the Poolsure Agreement was executed and there was no need to discuss anything further. Mr. Masters pointed out that it only took one year to get their paperwork correct and was still exploring other options, but there were not many. Since the agreement was now signed, they were going to continue with Poolsure at this time; however, he hoped to have further options in the future, as Poolsure was continuing to raise their rates.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Capital Reserve Report Update**

Mr. Oliver presented a proposal from Community Advisors to perform a capital reserve update in the amount of \$1,500. The last study was completed in 2014 and there was an update in 2020. An update was necessary, as there was new infrastructure, as well as many repairs and replacements, an increase in construction costs and inflation, since the last update was completed. This report takes all of their assets and provides a projected replacement date and replacement cost, in order to determine the amount of funds to set aside each year, in order to maintain assets. Mr. Blalock asked if it was a requirement or just a good plan. Mr. Oliver stated it was not a requirement but was a good planning tool. It was also a good way to explain to residents why assessments were increasing. Mr. Schaefer pointed out from an insurance standpoint, facilities had a lifetime life, but roadways eventually needed to be repaired and replaced, due to alligator cracking. If their stormwater ponds were no longer working, it would lead to a rise in water tables and if not addressed, it would get worse. They typically looked at things that were with a 10-to-20-year lifecycle. Mr. Schaefer recommended setting aside money to take care of pavement issues, having an engineer look at it and obtain bids, to perform the maintenance, so they did not have larger costs in the future. Mr. Payne appreciated the insight.

Mr. Schaefer felt that \$1,500 for a capital reserve update, was a great price. Mr. Payne noted that it worked out well in the past, felt that there was value in this report, which was due for an enhancement or an update and they needed to step back and look at spending their money on more important things like the roads and pools, versus spending \$70,000 on a pickleball court.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the proposal with Community Advisors Reserve Study Professionals for a capital reserve update in the amount of \$1,500 was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02, 2024 General Elections**

Mr. Eckert explained that the purpose of Resolution 2024-02, was to reflect the seats that were up for General Election, so the county could property advertise it. Mr. Payne stated that Seat 2, held by Mr. Blalock and Seat 4, held by Mr. Jolly, were up for election in November of 2024 and read the following into the record:

*“A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING AN EFFECTIVE DATE.”*

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor Resolution 2024-02, 2024 General Election as stated above was adopted.

**NINTH ORDER OF BUSINESS**

**Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2025 Budget**

Mr. Oliver reported that the Proposed Budget would be presented to the Board at the May meeting and the Board would have 60 days to refine it and adopt it at the July meeting. It was a requirement of Chapter 190 of the Florida Statutes, for CDDs to approve a Proposed Budget by June 15<sup>th</sup> of each year and hold a public hearing, no sooner than 60 days and provide it to the local government, which was St. Johns County. The District would meet that 60-day requirement

by approving the budget in May and having the public hearing in July. Last year there was no increase in assessments and was a flat budget; however, some line items increased, although the inflation was not as intense as the prior two years. The capital reserve contribution was \$105,000 for 2023; however, it was lowered to \$75,000 for the 2024 budget, due to the proceeds from the Florida, Power & Light (FPL) easement payment. When the capital reserve update was completed, the Board would have a better idea of what the suggested contribution should be for Fiscal Year 2024. They start with the high watermark, as they did not want to have a tight budget and then have to increase the budget. Mr. Jolly asked if they would have the capital reserve update by the May meeting. Mr. Oliver confirmed that they would have it. Mr. Payne appreciated the update and requested that the Supervisors to review the budget as soon as they received it and make recommendations.

**TENTH ORDER OF BUSINESS****Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Eckert reported that the Legislature was quiet. He did not have anything that required the Board's attention as the Poolsure issue was resolved. Mr. Payne reminded the Board to take the required ethics training, which was due at the end of the year. Different options were provided in a Memorandum that was provided by District Counsel.

**B. Engineer**

Mr. Schaefer had nothing further to report. Mr. Payne requested that Mr. Masters consult with Mr. Schaefer on other items, such as the pool and the garden, appreciated him coming to the meeting and looked forward to working with him. He felt that they were off to an excellent start. Ms. Little pointed out that there was a hump in the road coming into Phase 2, which was getting worse. Mr. Masters confirmed that it was a county issue and they talked to the county before about it, but it was \$1 million to repair it and the county did not have the money, with everything else going on in the county. There were some potholes that needed to be filled in relatively quickly; however, they would have to tear up the entire area and redo it to make a smooth transition. Ms. Little pointed out that it was dangerous, even if someone was going the speed

limit and asked whether a caution ahead sign could be posted. Mr. Schaefer offered to look at it again. Mr. Masters stated as part of his report, he was going to suggest purchasing new signs to be placed throughout the community, that could be moved periodically, reminding people to slow down, as the speeding seemed to be worse than ever. Mr. Schaefer recommended that the District post the speed limit signs, so the community was aware of the speed limit and a police officer could come into the community and write tickets. There could also be traffic calming in certain areas. In the Grand Oaks CDD, when they added signs, it made a big difference.

Mr. Payne asked if they could post the signs without consulting with the county. Mr. Eckert confirmed that there would need to be county approval, if they were going to install traffic enforcement signs, as these were county roads. Mr. Schaefer would work with staff. Mr. Blalock asked if they could post signs at the entrance with a community-side speed limit. Mr. Schaefer explained at most points of entry, there would be a community speed limit sign, but there were standard signs that were FDOT authorized, which the county would not have any problem with; however, they would want to know where they were and if there was a 3-foot clearance from the curb. Mr. Payne recalled a slow down traffic sign or placard on Johns Creek parkway. Mr. Masters indicated that the week before school started, signs were posted reminding drivers to slow down and signs posted throughout the community with the speed limit. However, if they leave signs up for any period of time, people did not even look at them anymore. Mr. Masters asked if a cone could be placed in the middle of the road with a sign on it, reminding people to slow down. Mr. Schaefer did not know, but would look into it; however, it would be frowned upon by the county. Mr. Eckert recommended obtaining approval from the county, if they wanted to put something on a county road. Mr. Schaefer suggested renting radar signs, which flash the speed of a car. Mr. Jolly recalled that radar signs were provided by the county and people were challenged to go the top speed.

Mr. Masters pointed out that the community had the proper speed limit signs, with the speed limit at 25 miles per hour and did not believe that additional signage was necessary. He preferred having a slow down/kids at play sign in the common area, to get people's attention to slow down, which they could move around to different common areas. Mr. Eckert was not concerned about it, as long as it was not on county property. Mr. Masters recalled that they paid for a deputy to patrol the community for 20 hours per week, keeping an eye on things and issuing trespass warnings, but residents reported that people from outside the community were using

their facilities. The only way to stop these people from coming into the community and to get people that were driving 50 miles per hour to slow down, was to have Deputy Lauren patrol for more hours and write tickets. Deputy Lauren could stop people from trespassing, especially over Spring Break, as there was not one day, where Mr. Masters was stopping one or two people to leave their facilities. Mr. Oliver asked if many non-residents were using their facilities. Mr. Masters indicated that the majority were from Silverton, where there was easy access for them to utilize the playgrounds or basketball court. The other day a resident informed him that they wanted to play basketball at their courts and there was a court full of guys that did not live in the community. Mr. Jolly asked if they could post a sign, informing residents where to call for assistance, if there was trespassing. Mr. Payne wanted to resolve the speeding issue first and if the Board wanted to proceed with speed enforcement throughout the community, proposed having speed bumps throughout the community as a permanent consideration, along with the speed limit signs that they already have. Mr. Jolly wanted to consider speed bumps; however, when they considered speed bumps before, it did not pass, because they had to go through the county and have a percentage of the community to vote on it. Mr. Jolly questioned the criteria for installing a three-way stop to slow people down. Mr. Oliver indicated that the CDD could not install them. Mr. Eckert stated that the CDD could ask the county to consider installing three-way stop signs and do a traffic study.

If the Board wanted to make some recommendations, Mr. Schaefer had a good relationship with the county and could speak to them about traffic calming and stop signs. Speed bumps were a problem for low profile vehicles. One CDD in Nassau County, installed a speed bump that was 3 inches high, because the road was like a racetrack, but it was just enough to get the driver's attention. Mr. Payne felt that stop signs were a viable solution. Mr. Blalock was not a fan of speed bumps, but if the county wanted to install them, he was in favor of having a county study and proceeding with their recommendations. Ms. Little agreed. Ms. Little asked if it was relevant to request a traffic light on CR 2209, as she lost a dear friend in an accident that occurred on CR 2209 last Thursday, when they were turning out of Publix. Mr. Payne felt that it was relevant in terms of speed and safety within the community and exiting the community. Ms. Little pointed out there were several accidents and anytime there was a Sheriff's car, they pull people over, but were not in the community enough. Mr. Masters recommended that the County Engineer, Mr. Clint Lynch, attend a CDD meeting, to discuss traffic lights and signs for the area.

Mr. Schaefer stated that he did not know Mr. Lynch, as his firm was a civil design firm and not a traffic firm; however, he recalled that a signal must be warranted in two ways. If the development was large enough, had sufficient turning movements coming out of it, everything was based on the peak hour, morning and evening and if the pass by traffic that goes in front of the community during the peak hour, increased to a point where the wait times were too long, based on a table, it would warrant a signal. The CDD could put in the traffic signal, if they wanted to pay for it or the county could come up with the funds and put in the signal if it warrants it, because it was for the safety of the residents in the community.

Mr. Schaefer felt that this was a valid discussion to have amongst the Board, to determine whether it warranted a traffic signal and recommended working with an engineer who specialized in this. Mr. Payne questioned the distance requirements. Mr. Schaefer explained that traffic signals had certain separation requirements, which was typically 1,320 feet. The closest distance was 850 feet, but they placed them as close as 550 feet. Mr. Payne heard that it had to be within half a mile. Mr. Schaefer stated it was based upon the roadway and requested some information from the prior District Engineer. Mr. Payne pointed out that their next meeting was in two months and could have the County Engineer attend the May meeting, but questioned what they could do in the meantime. Mr. Oliver recommended obtaining information from the county and as an interim solution, placing signage, as a logical first step. Mr. Blalock was in favor of Deputy Lauren writing speeding tickets, to get their point across. Many people were using their entrance to make a U-turn and requested that the county include a U-turn halfway between them and Publix. Mr. Schaefer concurred with having a U-Turn sign or constructing a deceleration lane. *There was Board consensus for the District Engineer to work with the county on speed limit signs in the community, a traffic signal coming out of Publix, a U-Turn sign and staff speaking with Deputy Lauren about issuing tickets.* Mr. Payne looked forward to hearing from Mr. Schaefer at the next meeting but did not have a problem taking action between now and the next meeting.

Regarding non-resident use of their facilities, Mr. Payne did not know what else they could do other than putting up posters and signage or having Deputy Lauren question them or having residents call the police when they see non-residents. Mr. Masters pointed out that residents call him but would not call the Sheriff's Department and would ask the Sheriff's Department to intensify the ticket writing throughout the neighborhood. If people receive



trespass warnings, they will go elsewhere. Ms. Little suggested stating on a sign that they would be penalized. Mr. Masters confirmed that there were signs, but no one paid attention to them. Mr. Schaefer suggested having key fob access to the pool area. Mr. Payne pointed out in order to have such a system; they must fence off the basketball court. Mr. Masters recalled that South Hampton installed a fence around the basketball court, but people climbed over it, pushed the button and let everyone in and felt that ticketing for trespassing was more effective. Mr. Payne pointed out that this was a good discussion, as there were recommendations to consider, which he thanked Mr. Schaefer for and requested a discussion on safety, speed and usage on the May agenda.

**C. Manager**

There being no comments, the next item followed.

**D Operations Manager**

**1. Report**

Mr. Masters presented the Operations Manager. In Fiscal Year 2024-2025, they planned to spend more funds than normal, not just for repairs, but for landscaping and replacement items.

**2. Yellowstone Report**

Mr. Masters presented the Yellowstone Report. Yellowstone was still coming in the off-season every other week, but beginning on April 1<sup>st</sup>, they would provide service for two days every week. They used a sub-contractor for mulching and the community-wide mulching would commence the second week of April. However, they had areas where the landscaping and plant material was starting to degrade and it was coming to that point, where plants needed to be replaced, but the replacement cost for plants was excessive and suggested that a Board Member work with him to look at these areas or work with the Garden Club, to buy some plants and replace them in-house for cost savings. If they went with Yellowstone, they would charge \$1,000 for the plants and \$800 or \$900 for labor, which would total \$2,000 for a small project. It was not just the entrances, but more the islands around the Amenity Center. They could go with an outside landscaper, but they would not guarantee the plants like Yellowstone would, as Yellowstone guaranteed the plants for a year. Mr. Payne asked if they could repurpose the area with perennials or mulch. Mr. Masters pointed out in Phase 1, the back area between the Fitness

and Amenity Centers, was surrounded by Loropetalum. To replace the 10 that needed to be replaced, the cost would be \$1,200 to \$1,300. There were also three islands, one with trees, but the other two had beds of plants, which cost \$10,000 for Yellowstone to replace. In addition, Wax Myrtles around the tennis court were dying. Mr. Payne requested that Mr. Masters prepare a cost estimate of all plants and he would come out to look at them, as well as other Board Members. Mr. Jolly and Ms. Little offered to look at the plants.

### **3. Lake Doctors Report**

Mr. Masters presented the Lake Doctors Report. They were approaching that season where everything was going to start growing again. There was a great deal of fertilizer, which caused runoff into the ponds, creating algae blooms. Lake doctors has been receptive, when those occur, by coming out and spraying those areas. There may be some issues this Summer; however, they could only apply so much of those chemicals within a certain time period or it would cut off oxygen, causing fish kills. There were 13 ponds throughout the community, which he would look at with Mr. Schaefer, as well as the storm drains. There was one pond that Mr. Masters wanted Mr. Schaefer to look at, which had some erosion, due to not being compacted properly to begin with.

Mr. Masters reported that there was a leak in the Phase 1 Splash Pool. One company could make the repair, but it would cost \$7,500, which was not to replace the leak, but to replace the motor that was covered with water. The work was not completed, as Spring Break starts next week. The motor was still working, but unless it was replaced tomorrow or in the next few days, it would run until it dies. The hope was to run it through Spring Break. They may lose some water, but it was not leaking from the pool circulation system, but from the motor that runs the splash feature in the middle. It may not be as bad as anticipated, as the leak was caused by the fountains draining from the pool back to this area. Mr. Masters chose this company, because they were willing to come out and spend three hours with him, exploring every option, versus other companies, who were not willing to come out. Mr. Payne asked if this company was doing the comprehensive work, such as digging and evaluating. Mr. Masters confirmed that they were doing the work but believed that they would be fine for Spring Break. The decks and chairs were all cleaned, in preparation for Spring Break. The hope was to have good weather, as the past three years were cold, windy and wet. The pool monitors were in place and ready to go. Mr. Jolly

asked about the picnic tables. Mr. Masters noted that there were enough tables in Phase 1, as well as an overhang and a breezeway for people to have picnics. It would be nice to have tables in the field, but when it rained, the field becomes mush and it would cause mud from shoes all over the pool deck.

Mr. Masters reported that roots were removed from the Phase 1 athletic track, at a cost of \$850. There were 17 areas that were dug up and roots were cut out. The athletic track was now in good shape and there were no safety issues. In the next couple of weeks, the cover for the Phase 1 playground would be replaced. The street sign pole painting throughout the community, would be completed by Investment Painting on March 11<sup>th</sup>. Six benches were ordered, to match the existing benches in Phase 1. They looked good. Four benches in the middle of the playground needed to be replaced. The vendor would cut the old ones out and install the new ones. The remaining two benches could be used to replace the ones in Phase 2 or be placed in the garden area. Three spring riders were ordered for the middle and Phase 1 playground, to replace broken ones. The cost for the replacement was \$2,100, which was the lowest price that they could find. They will be installed in-house. There were many things that they were working on for Spring Break. The Phase 2 bathroom doors were painted. The internal doors would be painted next. The Phase 1 bathroom doors would be painted this year, as well as the painting of the pergolas. Mr. Payne questioned who Mr. Nick Lamb was. Mr. Masters confirmed that Mr. Nick Lamb was their new Account Manager for Yellowstone, as the prior one was promoted to handle their chemical division, but he would still drive through the community. Mr. Lamb was very good at what he does and was thorough and if the Board wanted to meet him, Mr. Masters would bring him to a meeting. He was currently working with Yellowstone on reducing their labor prices. Yellowstone was currently spraying for mole crickets and weeds.

## **E. Amenity Manager**

### **1. Report**

Ms. Meadows presented the Amenity Manager's Report. Their first cornhole tournament was held on January 20<sup>th</sup>. A Board Member attended but did not win. It was a fun event that gave that community feeling. She planned to bring this back in April. The Daddy Daughter Dance was held on February 17<sup>th</sup>. The theme was boots and bling. It was cute to see girls in their cowgirl boots and hats. There were many compliments from the Dads. One said that their daughter had been coming to this event since she was two and another said that his daughter looked forward to

it every year. Their Spring egg hunt would be held on March 23<sup>rd</sup>. There would be groups, with two sessions for each age group. There would be a bounce house to keep the kids occupied as well as picture taking with the Easter Bunny. The community yard sale was scheduled for March 9<sup>th</sup> and a Mom and Son Event on April 13<sup>th</sup>. Mr. Payne thanked Ms. Meadows for the report and encouraged the Board to look at the pictures.

**2. Sheriff’s Office Report**

Mr. Masters presented the Sheriff’s Office Report.

**TWELFTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet & Income Statement as of January 31, 2024**

Mr. Oliver presented the January 31, 2024 Balance Sheet and Income Statement. The Capital Reserve Fund balance was \$428,000. The District was in good shape with a positive variance of \$16,000.

**B. Assessment Receipt Schedule**

Mr. Oliver presented the Assessment Receipt Schedule, showing that the District was 70% collected.

**C. Approval of Check Registers**

Mr. Oliver presented the Check Register from December 1, 2023 to January 31, 2024 in the amount of \$118,139.74. Mr. Payne noted that there were standard expenses.

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor the December 1, 2023 to January 31, 2024 Check Register in the amount of \$118,139.74 was approved as presented.

**FOURTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 8, 2024 at  
6:30 p.m. at Phase 2 Amenity Center**

Mr. Payne stated the next meeting was scheduled for May 8, 2024 at 6:30 p.m. at the Phase 2 Amenity Center.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the meeting was adjourned at 8:12 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*SIXTH ORDER OF BUSINESS*

*B.*

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Brandy Creek Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

1.     **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	July 10, 2024
HOUR:	6:30 p.m.
LOCATION:	Phase II Amenity Center 251 Huffner Circle St. Augustine, Florida 32092

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

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

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

6.     **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this



Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED THIS 8<sup>th</sup> day of May 2024.**

ATTEST:

**BRANDY CREEK COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2024/2025 Proposed Budget

**Exhibit A**  
Fiscal Year 2024/2025 Proposed Budget

*EIGHTH ORDER OF BUSINESS*

*C.*

2.



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April 26, 2024

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

Dear Ms. Sweeting:

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

Brandy Creek CDD

1242 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2024.

Please contact us if we may be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Vicky C. Oakes". The signature is written in a cursive, flowing style.

Vicky C. Oakes  
Supervisor of Elections

VO/db

*D.*

*1.*





# Brandy Creek CDD

## *Field Operation Manager's Report*

***Date of report: May 8, 2024***

***Submitted by: Jim Masters***

### **YELLOWSTONE / LANDSCAPING:**

- In-season landscaping services started on April 1<sup>st</sup>. Service every week, two days a week.
- (Service reports attached for more details)

### **LAKE DOCTORS:**

- The ponds are inspected twice a month and Lake Doctors will come out additionally based on pond conditions. Pond lilies have been difficult to kill off this year as compared to previous years. Eel Grass in pond #8, discussion on how best to eradicate from pond.
- (Service reports attached)

### **PHASE 1 SPLASH POOL LEAK UPDATE**

- (Discussion)



## **PHASE 1 BULKHEAD REPAIR**

- (Discussion)



## **PHASE 1 OFFICE A/C**

- The phase 1 office a/c was replaced with a new unit in March (Cost - \$6,200). Old unit gave out but was 21 years old.

## **POOL MAINTENANCE SERVICE**

- (In season) Pools are vacuumed a minimum of 3 times per week, more if we have bad weather. Chemicals are checked daily and adjusted as needed to meet Health Department regulations.

## **PROJECTS UNDERWAY/COMPLETED:**

- Wood repair completed and columns painted at the phase 2 pool entrance. (In house)
- Phase 2 playground equipment repaired. (In house)
- Damaged light post at the middle playground repaired. (In house)
- Installed water line and faucet for Garden club. (In house)
- Phase 1 playground shade cover replacement has been completed.
- Replacement springer riders have been installed at the playgrounds; 1 at phase 1, 1 at phase 2, and 2 at the middle park.
- Cleaning and painting of community street poles are in progress.
- Mulching of the community will begin the week of May 6<sup>th</sup>.
- Looking to replace dead or dying plants in various areas of the community. Planning to do this in house to reduce costs.

## **REGULAR SERVICES:**

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



**New playground shade cover -  
phase 1**



**Repair work completed on phase  
2 playground equipment**



**Rotten wood replaced and columns  
painted - phase 2 entry**



**New springer rider installed at phase 1 playground**



**Water line and faucet installed for Garden club  
Added water line from the phase 2 pump room.**

2.

4-

1

4-29-24



**YELLOWSTONE**  
LANDSCAPE

1 of 2

**Brandy Creek CDD:  
April 2024 Landscape Report**

**Irrigation Maintenance:**

- The April irrigation inspection was completed on 4/15/24.
- The inspection was complete and we are awaiting approval for a few repairs, including several rotary heads and spray heads not functioning properly, a dead battery in one of the battery timers and a few clogged nozzles. There is also a proposal included in this inspection to cap off one head that is not necessary to utilize while adding a head and more pvc pipe for better coverage.
- With the warmer temperatures, the irrigation watering schedule will be adjusted with the season and the frequency has been increased.

**Fungus/Pest/Fertilizer applications:**

- Our chem / fert team completed the lawn treatment the week of 4/22 – 4/26/2024
  - o This included a slow-release granular fertilizer and spot treatment of weeds, insects and fungus as needed.
- We should have great results from the application and we will monitor the turf to see how it responds.
- We did a retreatment for the mole crickets around February and did not find any activity afterwards but will continue to monitor the Bermuda grass. Mole crickets are an insect that we will constantly be on the lookout for and will treat as needed.
- The jasmine at Phase 2 entrance, and throughout the property, 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. We have completed a few Over The Top applications on the jasmine to help eradicate the weeds thus far in 2024.

**Maintenance:**

- The landscape maintenance schedule has shifted to our summer schedule on 4/1/2024. We will still be servicing on Monday and Tuesday, but will be every week.
- The maintenance crew has been mowing as needed through April and I expect the same in May until the grass is in need of mowing week to week. Based on the weather forecast it looks like we will be in a drought over the next 3-4 weeks.
- 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 and along the white fence in phase 2.

**Special Projects:**

- The new annual flowers are looking great; there are some flowers that were looking dry over the last couple of weeks but our irrigation department has adjusted the irrigation for the annuals accordingly.
- The next annual flower rotation will be in June

2

- The crew has been raising the tree canopies throughout the property, including the magnolia trees.

**From:** Lamb, Nicholas <nlamb@yellowstonelandscape.com>  
**Sent:** Friday, March 15, 2024 1:57 PM  
**To:** Jim Masters <jmasters@vestapropertyservices.com>  
**Subject:** Landscape Update

Yellowstone  
3-15-24

Good afternoon, Jim. Our maintenance team was onsite this past Monday and Tuesday performing the biweekly service. There were a ton of leaves they were able to blow and remove, in addition to weed control and mowing/edging as needed. The crew also completed the blue my mind installation at the pool of phase 1. During their next service in a couple of weeks they will be cutting back the variegated shell ginger at the McDonald's entrance and starting the trimming process on the shrubs. The crew will also continue to address the leaves and weeds and mow/edge as needed. Since the mulch will be installed mid-April, we would like to get as much trimmed prior to that as possible.

I sent the irrigation inspection and proposal to you yesterday, so other than that there are no updates.

There are no Chem/Fert updates at this time.

I realize I owe you a couple of proposals and an answer regarding the loropetalums. I apologize for the delay and will do my best to get back to you regarding these items as soon as possible. And I would also still like to set up a lunch one day soon, my treat. I already have next week scheduled out but possibly the week after next if that works for you. Let me know if you have any questions or concerns. Thanks, and have a great weekend..

**Nick Lamb** | *Account Manager*  
Yellowstone Landscape – Jacksonville Branch  
2663 Robert Street, Jacksonville, FL 32207  
Phone/Cell: (615)920-4250 | [www.yellowstonelandscape.com](http://www.yellowstonelandscape.com)



**From:** Lamb, Nicholas <nlamb@yellowstonelandscape.com>  
**Sent:** Friday, March 29, 2024 12:11 PM  
**To:** Jim Masters <jmasters@vestapropertyservices.com>  
**Subject:** Landscape Update - Brandy Creek

Yellowstone  
31-29-24

Good afternoon, Jim..

Our maintenance crew was onsite this past week servicing the property. They were able to perform leaf removal, weed control, mowing/edging as needed, trash/debris removal and cutting back the variegated shell ginger. Starting next week, we will be servicing the property weekly as the grow season will be starting in April. The crew will continue to mow/edge as needed, perform weed removal and prune the shrubs throughout the community at next week's service visit.

The irrigation repairs were made this week and there are no other updates at this time. I did have the technician turn up the frequency of the irrigation due to the warmer temperatures.

There are no Chem/Fert updates at this time.

Please do not hesitate to reach out if you have any questions or concerns. Thanks, and have a great weekend..

3.

Lake Doctors  
3-8-24

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-JOHN'S CREEK**  
**Site Information:**      **JOHN'S 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

**Event Name:**      Water Management - Twice per  
**Work Order Number:**      1871971  
**Completed Date:**      3/8/2024  
**Target Pests (if applicable):**

**Thank you for  
your business!**

### Service Notes & Observations

Treated ponds 5A & 5B for algae, underwater weeds, and emergent shoreline weeds.

#### Environmental Conditions

<b>Weather:</b>	Overcast
<b>Temperature:</b>	74.41
<b>Wind Direction:</b>	South-East
<b>Wind Speed:</b>	3
<b>Humidity:</b>	77.0000

Treated for Algae & Invasive Aquatic Weeds, Treated Shoreline Weeds

**Services Completed by:**

**Customer Signature (if needed):**

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



American Owned  
& Operated

Lake Doctors

3-28-24

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

**Event Name:**      Water Management - Twice per  
**Work Order Number:**      1871190  
**Completed Date:**      3/28/2024  
**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>	65.82
<b>Wind Direction:</b>	North-East
<b>Wind Speed:</b>	9.62
<b>Humidity:</b>	85.0000

Treated for Algae

**Services Completed by:**

**Customer Signature (if needed):**

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



**American Owned & Operated**



4-8-24

## SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # \_\_\_\_\_ Date 4/8/24 Time AM-PM

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

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

### Fish/Wildlife Observed

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

### Native/Beneficial Vegetation

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

Other \_\_\_\_\_

Comments \_\_\_\_\_

LAKE DOCTORS

4-8-24

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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: 1881364
Completed Date: 4/8/2024
Target Pests (if applicable):

Thank you for your business!

Service Notes & Observations

Treated ponds for algae, underwater weeds, and emergent shoreline weeds.

Table with 2 columns: Environmental Conditions, Weather, Temperature, Wind Direction, Wind Speed, Humidity.

Treated for Algae & Invasive Aquatic Weeds, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Eric Wood signature

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



American Owned & Operated



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

4-30-24

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

## SERVICE REPORT

Customer BRANDY CREEK CDD-JOHNS CREEK Account # 709617

Biologist ERIC WOOD Cell # \_\_\_\_\_ Date 4/30/24 Time AM

Pond #	1	2	3	4	5A	5B	6	7	8	9	10				
Algae			✓	L	✓	✓	✓			✓	✓				
Emergent				o											
Underwater				k						D					
Floating				s						y					
Terrestrial										e					
Dye				G											
Outfall Insp.				o											
Trash				o											
Restricted # of Days			∅		∅	∅	∅			∅	1				

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

### Fish/Wildlife Observed

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

### Native/Beneficial Vegetation

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

Other \_\_\_\_\_

Comments I will check pond #2 for lilies on my next visit.

*E.*



*1.*



## ***Amenities Manager Report***

**May 8, 2024**

*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.

### **Activities- Ongoing:**

#### **Food Trucks:**

- Food Trucks continue to be a success.

### **Deputy Reports:**

- Please see attached Deputy Reports for March
- Will have copies of April's report at the meeting.

### **Resident Rental Count:**

- Phase 1 Breezeway (March 2024 – April 2024) - 3
- Phase 2 Room Rental (March 2024 – April 2024) - 9
- Phase 2 Pergola (March 2024 – April 2024) - 0



## Special Events:

### Recent Events:

- On Saturday, April 9 we had our community yard sale. It was a beautiful day, and we were one of the few in the area having the yard sale, so the competition was small. Our next yard sale is scheduled for October.
- On Saturday, May 23 we had our annual Spring Egg Hunt. We were a little worried about the weather, but thankfully the storms held off until the afternoon allowing us to have a beautiful sunny morning! The kids had a blast collecting the eggs and opening them to see what prizes were inside.

To keep the kids occupied between egg hunts, we had an obstacle course set up on the tennis court and the Easter Bunny stopped by to take photos with everyone. We were happy to see so many smiles on the children's faces as they left another successful event. \*See pictures below\*

### Future Events:

- Summer Spectacular – Saturday, May 18 from 10am-1pm
- Adult Only Cornhole Tournament – Saturday, June 15 from 4pm-7pm
- Ice Cream Socials / Root Beer Float Days – June/July
- Concert with North of 40! – (TBA)
- Start of School Event – August





*TENTH ORDER OF BUSINESS*

*A.*

***Brandy Creek***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2024***



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



**Brandy Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2024**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Cash - Wells Fargo	\$ -	\$ 276,392	\$ -	\$ 276,392
Cash - Hancock Bank	99,837	-	-	99,837
Due From General Fund	-	-	5,130	5,130
<b>Investments:</b>				
State Board of Administration (SBA)	382,162	178,758	-	560,919
Custody Acct - General Account	305,146	-	-	305,146
Custody Acct - Capital Reserve	-	40,234	-	40,234
<b>Series 2013A</b>				
Reserve	-	-	32,388	32,388
Revenue	-	-	347,491	347,491
<b>Series 2015</b>				
Reserve	-	-	91,307	91,307
Revenue	-	-	192,289	192,289
Prepaid Expenses	1,490	-	-	1,490
Deposits	2,000	-	-	2,000
<b>Total Assets</b>	<b>\$ 790,634</b>	<b>\$ 495,384</b>	<b>\$ 668,605</b>	<b>\$ 1,954,623</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 15,278	6,200	\$ -	\$ 21,478
Accrued Expenses	10,631	-	-	10,631
Due to Debt Service	5,130	-	-	5,130
<b>Total Liabilities</b>	<b>\$ 31,039</b>	<b>\$ 6,200</b>	<b>\$ -</b>	<b>\$ 37,239</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 2,000	\$ -	\$ -	\$ 2,000
Restricted for:				
Debt Service	-	-	668,605	668,605
Assigned for:				
Capital Reserve Fund	-	489,184	-	489,184
Unassigned	756,105	-	-	756,105
<b>Total Fund Balances</b>	<b>\$ 759,595</b>	<b>\$ 489,184</b>	<b>\$ 668,605</b>	<b>\$ 1,917,384</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 790,634</b>	<b>\$ 495,384</b>	<b>\$ 668,605</b>	<b>\$ 1,954,623</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 857,020	\$ 857,020	\$ 845,189	\$ (11,831)
Interest Income	2,400	1,200	8,758	7,558
Rental/Miscellaneous Income	6,000	3,000	3,520	520
Cost Sharing Revenue	11,158	5,579	11,155	5,576
Special Events Revenue	1,500	750	-	(750)
<b>Total Revenues</b>	<b>\$ 878,078</b>	<b>\$ 867,549</b>	<b>\$ 868,622</b>	<b>\$ 1,073</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 6,000	\$ 3,000	\$ 2,800	\$ 200
PR-FICA	459	230	214	15
Engineering	7,000	3,500	2,058	1,443
Attorney	25,000	12,500	8,959	3,541
Annual Audit	3,685	-	-	-
Assessment Administration	5,300	5,300	5,300	-
Arbitrage Rebate	600	600	600	-
Trustee Fees	8,000	8,000	7,939	61
Management Fees	56,316	28,158	28,158	-
Information Technology	1,625	813	813	-
Telephone	550	275	63	212
Postage & Delivery	1,000	500	286	214
Insurance General Liability/Public Officials	10,401	10,401	9,181	1,220
Printing & Binding	1,000	500	159	341
Legal Advertising	1,420	710	388	322
Other Current Charges	1,400	700	931	(231)
Office Supplies	200	100	3	97
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 130,131</b>	<b>\$ 75,461</b>	<b>\$ 68,026</b>	<b>\$ 7,435</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Insurance	\$ 34,542	\$ 34,542	\$ 35,376	\$ (834)
Facility Administration/Events Coordinator	38,186	19,093	19,093	-
Facility Staffing (Contingency)	5,000	2,500	-	2,500
Pool Monitors	39,111	5,122	5,122	-
Field Operations Manger	74,451	37,226	37,226	-
Mobile App	2,500	1,250	-	1,250
Office Supplies/Mailings/ Printing	1,900	950	359	591
Pool Maintenance Service (Vesta)	32,072	16,036	18,586	(2,550)
Pool Chemicals (Poolsure)	19,000	9,500	8,604	896
Permit Fees	925	-	-	-
Landscape Maintenance	134,140	67,070	66,093	977
Landscape Contingency	25,000	7,382	7,382	-
Irrigation Maintenance	10,000	5,000	3,461	1,539
Sign Repairs	2,500	1,250	1,116	134
Lake Maintenance	11,138	5,569	5,568	1
General Facility Maintenance	25,000	12,500	22,187	(9,687)
Pet Waste Disposal	8,018	4,009	4,009	-
Streetlighting	42,834	21,417	18,984	2,433
Telephone	2,700	1,350	244	1,106
Cable	2,300	1,150	1,055	95
Electric	32,000	16,000	13,190	2,810
Water/Sewer/Irrigation	48,000	24,000	19,278	4,722
Security (RollKall)	11,000	5,500	4,606	894
Security Camera Lease & Maintenance	3,000	1,500	-	1,500
Security - License Plate Reader System	11,000	5,500	-	5,500
Refuse Service	3,800	1,900	2,031	(131)
Janitorial	28,636	14,318	14,318	-
Community Web Site Services	900	450	450	-
Special Events	12,000	6,023	6,023	-
Recreation Passes	1,200	333	333	-
Performance Incentive	7,500	7,500	8,352	(852)
<b>Total Operations &amp; Maintenance</b>	<b>\$ 670,354</b>	<b>\$ 335,940</b>	<b>\$ 323,045</b>	<b>\$ 12,895</b>
<b>Total Expenditures</b>	<b>\$ 800,484</b>	<b>\$ 411,401</b>	<b>\$ 391,071</b>	<b>\$ 20,329</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 77,594</b>	<b>\$ 456,148</b>	<b>\$ 477,550</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Capital Reserve - Transfer Out	(77,594)	(77,594)	(77,594)	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (77,594)</b>	<b>\$ (77,594)</b>	<b>\$ (77,594)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>	<b>\$ 378,554</b>	<b>\$ 399,956</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 359,638</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 759,595</b>	

**Brandy Creek**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 56,346	\$ 126,502	\$ 531,903	\$ 116,803	\$ 13,634	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 845,189
Interest Income	503	533	646	1,059	2,815	3,201	-	-	-	-	-	-	8,758
Rental/Miscellaneous Income	620	850	360	390	710	590	-	-	-	-	-	-	3,520
Cost Sharing Revenue	11,155	-	-	-	-	-	-	-	-	-	-	-	11,155
Special Events Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 12,279</b>	<b>\$ 57,729</b>	<b>\$ 127,509</b>	<b>\$ 533,352</b>	<b>\$ 120,328</b>	<b>\$ 17,426</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 868,622</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
PR-FICA	-	77	-	61	-	77	-	-	-	-	-	-	214
Engineering	-	-	-	-	718	1,340	-	-	-	-	-	-	2,058
Attorney	715	2,177	938	2,694	717	1,720	-	-	-	-	-	-	8,959
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	-	600
Trustee Fees	5,853	-	-	-	-	2,085	-	-	-	-	-	-	7,939
Management Fees	4,693	4,693	4,693	4,693	4,693	4,693	-	-	-	-	-	-	28,158
Information Technology	135	135	135	135	135	135	-	-	-	-	-	-	813
Telephone	-	7	11	-	-	45	-	-	-	-	-	-	63
Postage & Delivery	21	136	22	7	60	41	-	-	-	-	-	-	286
Insurance General Liability/Public Officials	9,181	-	-	-	-	-	-	-	-	-	-	-	9,181
Printing & Binding	11	12	35	36	52	13	-	-	-	-	-	-	159
Legal Advertising	-	256	-	67	-	65	-	-	-	-	-	-	388
Other Current Charges	125	138	151	188	181	148	-	-	-	-	-	-	931
Office Supplies	1	0	1	0	1	0	-	-	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 26,210</b>	<b>\$ 9,231</b>	<b>\$ 5,986</b>	<b>\$ 8,682</b>	<b>\$ 6,556</b>	<b>\$ 11,361</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68,026</b>

**Brandy Creek**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Expenditures</b>													
Insurance	\$ 35,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,376
Facility Administration/Events Coordinator	3,182	3,182	3,182	3,182	3,182	3,182	-	-	-	-	-	-	\$ 19,093
Facility Staffing (Contingency)	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Pool Monitors	-	-	-	-	-	5,122	-	-	-	-	-	-	\$ 5,122
Field Operations Manger	6,204	6,204	6,204	6,204	6,204	6,204	-	-	-	-	-	-	\$ 37,226
Mobile App	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Office Supplies/Mailings/ Printing	-	-	204	25	39	91	-	-	-	-	-	-	\$ 359
Pool Maintenance Service (Vesta)	2,673	4,437	2,931	2,673	2,673	3,200	-	-	-	-	-	-	\$ 18,586
Pool Chemicals (Poolsure)	1,392	1,392	1,392	1,476	1,476	1,476	-	-	-	-	-	-	\$ 8,604
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Landscape Maintenance	10,853	10,853	10,853	11,178	11,178	11,178	-	-	-	-	-	-	\$ 66,093
Landscape Contingency	-	1,750	3,000	98	1,720	814	-	-	-	-	-	-	\$ 7,382
Irrigation Maintenance	-	681	949	-	589	1,243	-	-	-	-	-	-	\$ 3,461
Sign Repairs	-	1,065	51	-	-	-	-	-	-	-	-	-	\$ 1,116
Lake Maintenance	928	928	928	928	928	928	-	-	-	928	-	-	\$ 5,568
General Facility Maintenance	4,753	4,955	2,487	57	7,106	2,829	-	-	-	-	-	-	\$ 22,187
Pet Waste Disposal	668	668	668	668	668	668	-	-	-	-	-	-	\$ 4,009
Streetlighting	3,162	3,162	3,162	3,162	3,159	3,176	-	-	-	-	-	-	\$ 18,984
Telephone	-	-	97	50	49	49	-	-	-	-	-	-	\$ 244
Cable	180	180	180	180	55	280	-	-	-	-	-	-	\$ 1,055
Electric	2,196	2,119	2,100	2,180	2,412	2,184	-	-	-	-	-	-	\$ 13,190
Water/Sewer/Irrigation	3,591	3,366	4,334	3,251	2,412	2,324	-	-	-	-	-	-	\$ 19,278
Security (RollKall)	1,081	910	546	1,213	857	-	-	-	-	-	-	-	\$ 4,606
Security Camera Lease & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Security - License Plate Reader System	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Refuse Service	342	344	343	336	331	334	-	-	-	334	-	-	\$ 2,031
Janitorial	2,386	2,386	2,386	2,386	2,386	2,386	-	-	-	-	-	-	\$ 14,318
Community Web Site Services	150	-	150	-	-	150	-	-	-	-	-	-	\$ 450
Special Events	662	409	1,495	1,526	821	1,111	-	-	-	-	-	-	\$ 6,023
Recreation Passes	333	-	-	-	-	-	-	-	-	-	-	-	\$ 333
Performance Incentive	-	8,352	-	-	-	-	-	-	-	-	-	-	\$ 8,352
<b>Total Operations &amp; Maintenance</b>	<b>\$ 80,113</b>	<b>\$ 57,343</b>	<b>\$ 47,642</b>	<b>\$ 40,772</b>	<b>\$ 48,245</b>	<b>\$ 48,930</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 323,045</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 80,113</b>	<b>\$ 57,343</b>	<b>\$ 47,642</b>	<b>\$ 40,772</b>	<b>\$ 48,245</b>	<b>\$ 48,930</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 323,045</b>
<b>Total Expenditures</b>	<b>\$ 106,323</b>	<b>\$ 66,574</b>	<b>\$ 53,628</b>	<b>\$ 49,454</b>	<b>\$ 54,801</b>	<b>\$ 60,291</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 391,071</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (94,045)</b>	<b>\$ (8,845)</b>	<b>\$ 73,880</b>	<b>\$ 483,898</b>	<b>\$ 65,527</b>	<b>\$ (42,865)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 477,550</b>
<b>Other Financing Sources/Uses:</b>													
Capital Reserve - Transfer Out	-	-	-	-	-	(77,594)	-	-	-	-	-	-	\$ (77,594)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (77,594)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (77,594)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (94,045)</b>	<b>\$ (8,845)</b>	<b>\$ 73,880</b>	<b>\$ 483,898</b>	<b>\$ 65,527</b>	<b>\$ (120,459)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 399,956</b>

**Brandy Creek**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues</b>				
Interest	2,400	1,200	3,945	2,745
<b>Total Revenues</b>	<b>\$ 2,400</b>	<b>\$ 1,200</b>	<b>\$ 3,945</b>	<b>\$ 2,745</b>
<b>Expenditures:</b>				
Capital Outlay - Equipment/Facilities	\$ 30,000	\$ 15,000	\$ 23,430	\$ (8,430)
Other Current Charges	450	225	-	225
Repair and Replacement	22,050	11,025	9,245	1,780
<b>Total Expenditures</b>	<b>\$ 52,500</b>	<b>\$ 26,250</b>	<b>\$ 32,675</b>	<b>\$ (6,425)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (50,100)</b>		<b>\$ (28,730)</b>	
<b>Other Financing Sources/(Uses)</b>				
Capital Reserve Transfer In	\$ 77,594	\$ 77,594	\$ 77,594	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 77,594</b>	<b>\$ 77,594</b>	<b>\$ 77,594</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 27,494</b>		<b>\$ 48,864</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 459,090</b>		<b>\$ 440,320</b>	
<b>Fund Balance - Ending</b>	<b>\$ 486,584</b>		<b>\$ 489,184</b>	

**Brandy Creek**  
**Community Development District**  
**Debt Service Fund Series 2013A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 318,983	\$ 318,983	\$ 314,589	\$ (4,394)
Interest Income	3,500	1,750	4,398	2,648
<b>Total Revenues</b>	<b>\$ 322,483</b>	<b>\$ 320,733</b>	<b>\$ 318,988</b>	<b>\$ (1,746)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 46,946	\$ 46,946	\$ 46,946	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	46,946	-	-	-
Principal - 5/1	225,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 318,891</b>	<b>\$ 46,946</b>	<b>\$ 51,946</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,592</b>	<b>\$ 273,788</b>	<b>\$ 267,042</b>	<b>\$ (6,746)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,592</b>	<b>\$ 273,788</b>	<b>\$ 267,042</b>	<b>\$ (6,746)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 79,347</b>		<b>\$ 116,110</b>	
<b>Fund Balance - Ending</b>	<b>\$ 82,939</b>		<b>\$ 383,152</b>	

**Brandy Creek**  
**Community Development District**  
**Debt Service Fund Series 2015**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 180,950	\$ 180,950	\$ 178,457	\$ (2,493)
Interest Income	3,000	1,500	4,104	2,604
<b>Total Revenues</b>	<b>\$ 183,950</b>	<b>\$ 182,450</b>	<b>\$ 182,561</b>	<b>\$ 111</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 34,324	\$ 34,324	\$ 34,324	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	33,951	-	-	-
Principal - 5/1	110,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 178,274</b>	<b>\$ 34,324</b>	<b>\$ 39,324</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,676</b>	<b>\$ 148,126</b>	<b>\$ 143,237</b>	<b>\$ (4,889)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,676</b>	<b>\$ 148,126</b>	<b>\$ 143,237</b>	<b>\$ (4,889)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 49,053</b>		<b>\$ 142,215</b>	
<b>Fund Balance - Ending</b>	<b>\$ 54,729</b>		<b>\$ 285,453</b>	



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

**Series 2013 Special Assessment Refunding Bonds**

Interest Rate:	6.35%
Maturity Date:	5/1/2034
Reserve Fund Definition	10% Max Annual
Reserve Fund Requirement	\$31,569
Reserve Fund Balance	32,388
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)
Less: November 1, 2023 (Prepayment)	(\$5,000)

**Current Bonds Outstanding** **\$2,625,000**

**Series 2015 Special Assessment Bonds**

Interest Rate:	3.70%
Maturity Date:	5/1/1936
Reserve Fund Definition	50% Max Annual
Reserve Fund Requirement	\$89,162
Reserve Fund Balance	91,307
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)
Less: November 1, 2023 (Prepayment)	(\$5,000)

**Current Bonds Outstanding** **\$1,810,000**

*B.*

**Brandy Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts - St Johns County  
Fiscal Year 2024

ASSESSED	#UNITS ASSESSED	SERIES 2003 / 2013 DEBT ASMNT	SERIES 2006 / 2015 DEBT ASMT	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>

	DATE	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
1	11/3/2023	828.30	469.87	2,225.35	3,523.52
2	11/17/2023	11,423.37	6,480.15	30,690.53	48,594.06
3	11/22/2023	8,721.09	4,947.23	23,430.47	37,098.79
4	12/14/2023	25,953.54	14,722.70	69,727.90	110,404.14
5	12/21/2023	21,132.04	11,987.60	56,774.25	89,893.89
6	1/9/2024	197,163.49	111,845.23	529,707.95	838,716.67
INTEREST	1/11/2024	817.08	463.51	2,195.20	3,475.79
7	2/12/2024	43,475.41	24,662.36	116,802.92	184,940.70
8	3/20/2024	5,074.85	2,878.82	13,634.32	21,587.99
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
<b>TOTAL RECEIVED</b>		<b>\$ 314,589.19</b>	<b>\$ 178,457.48</b>	<b>\$ 845,188.89</b>	<b>\$ 1,338,235.55</b>

	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
<b>BALANCE DUE</b>	<b>\$ 4,393.88</b>	<b>\$ 2,492.52</b>	<b>\$ 11,804.79</b>	<b>\$ 18,691.20</b>
<b>PERCENT COLLECTED</b>	<b>98.62%</b>	<b>98.62%</b>	<b>98.62%</b>	<b>98.62%</b>

*C.*

**Brandy Creek**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024  
**Check Register**

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>	<i>Amount</i>
<b>General Fund</b>				
	2/1/24 - 2/29/24	2428-2440	\$ 41,966.55	
	3/1/24 - 3/31/24	2441-2464	499,233.78	
				\$ 541,200.33
<b>Capital Reserve Fund</b>				
	2/1/24 - 2/29/24	161-165	23,084.53	
				\$ 23,084.53
<b>Utilities and Autopayments</b>				
	02/05/24	JEA	\$ 2,412.10	
	02/06/24	Republic Services	330.84	
	02/23/24	RollKall Technol	857.01	
	02/27/24	FPL	5,571.22	
	03/05/24	JEA	2,323.70	
	03/05/24	AT&T	48.52	
	03/07/24	HWB Credit Card	2,114.02	
	03/08/24	Republic Services	334.49	
	03/08/24	IRS FICA Payment	153.00	
	03/25/24	Florida High Speed Internet	280.00	
	03/26/24	FPL	5,359.92	
		TOTAL UTILITIES PAID ONLINE OR AUTOPAY		\$ 19,784.82
<b>TOTAL</b>				\$ 584,069.68

\* Fedex Invoices available upon request

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/07/24	00348	2/07/24	81307	202402	320	57200	46600		INSTALL NEW MIRROR BAKER GLASS, INC.	*	1,460.00	1,460.00	002428
2/07/24	00334	1/03/24	7121	202401	320	57200	46600		MAINTENANCE SUPPLIES CRONIN ACE HARDWARE	*	29.08	29.08	002429
2/07/24	00334	1/23/24	7168	202401	320	57200	46600		MAINTENANCE SUPPLIES CRONIN ACE HARDWARE	*	7.70	7.70	002430
2/07/24	00030	2/01/24	308	202402	310	51300	34000		FEB MANAGEMENT FEES	*	4,693.00		
		2/01/24	308	202402	310	51300	35100		FEB INFO TECH	*	135.42		
		2/01/24	308	202402	310	51300	51000		OFFICE SUPPLIES	*	.96		
		2/01/24	308	202402	310	51300	42000		POSTAGE	*	59.89		
		2/01/24	308	202402	310	51300	42500		COPIES	*	51.60		
									GOVERNMENTAL MANAGEMENT SERVICES			4,940.87	002431
2/07/24	00019	1/01/24	149910B	202401	320	57200	46800		JAN LAKE MANAGEMENT	*	928.00		
		2/01/24	157056B	202402	320	57200	46800		FEB LAKE MANAGEMENT	*	928.00		
									THE LAKE DOCTORS INC			1,856.00	002432
2/07/24	00286	1/31/24	417183	202401	320	57200	49400		J MEADOWS - CORNHOLE EVNT	*	110.70		
		1/31/24	417183	202401	320	57200	49400		V DEL PRADO - CRNHLE EVNT	*	97.20		
		1/31/24	417183	202401	320	57200	49400		L SCHAKE - CORNHOLE EVENT	*	118.26		
		1/31/24	417183	202401	320	57200	49400		J MEADOWS - CDD MEETING	*	69.66		
									VESTA PROPERTY SERVICES, INC.			395.82	002433
2/07/24	00286	2/01/24	416697	202402	320	57200	34700		FIELD MANAGEMENT SERVICES	*	6,204.25		
		2/01/24	416697	202402	320	57200	34400		OFFICE ADMIN & EVENTS	*	3,182.16		
		2/01/24	416697	202402	320	57200	34200		JANITORIAL SERVICES	*	2,386.33		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/24		416697		202402	320	57200	46200		POOL MAINTENANCE	*	2,672.66		
2/01/24		416697		202402	320	57200	46700		PET WASTE DISPOSAL SRVCS	*	668.16		
VESTA PROPERTY SERVICES, INC.												15,113.56	002434
2/21/24	00372	2/12/24	3352413	202401	310	51300	31500		JAN GENERAL SERVICES	*	2,694.00		
KUTAK ROCK LLP												2,694.00	002435
2/21/24	00399	2/07/24	020624-1	202402	320	57200	46600		REPLACE SPRING RIDERS	*	2,172.00		
PLAYGROUND BOSS LLC												2,172.00	002436
2/21/24	00341	2/01/24	13129561	202402	320	57200	46250		FEB POOL CHEMICALS	*	1,475.72		
POOLSURE												1,475.72	002437
2/21/24	00044	2/01/24	02012024	202402	320	57200	42000		FEB INTERNET	*	54.95		
WAVEFLY												54.95	002438
2/21/24	00271	2/06/24	JAX65511	202402	320	57200	46300		IRRIGATION REPAIRS	*	588.50		
YELLOWSTONE LANDSCAPE												588.50	002439
2/21/24	00271	2/08/24	JAX65789	202402	320	57200	46100		FEB LANDSCAPE MAINTENANCE	*	11,178.35		
YELLOWSTONE LANDSCAPE												11,178.35	002440
3/04/24	00378	1/02/24	00062014	202401	310	51300	48000		JAN MEETING NTCE #9658168	*	66.64		
GANNETT FLORIDA LOCALIQ												66.64	002441
3/04/24	00377	2/21/24	02212024	202402	320	57200	49400		REIMB DAD/DGHTER DNCE	*	56.66		
JENNIFER MEADOWS												56.66	002442
3/04/24	00303	2/19/24	INV-0007	202402	320	57200	46600		PRESSURE WASH	*	1,050.00		
PUTTING ON PRESSURE, INC.												1,050.00	002443
3/13/24	00303	2/19/24	INV-0007	202402	320	57200	46600		PRESSURE WASH	V	1,050.00-		
PUTTING ON PRESSURE, INC.												1,050.00-	002443

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/04/24	00286	3/01/24	417553	202403	320	57200	34700		FIELD MANAGEMENT SERVICES	*	6,204.25		
		3/01/24	417553	202403	320	57200	34400		OFFICE ADMIN & EVENTS	*	3,182.16		
		3/01/24	417553	202403	320	57200	34200		JANITORIAL SERVICES	*	2,386.33		
		3/01/24	417553	202403	320	57200	46200		POOL MAINTENANCE	*	2,672.66		
		3/01/24	417553	202403	320	57200	46700		PET WASTE DISPOSAL SRVCS	*	668.16		
VESTA PROPERTY SERVICES, INC.											15,113.56	002444	
3/04/24	00271	2/15/24	JAX 6591	202402	320	57200	46100		PH2 CUTBACK ENTRANCE	*	720.00		
YELLOWSTONE LANDSCAPE											720.00	002445	
3/13/24	00292	3/23/24	03232024	202403	320	57200	49400		EASTER EVNT OBSTACLE CRSE	*	350.00		
BOUNCERS, SLIDES, AND MORE INC											350.00	002446	
3/13/24	00334	2/06/24	7198	202402	320	57200	46600		MAINTENANCE SUPPLIES	*	86.87		
		2/20/24	7229	202402	320	57200	46600		MAINTENANCE SUPPLIES	*	48.59		
		2/22/24	7233	202402	320	57200	46600		MAINTENANCE SUPPLIES	*	102.46		
CRONIN ACE HARDWARE											237.92	002447	
3/13/24	00030	3/01/24	309	202403	310	51300	34000		MAR MANAGEMENT FEES	*	4,693.00		
		3/01/24	309	202403	310	51300	35100		MAR INFO TECH	*	135.42		
		3/01/24	309	202403	310	51300	51000		OFFICE SUPPLIES	*	.09		
		3/01/24	309	202403	310	51300	42000		POSTAGE	*	40.58		
		3/01/24	309	202403	310	51300	42500		COPIES	*	12.75		
		3/01/24	309	202403	310	51300	41000		TELEPHONE	*	44.79		
GOVERNMENTAL MANAGEMENT SERVICES											4,926.63	002448	
3/13/24	00372	3/11/24	3365596	202402	310	51300	31500		FEB GENERAL SERVICES	*	717.00		
KUTAK ROCK LLP											717.00	002449	



CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/24	00341	3/01/24	13129562	2024	03	320-57200-46250			MAR POOL CHEMICALS POOLSURE	*	1,475.72	1,475.72	002450
3/13/24	00201	2/29/24	18161	2024	02	320-57200-49000			TREE REMOVAL JEA AREA TAYLOR TREE SERVICES, INC	*	750.00	750.00	002451
3/13/24	00019	3/01/24	163605B	2024	03	320-57200-46800			MAR LAKE MANAGEMENT THE LAKE DOCTORS INC	*	928.00	928.00	002452
3/13/24	00335	3/01/24	3018	2024	03	320-57200-34300			MAR MAINT & NEWSLETTER ROBERTA G NAGLE DBA UNICORN	*	150.00	150.00	002453
3/14/24	00400	3/07/24	2024-646	2024	03	310-51300-31100			MAR ENGINEERING SERVICES DOMINION ENGINEERING GROUP, INC.	*	717.50	717.50	002454
3/14/24	00303	2/19/24	INV-0007	2024	02	320-57200-46600			PRESSURE WASH PUTTING ON PRESSURE, INC.	*	1,050.00	1,050.00	002455
3/14/24	00032	3/13/24	03132024	2024	03	300-15100-10000			GENERAL FUND EXCESS TXF STATE BOARD OF ADMINISTRATION	*	380,000.00	380,000.00	002456
3/14/24	00032	3/13/24	03132024	2024	03	320-58100-10000			FY24 CR FUNDING STATE BOARD OF ADMINISTRATION	*	77,594.00	77,594.00	002457
3/27/24	00304	3/19/24	11431	2024	03	320-57200-46300			BACKFLOW TEST BOB'S BACKFLOW & PLUMBING SERVICES	*	450.00	450.00	002458
3/27/24	00378	2/28/24	6269690	2024	03	310-51300-48000			MAR MEETING NTCE #9871656 GANNETT FLORIDA LOCALIQ	*	65.28	65.28	002459
3/27/24	00173	3/08/24	0F616476	2024	03	320-57200-46600			FIRE PROTECT INSPECTION CINTAS FIRE 636525	*	738.09	738.09	002460
3/27/24	00401	3/04/24	90011472	2024	03	320-57200-46600			CLEAN PH2 AMENITY CENTER	*	300.00		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/15/24 90011596	202403 320-57200-46600	CLEAN PH1 AMNTY BATHROOMS	*	490.00	
				STORM CLEAN INC. DBA MR. STEAMLUX			790.00 002461
3/27/24 00227		3/14/24 6775815	202403 320-57200-46600	MAR PEST HUFFNER HILL CIR	*	85.25	
				PESTBEAR			85.25 002462
3/27/24 00324		2/21/24 35601145	202402 320-57200-46600	PAPER TOWELS	*	93.17	
		2/21/24 35601145	202402 320-57200-51000	COPY PAPER	*	31.01	
				STAPLES			124.18 002463
3/27/24 00271		1/17/24 JAX 6471	202312 320-57200-46300	IRRIGATION REPAIRS	*	949.00	
		3/14/24 JAX 6703	202403 320-57200-46100	MAR LANDSCAPE MAINTENANCE	*	11,178.35	
				YELLOWSTONE LANDSCAPE			12,127.35 002464
TOTAL FOR BANK C						541,200.33	
TOTAL FOR REGISTER						541,200.33	

# Invoice

## BAKER GLASS, INC

1403 Cassat Avenue  
Jacksonville, FL 32205

Phone 904-388-9126

MV46557

Date	Invoice #
2/7/2024	81307

Bill To
CASH SALE
<i>Brandy Creek CD</i>

Ship To
<del>VESTA PROPERTY</del>
JIM MASTERS
716 1370
224 JOHNS CREEK PKWY
32092

TAG	ODOMETER	VIN	YEAR	MAKE	MODEL	
			2023			
REFERAL	DISPATCH	Description	Quantity	Price	DISCOUNT	Amount
		48 X 71 15/16 X 1/4 MIRROR INSTALLED  THIS PRICE INCLUDES REMOVAL OF ORIGINAL BROKEN MIRRORS  <i>2-7-24</i> <i>Jim Masters</i> <i>J. Hart</i>	2	730.00		1,460.00

FED ID# 59-3359599 Make checks payable to BAKER GLASS INC. All terms are NET 10	<b>Subtotal</b>	\$1,460.00
<b>DIRECTIONS TO PAY:</b> The glass listed above has been replaced with the like and kind and quality to my satisfaction, and I approve my Insurance Company to pay BAKER GLASS INC directly. MV#46557.	<b>Sales Tax (7.5%)</b>	\$0.00
<b>SIGNATURE:</b> _____	<b>Total</b>	\$1,460.00
<b>VISIT US ON THE WEB AT WWW.BAKERGLASSINC.COM</b>	<i>320.57200.46600</i>	

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

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

01/03/24 11:09AM HT 555 SALE  
 5079531 6 EA 3.59 EA N 21.54  
 KEY SCHLAGE SC1 250PK 1 EA 3.59 EA N 3.59  
 5073523 1 EA 3.59 EA N 3.59  
 KEY MASTER M1-ACE250PK 1 EA 3.59 EA N 3.59  
 5934914 1 EA 3.59 EA N 3.59  
 KEYKRAFTER #225 BRASS 1 EA 3.59 EA N 3.59  
 5930060 1 EA 3.59 EA N 3.59  
 KEYKRAFTER #80 BRASS

SUB-TOTAL \$ 32.31 TAX: \$ .00  
 DISCOUNT: -3.23 TOTAL: \$ 29.08  
 CHARGE AMT: 29.08

Total Items: 9



==> JRNLA01151 INV# 7121/1 <<==  
 CUST NO: 10065  
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 3.23 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 229439

\* This survey invitation is  
 valid for 72 hours  
 \* Store # 16059  
 \* Survey approximately 5 mins  
 No purchase necessary.

INV # 007121/1  
 DATE : 1/03/24  
 CLERK: MT  
 TERM # 555  
 TIME : 11:09  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

CUST # 10065  
 TERMS: NET EOM

-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
SCHLAGE SC1 250PK	3.59	/EA	21.54 N
MASTER M1-ACE250PK	3.59	/EA	3.59 N
KRAFTER #225 BRASS	3.59	/EA	3.59 N
KRAFTER #80 BRASS	3.59	/EA	3.59 N
MOUNT CHARGED TO ACCOUNT **			29.08
TAXABLE			0.00
NON-TAXABLE			32.31
SUB-TOTAL			32.31
DISCOUNT			3.23
TAX AMOUNT			0.00
TOTAL INVOICE			29.08

(JIM MASTERS )

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

NUMBER OF STATEMENTS : 1  
 TOTAL STATEMENT BALANCE: 134.40

DATE OF REQUEST: 2/ 2/24  
 TIME OF REQUEST: 10:41:57  
 TERMINAL ID : 564  
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 1/ 1/24  
 CLOSING DATE : 1/31/24  
 PRINTER : 0091  
 OPTIONS : CDOS  
 # STMT ALIGN : \_

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

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

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

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

STMT MESSAGE : Thank you for your business!

---

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

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

01/23/24 11:11AM NT 553 SALE  
 56 14 FA .55 EA \*N  
 MISC. FASTENERS 7.70  
 SUB-TOTAL: \$ 7.70 TAX: \$ .00  
 TOTAL: \$ 7.70  
 CHARGE AMT: 7.70  
 Total Items: 14

Reference	Terms	Clerk	Date	Time
	NET EOM	MT	1/23/24	11:11



TERM#553

DOC# 7168 /1  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

TAX : 002 FLORIDA TAX - ST. JOH



==>> JRNL#A05893 INV# 7168/1 <<==  
 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 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	SUGG	UNITS	PRICE/PER	EXTENSION
MISC. FASTENERS	.55	14	.55 /EA	7.70 *N

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\*      7.70 TAXABLE      0.00  
 NON-TAXABLE      7.70  
 (JIM MASTERS )      SUBTOTAL      7.70  
 TAX AMOUNT      0.00  
 TOTAL AMOUNT      7.70

**X**

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

# STATEMENT

PAGE: 1

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

CLOSING DATE: 1/31/24  
 DUE DATE : 2/29/24  
 ACCT: 10065

CLOSING  
 DATE : 1/31/24  
 DUE DATE: 2/29/24

CRONIN ACE HARDWAR  
 BRANDY CREEK/JOHNS  
 ACCOUNT : 10065

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



PLEASE DETACH AND RETURN  
 REMITTANCE STUB WITH YOUR PAYMENT

DATE	REFERENCE	ST	C	DESCRIPTION	DEBIT	CREDIT	REFERENCE	AMOUNT
				Thank you for your business!				
				PREV BALANCE	121.15		PREV BAL	121.15
1/ 3/24	7121	1	I	INVOICE	29.08		7121	29.08
1/ 9/24	A02601	1	P	PAYMENT - THANK YOU		23.53	A02601	-23.53
1/23/24	7168	1	I	INVOICE	7.70		7168	7.70
				NEW BALANCE	134.40			
				<div style="font-size: 2em; font-family: cursive;"> <del>2-2-24</del>                      2-2-24                      Jim Masters                      [Signature]                 </div>				
CURRENT		Current		over 30	over 60	over 90	NEW BAL:	
36.78		97.62		0.00	0.00	0.00	134.40	

TERMS: NET EOM

1.320.57200.46600

Maintenance Supplies

CUT HERE

AMOUNT PAID

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.

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**  
Public Management Services  
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      1/30/2024      \$928.00

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

00000000022737001000000014991000000009280016

Please Return this invoice with your payment and notify us of any changes to your contact information.

**BRANDY CREEK CDD-JOHNS CREEK    JOHNS CREEK PKWY, ST AUGUSTINE, FL    ST. AUGUSTINE, FL 32092**  
**Invoice Due Date    1/31/2024      Invoice    149910B      PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
1/1/2024	Water Management - Twice per month		\$928.00	\$0.00	\$928.00
Please remit payment for this month's invoice.					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				<b>Credits</b>	\$0.00
				<b>Adjustment</b>	\$0.00
					<b>AMOUNT DUE</b>
<b>Total Account Balance including this invoice:</b>			\$928.00	<b>This Invoice Total:</b> <span style="border: 1px solid black; text-align: center;">\$928.00</span>	


Click the "Pay Now" link to submit payment by ACH



**Customer #:** 709617 **Corporate Address**  
**Portal Registration #:** FBB0BC4A 4651 Salisbury Rd, Suite 155  
**Customer E-mail(s):** jmasters@VESTAPROPERTYSERVICES.COM, JMeadows@vestapropertyservic Jacksonville, FL 32256  
**Customer Portal Link:** www.lakedoctors.com/contact-us/

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



MAKE CHECK PAYABLE TO:

 The Lake Doctors, Inc.  
Pond Management Services  
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	2/1/2024	\$928.00

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

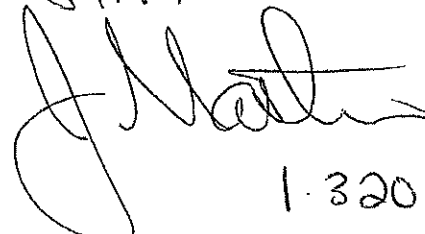
000000002273700100000001570560000009280014

Please Return this invoice with your payment and notify us of any changes to your contact information.

**BRANDY CREEK CDD-JOHNS CREEK    JOHNS CREEK PKWY, ST AUGUSTINE, FL    ST. AUGUSTINE, FL 32092**  
**Invoice Due Date    3/2/2024                      Invoice            157056B                      PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
2/1/2024	Water Management - Twice per month		\$928.00	\$0.00	\$928.00

Please remit payment for this month's invoice.

2-2-24  
Jim Masters  
  
Jan lake maintenance  
1-320-57200-46800

Credits	\$0.00
Adjustment	\$0.00
<b>AMOUNT DUE</b>	

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

**Total Account Balance including this invoice:**

\$1856.00

**This Invoice Total:**

\$928.00

**Click the "Pay Now" link to submit payment by ACH**

**Customer #:** 709617

**Portal Registration #:** FBB0BC4A

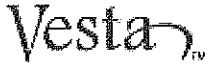
**Customer E-mail(s):** jmasters@VESTAPROPERTYSERVICES.COM, JMeadows@vestapropertyservic

**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**

4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

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



**Invoice**

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

**Invoice #** 417183  
**Date** 01/31/2024  
**Terms** Net 30  
**Due Date** 03/01/2024  
**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
CDD Meeting and Cornhole event	14.66	27.00	395.82

Thank you for your business.

**Total** 395.82

0013205720049400



**Invoice**

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

**Invoice #** 416697  
**Date** 02/01/2024  
**Terms** Net 30  
**Due Date** 03/02/2024  
**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	0013205720034700	1	6,204.25	6,204.25
Office Administrator & Events Coordinator	0013205720034400	1	3,182.16	3,182.16
Janitorial Services	0013205720034200	1	2,386.33	2,386.33
Pool Maintenance	0013205720046200	1	2,672.66	2,672.66
Pet Waste Disposal Services	0013205720046700	1	668.16	668.16

We appreciate your prompt payment.

**Total** 15,113.56



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 12, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3352413

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

0013105130031500

Jan General Services

Invoice No. 3352413

3323-1

Re: General

For Professional Legal Services Rendered

01/03/24	M. Eckert	0.40	150.00	Prepare for and attend agenda call
01/03/24	K. Haber	0.10	25.50	Correspond with Masters regarding pool services agreement
01/05/24	K. Haber	0.10	25.50	Review auditors report for repeat findings and recommendations
01/09/24	M. Eckert	0.90	337.50	Prepare for board meeting
01/09/24	K. Haber	0.60	153.00	Prepare board meeting agenda memorandum
01/10/24	M. Eckert	2.50	937.50	Prepare for and attend board meeting
01/11/24	M. Eckert	0.20	75.00	Follow up from board meeting
01/14/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
01/16/24	K. Haber	1.20	306.00	Prepare district engineer request for qualifications award letters and agreement for engineering services; correspond with Oliver regarding same

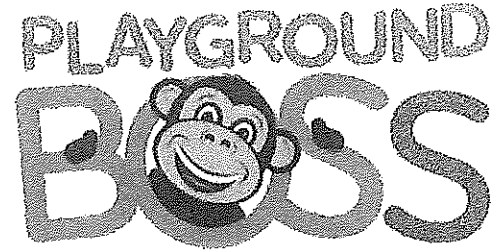
**KUTAK ROCK LLP**

Brandy Creek CDD  
February 12, 2024  
Client Matter No. 3323-1  
Invoice No. 3352413  
Page 2

01/17/24	K. Haber	1.60	408.00	Prepare painting services and shade structure installation agreements; correspond with Oliver regarding same
01/19/24	K. Haber	0.20	51.00	Correspond with Masters regarding painting and shade replacement services agreements
01/22/24	M. Eckert	0.30	112.50	Review draft minutes and provide comments; follow up from board meeting
01/26/24	M. Eckert	0.10	37.50	Confer with Masters regarding Poolsure
TOTAL HOURS		8.50		
TOTAL FOR SERVICES RENDERED				\$2,694.00
TOTAL CURRENT AMOUNT DUE				<u>\$2,694.00</u>

**Playground Boss LLC**

5900 S Lake Forest Dr Ste 375  
McKinney, TX 75070  
+1 8008780320  
ops@playgroundboss.com  
www.PlaygroundBoss.com



**INVOICE**

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

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

**INVOICE** 020624-17652-IN  
**DATE** 02/07/2024  
**TERMS** Due on receipt  
**DUE DATE** 02/07/2024

**ACCOUNT MANAGER**  
Courtney May

SKU	QTY		RATE	AMOUNT
PGBSR-2015	1	Tractor Spring Rider Age: 2 to 12, Child Capacity: 1, Play Activities: 1, Safety Use Zone: 16ft x 16ft	561.00	561.00T
PGBSR-2009	1	Pony Spring Rider Age: 2 to 12, Child Capacity: 1, Play Activities: 1, Safety Use Zone: 16ft x 16ft	561.00	561.00T
PGBSR-2005	1	Frog Spring Rider Age: 2 to 12, Child Capacity: 1, Play Activities: 1, Safety Use Zone: 16ft x 16ft	561.00	561.00T

\*\*Payment due before we can release structure from warehouse\*\*

Thank you!

SUBTOTAL	1,683.00
TAX	0.00
DISCOUNT	-100.00
SHIPPING	589.00
TOTAL	2,172.00

BALANCE DUE

**\$2,172.00**

Replacement Spring Riders - 1 for Phase 1  
2 for Pocket Park

2-9-24

Jim Masters

0013205720046600



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

# Invoice

Date 2/1/2024

Invoice # 131295619806

Terms	Net 20
Due Date	2/21/2024
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  0013205720046250 Feb Pool Chemicals  2-9-2024 Jim Masters J Masters	1	ea	1,475.72

Save in 2024 by prepaying your annual amount. Customers who prepay for 2024 by 12/31/2023 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2024 annual invoice.

Subtotal 1,475.72  
Shipping Cost (FEDEX GROUND) 0.00  
Total 1,475.72  
Amount Due \$1,475.72

### Remittance Slip

Customer  
13BRA025  
Invoice #  
131295619806

Amount Due \$1,475.72

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

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



131295619806



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

Account Number	Due Date
020-002701	Due Now

**Account Summary**

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

Billing Date 2/1/2024	Payments through: 1/31/23	
BRANDY CREEK CDD	Previous balance	\$109.90
224 JOHNS CREEK PKWY	(-) Payments	\$0.00
ST AUGUSTINE FL 32092-5054	(=) After Payments	\$109.90

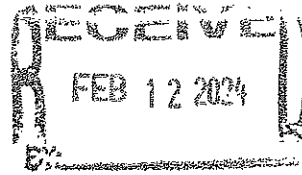
**Billing Questions Please Call:**  
 904-940-9525

**Current Month Activity**

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

Date	Description of Service	Amount
2/1/2024	Extreme 100/20 MB	2/1-2/29 \$79.99
2/1/2024	Extreme Discount	2/1-2/29 (\$25.04)
	<b>Total Current Charges</b>	<b>\$54.95</b>
	<b>Total Due</b>	<b>\$164.85</b>

0013205720042000  
 Feb Internet



**Service Address:**

224 JOHNS CREEK PKWY  
 ST AUGUSTINE FL 32092-5054

Please detach at the perforation, and enclose this portion with your payment. Thank you!

Due Date	Account No.	Previous Bal.	Payments	Current Charges	Amount Due	Amt Enclosed
Due Now	020-002701	\$109.90	\$0.00	\$54.95	\$164.85	\$

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

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

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

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





**INVOICE**

INVOICE #	INVOICE DATE
JAX 655118	2/6/2024
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  
**Address:** 224 Johns Creek Pkwy  
St. Augustine, FL 32092

**Invoice Due Date:** March 7, 2024

**Invoice Amount:** \$588.50

Description	Current Amount
January Irrigation Repairs	
Irrigation Repairs	\$588.50

**Invoice Total**

**\$588.50**

2-9-2024

IN COMMERCE  
Jim Masters  
J. Masters

0013205720046300  
Irrigation Repairs

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



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
JAX 657891	2/8/2024
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

**Address:** 224 Johns Creek Pkwy  
St. Augustine, FL 32092

**Invoice Due Date:** March 9, 2024

**Invoice Amount:** \$11,178.35

Description	Current Amount
Monthly Landscape Maintenance February 2024	\$11,178.35

0013205720046100  
Feb Landscape Maintenance

**Invoice Total**

**\$11,178.35**

2-9-2024

Jim Masters  
*[Signature]*


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



ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	PAGE # 1 of 1
INVOICE # 0006201474	BILLING PERIOD Jan 1- Jan 31, 2024	PAYMENT DUE DATE February 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$66.64	

**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

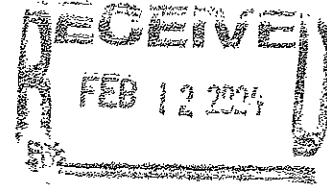
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR\_18412

Date	Description	Amount
1/1/24	Balance Forward	\$187.68
1/16/24	PAYMENT - THANK YOU	-\$187.68

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/2/24	9658168	SAG St Augustine Record	Notice of Monthly Meeting		\$66.64

0013105130048000  
Jan Meeting NTCE #9658168



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	\$66.64
Service Fee 3.99%	\$2.66
*Cash/Check/ACH Discount	-\$2.66
*Payment Amount by Cash/Check/ACH	\$66.64
Payment Amount by Credit Card	\$69.30

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

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Brandy Creek Cdd		765150		0006201474		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$66.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$66.64

<b>REMITTANCE ADDRESS</b> (Include Account# & Invoice# on check)  Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244	<b>TO PAY WITH CREDIT CARD PLEASE CALL:</b>  1-877-736-7612	<b>TOTAL CREDIT CARD AMT DUE</b> \$69.30
	To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com	

# 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

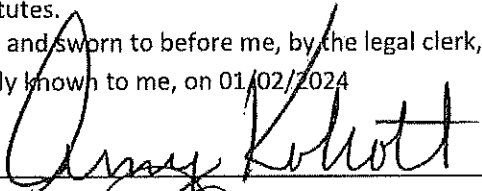
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

01/02/2024

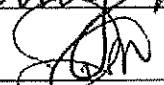
Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/02/2024

Legal Clerk



Notary, State of WI, County of Brown



My commission expires

10-25-26

Publication Cost: \$66.64

Order No: 9658168

# of Copies:

Customer No: 765150

1

PO #:

**THIS IS NOT AN INVOICE!**

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

## NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District will be held on Wednesday, January 10, 2024 at 6:30 p.m. at the Phase II Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver  
District Manager  
Pub: Jan 2, 2024; #9658168

RYAN SPELLER  
Notary Public  
State of Wisconsin

**Brandy Creek  
COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**

Date	Amount	Authorized By
February 21, 2024	\$56.66	Bernadette Peregrino

Payable to:

Jennifer Meadows
------------------


Date Check Needed:

Budget Category:

ASAP	1.320.57200.49400
------	-------------------

Intended Use of Funds Requested:

Reimbursement for Daddy Daughter Dance Supplies
<i>(Attach supporting documentation for request.)</i>

**From:** Jennifer Meadows JMeadows@vestapropertyservices.com   
**Subject:** Reimbursement - Event Purchase  
**Date:** February 21, 2024 at 11:48 AM  
**To:** Bernadette Peregrino bperegrino@gmsnf.com  
**Cc:** joliver@gmsnf.com, Susan Rice srice@gmstnn.com

---



Hi Bernadette,

Here is all the information you requested to help me with the accidental purchase of work event supplies. These items were for the Daddy Daughter Dance held on Saturday, February 17.

I'm sorry for any inconvenience this causes but I do thank you and appreciate your help!

My address is:  
472 Bell Branch Ln.  
Saint Johns, FL 32259

**Jennifer Meadows**  
Administrative Assistant



224 Johns Creek Parkway  
St. Augustine, FL 32092  
P: 904.230-4208  
[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)

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2-17-2024 Walmart \$56.66.pdf



Give us feedback @ survey.walmart.com  
Thank you! ID #:7TKS4DC0961



WM Supercenter  
904-260-4402 Mgr. PAUL  
10991 SAN JOSE BLVD STE 1  
JACKSONVILLE FL 32223  
ST# 01082 OP# 009029 TE# 29 TR# 02969

# ITEMS SOLD 11  
TC# 1056 9481 3999 8404 1543



GLXY SHP CKE 194346192440 F	6.47 0
GLXY SHP CKE 194346192440 F	6.47 0
GLXY BRW BIT 194346192450 F	6.47 0
WM VAN VALE 078742178960 F	1.41 0
WAS 2.24 ea YOU SAVED 0.83	
WM VAN VALE 078742178960 F	1.41 0
WAS 2.24 ea YOU SAVED 0.83	
VALENTINE 078742361930 F	1.41 0
WAS 2.24 ea YOU SAVED 0.83	
VALENTINE 078742361930 F	1.41 0
WAS 2.24 ea YOU SAVED 0.83	
PL 80Z 12PK 000682741951 F	2.62 N
ZH 80Z12PK 073430008010 F	2.68 N
ZH 80Z12PK 073430008010 F	2.68 N
AFRO PINATA 011179402790	21.98 X

SUBTOTAL	55.01
TAX1 7.5000 %	1.65
TOTAL	56.66
DEBIT TEND	56.66
CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY  
56.66 TOTAL PURCHASE  
US DEBIT- 1810 I O REF # 404800582300  
NETWORK ID. 0008 APPR. CODE 901849  
AID A0000000980840  
TC 346700E56EF43884  
TERMINAL # 21950407  
\*Pin Verified  
02/17/24 11:59:55



Become a  
member today  
Scan for 30-day free trial.

Low prices You Can Trust. Every Day.  
02/17/24 12:00:04





*Invoice*

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

**Invoice #** 417553  
**Date** 03/01/2024  
  
**Terms** Net 30  
**Due Date** 03/31/2024  
**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	6,204.25	6,204.25
Office Administrator & Events Coordinator 0013205720034700	1	3,182.16	3,182.16
Janitorial Services 0013205720034400	1	2,386.33	2,386.33
Pool Maintenance 0013205720034200	1	2,672.66	2,672.66
Pet Waste Disposal Services 0013205720046200	1	668.16	668.16
0013205720046700			

We appreciate your prompt payment.

**Total** 15,113.56

needs approval from Jim



# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 659198	2/15/2024
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

**Address:** 224 Johns Creek Pkwy  
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** March 16, 2024

**Invoice Amount:** \$720.00

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

Overgrowth Cutback at Wood Line of Entrance 2/2/2024

Landscape Enhancement CORE

*X-Phase 2  
Entrance*

\$720.00

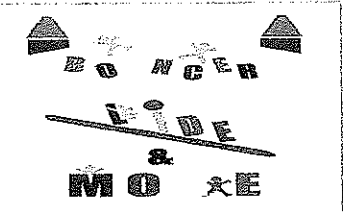
0013205720046100

Invoice Total

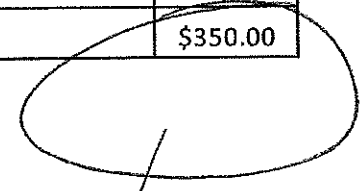
**\$720.00**

*2-23-24  
Jim Masters  
[Signature]*

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

		<b>Bouncers, Slides, and More Inc.</b> 1915 Bluebonnet Way Fleming Island, FL 32003			<b>Invoice</b> Date: March 23rd, 2024 Invoice Number: 03232024.18	
<u>Name / Address</u> Attn: Jen Meadows John's Creek Brandy Creek CDD 224 Johns Creek Pkwy St. Augustine, FL 32092		<b>Additional Details:</b>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	50ft Double Lane Obstacle Course	1	\$350.00		\$300.00	\$300.00
2	Generator	1	\$100.00		\$50.00	\$50.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<b>Comments:</b>		<b>Subtotal</b>				\$350.00
		<b>Sales Tax (0.0%)</b>				N/A
		<b>Total</b>				\$350.00

*Easter Event*



3-1-24  
 Jim Masters  
 [Signature]

320.51200.49400

# STATEMENT

PAGE: 1

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

CLOSING DATE: 2/29/24  
 DUE DATE : 3/31/24  
 ACCT: 10065

CLOSING  
 DATE : 2/29/24  
 DUE DATE: 3/31/24

CRONIN ACE SAINT J

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	134.40		PREV BAL	134.40
2/ 5/24	A09199	1	P	PAYMENT - THANK YOU		97.62	A09199	-97.62
2/ 6/24	7198	1	I	INVOICE	86.87		7198	86.87
2/20/24	7229	1	I	INVOICE	48.59		7229	48.59
2/22/24	7233	1	I	INVOICE	102.46		7233	102.46
				NEW BALANCE	274.70			
				<p>3-8-24                      Jim Masters  <i>[Signature]</i></p>				
CURRENT		1-30 DAYS		31-60 DAYS		61-90 DAYS		OVER 90 DAYS
237.92		36.78		0.00		0.00		0.00
							NEW BAL:	274.70

TERMS: NET EOM

320-57200-46600

CUT HERE

10065

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

AMOUNT PAID

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

POST PAGE FOR THE STATEMENT REPORT (RSM) FOR CRONIN ACE SAINT JOHNS

NUMBER OF STATEMENTS : 1  
 TOTAL STATEMENT BALANCE: 274.70

DATE OF REQUEST: 3/ 7/24  
 TIME OF REQUEST: 20:19:52  
 TERMINAL ID : 566  
 USER ID : ACW

OPTIONS DEFINED:

START DATE : 2/ 1/24  
 CLOSING DATE : 2/29/24  
 PRINTER : 0091  
 OPTIONS : CDOS  
 # STMT ALIGN : -

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

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

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

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

STMT MESSAGE : Thank you for your business!

---

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

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

Q2/05/24	9:40AM MT	555	SALE
53076	1 EA	7.99	EA N
PADLOCK BRASS 1-1/8" AC		7.99	
779804	1 EA	19.99	EA N
UNVRSL LEADER HOSE 10		19.99	
7814353	1 EA	15.99	EA N
HOSE NOZZLE HD 2P ACE		15.99	
1582188	1 EA	7.99	EA N
LBMN LNG HNDL SCRUB BRSH		7.99	
5139316	1 EA	18.99	EA N
CABLE COMBINATION 3/8X5		18.99	
1226810	1 EA	7.59	EA N
GOO GONE GEL 12OZ		7.59	
10339	1 EA	5.99	EA N
POLISH METAL BRASSO 8 OZ		5.99	
1066141	1 EA	11.99	EA N
GREASD LIGHTNG CLNR 1G		11.99	

SUB-TOTAL: \$ 96.52 TAX: \$ .00  
 DISCOUNT: -9.65 TOTAL: \$ 86.87  
 CHARGE AMT: 86.87

Total Items: 8



==>> JRNL#A09294 INV# 7198/1 <<==  
 CUST NO: 10065  
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 9.65 BY SHOPPING AT  
 CRONIN ACE SAINT JOHNS  
 \*\*\*\*\*  
 Tell us about your experience  
 today and Enter to win a \$50  
 gift card!  
 \*\*\*\*\*

To participate  
 \* Visit: TalkTo.AceHardware.com  
 or text HF1P111 to 273439

INV # 007198/1  
 DATE : 2/06/24  
 CLERK: MT  
 TERM # 555  
 TIME : 9:40  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

CUST # 10065  
 TERMS: NET EOM

92-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
PADLOCK BRASS 1-1/8" AC	7.99	7.99 /EA	7.99 N
UNVRSL LEADER HOSE 10	19.99	19.99 /EA	19.99 N
HOSE NOZZLE HD 2P ACE	15.99	15.99 /EA	15.99 N
LBMN LNG HNDL SCRUB BRSH	7.99	7.99 /EA	7.99 N
CABLE COMBINATION 3/8X5	18.99	18.99 /EA	18.99 N
GOO GONE GEL 12OZ	7.59	7.59 /EA	7.59 N
POLISH METAL BRASSO 8 OZ	5.99	5.99 /EA	5.99 N
GREASD LIGHTNG CLNR 1G	11.99	11.99 /EA	11.99 N

\*\* AMOUNT CHARGED TO ACCOUNT \*\* 86.87  
 TAXABLE  
 NON-TAXABLE 0.00  
 SUB-TOTAL 96.52  
 DISCOUNT 9.65  
 TAX AMOUNT 0.00  
 TOTAL INVOICE 86.87

( JIM MASTERS )

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

( SHOPPING AT  
 CE SAINT JOHNS  
 7 ROAD 210 WEST  
 SUITE 101  
 JOHNS, FL 32259  
 (904) 217-3324

Cu  
 any  
 ion.

JBAN HVC 553 SALE

1 EA 53.99 EA N  
 Y ACCENT SN VP 53.99

AL:\$ 53.99 TAX: \$ .00  
 UNT: -5.40 TOTAL: \$ 48.59  
 E AMT: 48.59

al items:1



==>> JRNL# A12751 INV# 7229/1  
 CUST NO: 10065  
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 5.40 BY SHOPPING AT  
 CRONIN ACE SAINT JOHNS

ACE STORE NUMBER  
 16059

\*\*\*\*\*  
 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)

Reference	Terms	Clerk	Date	Time
	NET EOM	HVC	2/20/24	10:08



DOC# 7229 /1  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
LOCK ENTRY ACCENT SN VP	53.99	1	53.99 /EA	53.99 N

*Replace maintenance  
 Closet door lock*

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\*

48.59 TAXABLE 0.00

NON-TAXABLE 53.99

SUBTOTAL 53.99

TD DISCOUNT -5.40

TAX AMOUNT 0.00

TOTAL AMOUNT 48.59

(JIM MASTERS )

X

Received By

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

INV # 007233/1  
 DATE : 2/22/24  
 CLERK: MT  
 TERM # 555  
 TIME : 9:32  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

CUST # 10065  
 TERMS: NET EOM

K  
 2-3649

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

02/22/24 9:32AM MT 555 SALE  
 -----  
 58173 15 EA 7.59 EA N 113.85  
 PLAY SAND QUIKRETE 50#  
 SUB-TOTAL: \$ 113.85 TAX: \$ .00  
 DISCOUNT: -11.39 TOTAL: \$ 102.46  
 CHARGE AMT: 102.46

Total Items:15



==> JRNL# A13207 INV# 7233/1  
 CUST NO: 10065  
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 11.39 BY SHOPPING AT  
 CRONIN ACE SAINT JOHNS

ACE STORE NUMBER  
 16059

\*\*\*\*\*  
 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

DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
LAY SAND QUIKRETE 50#	7.59	7.59 /EA	113.85 N
* AMOUNT CHARGED TO ACCOUNT **			
	102.46		0.00
		TAXABLE	113.85
		NON-TAXABLE	113.85
		SUB-TOTAL	11.39
		DISCOUNT	0.00
		TAX AMOUNT	102.46
		TOTAL INVOICE	

(JIM MASTERS )



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 309

**Invoice Date:** 3/1/24

**Due Date:** 3/1/24

**Case:**

**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2024	0013105130034000	4,693.00	4,693.00
Information Technology - March 2024	0013105130035100	135.42	135.42
Office Supplies	0013105130051000	0.09	0.09
Postage	0013105130051000	40.58	40.58
Copies	0013105130042000	12.75	12.75
Telephone	0013105130042500	44.79	44.79
	0013105130041000		

**Total** \$4,926.63

**Payments/Credits** \$0.00

**Balance Due** \$4,926.63

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

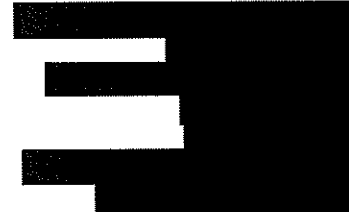
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 11, 2024

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



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

Needs approval from JIM

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

Invoice No. 3365596  
3323-1

---

Re: General

For Professional Legal Services Rendered

02/02/24	M. Eckert	0.30	112.50	Research Poolsure agreements; confer with Masters
02/03/24	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
02/22/24	M. Eckert	0.20	75.00	Confer with Masters
02/25/24	K. Haber	0.40	102.00	Prepare election resolution; correspond with Sweeting regarding same
02/26/24	M. Eckert	0.40	150.00	Prepare for and attend agenda call
02/27/24	M. Eckert	0.10	37.50	Review Poolsure agreement; confer with Masters
02/27/24	D. Wilbourn	0.30	49.50	Review and revise pool maintenance agreement
02/28/24	M. Eckert	0.20	75.00	Review staff reports
TOTAL HOURS		2.20		

**KUTAK ROCK LLP**

Brandy Creek CDD

March 11, 2024

Client Matter No. 3323-1

Invoice No. 3365596

Page 2

TOTAL FOR SERVICES RENDERED \$717.00

TOTAL CURRENT AMOUNT DUE \$717.00



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

**Invoice**

Date 3/1/2024

Invoice # 131295620221

Terms	Net 20
Due Date	3/21/2024
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	1,475.72
	MAR POOL CHEMICALS			
	3-8-24 Jim Masters of North			

Subtotal 1,475.72  
Shipping Cost (FEDEX GROUND) 0.00  
Total 1,475.72  
Amount Due \$1,475.72

320-57200-46250

**Remittance Slip**

Customer  
13BRA025  
Invoice #  
131295620221

Amount Due \$1,475.72

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

Make Checks Payable To

PoolSure  
PO Box 55372  
Houston, TX 77255-5372



131295620221



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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18161	02/29/2024	\$750.00	02/29/2024	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Removal of dead pine tree, and prune away from JEA Area.	1	750.00	750.00

Work Completed on February 9, 2024.

BALANCE DUE

**\$750.00**

TREE REMOVAL SERVICES


320.57200.49000

3-1-24

Jim Masters  
 J. Masters

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.**  
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

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

ACCOUNT NUMBER	DATE	BALANCE
709617	3/1/2024	\$928.00

0000000002273700100000001636050000009280011

Please Return this invoice with your payment and notify us of any changes to your contact information.

**BRANDY CREEK CDD-JOHNS CREEK JOHNS CREEK PKWY, ST AUGUSTINE, FL ST. AUGUSTINE, FL 32092**  
**Invoice Due Date 3/31/2024 Invoice 163605B PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
3/1/2024	Water Management - Twice per month		\$928.00	\$0.00	\$928.00

MARCH LAKE  
MANAGEMENT

Please remit payment for this month's invoice.

3-8-24  
Jim Masters  
*[Signature]*

320.57200.46800

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:**

\$928.00

**This Invoice Total:**

\$928.00

Click the "Pay Now" link to submit payment by ACH

**Customer #:** 709617

**Portal Registration #:** FBB0BC4A

**Customer E-mail(s):** jmasters@VESTAPROPERTYSERVICES.COM, JMeadows@vestapropertyservic

**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**

4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

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 #
3/1/2024	3018

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  0013205720034300 MAR MAINT & NEWSLETTER	150.00	150.00
		<b>Total</b>	\$150.00

\*\*\*\*\* INVOICE \*\*\*\*\*



**Dominion Engineering Group, Inc.**  
**4348 Southpoint Blvd., Suite 201**  
**Jacksonville, Florida 32216**  
**(904) 854-4500**

Date: March 7, 2024

Invoice Number 2024-6467

Net 15 days

Mr. Jim Oliver  
 District Manager  
**Brandy Creek Community Development District**  
 475 W. Town Place, Suite 114  
 St. Augustine, Florida 32092

0013105130031100  
 Mar engineering services

**Reference: District Engineer**  
**Brandy Creek CDD, St. Johns County, FL**  
**DEG Project Number 2200.001**

**Task 4 CDD Board Meetings**

**\$Hourly**

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	0	\$0.00
Sr. Engineering Designer	\$130	0	\$0.00
Engineer	\$125	0	\$0.00
Professional Engineer	\$145	0	\$0.00
Principal	\$205	3.5	\$717.50
<b>TOTAL</b>		<b>3.5</b>	<b>\$717.50</b>

1. Review the Agenda, travel time, and attend the CDD meeting (2.5 hrs), on March 6, 2024.

**Total Amount Due \$717.50**

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.

All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.





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

# INVOICE

# INV-000794

Date Issued: Feb 19, 2024  
 Date Due: Due on Receipt  
 Type: Total Due  
 Work Order#: WO-000948  
 Check Payable To: Putting On Pressure, Inc.  
**Balance Due: \$1,050.00**

**FROM:**

**Putting On Pressure, Inc.**  
 2817 Pine Acres Rd  
 St. Augustine, FL, 32086  
 Email: puttingonpressure@gmail.com  
 Phone: (904) 501-0440

0013205720046600  
 Pressure wash

**TO:**

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

**JOB LOCATION:**

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

**JOB:**

Job for Estimate #EST-001148

# Services	Qty	Price	Discount	Tax	Total
1 Phase 1 Clubhouse Ceiling Wash	1.00	\$800.00	\$0.00	No Tax	\$800.00
2 Wahs Front Of Phase 1 Roof to Remove Organic Debris/Miscellaneous Areas	1.00	\$250.00	\$0.00	No Tax	\$250.00

Subtotal \$1,050.00

**Grand Total (\$)** **\$1,050.00**

2-23-24  
 Jim Masters

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

**Message**  
 Thank you for your business!

Phase 1 Avenity Centers  
 +  
 Roof + Fitness Center + Playground Equipment  
 Pressure Wash

**Brandy Creek  
COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**

Date	Amount	Authorized By
March 13, 2024	\$380,000.00	Bernadette Peregrino

Payable to:

State Board of Administration #32
-----------------------------------

Date Check Needed:

Budget Category:

ASAP	1.300.15100.10000
------	-------------------

Intended Use of Funds Requested:

General Fund Excess Fund Transfer to SBA #111450
<i>(Attach supporting documentation for request.)</i>

**Brandy Creek  
COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**

Date	Amount	Authorized By
March 13, 2024	\$77,594.00	Bernadette Peregrino

Payable to:

State Board Administration #32
--------------------------------

Date Check Needed:

Budget Category:

ASAP	1.320.58100.10000
------	-------------------

Intended Use of Funds Requested:

FY24 Capital Reserve Funding
<i>(Attach supporting documentation for request.)</i>

# Brandy Creek

Community Development District

General Fund

## Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Insurance	\$ 34,542	\$ 34,542	\$ 35,376	\$ (834)
Facility Administration/Events Coordinator	38,186	12,729	12,729	-
Facility Staffing (Contingency)	5,000	1,667	-	1,667
Pool Monitors	39,111	-	-	-
Field Operations Manger	74,451	24,817	24,817	-
Mobile App	2,500	833	-	833
Office Supplies/Mailings/ Printing	1,900	633	25	608
Pool Maintenance Service (Vesta)	32,072	10,691	12,713	(2,022)
Pool Chemicals (Poolsure)	19,000	6,333	5,652	681
Permit Fees	925	-	-	-
Landscape Maintenance	134,140	44,713	43,737	977
Landscape Contingency	25,000	4,848	4,848	-
Irrigation Maintenance	10,000	3,333	681	2,653
Sign Repairs	2,500	833	1,116	(283)
Lake Maintenance	11,138	3,713	3,712	1
General Facility Maintenance	25,000	8,333	12,252	(3,919)
Pet Waste Disposal	8,018	2,673	2,673	-
Streetlighting	42,834	14,278	12,649	1,629
Telephone	2,700	900	146	754
Cable	2,300	767	720	47
Electric	32,000	10,667	8,594	2,072
Water/Sewer/Irrigation	48,000	16,000	14,542	1,458
Security (RollKall)	11,000	3,667	3,749	(83)
Security Camera Lease & Maintenance	3,000	1,000	-	1,000
Security - License Plate Reader System	11,000	3,667	-	3,667
Refuse Service	3,800	1,267	1,365	(99)
Janitorial	28,636	9,545	9,545	-
Community Web Site Services	900	300	300	-
Special Events	12,000	4,092	4,092	-
Recreation Passes	1,200	333	333	-
Performance Incentive	7,500	7,500	8,352	(852)
Capital Reserve - Transfer Out	77,594	-	-	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ 747,948</b>	<b>\$ 234,673</b>	<b>\$ 224,717</b>	<b>\$ 9,956</b>
<b>Total Expenditures</b>	<b>\$ 878,078</b>	<b>\$ 290,993</b>	<b>\$ 274,964</b>	<b>\$ 16,029</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 455,904</b>	<b>\$ 455,904</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 360,959</b>	<b>\$ 360,959</b>
<b>Fund Balance - Ending</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 816,863</b>	<b>\$ 816,863</b>

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

# Invoice

11431  
 Invoice Date  
 3/19/2024

<b>Bill To</b>
Brandy Creek CDD 224 Johns Creeks Pkwy Saint Augustine, FL 32092


<b>Job Location</b>
Brandy Creek CDD MULTIPLE ADDRESSES Saint Augustine, FL 32092

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

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

P.O. Number	Terms	Due Date
	Net 30	4/18/2024

Serviced	Description	Quantity	Price Each	Amount
3/16/2024	277 Johns Creek- 1-1/2" Wilkins 975XL2 Serial# 4648055 -PASSED 306 Johns Creek- 1" Wilkins 950XL2 Serial# 2579088- PASSED 224 Johns Creek- 2" Wilkins 975XL2 Serial# 4579956- PASSED 907 Hawk Run Ct- 1" Wilkins 350 Serial# A330617- PASSED 1707 Antler Hill Ct- 1" Wilkins 975XL2 Serial# ABS3014- PASSED 371 Johns Creek Pkwy- 1-12/" WILKINS 975XL2 Serial# 4827738- PASSED 104 Field Crest Dr S- 1" Febco 850 Serial# HC08713- FAILED 251 Huffner Hill Cir- 2" Wilkins 975XL2 Serial# ACJ8197- PASSED (irrigation) 251 Huffner Hill Cir- 1" Wilkins 975XL Serial# 3604401- PASSED (potable) 16 Avery Garden Ln- 2" Wilkins 975XL2 Serial# ACJ8207 - PASSED Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider Proposal will follow for repairs needed to be in compliance with water utility provider.	10	45.00	450.00
			0.00	0.00
	0013205720046300 ☒ac☒flo☒ test			

3-20-24  
 Jim Masters  


**Thank you for your business. We appreciate your prompt payment.**  
 Please make checks payable to Bob's Backflow and include your invoice number.

<b>Total</b>	\$450.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$450.00



# BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Brandy Creek CDD	Owner or agent's name Jim Masters
Service Address: 224 Johns Creek Pkwy Saint Augustine, FL 32092	Mailing address 224 Johns Creeks Pkwy Saint Augustine, FL 32092
Physical location of device Front of Prop	Contact phone number
JEA account number 4349957804	Meter number 81842844 Scan number 54858187

Commercial test purpose	<input checked="" type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Commercial service type	<input type="checkbox"/> Fire	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Process / Isolation	<input checked="" type="checkbox"/> Potable
	<input type="checkbox"/> Fire Bypass	Reclaimed water is supplied <input type="checkbox"/>		
Residential test purpose	<input type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Residential service type	<input type="checkbox"/> Potable	<input type="checkbox"/> Irrigation	Reclaimed water is supplied <input type="checkbox"/>	

DeviceType:	Manufacturer:	Size:	Model:	Serial Number:	Install Date:
RPZ	Wilkins	2"	975XL2	4579956	02-28-19

	Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker
INITIAL TEST	<input checked="" type="checkbox"/> Closed tight at <u>7.6</u> psi	<input checked="" type="checkbox"/> Closed tight at <u>2.0</u> psi	<input checked="" type="checkbox"/> Opened at <u>2.6</u> lbs reduced pressure	<input type="checkbox"/> Air inlet opened at _____ psi
	<input type="checkbox"/> Leaked	<input type="checkbox"/> Leaked	<input type="checkbox"/> Did not open	<input type="checkbox"/> Did not open
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory

Remarks:

Initial test performed by Roland Szukhent III	Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDT certificate number T10-23-13282	Test date 03-16-24
Repaired by	Company affiliation	BFDT certificate number	Repair date
Final test performed by	Company affiliation	BFDT certificate number	Test date

**PASS / FAIL CERTIFICATION**

I hereby certify the assembly described above  passed /  failed and supportive data is accurate.

Signature  Date 03-16-24



## BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Brandy Creek CDD	Owner or agent's name Jim Masters
Service Address: 306 Johns Creek Pkwy Saint Augustine, FL 32092	Mailing address 224 Johns Creeks Pkwy Saint Augustine, FL 32092
Physical location of device LS road	Contact phone number
JEA account number 4349957804	Meter number 66725332 Scan number

Commercial test purpose	<input checked="" type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Commercial service type	<input type="checkbox"/> Fire	<input checked="" type="checkbox"/> Irrigation	<input type="checkbox"/> Process / Isolation	<input type="checkbox"/> Potable
	<input type="checkbox"/> Fire Bypass	Reclaimed water is supplied <input type="checkbox"/>		
Residential test purpose	<input type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Residential service type	<input type="checkbox"/> Potable	<input type="checkbox"/> Irrigation	Reclaimed water is supplied <input type="checkbox"/>	

DeviceType: DC	Manufacturer: Wilkins	Size: 1"	Model: 950XLT	Serial Number: 2579088	Install Date:
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	Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker
INITIAL TEST	<input checked="" type="checkbox"/> Closed tight at 1.0 psi	<input checked="" type="checkbox"/> Closed tight at 1.2 psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Air inlet opened at _____ psi
	<input type="checkbox"/> Leaked	<input type="checkbox"/> Leaked	<input type="checkbox"/> Did not open	<input type="checkbox"/> Did not open
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory

Remarks:

Initial test performed by Roland Szukhent III	Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDT certificate number T10-23-13282	Test date 03-16-24
Repaired by	Company affiliation	BFDT certificate number	Repair date
Final test performed by	Company affiliation	BFDT certificate number	Test date

**PASS / FAIL CERTIFICATION**

I hereby certify the assembly described above  passed /  failed and supportive data is accurate.

Signature  Date 03-16-24



# BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Brandy Creek CDD	Owner or agent's name Jim Masters
Service Address: 277 Johns Creek Pkwy Saint Augustine, FL 32092	Mailing address 224 Johns Creeks Pkwy Saint Augustine, FL 32092
Physical location of device W.S. road	Contact phone number
JEA account number 4349957804	Meter number 67133289 Scan number 60812649

Commercial test purpose     Annual     Repair     Replacement     New Installation

Commercial service type     Fire     Irrigation     Process / Isolation     Potable

Fire Bypass    Reclaimed water is supplied   

Residential test purpose     Annual     Repair     Replacement     New Installation

Residential service type     Potable     Irrigation    Reclaimed water is supplied   

DeviceType: RPZ	Manufacturer: Wilkins	Size: 1-1/2"	Model: 975XL2	Serial Number: 4648055	Install Date: 02-28-19
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	Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker
INITIAL TEST	<input checked="" type="checkbox"/> Closed tight at <u>7.6</u> psi	<input checked="" type="checkbox"/> Closed tight at <u>1.8</u> psi	<input checked="" type="checkbox"/> Opened at <u>2.4</u> lbs reduced pressure	<input type="checkbox"/> Air inlet opened at _____ psi
	<input type="checkbox"/> Leaked	<input type="checkbox"/> Leaked	<input type="checkbox"/> Did not open	<input type="checkbox"/> Did not open
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory

Remarks:

Initial test performed by Roland Szukhent III	Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDT certificate number T10-23-13282	Test date 03-16-24
Repaired by	Company affiliation	BFDT certificate number	Repair date
Final test performed by	Company affiliation	BFDT certificate number	Test date

PASS / FAIL CERTIFICATION

I hereby certify the assembly described above  passed /  failed and supportive data is accurate.

Signature  Date 03-16-24





# BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Brandy Creek CDD	Owner or agent's name Jim Masters
Service Address: 16 Avery Garden Lane Saint Augustine, FL 32092	Mailing address 224 Johns Creeks Pkwy Saint Augustine, FL 32092
Physical location of device Front left of clubhouse prop	Contact phone number
JEA account number 4349957804	Meter number 69808378 Scan number

Commercial test purpose  Annual  Repair  Replacement  New Installation

Commercial service type  Fire  Irrigation  Process / Isolation  Potable  
 Fire Bypass Reclaimed water is supplied

Residential test purpose  Annual  Repair  Replacement  New Installation

Residential service type  Potable  Irrigation Reclaimed water is supplied

DeviceType: RPZ	Manufacturer: Wilkins	Size: 2"	Model: 975XL2	Serial Number: ACJ8207	Install Date: 08-03-22
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	Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker
INITIAL TEST	<input checked="" type="checkbox"/> Closed tight at <u>10.0</u> psi	<input checked="" type="checkbox"/> Closed tight at <u>1.8</u> psi	<input checked="" type="checkbox"/> Opened at <u>2.0</u> lbs reduced pressure	<input type="checkbox"/> Air inlet opened at _____ psi
	<input type="checkbox"/> Leaked	<input type="checkbox"/> Leaked	<input type="checkbox"/> Did not open	<input type="checkbox"/> Did not open
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory

Remarks:

Initial test performed by Roland Szukhent III	Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDT certificate number T10-23-13282	Test date 03-16-24
Repaired by	Company affiliation	BFDT certificate number	Repair date
Final test performed by	Company affiliation	BFDT certificate number	Test date

**PASS / FAIL CERTIFICATION**

I hereby certify the assembly described above  passed /  failed and supportive data is accurate.

Signature  Date 03-16-24



## BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Brandy Creek CDD	Owner or agent's name Jim Masters
Service Address: 251 Huffner Hill Cir Saint Augustine, FL 32092	Mailing address 224 Johns Creeks Pkwy Saint Augustine, FL 32092
Physical location of device Front rt side of property	Contact phone number
JEA account number 4349957804	Meter number 74759588 Scan number

Commercial test purpose	<input checked="" type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Commercial service type	<input type="checkbox"/> Fire	<input checked="" type="checkbox"/> Irrigation	<input type="checkbox"/> Process / Isolation	<input type="checkbox"/> Potable
	<input type="checkbox"/> Fire Bypass	Reclaimed water is supplied <input type="checkbox"/>		
Residential test purpose	<input type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Residential service type	<input type="checkbox"/> Potable	<input type="checkbox"/> Irrigation	Reclaimed water is supplied <input type="checkbox"/>	
DeviceType: RPZ	Manufacturer: Wilkins	Size: 2"	Model: 975XL2	Serial Number: ACJ8197
				Install Date: 08-03-22

	Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker
INITIAL TEST	<input checked="" type="checkbox"/> Closed tight at <u>8.6</u> psi	<input checked="" type="checkbox"/> Closed tight at <u>1.8</u> psi	<input checked="" type="checkbox"/> Opened at <u>2.0</u> lbs reduced pressure	<input type="checkbox"/> Air inlet opened at _____ psi
	<input type="checkbox"/> Leaked	<input type="checkbox"/> Leaked	<input type="checkbox"/> Did not open	<input type="checkbox"/> Did not open
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory

Remarks:

Initial test performed by Roland Szukhent III	Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDT certificate number T10-23-13282	Test date 03-16-24
Repaired by	Company affiliation	BFDT certificate number	Repair date
Final test performed by	Company affiliation	BFDT certificate number	Test date

**PASS / FAIL CERTIFICATION**

I hereby certify the assembly described above  passed /  failed and supportive data is accurate.

Signature  Date 03-16-24



## BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Brandy Creek CDD	Owner or agent's name Jim Masters
Service Address: 104 Field Crest Dr S Saint Augustine, FL 32092	Mailing address 224 Johns Creeks Pkwy Saint Augustine, FL 32092
Physical location of device at meter in bushes	Contact phone number
JEA account number 4349957804	Meter number 68260355 Scan number 62008412

Commercial test purpose	<input checked="" type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Commercial service type	<input type="checkbox"/> Fire	<input checked="" type="checkbox"/> Irrigation	<input type="checkbox"/> Process / Isolation	<input type="checkbox"/> Potable
	<input type="checkbox"/> Fire Bypass	Reclaimed water is supplied <input type="checkbox"/>		
Residential test purpose	<input type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Residential service type	<input type="checkbox"/> Potable	<input type="checkbox"/> Irrigation	Reclaimed water is supplied <input type="checkbox"/>	
DeviceType: DC	Manufacturer: Febco	Size: 1"	Model: 850	Serial Number: HC08773
				Install Date:

	Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker
INITIAL TEST	<input type="checkbox"/> Closed tight at 0.0 psi	<input type="checkbox"/> Closed tight at 0.0 psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Air inlet opened at _____ psi
	<input checked="" type="checkbox"/> Leaked	<input checked="" type="checkbox"/> Leaked	<input type="checkbox"/> Did not open	<input type="checkbox"/> Did not open
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory

Remarks: #2 BV is rusted off

Initial test performed by Roland Szukhent III	Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDT certificate number T10-23-13282	Test date 03-16-24
Repaired by	Company affiliation	BFDT certificate number	Repair date
Final test performed by	Company affiliation	BFDT certificate number	Test date

**PASS / FAIL CERTIFICATION**

I hereby certify the assembly described above  passed /  failed and supportive data is accurate.

Signature  Date 03-16-24



# BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Brandy Creek CDD	Owner or agent's name Jim Masters
Service Address: 371 Johns Creek Pkwy Saint Augustine, FL 32092	Mailing address 224 Johns Creeks Pkwy Saint Augustine, FL 32092
Physical location of device Roadside	Contact phone number
JEA account number 4349957804	Meter number 67133230 Scan number 60812590

Commercial test purpose     Annual     Repair     Replacement     New Installation

Commercial service type     Fire     Irrigation     Process / Isolation     Potable

Fire Bypass    Reclaimed water is supplied   

Residential test purpose     Annual     Repair     Replacement     New Installation

Residential service type     Potable     Irrigation    Reclaimed water is supplied   

DeviceType:    Manufacturer:    Size:    Model:    Serial Number:    Install Date:  
RPZ    Wilkins    1-1/2"    975XL2    4827738    03-02-20

	Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker
INITIAL TEST	<input checked="" type="checkbox"/> Closed tight at <u>6.0</u> psi	<input checked="" type="checkbox"/> Closed tight at <u>2.0</u> psi	<input checked="" type="checkbox"/> Opened at <u>2.4</u> lbs reduced pressure	<input type="checkbox"/> Air inlet opened at _____ psi
	<input type="checkbox"/> Leaked	<input type="checkbox"/> Leaked	<input type="checkbox"/> Did not open	<input type="checkbox"/> Did not open
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory

Remarks:

Initial test performed by Roland Szukhent III	Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDT certificate number T10-23-13282	Test date 03-16-24
Repaired by	Company affiliation	BFDT certificate number	Repair date
Final test performed by	Company affiliation	BFDT certificate number	Test date

PASS / FAIL CERTIFICATION

I hereby certify the assembly described above     passed /     failed and supportive data is accurate.

Signature     Date 03-16-24



## BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Brandy Creek CDD	Owner or agent's name Jim Masters
Service Address: 1707 Antler Hill Ct Saint Augustine, FL 32092	Mailing address 224 Johns Creeks Pkwy Saint Augustine, FL 32092
Physical location of device In island at culdesac	Contact phone number
JEA account number 4349957804	Meter number 75392942 Scan number

Commercial test purpose	<input checked="" type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Commercial service type	<input type="checkbox"/> Fire	<input checked="" type="checkbox"/> Irrigation	<input type="checkbox"/> Process / Isolation	<input type="checkbox"/> Potable
	<input type="checkbox"/> Fire Bypass	Reclaimed water is supplied <input type="checkbox"/>		
Residential test purpose	<input type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Residential service type	<input type="checkbox"/> Potable	<input type="checkbox"/> Irrigation	Reclaimed water is supplied <input type="checkbox"/>	

DeviceType:	Manufacturer:	Size:	Model:	Serial Number:	Install Date:
RPZ	Wilkins	1"	975XL2	ABS3014	03-09-23

	Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker
INITIAL TEST	<input checked="" type="checkbox"/> Closed tight at <u>8.6</u> psi	<input checked="" type="checkbox"/> Closed tight at <u>2.4</u> psi	<input checked="" type="checkbox"/> Opened at <u>2.8</u> lbs reduced pressure	<input type="checkbox"/> Air inlet opened at _____ psi
	<input type="checkbox"/> Leaked	<input type="checkbox"/> Leaked	<input type="checkbox"/> Did not open	<input type="checkbox"/> Did not open
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory

Remarks:

Initial test performed by Roland Szukhent III	Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDt certificate number T10-23-13282	Test date 03-16-24
Repaired by	Company affiliation	BFDt certificate number	Repair date
Final test performed by	Company affiliation	BFDt certificate number	Test date

**PASS / FAIL CERTIFICATION**

I hereby certify the assembly described above  passed /  failed and supportive data is accurate.

Signature  Date 03-16-24



## BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Brandy Creek CDD	Owner or agent's name Jim Masters
Service Address: 907 Hawk Run Ct Saint Augustine, FL 32092	Mailing address 224 Johns Creeks Pkwy Saint Augustine, FL 32092
Physical location of device in Island	Contact phone number
JEA account number 4349957804	Meter number 64512184 Scan number 57343048

Commercial test purpose	<input checked="" type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Commercial service type	<input type="checkbox"/> Fire	<input checked="" type="checkbox"/> Irrigation	<input type="checkbox"/> Process / Isolation	<input type="checkbox"/> Potable
	<input type="checkbox"/> Fire Bypass	Reclaimed water is supplied <input type="checkbox"/>		
Residential test purpose	<input type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Residential service type	<input type="checkbox"/> Potable	<input type="checkbox"/> Irrigation	Reclaimed water is supplied <input type="checkbox"/>	
DeviceType: DC	Manufacturer: Wilkins	Size: 1"	Model: 350	Serial Number: A330617
				Install Date:

	Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker
INITIAL TEST	<input checked="" type="checkbox"/> Closed tight at <u>1.2</u> psi	<input checked="" type="checkbox"/> Closed tight at <u>1.4</u> psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Air inlet opened at _____ psi
	<input type="checkbox"/> Leaked	<input type="checkbox"/> Leaked	<input type="checkbox"/> Did not open	<input type="checkbox"/> Did not open
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory

Remarks:

Initial test performed by Roland Szukhent III	Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDT certificate number T10-23-13282	Test date 03-16-24
Repaired by	Company affiliation	BFDT certificate number	Repair date
Final test performed by	Company affiliation	BFDT certificate number	Test date

**PASS / FAIL CERTIFICATION**

I hereby certify the assembly described above  passed /  failed and supportive data is accurate.


Signature  Date 03-16-24



ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	PAGE # 1 of 1
INVOICE # 0006269690	BILLING PERIOD Feb 1- Feb 29, 2024	PAYMENT DUE DATE March 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$131.92	

**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

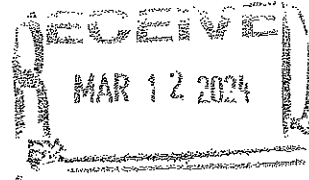
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
2/1/24	Balance Forward	\$66.64

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/28/24	9871656	SAG St Augustine Record	Brandy Creek CDD - March Meeting	March meeting	\$65.28

0013105130048000  
Mar Meeting Ntce #9871656



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	\$131.92
Service Fee 3.99%	\$5.26
*Cash/Check/ACH Discount	-\$5.26
*Payment Amount by Cash/Check/ACH	\$131.92
Payment Amount by Credit Card	\$137.18

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

ACCOUNT NAME		ACCOUNT NUMBER			INVOICE NUMBER		AMOUNT PAID
Brandy Creek Cdd		765150			0006269690		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*	
\$65.28	\$66.64	\$0.00	\$0.00	\$0.00	\$0.00	\$131.92	
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:			TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612			\$137.18
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com			

0000765150000000000000062696900001319267178

# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF 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:

02/28/2024

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 02/28/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$65.28  
Order No: 9871656 # of Copies:  
Customer No: 765150 1  
PO #: March meeting

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District will be held on Wednesday, March 6, 2024 at 6:30 p.m. at the Phase II Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver  
District Manager  
Pub: Feb. 28, 2024; #9871656





FIRE PROTECTION

\*\*\* INVOICE CUSTOMER COPY \*\*\*

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61647692 Inv Date : 3/08/2024
Customer : 11028 Loc : F61
Type : CHG-S Route : 14
PO Number : Acct # : 11028
WO Number : Acct Zip : 32092
Service Visit : 9888373



Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(904)562-7000

Bill to:
BRANDY CREEK CDD
224 JOHNS CREEK PKWY
SAINT AUGUSTINE, FL 32092

Serviced:
BRANDY CREEK CDD
224 JOHNS CREEK PKWY
SAINT AUGUSTINE, FL 32092

0013205720046600
Fire Protection Inspection

Table with 4 columns: Item, Qty, Description, Unit Price, Net Amount Tx. Rows include BATTERY RECYCLE & DISPOSAL, INSPECTION, EXTINGUISHER ANNUAL, BATTERY, 6V 4 AH, PULL PIN, INSPECTION EXIT LIGHTING COMPREHENSIVE INSP, FLAG SEAL/TAMPER INDICATOR, INSPECTION EMERGENCY LIGHTING COMPREHENSIVE INSP, and Service Charge.

Handwritten signature: 3-20-24 Jim Masters

SUB-TOTAL : 738.09
TAX :
TOTAL : 786.07

Handwritten circled total: 786.07
Handwritten note: No tax

THE GOODS AND/OR SERVICES PROVIDED BY CINTAS HAVE BEEN OR WILL BE PROVIDED EXPLICITLY SUBJECT TO CINTAS'S FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS ("THE TERMS"), A COMPLETE COPY OF WHICH HAS BEEN PROVIDED TO YOU, AND ADDITIONAL COPIES OF WHICH ARE AVAILABLE FROM YOUR CINTAS REPRESENTATIVE OR ONLINE AT CINTAS.COM/FIRECONTRACT. CERTAIN EXCERPTS OF THE TERMS ARE ALSO PRINTED ON THE BACK OF THIS PAGE. BY SIGNING THIS DOCUMENT AND/OR ACCEPTING THE GOODS AND/OR SERVICES PROVIDED, YOU (1) ACKNOWLEDGE THAT YOU HAVE RECEIVED, READ, AND UNDERSTAND THE TERMS IN THEIR ENTIRETY, (2) AGREE TO BE BOUND BY THE TERMS, (3) REPRESENT AND WARRANT THAT YOU HAVE THE AUTHORITY TO ENTER INTO THIS AGREEMENT, AND (4) ACKNOWLEDGE THAT ALL WORK HAS BEEN COMPLETED.



FIRE PROTECTION

\*\*\* INVOICE CUSTOMER COPY \*\*\*

Location : CINTAS FIRE PROTECTION



Invoice # : 0F61647692 Inv Date : 3/08/2024  
 Customer : 11028 Loc : F61  
 Type . . : CHG-S Route . : 14  
 PO Number : Acct # : 11028  
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 Service Visit : 9888373

Remit to:  
 CINTAS FIRE 636525  
 P.O. BOX 636525  
 CINCINNATI, OH 452636525  
 (904)562-7000

Bill to:  
 BRANDY CREEK CDD  
 224 JOHNS CREEK PKWY  
 SAINT AUGUSTINE, FL 32092

Serviced:  
 BRANDY CREEK CDD  
 224 JOHNS CREEK PKWY  
 SAINT AUGUSTINE, FL 32092

Item	Qty	Description	Unit Price	Net Amount Tx
		CINTAS FIRE PROTECTION		
		#98454000012007		
		#98452300012007		
		#502087000199		
		EF20000872		
PLEASE PAY FROM THIS INVOICE PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT TO MAKE PAYMENT OR FOR ANY QUESTIONS PLEASE CALL 570 891-0469 OR EMAIL EVANSM2@CINTAS.COM WE ACCEPT VISA/MC/AMEX DISCOVER AND CHECK BY PHONE				

THE GOODS AND/OR SERVICES PROVIDED BY CINTAS HAVE BEEN OR WILL BE PROVIDED EXPLICITLY SUBJECT TO CINTAS'S FIRE PROTECTION SERVICES GENERAL TERMS AND CONDITIONS ("THE TERMS"), A COMPLETE COPY OF WHICH HAS BEEN PROVIDED TO YOU, AND ADDITIONAL COPIES OF WHICH ARE AVAILABLE FROM YOUR CINTAS REPRESENTATIVE OR ONLINE AT CINTAS.COM/FIRECONTRACT. CERTAIN EXCERPTS OF THE TERMS ARE ALSO PRINTED ON THE BACK OF THIS PAGE. BY SIGNING THIS DOCUMENT AND/OR ACCEPTING THE GOODS AND/OR SERVICES PROVIDED, YOU (1) ACKNOWLEDGE THAT YOU HAVE RECEIVED, READ, AND UNDERSTAND THE TERMS IN THEIR ENTIRETY, (2) AGREE TO BE BOUND BY THE TERMS, (3) REPRESENT AND WARRANT THAT YOU HAVE THE AUTHORITY TO ENTER INTO THIS AGREEMENT, AND (4) ACKNOWLEDGE THAT ALL WORK HAS BEEN COMPLETED.

Invoice 90011472 due from Mr. Steamlux - \$300.00

From: Mr. Steamlux (notifications@housecallpro.com)

To: brandycreekmanager@yahoo.com

Date: Friday, March 15, 2024 at 01:26 PM EDT



Hi Brandy Creek CDD,

Thank you for choosing Mr. Steamlux. Please see attached invoice due upon receipt.

**Invoice Number:** 90011472

**Service Date:** Mar 04, 2024

**Customer Name:** Brandy Creek CDD

**Service Address:** 251 Huffner Hill Cir St. Augustine, FL 32092

Services	qty	unit price	amount
Custom Job Clean phase 2 amenity center	1.0	\$300.00	\$300.00

Subtotal \$300.00

Duval 13205720046600 \$0.00  
Clean ph2 amenity center

**Amount Due**

**\$300.00**

PAY ONLINE

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

(904) 813-1401 | aaron@steamlux.com

<http://www.mrsteamlux.com>

3-20-24  
Jim Masters  
[Signature]

Invoice 90011596 due from Mr. Steamlux - \$490.00

From: Mr. Steamlux (notifications@housecallpro.com)

To: brandycreekmanager@yahoo.com

Date: Friday, March 15, 2024 at 01:29 PM EDT



Hi Brandy Creek CDD,

Thank you for choosing Mr. Steamlux. Please see attached invoice due upon receipt.

**Invoice Number:** 90011596

**Service Date:** Mar 15, 2024

**Customer Name:** Brandy Creek CDD

**Service Address:** 224 Johns Creek Pkwy. St. Augustine, FL 32092

Services	qty	unit price	amount
Repair Services - Custom Job	1.0	\$490.00	\$490.00
Clean bathroom tile and grout in both mens and women's bathrooms at Phase 1 ammenity cente.			

Subtotal \$490.00

Duval \$0.00

**Amount Due**

**\$490.00**

0013205720046600

Clean ph1 amenity  
bathrooms

PAY ONLINE

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

(904) 813-1401 | aaron@steamlux.com

3-20-24  
Jim Masters  
J. Masters

# Service Slip/Invoice

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

INVOICE: 6775815  
 DATE: 3/14/2024  
 ORDER: 6775815



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

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

Work Date	Time	Target Pest	Technician	Time In
3/14/2024	02:48 PM		THARPE	
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	3/14/2024		

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

PS Pest Control Service \$85.25

Today I diagnosed your residence and applied corrective insecticide treatment. I also cleaned all of the eaves for spider webs and applied insecticide in landscaping for active Roach control. I treated the cracks and crevices around your doors and windows. I knocked down some flying insect nests. Please have children or pets not touch treated areas until dry. Allow treatment up to 7 to 10 days for maximum pesticide results to be achieved. I also treated perimeter by the base of the house for active roaches. We are pleased to have you as a customer.

SUBTOTAL	\$85.25
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$85.25

0013205720046600  
 mar pest huffner hill  
 cir

AMOUNT DUE **\$85.25**

### Mosquito Control Program Needed

#### Mosquito-Borne Diseases

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

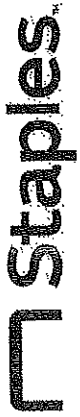
For more information go to [mosquitobear.com](http://mosquitobear.com) or call us 1-888-697-6758

3-20-24  
 Tim Masters  
*[Signature]*

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

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

**PLEASE PAY FROM THIS INVOICE**



Bill to:

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

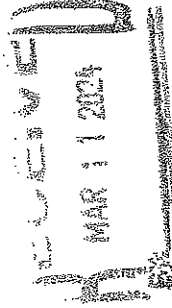
03/02/24	AT80987	1 of 1	124.18
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# Statement of Account

DATE	DESCRIPTION	AMOUNT	PAID	BALANCE
0222024	06232024 8073351141 3580114557 7626798112 000			
		124.18	.00	.00
		124.18	.00	.00
	<b>TOTALS</b>			

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

Federal ID #: 04-3390816



For billing inquiries call 888-753-4103  
Staples

1001491-0003084-0000003 of 0000004-C01-b1-5192-

# Order# 7626798112

Order placed: February 21, 2024

**Accounting Information**

Budget Center  
FACILITIES: BILLABLE

**Billing address**

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

**Shipping address**

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

**Invoice # 3560114557**

**INVOICE ISSUED**

Items(s) Shipped

Item#	Item Description	Price	Quantity	Subtotal
181001	Scott Pro Recycled Hardwound Paper Towels, 1-ply, 1150 ft./Roll, 6 Rolls/ Carton (25702) 0013205720046600	\$93.17	1	\$93.17
990176	TRU RED™ 8.5" x 11" Copy Paper, 20 lbs., 92 Brightness, 500 Sheets/Ream, 5 Reams/Carton (TR56960) 0013105130051000	\$31.01	1	\$31.01

**Method of payment**

Invoiced - \$124.18

Merchandise Total: \$124.18

Total Invoiced: \$124.18



# YELLOWSTONE

LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 647108	1/17/2024
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

**Address:** 224 Johns Creek Pkwy  
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** February 16, 2024

**Invoice Amount:** \$949.00

Description	Current Amount
Irrigation repairs from December irrigation inspection	
Irrigation Repairs	\$949.00
0013205720046300 Irrigation Repairs	
<b>Invoice Total</b>	<b>\$949.00</b>

1867 COMMERCIAL LANDSCAPE INC

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





INVOICE

INVOICE #	INVOICE DATE
JAX 670339	3/14/2024
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  
**Address:** 224 Johns Creek Pkwy  
St. Augustine, FL 32092

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** April 13, 2024

**Invoice Amount:** \$11,178.35

Description	Current Amount
Monthly Landscape Maintenance March 2024	\$11,178.35

0013205720046100  
Mar Landscape Maintenance

Invoice Total

\$11,178.35

3-20-24

Jim Masters  
of Nature

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/07/24	00059	1/15/24 3630	202402 600-53800-61000	EXTERIOR PAINT DEPOSIT DUSTIN MACPEEK	*	1,000.00	1,000.00 000161
2/07/24	00237	1/08/24 01082024	202402 600-53800-61000	REPLACE SHADE TOP DEPOSIT SOUTHERN RECREATION INC	*	3,520.00	3,520.00 000162
2/21/24	00022	1/31/24 112363	202401 600-53800-60000	REPLACEMENT PARK BENCHES BYO RECREATION	*	6,361.00	6,361.00 000163
2/21/24	00060	11/22/23 43218	202311 600-53800-61000	INSTALL VORTEX DRAIN FMES	*	3,075.00	
		11/22/23 43219	202311 600-53800-61000	INSTALL STAIR RAIL EPIC POOLS, INC.	*	1,650.00	4,725.00 000164
2/21/24	00386	2/23/24 3856290	202402 600-53800-60000	SPLSH PK NEW MOTOR/SEALS INNOVATIVE FOUNTAIN SERVICES	*	7,478.53	7,478.53 000165
TOTAL FOR BANK B						23,084.53	
TOTAL FOR REGISTER						23,084.53	



INVOICE	#3630
INVOICE DATE	Jan 15, 2024
DUE	Upon receipt
DEPOSIT DUE	<b>\$1,000.00</b>

**Investment Painting Of North Florida**

Vesta  
 Brandy Creek CDD  
 224 John's Creek Parkway  
 St. Augustine, FL 32092

**CONTACT US**

229 S Torwood Drive  
 Saint Johns, FL 32259

(904) 716-1370  
 jmasters@vestapropertyservices.com

(904) 307-6649  
 Investmentpaintingfl@yahoo.com

**INVOICE**

Quantity	Unit Price	Total Price
53.0	\$95.00	\$5,035.00
Exterior painting 53 street poles in John's Creek sub division Prep by pressure washing and scraping loose paint and paint 53 stop signs poles with sherwin Williams pro industrial aklyd urethane coating which is durable and uv resistant. Price includes labor materials and taxes.		

**Total**

1-26-2

**\$5,035.00**

**Deposit**

0336005380061000

**\$1,000.00**

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!  
 To accept our estimate and schedule a start date please simply press the accept button on the email you received! You  
 will than receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved  
 job. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding  
 deposits amounts and procedures. These terms and conditions are subject to change at any time.  
 Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.  
 Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!



Proposed Date	DECEMBER 8, 2023
Expiration Date	JANUARY 8, 2024

**Southern Recreation**  
Play for all ages

4060 Edison Avenue  
Jacksonville, Florida 32254  
Phone 904-387-4390 Fax 904-387-4391  
[terry@southernrecreation.com](mailto:terry@southernrecreation.com)  
[www.southernrecreation.com](http://www.southernrecreation.com)

PROJECT NAME:  
Johns Creek

0013205720046600

PROPOSE Jim Masters  
D TO Brandy Creek CDD  
224 Johns Creek Pkwy.  
St. Augustine, FL 32092  
(904) 716-1370  
Jim Masters  
[jmasters@vestapropertyservices.com](mailto:jmasters@vestapropertyservices.com)

BILL TO  
Same

1-26-24  
Jim Masters  
*[Signature]*

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Travis	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		SRP 42'x28'Replacement Shade Top		5,495.00
		**Installation includes removal and disposal of existing shade top.		

50% Deposit  
only pay this please  
\$3,520.00

Subtotal	5,495.00
Tax Rate	.07
Tax	<del>404.70</del>
Freight	695.00
Installation	850.00
<b>Total Due</b>	<b>7,444.70</b>

17,040.00

Terms and Conditions and Required Signature on next page.

**Southern Recreation, Inc. Terms and Conditions**

Payment A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included unless specifically noted on the proposal.



Beyond  
Your  
Ordinary

**INVOICE #: 112363**

**ACCOUNT:**  
JOHNS CREEK/BRANDY CREEK CDD

**DATE CREATED:**  
1/31/2024

**ACCOUNT REP:**  
Devon Ward

**PREPARED FOR:**

**PRIMARY CONTACT:**  
Jim Masters

**EMAIL:**  
jim.masters@vestaforyou.com

**PHONE NUMBER:**  
+19047161370

**ORGANIZATION:**  
Johns Creek/Brandy Creek  
CDD

**BILLING & SHIPPING:**

**BILLING ADDRESS:**  
Johns Creek/Brandy Creek  
CDD  
224 Johns Creek Pkwy  
St. Augustine, FL 32092

**SHIPPING ADDRESS:**  
Johns Creek/Brandy Creek  
CDD  
224 Johns Creek Pkwy  
St. Augustine, FL 32092

Correct? ↗

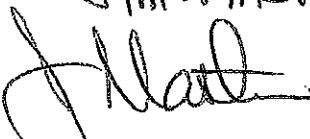
Qty	Product	Price	Discount	Total
6	 <p><b>CONTOURED RECYCLED PARK BENCH</b> Model: 4019-JH Made with eight 2 x 4 Resinwood slats and heavy duty, powder coated structural steel frames. The top and bottom slats are bull-nosed for added comfort. Custom colors available for quantity orders. Stainless steel hardware comes standard with this product. Bench comes with surface wedge anchors for mounting. Bench frame can either be surface mount or in-ground mount.</p> <ul style="list-style-type: none"> <li>- Manufactured from premium grade eco-durable recycled plastic resinwood.</li> <li>- Eco-durable resin wood requires no painting or staining and is UV-fortified to protect against sun fading.</li> <li>- Commercial grade</li> <li>- Stainless steel hardware standard</li> <li>- Made in the USA</li> </ul> <p>0336005380060000</p>	\$1,020.00	\$51.00	\$5,814.00

Replacement benches →  
4 for Pocket Park  
2 for Phase 2 Playground

**Sub Total:** \$5,814.00  
**Sales Tax:** \$0.00  
**Shipping:** \$547.00  
**Total:** \$6,361.00

**PLEASE REMIT PAYMENT IN FULL TO:**

BYO Recreation  
ATTN: Devon Ward  
405 Golfway West Drive, Suite #101  
Saint Augustine, FL 32095

2-9-2024  
Jim Masters  




12276 San Jose Blvd.  
 Bldg. 400, Ste. 417  
 Jacksonville, FL 32223  
 CPC# 1457438

# Invoice

Date	Invoice #
11/22/2023	43218

904-417-5100 Phone

<b>Bill To</b> Johns Creek CDD 224 Johns Creek Parkway St. Augustine, FL 32092	<b>Job Address</b> Johns Creek CDD 224 Johns Creek Parkway St. Augustine, FL 32092
---	---

<b>P.O. Number</b>	<b>Terms</b>	<b>Rep</b>	<b>Project</b>
		DB	

Quantity	Description	Price Each	Amount
1	Supply & Install (3) 18"x18" anti vortex main drain frames- 1 for pool, 2 for play feature	2,100.00	2,100.00
1	Supply & Install (3) 12"x12" anti vortex main drain frames- for play feature	975.00	975.00

2-10-24  
 Jim Masters

	<b>Total</b>	\$3,075.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$3,075.00

debbie@epicpool.com	www.epicpool.com
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12276 San Jose Blvd.  
 Bldg. 400, Ste. 417  
 Jacksonville, FL 32223  
 CPC# 1457438

# Invoice

Date	Invoice #
11/22/2023	43219

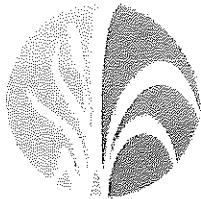
904-417-5100 Phone

<b>Bill To</b> Johns Creek CDD 224 Johns Creek Pkwy St. Augustine, FL 32092	<b>Job Address</b> Johns Creek CDD 224 Johns Creek Pkwy St. Augustine, FL 32092
--	--

<b>P.O. Number</b>	<b>Terms</b>	<b>Rep</b>	<b>Project</b>
		DB	

Quantity	Description	Price Each	Amount
1	Supply & Install (1) Heavy duty 304 stainless steel stair rail  2-16-24 Jim Masters <i>[Signature]</i>	1,650.00	1,650.00
		<b>Total</b>	\$1,650.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$1,650.00

debbie@epicpool.com	www.epicpool.com
---------------------	------------------



# INNOVATIVE FOUNTAIN SERVICES

11637 COLUMBIA PARK DRIVE EAST  
SUITE 4  
JACKSONVILLE, FL 32258

Phone #(904) 551-1017

customerservice@innovativefountainservices.com

Date	Invoice #
2/23/2024	3856290

Name / Address
Jim Masters Brandy Creek CDD 224 Johns Creek Parkway St. Augustine, FL 32092

Description	Total
Innovative Fountain Services propose to furnish all materials, labor, and tools to install new motor and all associated seals and gaskets on the pump for the splash park. Install new motor starter, new exhaust fan for the equipment vault and new 120v automatic sump pump. Also included is equipment rental for mini excavator to dig on the outside of the equipment vault down to the plumbing for the pump and locate damaged plumbing and make necessary repairs.	7,478.53
<i>CHASE Splash Pool 2-23-24 Jim Masters [Signature]</i>	
Thank you for the opportunity to serve you!	<b>Total</b> \$7,478.53