

*Brandy Creek
Community Development District*

September 11, 2024

AGENDA

Brandy Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

September 4, 2024

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, September 11, 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 July 10, 2024 Meeting
- IV. Acceptance of Fiscal Year 2023 Audit Report
- V. Consideration of Pond Bank Repair Proposals
- VI. Consideration of Compaq Evaluation of Splash Pool Refurbishment Plan
- VII. Consideration of Contract Renewals
- VIII. Consideration of Proposals
- IX. Other Business
- X. Staff Reports
 - A. Attorney
 - B. Engineer

- C. Manager
- D. Operations Manager
 - 1. Report
 - 2. Yellowstone Report
 - 3. Lake Doctors Report
- E. Amenity Manager
 - 1. Report
 - 2. Sheriff's Office Report
- XI. Supervisor's Requests and Audience Comments
- XII. Financial Reports
 - A. Balance Sheet & Income Statement as of July 31, 2024
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
- XIII. Next Scheduled Meeting – November 13, 2024 at 6:30 p.m. at Phase 2 Amenity Center
- XIV. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
BRANDY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District was held on Wednesday, July 10, 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
Shawn Jolly	Supervisor
Thomas Metych	Supervisor
Clarence Blalock	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the July 10, 2024 regular meeting of the Board of Supervisors of the Brandy Creek Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Payne called the meeting to order at 6:30 p.m. All Supervisors were present with the exception of Ms. Little.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 6, 2024 Meeting

Mr. Payne stated on Page 7, “*reducing Community Garden from \$10,000 to \$4,000,*” should be, “*reducing Community Garden from \$10,000 to \$5,000.*” On Page 9, Mr. Masters did not present Resolution 2024-03. Mr. Eckert presented it.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the Minutes of the May 8, 2024 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Ratification of Agreement with Champion Swim School

Mr. Payne recalled discussion at the last meeting about Champion Swim School providing lessons and in between this meeting and the last meeting, an agreement was signed for use of the District facilities, which was included in the agenda package.

On MOTION by Mr. Blalock seconded by Mr. Payne with all in favor the agreement with Champion Swim School, LLC. for use of the District facilities was ratified.

Mr. Payne asked if there were any concerns with Champions Swim School. Mr. Masters reported that originally, some residents were unhappy that they were in the pool; however, since then, they fine-tuned their training and provided lessons by the wall. It was not a perfect scenario, because the ratio to non-residents was 80/20, but residents were happy that their kids were receiving good quality swim lessons. Last year, Fast Swim utilized the pool for swim lessons and the District had a cost-sharing arrangement with them; however, for the entire Summer, the District only received \$600, but for this year already, the District received \$954 from Champions Swim School and staff received notification yesterday, that a \$1,400 check would be presented to the District this month. In total, the District should receive \$6,000. Mr. Payne pointed out that the money would be used for events or placed into reserves.

FIFTH ORDER OF BUSINESS

Fiscal Year 2025 Budget

A. Overview of Budget

Mr. Oliver noted no increase in assessments this fiscal year, although expenditures

increased, as the District was able to reduce their *Capital Reserve Contribution* for this year, as well as next fiscal year. The District could also use *Carry Forward Surplus*, which had \$26,000 to \$29,000 at the end of this year. There was also a reduction in some line items, such as the *Community Garden*, from \$10,000 to \$5,000. Although, *Interest Income* was budgeted at \$2,400 last year, the District actually received \$21,000, due to interest rate increases. This year, \$12,000 was budgeted for *Interest Income*.

B. Public Hearing Adopting the Budget for Fiscal Year 2024

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor the Public Hearing to adopt the budget for Fiscal Year 2025 was opened.

No residents were present and no public comment was offered

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor the Public Hearing to adopt the budget for Fiscal Year 2025 was closed.

1. Consideration of Resolution 2024-04, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025

Mr. Eckert presented Resolution 2024-04, adopting the Fiscal Year 2025 Budget. Mr. Blalock read the resolution into the record.

On MOTION by Mr. Blalock seconded by Mr. Payne with all in favor Resolution 2024-04 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025 was adopted.

2. Consideration of Resolution 2024-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

Mr. Eckert presented Resolution 2024-05, imposing special assessments and certifying the Assessment Roll for Fiscal Year 2025. Mr. Payne read the resolution into the record.

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025 was adopted.

Mr. Oliver indicated that a certified Assessment Roll would be provided to the Tax Collector, in order for Tax Bills to be sent out by November 1st. Mr. Payne thanked Mr. Oliver for all of his hard work.

SIXTH ORDER OF BUSINESS

Discussion CDD Goals & Objectives

Mr. Payne recalled at the last meeting, District Counsel discussed HB 7013, which was passed in the Legislature, for CDDs to develop goals and objectives, which Mr. Oliver presented a sample of. Mr. Payne asked whether the Board had to approve the goals and objectives now or if there was time for the Board to consider them. Mr. Oliver pointed out these were suggested goals and objectives, in order to meet the requirement. Mr. Eckert reported that this was the first year of the new law and the Legislature provided no guidance on what the goals and objectives should focus on, but they should fall within the functions of the CDD, which at this point, was the maintenance of infrastructure. Mr. Payne reported that he drafted some goals and objectives, to maintain the facilities, operating within budget, passing a financial audit and continuing to support the community by having social events, but was willing to evaluate what Mr. Oliver provided and asked if the Board had to approve them at this meeting. Mr. Eckert indicated that the Board could approve them at the September meeting, as the deadline to post them on the District's website was October 1st. Mr. Blalock pointed out that Goal 2.1 did not have a quantifiable number and just said, "*General Manager or District Manager will conduct inspections for the Services Agreement,*" but Goal 2.2 stated, "*Annual Inspection one time per year.*" Mr. Oliver pointed out that this was broad and could be changed. Mr. Blalock suggested that it say, "*Quarterly.*" Mr. Eckert felt this was a good change. Mr. Payne asked if Mr. Masters would be responsible for conducting the inspections. Mr. Masters confirmed that he would prepare a checklist, quarterly and present it to the Board. Mr. Blalock did not think this was a difficult goal to meet, as the Board was meeting quarterly and Mr. Masters provided a report at every meeting.

Mr. Payne recalled that Mr. Masters reported on the operations and asked if the operations were synonymous with inspections. Mr. Blalock recalled that the inspection was for

the safety and proper functioning of the CDD's infrastructure, which in his opinion, were loose pavers and the grinding of sidewalks. Mr. Payne agreed with having Mr. Masters providing a checklist quarterly. Mr. Masters would fine-tune the checklist to cover safety issues, primarily, but asked if EGIS performed an inspection every year or every other year for insurance purposes. Mr. Oliver did not know. Mr. Masters believed that it was either one, as their insurance representative, typically comes out to perform a though inspection and would include in a report, anything that could be a liability, in order for staff to make corrections. They would also provide recommendations. Mr. Blalock did not think it would be difficult to meet this requirement, as staff informed the Board about locks that were not working on doors or if there was a new pothole. Mr. Payne agreed, as Mr. Masters informed them about any pool issues, bulkhead repairs and any pond issues. Mr. Masters asked if his reports were adequate or they needed to be adjusted. Mr. Payne felt that Mr. Masters reports would satisfy many of the goals and objectives and he just needed to provide an Infrastructure and Facility Maintenance Report to the Board on a quarterly basis. Mr. Blalock asked if there needed to be a checklist. Mr. Eckert stated that Mr. Masters did not need to create a new checklist and could just include standard goals and objectives, in his report.

On MOTION by Mr. Blalock seconded by Mr. Payne with all in favor the District's goals and objectives were approved as amended.
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SEVENTH ORDER OF BUSINESS

Discussion of Pond Bank Proposals

Mr. Masters presented a proposal from Estate Management Services for a SOX System in the amount of \$13,900. Mr. Payne asked if the Board Members looked at this area, as it was an unconventional slope, due to the steepness and how it was structured. Mr. Masters pointed out that there was a larger area, approximately 125 feet from the back of the house, which both ETM and Mr. Bill Schaefer, the current District Engineer agreed was not caused by the resident, but by soil that was not compacting correctly, which the CDD was responsible for repairing. Mr. Schaefer, who was specialized in ponds, looked at the erosion and outflows and felt that the entire 125 feet, needed to be built up with soil. Estate Management Services looked at the area, as they had a unique method of using a boat to remove soil from the pond, instead of going through a resident's yard. By using the SOX method, they would go 3 to 4 feet into the pond

behind the homeowner's house, to remove the soil, dump it into the area that had the erosion and sew a piece over it. Staff would then need to bring in sod to cover that area, as Estate Management Services did not provide it, which would cost another \$5,000 to \$6,000. The total cost would be \$14,000 for Estate Management Services to perform the job and another \$5,000 to \$6,000 for the sod, but they could just do the 25-foot section that was not built properly for \$7,000, to prevent it from continuing to erode. Mr. Blalock asked if it was part of the culvert. Mr. Masters pointed out that the culvert was on the other side, but Mr. Schaefer preferred to do the land out to the edge of the culvert. They would use the SOX method for 100 feet and then use additional material for the additional 25-foot area that eroded further into the bank. In addition, Mr. Schaefer recommended taking a comprehensive look at every pond in the community and having a phased plan for correcting the problems.

Mr. Payne noted that the total cost would be \$17,000 to \$18,000 with the additional sod and felt that there was enough justification to do this work, based on the soil not compacting correctly, to rectify a structural issue that existed. Mr. Eckert advised that there was a distinction between this issue and someone else who complained that their pond bank was eroding because of something the homeowner did. In this case, it is alleged it was not completed correctly in the beginning but was signed off by the Water Management District, Project Engineer and District Engineer and as a result, the CDD was responsible for the repair. Mr. Blalock asked if there would be a disruption to CDD property, by having a big tarp sticking out of the water. Ms. Master confirmed that the tarp would not be seen. Mr. Blalock voiced concern with all of the ponds needing erosion control and questioned if this was a temporary or permanent solution. Mr. Masters reported that the entire 125-foot area was the worst in the community. Mr. Blalock asked if this was the only reliable solution or if they expected the dirt to wash back into the pond because of the slope of the banks. Mr. Masters pointed out that Estate Management Services recommended a French drain between two resident's homes, to ensure that the water flowed, but as a precaution, they recommended the installation of a French drain. Mr. Eckert asked if there was a drainage easement running through the property, but if there was not one, the residents could sign an agreement for the CDD to dig on that property. Mr. Masters did not believe there was an easement, but the homeowners did not care about the entire section and all they cared about was to get this one area corrected. A French drain would certainly help to prevent the problem in the future and suggested obtaining proposals from the District landscaper. Mr. Payne

asked if the French drain would be an additional cost. Mr. Masters indicated if the Board approved a French drain in the bad section, the cost would be \$10,000 with sod.

Mr. Jolly asked if the District Engineer viewed all of the ponds with Mr. Masters. Mr. Masters confirmed he inspected all of the ponds with Mr. Schaefer and his assistant, except for one. Mr. Metych preferred to repair the problem area of 25 feet, versus the entire 125 feet, as it would alleviate other residents requesting the same. Mr. Payne agreed with repairing the 25 feet, installing a French drain, sod and aligning it with the remaining slop of the bank. Mr. Blalock agreed, as long as the resident signed an agreement. Mr. Eckert would provide the resident with a Temporary License Agreement to run with their land and a permanent easement for the French drain. Mr. Masters suggested piggybacking onto easements that were used for stormwater management purposes. Mr. Jolly asked if the CDD would be liable for the French drain. Mr. Eckert advised if the CDD was paying for the French drain, it should be maintained by the CDD. Mr. Blalock suggested asking the homeowners to install their own French drain. Mr. Masters offered to speak to the homeowners about it but noted that this was just a recommendation from the contractor, to prevent the erosion from reoccurring and even if they did not install one, the repair with the SOX method, was good for 20 to 25 years. Mr. Payne was in favor of asking the homeowners to consider a French drain and if they did not agree, the CDD would do the work. Mr. Eckert recommended that the Board discuss with this issue at the September meeting to come up with a plan, if the homeowners were not willing to pay for it. Mr. Payne agreed and tabled this matter.

EIGHTH ORDER OF BUSINESS

Discussion of Future Pool Repairs

Mr. Masters recalled that this issue was ongoing for the past three months, but they believed that they finally found the leak and the contractor, Com-Pac Filtration, installed a temporary patch and turned the Splash Pad on last Tuesday. It was now up and running, but they still needed to make a permanent fix to the the fiberglass coffin that holds the water for the pump. During this process, Com-Pac repaired several pipes, in order to expose everything and at this time, everything was running well. They would do a final patch and cover everything up, but it would be exposed for another couple of weeks, to ensure that they did not have any leaks. Mr. Payne questioned the final cost for everything. Mr. Masters confirmed that there would be \$4,000 in additional costs that they would have to incur for the final patch and invoices that were

not yet received for the digging and \$7,000 to replace the motor, for a total cost of under \$15,000. It was a great deal of money, but they were dealing with 20-year-old pipes that were 6 feet under the ground and it was worth it, as this was the number one feature that parents bring their kids to. Mr. Payne recalled that the bottom part, when stepped on, infused water into the coffin and asked if this was repaired. Mr. Masters stated it would be an additional cost, because the coffin was hollow underneath it and brown water was leaking from it. Com-Pac planned to drill a hole in the bottom of the coffin, as there were stress fractures that created the leak, inject a hardening substance to provide a base underneath the coffin and a permanent seal around the filter that was attached to the pipe. Mr. Masters planned to complete this work and have the initial vendor that installed the Splash Pad 20 years ago, assess all of the coffins and provide a report, to prevent additional issues from occurring.

Mr. Payne preferred that the contractor provide the assessment before everything was covered up, to determine if the infrastructure needed to be replaced and be installed above the ground. Mr. Masters would request that they come out but did not think that they could change the system to an above ground system, because it was built and designed on gravity flow and they now had liners for the fiberglass coffins. He would also have them look at the kiddie feature in the middle of the pool, which they also installed. One option was to remove the feature and bring it back to their office, to sandblast and powder coat it, place metal at the bottom, versus webbing and removing the rope area, due to liability issues, for \$75,000 versus \$130,000 for a brand-new structure. Another option was to take entire structure down, leave the pipes up and let it pump out water, but at this time, Mr. Masters felt that the structure was at the point of where it needed to be replaced and recommended having the contractor assess the structure and provide some prices, as he these were ballpark figures, based on his last conversation with them. Mr. Payne questioned how long the repairs would last. Mr. Masters believed that it would be a quick fix, since everything was exposed and would last five years; however, if there was another leak, there would be a relatively small cost to repair it and preferred to find out if Com-Pac had a liner that could prevent some of these issues. Mr. Payne was in favor of obtaining estimates for the liner and evaluating the kiddie feature, for the Board to consider at the next meeting. Mr. Masters reported that he would not be attending the September meeting. Mr. Payne noted that the Board could approve the proposals at a later time.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert reminded the Board that they had less than six months to complete their four hours of ethics training, but once completed, Board Members could send an email to him or Mr. Oliver, reflecting the completion date, to be placed into the District records.

B. Engineer – Pond Bank Inspection Report

This item was discussed.

C. Manager – Discussion of Fiscal Year 2025 Meeting Schedule

Mr. Oliver presented the meeting dates for Fiscal Year 2025, which was similar to last year’s meeting schedule. with meetings on the second Wednesday at 6:30 p.m. on November 13, 2024, January 8, 2025, March 12, 2025, July 9, 2025 and September 10, 2025. The only exception was the May 7, 2025 meeting, which was the first Wednesday, as there needed to be 60 days between the approval of the budget and the adoption on July 9, 2025.

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor the Fiscal Year 2025 meeting schedule as presented was approved.

Mr. Oliver reported that two Supervisors were re-elected to the Board. Mr. Payne congratulated the two Supervisors.

D Operations Manager

1. Report

Mr. Masters presented the Field Operation Manager’s Report. They were having a good Summer, as the pools were active. Residents were enjoying the amenities, which was great to see.

2. Yellowstone Report

Mr. Masters presented the Yellowstone Report. They were doing a good job and the community looked great. If anything was missed, Yellowstone quickly remediated it. The mulching made a nice look for the community.

3. Lake Doctors Report

Mr. Masters presented the Lake Doctors Report. It was a challenge controlling the ponds, as the heat and lack of rain, created issues that required Lake Doctors to come out more. Today, he went out to Ponds 8, 9 and 10 with Lake Doctors. Pond 10 was sprayed and looked good, but Ponds 8 and 9, were difficult to control this year, as Pond 9 had phytoplankton, which had to be carefully treated or it would cut off the oxygen supply, causing a fish kill. However, it was looking better today than several weeks ago. Pond 8, which was their prettiest lake in the community, had an infestation of eel grass, which was typically not in freshwater ponds this far away from the coast. They were treating it with multiple chemicals, one for the eel grass and another to treat pond lilies. It was difficult to eradicate, because when it was sprayed, it was supposed to float to the top of the pond and die off. Lake Doctors sprayed again today and it was looking much better, but it would take time and he would communicate with the resident that complained about it. For all of the other ponds, Mr. Masters relied on residents to complain about them. Mr. Payne noted that the lilies were increasing, especially on the Johns Creek pond and asked if it was exacerbated by what residents were putting into the ponds. Mr. Masters explained that the Summertime heat and fertilizer runoff, fueled the growth of the algae and he was not seeing anything other than an extremely hot Summer and a long dry spell. Mr. Payne asked if Lake Doctors also picked up debris. Mr. Masters indicated that their contract did not specifically state that they would pick up trash, but they would pick up big things like beach balls, basketballs and soccer balls and staff picked up trash, once or twice a month. Residents were responsible for picking up trash behind their houses, but some residents felt that they were not responsible, because it was not their trash, but there was no contract for Lake Doctors or staff to pick up trash behind their homes. More debris was expected because of low water levels, such as the pond behind Publix, which had plastic bags and grocery items. In Phase 1, there were many tennis balls.

Mr. Masters reported that the Garden was up and running. It looked good and residents were happy. Not all participants were planting, currently, because of how hot it was and

believed that more people would join when the weather cooled down. Mr. Jolly asked if there was room for growth. Mr. Masters stated that two plots that had empty slots. Mr. Payne believed that there were three plots with empty slots and each slot had a name of a plant. There was a kickoff meeting, where assignments were given. Mr. Masters did a good job setting up the water system, which was two-pronged, with hoses that go from beginning to end. Mr. Payne expected residents to come before the Board to provide a report. Mr. Masters indicated there were currently eight planters, with space to grow. The budget allocated for the community garden and the purchase of a fence, benches, soil and miscellaneous items, which was enough to get them up and running. Mr. Jolly asked if they were still trying to get a shed. Mr. Masters stated there were not enough funds to purchase a shed and it was up to the Board to allocate additional funds. Mr. Payne recalled that the Board approved \$5,000 and in October, funds could be allocated to purchase a small shed and requested that it be aesthetically pleasing or a wood one that would not be an eyesore.

Mr. Masters reported that not many major projects were completed during the Summer, because of the pools, but there were some safety items that they needed to complete. For the future, they were looking at purchasing some benches for the middle playground. The bulkhead repair in Phase 1, was put on hold until the weather cooled down, but he planned to hire a company to dig around the pool for half of the price of hiring a marine company. Mr. Payne asked if there was any imminent risk. Mr. Masters stated that they looked at it on a weekly basis and there was no risk at the moment. There was just one area where some boards were loose and there was some soil loss, but it was not an area that people were standing on and recommended waiting a couple of months, until it cooled down and then they could dig the area up, expose it and make the repair relatively easily. They planned to look at a different type of flooring in the Fitness Center, such as an athletic rubber mat and repainting the interior, to make it look new and fresh. This year would be good year to look at holiday light vendors, as Mr. Masters no longer wanted to do it in-house. At some point, he wanted to install a fence around the Phase 1 pool, as the existing one was in place for 20 years and was faded. He received a complaint from a resident about the tennis and basketball courts always being full and being used primarily by non-residents and asked if there was anything that the CDD Board could do. Mr. Masters requested that the resident voice their concern to the Board, but they were not in attendance. The issue was as the area continued to grow, kids from outside of the community were going to use

them. Mr. Payne felt that the residents concern was valid, but the question was whether to fence in the entire facility or just the basketball and tennis courts; however, there would be the situation where a resident invited 10 friends to play basketball and asked if the resident wanted the CDD to fence in the basketball and tennis courts and have access card capability. Mr. Masters confirmed that the resident wanted it fenced and have card access, which would cost the CDD money. The tennis court currently had high fences, except on the front side and they could extend the fence height. *There was Board consensus for Mr. Masters to obtain a proposal to raise the fence in front of the tennis courts and obtain a proposal from Atlantic Security to install an access reader.*

E. Amenity Manager

1. Report

Ms. Meadows presented the Amenity Manager's Report. Everything was the same, as far as the food trucks, which were doing well, except for one food truck, which did not show up tonight, due to the weather. The Summer Spectacular was held on May 18th. The weather was nice and it did not have to be rescheduled. There was an inflatable water slide, axe throwing game, music with DJ Jim, games and prizes and a Tikiz, a frozen treats food truck, which did well. A Sand Art Day was held on Friday, June 29th, with kids making sand art pictures on the Phase 1 breezeway. They did not have a huge amount of people, because of a storm that rolled through during the time that the event was held and it was offered it the next day for those that missed it, but no one attended. Another event was planned for July. On July 20th from 11:00 a.m. to 1:00 p.m., complimentary sno-cones and Kona Ice would be offered to residents for Resident Appreciation Day. However, they would remain onsite all day, if residents missed the complimentary one or wanted something different. There would be a Back to School Bash on August 3rd and First Steet Band (North of 40's Brother) on September 28th. A food truck would be onsite, so that people could purchase food. It would be held the same as last time, at 4:30 p.m. to 7:30 p.m., in order for more people to attend. Mr. Masters noted that it would be promoted heavily, as it was a good band that adults would enjoy. Ms. Meadows was looking for new and creative things, such as cornhole, but it would be held in the Fall when it was cooler. Mr. Payne asked if there was coordination for babysitters for teenagers and young adults, so that adults could attend these events and questioned the continuous updates on the Atrium System. Ms. Meadows explained that this was their update to the access card system, to ensure that

addresses were correct, according to the Property Appraiser website. If anyone moved out of the community, they would de-activate cards.

2. Sheriff's Office Report

Deputy Reports for May and June were included in the agenda package. Mr. Metych asked if the traffic control was successful. Mr. Masters noted that it was very successful, as they stopped many residents and recommended having it from time-to-time, to stop people from running stop signs and speeding. The District paid for a Deputy of the St. Johns Sheriff's Office for traffic control, but they could pay for the Traffic Division, for the same price of \$55 per hour for a minimum of three hours. Mr. Payne was in favor of continuing to consider it, because he was still hearing that people are speeding through the neighborhood. Mr. Metych recalled that the Board voted to pay for traffic control at the last meeting. Mr. Masters did not believe it came to the point of voting for it. Mr. Jolly believed that the Board voted for one-time enforcement. Mr. Blalock noted it was supposed to be two times in a month as a test. Mr. Masters would speak to the Deputy, as his recollection was that she was seeing what the results were and inform the Board and suggested that she continue to do so. Mr. Metych asked if the explorer that was in the community for the majority of the enforcement, was an on-duty officer versus off-duty. Mr. Masters understood that it was a mix between the two but would verify this. Mr. Payne reported that he witnessed two occasions where people were pulled over. Mr. Masters noticed where the deputies were in plain view and residents sped right past them. Mr. Blalock asked if the test was successful, whether they would continue it. Mr. Payne believed so. Mr. Metych pointed out according to the Deputy's Reports, they issued 32 warnings and 13 citations in five days. Mr. Jolly requested a food truck on a Saturday. Mr. Payne recalled that this was in the minutes from the last meeting, when a resident requested having food at the pools and Mr. Fagen indicated that there would be food trucks at the pools. Ms. Meadows asked if should be for a certain day and time. Mr. Jolly suggested having it in the afternoon, one day per week on the weekend. Ms. Meadows would inform the food truck vendors. Mr. Masters would try to tie it into an event.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Financial Reports

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

Mr. Oliver presented the May 31, 2024 Balance Sheet and Income Statement. There were no unusual variances. The Capital Reserve Fund balance was \$476,000 and there were positive variances in the administrative and field expenditures.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, showing that the District was 99.14% collected. Mr. Payne asked if the 99% was standard around this time. Mr. Oliver preferred to be fully collected. Mr. Payne liked the fact that the Capital Reserve Fund was steady at \$476,000 and they were able to maintain the fees without any increases.

C. Approval of Check Registers

Mr. Oliver presented the Check Register from April 1, 2024 to May 31, 2024 in the amount of \$156,564.91.

On MOTION by Mr. Blalock seconded by Mr. Payne with all in favor the April 1, 2024 to May 31, 2024 Check Register in the amount of \$156,564.91 was approved as presented.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – September 11, 2024 at 6:30 p.m. at Phase 2 Amenity Center

Mr. Payne announced that the next meeting was scheduled for September 11, 2024 at 6:30 p.m. at the Phase 2 Amenity Center.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the meeting was adjourned at 7:56 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

**Brandy Creek
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2023

Brandy Creek Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Brandy Creek Community Development District
St. Johns County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Brandy Creek Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Brandy Creek Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Brandy Creek Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Brandy Creek Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated August 20, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Brandy Creek Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 20, 2024

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

Management's discussion and analysis of Brandy Creek Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2023.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$71,800 (net position). Net investment in capital assets was \$(798,143) and restricted net position was \$69,983. Unrestricted net position was \$799,960.
- ◆ Governmental activities revenues totaled \$1,551,916 while governmental activities expenses totaled \$1,202,935.

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	<u>2023</u>	<u>2022</u>
Current assets	\$ 821,872	\$ 601,024
Restricted assets	253,184	235,817
Capital assets	<u>3,503,818</u>	<u>3,748,550</u>
Total Assets	<u>4,578,874</u>	<u>4,585,391</u>
Deferred outflows of resources	<u>22,420</u>	<u>24,780</u>
Current liabilities	419,494	432,352
Non-current liabilities	<u>4,110,000</u>	<u>4,455,000</u>
Total Liabilities	<u>4,529,494</u>	<u>4,887,352</u>
Net Position		
Net investment in capital assets	(798,143)	(880,939)
Restricted	69,983	47,311
Unrestricted	<u>799,960</u>	<u>556,447</u>
Total Net Position	<u>\$ 71,800</u>	<u>\$ (277,181)</u>

The increase in current assets was related to the increase in cash and investments at the fund level in the current year.

The decrease in capital assets is related to current year depreciation.

The decrease in current liabilities is related to the decrease in accounts payable in the current year.

The decrease in non-current liabilities is primarily related to the principal payments made on bonds payable in the current year.

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2023	2022
Program Revenues		
Charges for services	\$ 1,376,627	\$ 1,283,540
General Revenues		
Miscellaneous revenues	149,178	24,813
Investment earnings	26,111	2,185
Total Revenues	1,551,916	1,310,538
Expenses		
General government	118,231	118,181
Physical environment	159,722	164,423
Culture/recreation	753,670	706,254
Interest and other charges	171,312	183,113
Total Expenses	1,202,935	1,171,971
Change in Net Position	348,981	138,567
Net Position - Beginning of Year	(277,181)	(415,748)
Net Position - End of Year	\$ 71,800	\$ (277,181)

The increase in charges for services is related to the increase in special assessments in the current year.

The increase in culture/recreation is related to the increase in landscape and field operations manager expenses in the current year.

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2023 and 2022.

	Governmental Activities	
	2023	2022
Land	\$ 100,960	\$ 100,960
Buildings and improvements	4,052,698	4,052,698
Infrastructure	3,504,275	3,504,275
Equipment	99,383	76,980
Accumulated depreciation	(4,253,498)	(3,986,363)
Total Capital Assets, net	\$ 3,503,818	\$ 3,748,550

In the current year, \$22,403 was added to equipment and depreciation was \$267,135.

General Fund Budgetary Highlights

The actual expenditures were less than budgeted amounts primarily because reserve and pool monitor expenditures were less than anticipated.

The September 30, 2023 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In March 2013, the District issued \$4,545,000 Special Assessment Refunding Bonds, Series 2013. The Bonds were issued to refund the Special Assessments Bonds, Series 2003. The balance outstanding at September 30, 2023 was \$2,630,000.
- ◆ In October 2015, the District issued \$2,535,000 Special Assessment Refunding Bonds, Series 2015. The Bonds were issued to refund the Special Assessments Bonds, Series 2006A. The balance outstanding at September 30, 2023 was \$1,815,000.

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Brandy Creek Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2024.

Request for Information

The financial report is designed to provide a general overview of Brandy Creek Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Brandy Creek Community Development District, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Brandy Creek Community Development District
STATEMENT OF NET POSITION
September 30, 2023

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 506,353
Investments	251,871
Due from other governments	13,956
Due from other	1,645
Deposits	2,000
Prepaid expenses	46,047
Total Current Assets	821,872
Non-current Assets	
Restricted assets	
Investments	253,184
Capital assets, not being depreciated	
Land	100,960
Capital assets, being depreciated	
Buildings and improvements	4,052,698
Infrastructure	3,504,275
Equipment	99,383
Less: accumulated depreciation	(4,253,498)
Total Non-current Assets	3,757,002
Total Assets	4,578,874
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	22,420
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	16,770
Bonds payable	335,000
Accrued interest	67,724
Total Current Liabilities	419,494
Non-current liabilities	
Bonds payable	4,110,000
Total Liabilities	4,529,494
 NET POSITION	
Net investment in capital assets	(798,143)
Restricted for debt service	69,983
Unrestricted	799,960
Total Net Position	\$ 71,800

See accompanying notes to financial statements.

Brandy Creek Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (118,231)	\$ 142,424	\$ 24,193
Physical environment	(159,722)	-	(159,722)
Culture/recreation	(753,670)	727,012	(26,658)
Interest and other charges	(171,312)	507,191	335,879
Total Governmental Activities	\$ (1,202,935)	\$ 1,376,627	173,692
General Revenues			
Miscellaneous revenues			149,178
Investment earnings			26,111
Total General Revenues			175,289
		Change in Net Position	348,981
		Net Position - October 1, 2022	(277,181)
		Net Position - September 30, 2023	\$ 71,800

See accompanying notes to financial statements.

**Brandy Creek Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 203,486	\$ -	\$ 302,867	\$ 506,353
Investments	114,417	-	137,454	251,871
Due from other funds	-	5,142	-	5,142
Due from other governments	13,956	-	-	13,956
Due from other	1,645	-	-	1,645
Prepaid expenses	46,047	-	-	46,047
Deposits	2,000	-	-	2,000
Restricted assets				
Investments	-	253,184	-	253,184
Total Assets	\$ 381,551	\$ 258,326	\$ 440,321	\$ 1,080,198
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable and accrued expenses	\$ 16,770	\$ -	\$ -	\$ 16,770
Due to other funds	5,142	-	-	5,142
Total Liabilities	21,912	-	-	21,912
Fund Balances				
Nonspendable - deposits/prepays	48,047	-	-	48,047
Restricted for debt service	-	258,326	-	258,326
Assigned for capital reserves	-	-	440,321	440,321
Unassigned	311,592	-	-	311,592
Total Fund Balances	359,639	258,326	440,321	1,058,286
Total Liabilities and Fund Balances	\$ 381,551	\$ 258,326	\$ 440,321	\$ 1,080,198

See accompanying notes to financial statements.

Brandy Creek Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances	\$ 1,058,286
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land, \$100,960, buildings and improvements, \$4,052,698, infrastructure, \$3,504,275, and equipment, \$99,383, net of accumulated depreciation, \$(4,253,498), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	3,503,818
Deferred outflow of resources are not current financial resources and therefore, are not reported at the governmental fund level.	22,420
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(4,445,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(67,724)</u>
Net Position of Governmental Activities	<u><u>\$ 71,800</u></u>

See accompanying notes to financial statements.

Brandy Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Special assessments	\$ 869,436	\$ 507,191	\$ -	\$ 1,376,627
Miscellaneous revenues	19,178	-	130,000	149,178
Interest income	5,393	14,321	6,397	26,111
Total Revenues	<u>894,007</u>	<u>521,512</u>	<u>136,397</u>	<u>1,551,916</u>
EXPENDITURES				
Current				
General government	118,231	-	-	118,231
Physical environment	-	-	42,741	42,741
Culture/recreation	603,516	-	-	603,516
Capital outlay	-	-	22,403	22,403
Debt service				
Principal	-	330,000	-	330,000
Interest	-	173,959	-	173,959
Total Expenditures	<u>721,747</u>	<u>503,959</u>	<u>65,144</u>	<u>1,290,850</u>
Revenues Over/(Under) Expenditures	<u>172,260</u>	<u>17,553</u>	<u>71,253</u>	<u>261,066</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	105,000	105,000
Transfers out	(105,000)	-	-	(105,000)
Total Other Financing Sources/(Uses)	<u>(105,000)</u>	<u>-</u>	<u>105,000</u>	<u>-</u>
Net Change in Fund Balances	67,260	17,553	176,253	261,066
Fund Balances - October 1, 2022	<u>292,379</u>	<u>240,773</u>	<u>264,068</u>	<u>797,220</u>
Fund Balances - September 30, 2023	<u>\$ 359,639</u>	<u>\$ 258,326</u>	<u>\$ 440,321</u>	<u>\$ 1,058,286</u>

See accompanying notes to financial statements.

**Brandy Creek Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023**

Net Change in Fund Balances - Total Governmental Funds \$ 261,066

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(267,135), exceeded capital outlay, \$22,403, in the current period. (244,732)

Repayments of bond principal are expenditures in the governmental funds, but the repayments reduce long-term liabilities in the Statement of Net Position. 330,000

The deferred outflow of resources for refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest. (2,360)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and current year accruals. 5,007

Change in Net Position of Governmental Activities \$ 348,981

See accompanying notes to financial statements.

Brandy Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 857,020	\$ 857,020	\$ 869,436	\$ 12,416
Miscellaneous revenues	16,467	16,467	19,178	2,711
Interest income	-	-	5,393	5,393
Total Revenues	<u>873,487</u>	<u>873,487</u>	<u>894,007</u>	<u>20,520</u>
Expenditures				
Current				
General government	127,441	127,441	118,231	9,210
Culture/recreation	746,046	746,046	603,516	142,530
Total Expenditures	<u>873,487</u>	<u>873,487</u>	<u>721,747</u>	<u>151,740</u>
Revenues Over/(Under) Expenditures	<u>-</u>	<u>-</u>	<u>172,260</u>	<u>172,260</u>
Other Financing Sources/(Uses)				
Transfers out	<u>-</u>	<u>-</u>	<u>(105,000)</u>	<u>(105,000)</u>
Net Change in Fund Balances	-	-	67,260	67,260
Fund Balances - October 1, 2022	<u>-</u>	<u>-</u>	<u>292,379</u>	<u>292,379</u>
Fund Balances - September 30, 2023	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 359,639</u>	<u>\$ 359,639</u>

See accompanying notes to financial statements.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“the Act”) by St. Johns County Ordinance 2003-53, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Brandy Creek Community Development District. The District is governed by a Board of Supervisors who are elected by qualified electors within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Brandy Creek Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Funds – Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements.

Capital Projects Funds – Accounts for financial resources to be used in the acquisition and construction of infrastructure improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land, buildings and improvements, infrastructure and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
Buildings and Improvements	10-30 years
Equipment	10 years

d. Deferred Outflow of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reported period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

**Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity (Continued)

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,058,286, differs from “Net Position” of governmental activities, \$71,800, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (land, buildings and improvements and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$	100,960
Buildings and improvements		4,052,698
Infrastructure		3,504,275
Equipment		99,383
Accumulated depreciation		<u>(4,253,498)</u>
Total		<u>\$ 3,503,818</u>

Deferred outflow of resources

Deferred outflow of resources applicable to the District’s governmental activities are not current financial resources and therefore, are not reported as fund deferred outflow of resources:

Deferred amount on refunding, net	\$	<u>22,420</u>
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**Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Governmental Activities long-term liabilities are not due and payable in the current period and are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2023 were:

Bonds payable	\$ <u>(4,445,000)</u>
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Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(67,724)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$261,066, differs from the “change in net position” for governmental activities, \$348,981, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are capitalized and the cost is allocated over their estimated useful lives as depreciation.

Depreciation	\$ (267,135)
Capital outlay	<u>22,403</u>
Total	<u>\$ (244,732)</u>

Long-term debt transactions

Proceeds from the issuance of debt are recognized as an other financing source at the fund level and increase long-term debt at the government-wide level. Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments	\$ <u>330,000</u>
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**Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Accrued interest

Interest is reported at the fund level when paid, however, at the government-wide level interest is reported as incurred. This is the change in accrued interest in the current year.

Accrued interest	\$ <u>5,007</u>
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Deferred outflow of resources

The deferred outflow of resources for refunding of debt is recognized as a component of interest expense at the government-wide level. This is the amount of current year interest.

Deferred amount on refunding	\$ <u>(2,360)</u>
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NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$564,788 and the carrying value was \$506,353. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2023, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U.S. Bank Money Market	N/A	\$ 152,063
First American Government Obligations	24 days*	253,184
Florida PRIME	31 days*	99,808
Total		\$ 505,055

*Weighted average maturity

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, U.S. Bank Money Market and First American Government Obligations are Level 1 assets.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2023, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2023, the District's investment in Florida PRIME and First American Government Obligations were rated AAAM by Standard & Poor's. The District's investment in U.S. Bank Money Market was not rated.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Government Obligations are 50% of the District's total investments, Florida PRIME are 20% of the District's total investments and U.S. Bank Money Market are 30% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2023 was as follows:

	Balance October 1, 2022	Additions	Deletions	Balance September 30, 2023
<u>Governmental Activities:</u>				
Capital assets				
Land	\$ 100,960	\$ -	\$ -	\$ 100,960
Buildings and improvements	4,052,698	-	-	4,052,698
Infrastructure	3,504,275	-	-	3,504,275
Equipment	76,980	22,403	-	99,383
Accumulated depreciation	(3,986,363)	(267,135)	-	(4,253,498)
Total Capital Assets, net	<u>\$ 3,748,550</u>	<u>\$ (244,732)</u>	<u>\$ -</u>	<u>\$ 3,503,818</u>

Depreciation of \$267,135 was charged to physical environment, \$116,981, and culture/recreation \$150,154.

NOTE E – LONG-TERM DEBT

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2023:

Long-term debt at October 1, 2022	\$ 4,775,000
Principal payments	<u>(330,000)</u>
Long-term debt at September 30, 2023	<u>\$ 4,445,000</u>

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – LONG-TERM DEBT (CONTINUED)

Long-term debt is comprised of the following:

Special Assessment Refunding Bonds

\$4,545,000 Series 2013 Special Assessment Refunding Bonds due in annual principal installments beginning May 2014 and maturing May 2033. Interest is due semi-annually on May 1 and November 1, at a fixed interest rate of 3.70%. Current portion is \$225,000. \$ 2,630,000

\$2,535,000 Series 2015 Special Assessment Refunding Bonds due in annual principal installments beginning May 2017 and maturing May 2036. Interest is due semi-annually on May 1 and November 1, at a fixed interest rate of 3.70%. Current portion is \$110,000. \$ 1,815,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 335,000	\$ 162,165	\$ 497,165
2025	345,000	149,820	494,820
2026	360,000	137,295	497,295
2027	375,000	124,225	499,225
2028	390,000	110,749	500,749
2029-2033	2,145,000	332,211	2,477,211
2034-2036	495,000	37,531	532,531
Totals	<u>\$ 4,445,000</u>	<u>\$ 1,053,996</u>	<u>\$ 5,498,996</u>

**Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE E – LONG-TERM DEBT (CONTINUED)

The Series 2013 Bonds are subject to redemption at the option of the District prior to their maturity, in whole, but not in part, on any Interest Payment Date, at a redemption price equal to 101% of the principal amount of the Series 2013 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a redemption price equal to 100% of the principal amount of the Series 2015 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2013 Reserve Account was funded from the proceeds of the Series 2013 Bonds in an amount equal to 10% of the maximum annual debt service outstanding on the Series 2013 Bonds. The Series 2015 Reserve Account was funded from the proceeds of the Series 2015 Bonds in an amount equal to 50% of the maximum annual debt service outstanding on the Series 2015 Bonds. Monies held in the reserve account will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2023:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2013 Special Assessment Refunding Bonds	\$ 32,351	\$ 31,551
Series 2015 Special Assessment Refunding Bonds	\$ 91,252	\$ 89,068

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage.

NOTE G – INTERFUND ACTIVITY

Interfund balances for the year ended September 30, 2023, consisted of the following:

Interfund Receivables	Interfund Payables
	General Fund
Debt Service Fund	\$ 5,142

Balances due to the Debt Service Fund from the General Fund relate to FY23 Assessments collected in the General Fund on behalf of the Debt Service Fund.

Interfund transfers for the year ended September 30, 2023, consisted of the following:

Transfers In	Transfers Out
	General Fund
Capital Projects Fund	\$ 105,000

Interfund transfers between the General Fund and the Capital Projects Fund relate to funding of capital reserves.

NOTE H – SUBSEQUENT EVENT

In November 2023, the District made prepayments of \$5,000 on the Series 2013 and Series 2015 Bonds.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Brandy Creek Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Brandy Creek Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated August 20, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Brandy Creek Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Brandy Creek Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Brandy Creek Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Brandy Creek Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Brandy Creek Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 20, 2024



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Brandy Creek Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the financial statements of the Brandy Creek Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated August 20, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated August 20, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Brandy Creek Community Development District has not met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Brandy Creek Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
Brandy Creek Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2023 for the Brandy Creek Community Development District. It is management's responsibility to monitor the Brandy Creek Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Brandy Creek Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 12
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$4,987
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,020,147
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Brandy Creek Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, \$1,563.80, Debt Service, \$854.77-\$1,100.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,376,627.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2013 Bonds, \$2,630,000 maturing May 2034 and Series 2015 Bonds, \$1,815,000 maturing May 2036.

To the Board of Supervisors
Brandy Creek Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 20, 2024



**Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Brandy Creek Community Development District
St. Johns County, Florida

We have examined Brandy Creek Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for Brandy Creek Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Brandy Creek Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Brandy Creek Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Brandy Creek Community Development District's compliance with the specified requirements.

In our opinion, Brandy Creek Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 20, 2024

EIGHTH ORDER OF BUSINESS

Brandy Creek CDD

Projects to be Discussed

Necessary Off-Season Projects:	Cost
Splash feature (refurbishment)	\$100-125k
Re-marcite splash pool	\$45-55k
Phase 1 bulkhead repair	\$8k (NTE)
Huffner Hill Circle pond bank repair <ul style="list-style-type: none"> - 25ft repair - 75ft repair - 150ft repair 	\$10k \$16k \$26k

Other Projects to be Discussed:
<p>Phase 1 Tennis Court Upgrades:</p> <p>Access Control - \$4,980.00</p> <p>Fence Company A - \$8,362.49</p> <p>Fence Company B - \$12,830.00</p>
<p>Phase 2 Basketball Upgrades:</p> <p>Access Control - \$6,590.00</p> <p>Fence Company A – \$19,753.53</p> <p>Fence Company B - \$33,370.00</p>
<p>Fitness Center Flooring:</p> <p>Rubber flooring - \$6,000.00</p> <p>(To replace existing wood flooring)</p>

TENTH ORDER OF BUSINESS

E.

1.



Amenities Manager Report

September 11, 2024

Submitted by Jennifer Meadows

Administration:

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

Activities- Ongoing:

Food Trucks:

- Food Trucks continue to be a success. We are scheduled for two dates in September.

Special Events:

Recent Events:

- On Saturday, July 20 from 11am-1pm we hosted our Resident Appreciation Day. Residents were treated to a complimentary snow cone from Kona Ice. It was a beautiful, hot day and residents of all ages lined up to enjoy this delicious treat! We even set up a station for Sand Art for anyone who wanted to create a fun Summer Sand Picture.
- On Saturday, August 3 we held our annual Back to School Bash in the phase 1 activity lawn. This year's theme was Pokemon! We had Squirtle's Water Rapid water slide, lots of games with awesome prizes such as Pokemon Cards, a Pokemon Go Friendship Station, and even



gave away an adorable Pikachu backpack that came with a lunch bag, water bottle, and keychain. It was an awesome day with lots of fun!

- On Monday, September 2 in honor of Labor Day, we held an Ice Cream Social from 12pm-2pm. Residents had a choice of vanilla or chocolate ice cream and an array of delicious, sugary treats to top it off with!

Future Events:

- Concert on the Green – Saturday, September 28 from 6:30pm-9:30pm at the phase 1 Activity Lawn. 1st Street will be performing a variety of music ranging from rock to country to today's pop hits! We will also have To Be Frank on hand with delicious food you can purchase to enjoy while watching the show.
- Community Yard Sale – Saturday, October 5 from 8am-12pm.
- Halloween Spooktacular – Saturday, October 26 from 6pm-8pm. New and exciting additions to this years event – such as the Pumpkin King himself, Jack Skellington and his friend Sally!
- Annual Turkey Trot – Friday, November 29
- Cookies with Santa – December

Ice Cream Social





BACK TO SCHOOL
BASH MEMORIES
2024





Resident Appreciation Day

Thank you for being you!



TWELFTH ORDER OF BUSINESS

A.

Brandy Creek
Community Development District

Unaudited Financial Reporting
July 31, 2024



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Brandy Creek
Community Development District
Combined Balance Sheet
July 31, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Cash - Wells Fargo	\$ -	\$ 256,303	\$ -	\$ 256,303
Cash - Hancock Bank	107,804	-	-	107,804
Due From Capital Reserve	2,059	-	-	2,059
Due From General Fund	-	-	5,130	5,130
Investments:				
State Board of Administration (SBA)	313,190	182,065	-	495,255
Custody Acct - General Account	127,359	-	-	127,359
Custody Acct - Capital Reserve	-	40,943	-	40,943
Series 2013A				
Reserve	-	-	32,026	32,026
Revenue	-	-	81,613	81,613
Series 2015				
Reserve	-	-	90,464	90,464
Revenue	-	-	51,372	51,372
Prepaid Expenses	6,095	-	-	6,095
Deposits	2,000	-	-	2,000
Total Assets	\$ 558,506	\$ 479,311	\$ 260,605	\$ 1,298,423
Liabilities:				
Accounts Payable	\$ 14,236	-	\$ -	\$ 14,236
Accrued Expenses	8,949	-	-	8,949
Due to Debt Service	5,130	-	-	5,130
Due to General Fund	-	2,059	-	2,059
Due to Other	-	-	-	-
Total Liabilities	\$ 28,315	\$ 2,059	\$ -	\$ 30,375
Fund Balance:				
Nonspendable:				
Deposits	\$ 2,000	\$ -	\$ -	\$ 2,000
Restricted for:				
Debt Service	-	-	260,605	260,605
Assigned for:				
Capital Reserve Fund	-	477,251	-	477,251
Unassigned	522,097	-	-	522,097
Total Fund Balances	\$ 530,191	\$ 477,251	\$ 260,605	\$ 1,268,048
Total Liabilities & Fund Balance	\$ 558,506	\$ 479,311	\$ 260,605	\$ 1,298,423

Brandy Creek
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 857,020	\$ 857,020	\$ 862,410	\$ 5,390
Interest Income	2,400	2,000	19,778	17,778
Rental/Miscellaneous Income	6,000	5,000	5,906	906
Cost Sharing Revenue	11,158	9,299	11,155	1,856
Special Events Revenue	1,500	1,250	1,500	250
Swim Lessons Revenue	-	-	2,346	2,346
Total Revenues	\$ 878,078	\$ 874,569	\$ 903,095	\$ 28,527

Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 5,000	\$ 4,400	\$ 600
PR-FICA	459	383	337	46
Engineering	7,000	5,833	3,338	2,496
Attorney	25,000	20,833	13,926	6,907
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	46,930	46,930	-
Information Technology	1,625	1,354	1,354	-
Telephone	550	458	95	363
Postage & Delivery	1,000	833	473	361
Insurance General Liability/Public Officials	10,401	10,401	9,181	1,220
Printing & Binding	1,000	833	269	564
Legal Advertising	1,420	1,183	725	458
Other Current Charges	1,400	1,167	1,769	(603)
Office Supplies	200	167	5	161
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 130,131	\$ 109,451	\$ 96,816	\$ 12,635

Brandy Creek
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Insurance	\$ 34,542	\$ 34,542	\$ 35,376	\$ (834)
Facility Administration/Events Coordinator	38,186	31,822	31,822	-
Facility Staffing (Contingency)	5,000	4,167	-	4,167
Pool Monitors	39,111	33,563	33,563	-
Field Operations Manger	74,451	62,043	62,043	-
Mobile App	2,500	2,083	-	2,083
Office Supplies/Mailings/ Printing	1,900	1,583	1,178	406
Pool Maintenance Service (Vesta)	32,072	26,727	26,857	(130)
Pool Chemicals (Poolsure)	19,000	15,833	14,507	1,327
Permit Fees	925	925	925	-
Landscape Maintenance	134,140	111,784	110,807	977
Landscape Contingency	25,000	17,814	17,814	-
Irrigation Maintenance	10,000	8,333	9,012	(679)
Sign Repairs	2,500	2,083	1,754	329
Lake Maintenance	11,138	9,282	10,480	(1,198)
General Facility Maintenance	25,000	20,833	43,906	(23,073)
Pet Waste Disposal	8,018	6,682	6,682	-
Streetlighting	42,834	35,695	31,568	4,127
Telephone	2,700	2,250	432	1,818
Cable	2,300	1,917	1,820	97
Electric	32,000	26,667	22,117	4,550
Water/Sewer/Irrigation	48,000	40,000	30,189	9,811
Security (RollKall)	11,000	9,167	9,977	(810)
Security Camera Lease & Maintenance	3,000	2,500	235	2,265
Security - License Plate Reader System	11,000	9,167	10,000	(833)
Refuse Service	3,800	3,167	3,360	(193)
Janitorial	28,636	23,863	23,863	-
Community Web Site Services	900	750	600	150
Special Events	12,000	8,563	8,563	-
Recreation Passes	1,200	333	333	-
Performance Incentive	7,500	7,500	8,352	(852)
Total Operations & Maintenance	\$ 670,354	\$ 561,636	\$ 558,132	\$ 3,504
Total Expenditures	\$ 800,484	\$ 671,087	\$ 654,948	\$ 16,139
Excess (Deficiency) of Revenues over Expenditures	\$ 77,594	\$ 203,481	\$ 248,147	
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve - Transfer Out	(77,594)	(77,594)	(77,594)	-
Total Other Financing Sources/(Uses)	\$ (77,594)	\$ (77,594)	\$ (77,594)	\$ -
Net Change in Fund Balance	\$ 0	\$ 125,887	\$ 170,553	\$ -
Fund Balance - Beginning	\$ -		\$ 359,638	
Fund Balance - Ending	\$ 0		\$ 530,191	

Brandy Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 56,346	\$ 126,502	\$ 531,903	\$ 116,803	\$ 13,634	\$ 1,203	\$ -	\$ 15,836	\$ 182	\$ -	\$ -	\$ 862,410
Interest Income	503	533	646	1,059	2,815	3,201	3,054	2,761	2,775	2,430	-	-	19,778
Rental/Miscellaneous Income	620	850	360	390	710	590	440	440	650	856	-	-	5,906
Cost Sharing Revenue	11,155	-	-	-	-	-	-	-	-	-	-	-	11,155
Special Events Revenue	-	-	-	-	-	-	-	1,500	-	-	-	-	1,500
Swim Lessons Revenue	-	-	-	-	-	-	-	-	940	1,406	-	-	2,346
Total Revenues	\$ 12,279	\$ 57,729	\$ 127,509	\$ 533,352	\$ 120,328	\$ 17,426	\$ 4,697	\$ 4,701	\$ 20,201	\$ 4,875	\$ -	\$ -	\$ 903,095
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ 4,400
PR-FICA	-	77	-	61	-	77	-	61	-	61	-	-	337
Engineering	-	-	-	-	718	1,340	1,280	-	-	-	-	-	3,338
Attorney	715	2,177	938	2,694	717	1,720	781	2,372	38	1,777	-	-	13,926
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	4,693	4,693	4,693	4,693	-	-	46,930
Information Technology	135	135	135	135	135	135	135	135	135	135	-	-	1,354
Telephone	-	7	11	-	-	45	9	-	14	9	-	-	95
Postage & Delivery	21	136	22	7	60	41	37	66	41	43	-	-	473
Insurance General Liability/Public Officials	9,181	-	-	-	-	-	-	-	-	-	-	-	9,181
Printing & Binding	11	12	35	36	52	13	37	3	62	7	-	-	269
Legal Advertising	-	256	-	67	-	65	-	135	203	-	-	-	725
Other Current Charges	125	138	151	188	181	148	322	167	177	172	-	-	1,769
Office Supplies	1	0	1	0	1	0	1	0	1	1	-	-	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 26,210	\$ 9,231	\$ 5,986	\$ 8,682	\$ 6,556	\$ 11,361	\$ 7,295	\$ 8,433	\$ 5,364	\$ 7,697	\$ -	\$ -	\$ 96,816

Brandy Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Insurance	\$ 35,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,376
Facility Administration/Events Coordinator	3,182	3,182	3,182	3,182	3,182	3,182	3,182	3,182	3,182	3,182	-	-	\$ 31,822
Facility Staffing (Contingency)	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Pool Monitors	-	-	-	-	-	5,122	3,713	3,307	11,287	10,134	-	-	\$ 33,563
Field Operations Manger	6,204	6,204	6,204	6,204	6,204	6,204	6,204	6,204	6,204	6,204	-	-	\$ 62,043
Mobile App	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Office Supplies/Mailings/ Printing	-	-	204	25	39	91	8	8	542	260	-	-	\$ 1,178
Pool Maintenance Service (Vesta)	2,673	2,673	2,673	2,673	2,673	2,673	2,803	2,673	2,673	2,673	-	-	\$ 26,857
Pool Chemicals (Poolsure)	1,392	1,392	1,392	1,476	1,476	1,476	1,476	1,476	1,476	1,476	-	-	\$ 14,507
Permit Fees	-	-	-	-	-	-	-	-	925	-	-	-	\$ 925
Landscape Maintenance	10,853	10,853	10,853	11,178	11,178	11,178	11,178	11,178	11,178	11,178	-	-	\$ 110,807
Landscape Contingency	-	1,750	3,000	98	1,720	814	-	9,632	800	-	-	-	\$ 17,814
Irrigation Maintenance	-	681	949	-	589	1,243	1,756	-	3,796	-	-	-	\$ 9,012
Sign Repairs	-	1,065	51	-	-	-	-	218	420	-	-	-	\$ 1,754
Lake Maintenance	928	928	928	928	928	928	928	928	2,128	928	-	-	\$ 10,480
General Facility Maintenance	4,753	6,719	2,745	57	7,106	3,532	3,662	4,854	8,718	1,760	-	-	\$ 43,906
Pet Waste Disposal	668	668	668	668	668	668	668	668	668	668	-	-	\$ 6,682
Streetlighting	3,162	3,162	3,162	3,162	3,159	3,176	3,176	3,166	3,151	3,091	-	-	\$ 31,568
Telephone	-	-	97	50	49	49	44	48	48	48	-	-	\$ 432
Cable	180	180	180	180	55	335	55	295	180	180	-	-	\$ 1,820
Electric	2,196	2,119	2,100	2,180	2,412	2,184	2,301	2,109	2,132	2,385	-	-	\$ 22,117
Water/Sewer/Irrigation	3,591	3,366	4,334	3,251	2,412	2,324	2,483	3,097	-	5,332	-	-	\$ 30,189
Security (RollKall)	1,081	910	546	1,213	857	-	1,906	1,097	1,386	982	-	-	\$ 9,977
Security Camera Lease & Maintenance	-	-	-	-	-	-	-	-	235	-	-	-	\$ 235
Security - License Plate Reader System	-	-	-	-	-	-	10,000	-	-	-	-	-	\$ 10,000
Refuse Service	342	344	343	336	331	334	334	334	332	329	-	-	\$ 3,360
Janitorial	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	2,386	-	-	\$ 23,863
Community Web Site Services	150	-	150	-	-	150	-	150	-	-	-	-	\$ 600
Special Events	662	409	1,495	1,526	821	1,111	5	1,450	84	1,002	-	-	\$ 8,563
Recreation Passes	333	-	-	-	-	-	-	-	-	-	-	-	\$ 333
Performance Incentive	-	8,352	-	-	-	-	-	-	-	-	-	-	\$ 8,352
Total Operations & Maintenance	\$ 80,113	\$ 57,343	\$ 47,642	\$ 40,772	\$ 48,245	\$ 49,160	\$ 58,268	\$ 58,460	\$ 63,931	\$ 54,197	\$ -	\$ -	\$ 558,132
Total Operations & Maintenance	\$ 80,113	\$ 57,343	\$ 47,642	\$ 40,772	\$ 48,245	\$ 49,160	\$ 58,268	\$ 58,460	\$ 63,931	\$ 54,197	\$ -	\$ -	\$ 558,132
Total Expenditures	\$ 106,323	\$ 66,574	\$ 53,628	\$ 49,454	\$ 54,801	\$ 60,522	\$ 65,563	\$ 66,893	\$ 69,295	\$ 61,895	\$ -	\$ -	\$ 654,948
Excess (Deficiency) of Revenues over Expenditures	\$ (94,045)	\$ (8,845)	\$ 73,880	\$ 483,898	\$ 65,527	\$ (43,096)	\$ (60,866)	\$ (62,193)	\$ (49,095)	\$ (57,020)	\$ -	\$ -	\$ 248,147
Other Financing Sources/Uses:													
Capital Reserve - Transfer Out	-	-	-	-	-	(77,594)	-	-	-	-	-	-	\$ (77,594)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (77,594)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (77,594)
Net Change in Fund Balance	\$ (94,045)	\$ (8,845)	\$ 73,880	\$ 483,898	\$ 65,527	\$ (120,690)	\$ (60,866)	\$ (62,193)	\$ (49,095)	\$ (57,020)	\$ -	\$ -	\$ 170,553

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Interest	2,400	2,000	7,961	5,961
Total Revenues	\$ 2,400	\$ 2,000	\$ 7,961	\$ 5,961
Expenditures:				
Capital Outlay - Equipment/Facilities	\$ 30,000	\$ 25,000	\$ 23,430	\$ 1,570
Other Current Charges	450	375	-	375
Repair and Replacement	22,050	18,375	13,280	5,095
Community Garden	-	-	10,743	(10,743)
Total Expenditures	\$ 52,500	\$ 43,750	\$ 47,452	\$ (3,702)
Excess (Deficiency) of Revenues over Expenditures	\$ (50,100)		\$ (39,492)	
Other Financing Sources/(Uses)				
Capital Reserve Transfer In	\$ 77,594	\$ 77,594	\$ 77,594	\$ -
Total Other Financing Sources (Uses)	\$ 77,594	\$ 77,594	\$ 77,594	\$ -
Net Change in Fund Balance	\$ 27,494		\$ 38,102	
Fund Balance - Beginning	\$ 459,090		\$ 440,320	
Fund Balance - Ending	\$ 486,584		\$ 478,422	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 318,983	\$ 318,983	\$ 320,999	\$ 2,016
Interest Income	3,500	2,917	8,605	5,689
Total Revenues	\$ 322,483	\$ 321,900	\$ 329,604	\$ 7,705
Expenditures:				
Interest - 11/1	\$ 46,946	\$ 46,946	\$ 46,946	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	46,946	46,946	46,856	89
Principal - 5/1	225,000	225,000	225,000	-
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 318,891	\$ 318,891	\$ 328,802	\$ (9,911)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,592	\$ 3,009	\$ 803	\$ (2,206)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,592	\$ 3,009	\$ 803	\$ (2,206)
Fund Balance - Beginning	\$ 79,347		\$ 116,110	
Fund Balance - Ending	\$ 82,939		\$ 116,912	

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 180,950	\$ 180,950	\$ 182,094	\$ 1,144
Interest Income	3,000	2,500	7,565	5,065
Total Revenues	\$ 183,950	\$ 183,450	\$ 189,658	\$ 6,208
Expenditures:				
Interest - 11/1	\$ 34,324	\$ 34,324	\$ 34,324	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	33,951	33,951	33,857	94
Principal - 5/1	110,000	110,000	110,000	-
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 178,274	\$ 178,274	\$ 188,181	\$ (9,906)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,676	\$ 5,176	\$ 1,478	\$ (3,698)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,676	\$ 5,176	\$ 1,478	\$ (3,698)
Fund Balance - Beginning	\$ 49,053		\$ 142,215	
Fund Balance - Ending	\$ 54,729		\$ 143,693	

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	32,026
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)
Less: May 1, 2024	(\$225,000)
Less: May 1, 2024 (Prepayment)	(\$5,000)

Current Bonds Outstanding **\$2,395,000**

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	90,464
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)
Less: May 1, 2024	(\$110,000)
Less: May 1, 2024 (Prepayment)	(\$5,000)

Current Bonds Outstanding **\$1,695,000**

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
NET ASSESSMENTS TAX ROLL	583	318,983.07	180,950.00	856,993.68	1,356,926.75

	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
9	4/11/2024	447.77	254.01	1,202.99	1,904.77
TAX CERTIFICATE	6/11/2024	1,205.98	684.12	3,240.04	5,130.14
10	6/28/2024	4,688.27	2,659.52	12,595.71	19,943.50
INTEREST	7/30/2024	67.78	38.45	182.09	288.32
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL RECEIVED		\$ 320,998.98	\$ 182,093.57	\$ 862,409.72	\$ 1,365,502.28

	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
BALANCE DUE	\$ (2,015.91)	\$ (1,143.57)	\$ (5,416.04)	\$ (8,575.53)
PERCENT COLLECTED	100.63%	100.63%	100.63%	100.63%

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>
General Fund				
	6/1/24 - 6/30/24	2503-2526	\$ 51,985.73	
	7/1/24 - 7/31/24	2527-2547	52,008.64	
				\$ 103,994.37
Capital Reserve Fund				
	6/1/24 - 6/30/24	11-172	4,350.00	
				\$ 4,350.00
Utilities and Autopayments				
	06/03/24	RollKall Technol	\$ 173.25	
	06/04/24	AT&T	48.38	
	06/06/24	Republic Services	332.32	
	06/07/24	DOH EH Pool Permit	925.35	
	06/13/24	RollKall Technol	346.50	
	06/24/24	Florida High Speed Internet	125.00	
	06/24/24	HWB Credit Card	2,770.57	
	06/25/24	FPL	5,282.86	
	06/25/24	RollKall Technol	866.24	
	07/03/24	JEA	5,331.94	
	07/05/24	AT&T	48.38	
	07/09/24	Republic Services	328.67	
	07/23/24	HWB Credit Card	1,516.28	
	07/24/24	Florida High Speed Internet	125.00	
	07/29/24	IRS FICA Payment	122.40	
	07/29/24	FPL	5,475.39	
	07/29/24	RollKall Technol	981.76	
		TOTAL UTILITIES PAID ONLINE OR AUTOPAY		\$ 24,800.29
TOTAL				\$ 133,144.66

* 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 #
6/04/24	00323	5/20/24	421232	202405	320	57200	46600		BLACK LINER/NABC GALLON	*	105.90		
									ALL BRITE			105.90	002503
6/04/24	00307	5/02/24	113643	202405	320	57200	46600		REPLACEMENT BENCHES	*	2,445.00		
									B.Y.O. RECREATION, LLC			2,445.00	002504
6/04/24	00019	5/22/24	178764B	202405	320	57200	46800		MAY LAKE MANAGEMENT	*	928.00		
									THE LAKE DOCTORS INC			928.00	002505
6/04/24	00271	5/21/24	JAX 7024	202404	320	57200	46300		APR IRRIGATION REPAIRS	*	1,138.50		
									YELLOWSTONE LANDSCAPE			1,138.50	002506
6/19/24	00334	5/09/24	7396	202405	320	57200	46600		MAINTENANCE SUPPLIES	*	22.12		
		5/16/24	7415	202405	320	57200	46600		MAINTENANCE SUPPLIES	*	17.84		
		5/22/24	7428	202405	320	57200	46600		MAINTENANCE SUPPLIES	*	66.18		
		5/29/24	7439	202405	320	57200	46600		MAINTENANCE SUPPLIES	*	43.18		
									CRONIN ACE HARDWARE			149.32	002507
6/19/24	00030	6/01/24	312	202406	310	51300	34000		JUN MANAGEMENT FEES	*	4,693.00		
		6/01/24	312	202406	310	51300	35100		JUN INFO TECH	*	135.42		
		6/01/24	312	202406	310	51300	51000		OFFICE SUPPLIES	*	.57		
		6/01/24	312	202406	310	51300	42000		POSTAGE	*	40.76		
		6/01/24	312	202406	310	51300	42500		COPIES	*	62.40		
		6/01/24	312	202406	310	51300	41000		TELEPHONE	*	13.91		
									GOVERNMENTAL MANAGEMENT SERVICES			4,946.06	002508
6/19/24	00372	6/14/24	3408799	202405	310	51300	31500		MAY GENERAL SERVICES	*	2,372.46		
									KUTAK ROCK LLP			2,372.46	002509
6/19/24	00404	6/04/24	717	202406	320	57200	46600		2 SETS HEAVY DUTY HINGES	*	200.00		
									MASTERS QUALITY FENCE			200.00	002510

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/19/24	00290	5/31/24	44026	202405	320	57200	46600		QUICKNIX TREATMENT MOSQUITO NIX	*	161.00	161.00	002511
7/01/24	00290	5/31/24	44026	202405	320	57200	46600		QUICKNIX TREATMENT MOSQUITO NIX	V	161.00-	161.00-	002511
6/19/24	00341	6/01/24	13129562	202406	320	57200	46250		JUNE POOL CHEMICALS POOLSURE	*	1,475.72	1,475.72	002512
6/19/24	00402	6/05/24	BRANDYCR	202406	320	57200	46600		5/23 HAND DIG LABOR	*	800.00		
		6/05/24	BRANDYCR	202406	320	57200	46600		6/3 EXPOSE AREA FOR LEAK TAP AQUATICS, LLC	*	1,300.00	2,100.00	002513
6/19/24	00019	6/06/24	186468B	202406	320	57200	46800		JUNE LAKE MANAGEMENT THE LAKE DOCTORS INC	*	928.00	928.00	002514
6/19/24	00019	6/06/24	1922019	202406	320	57200	46800		LARVICIDE CNTRL MID POND4 THE LAKE DOCTORS INC	*	1,200.00	1,200.00	002515
6/19/24	00335	6/01/24	3042	202406	320	57200	34300		JUN MAINT & NEWSLETTER ROBERTA G NAGLE DBA UNICORN	*	150.00	150.00	002516
6/19/24	00286	5/31/24	420012	202405	320	57200	34600		MAY LIFEGUARD HOURS VESTA PROPERTY SERVICES, INC.	*	3,306.63	3,306.63	002517
6/19/24	00286	5/31/24	420024	202405	320	57200	49400		SUM SPEC - F HOFFMAN VESTA PROPERTY SERVICES, INC.	*	256.75	256.75	002518
6/19/24	00286	6/01/24	419993	202406	320	57200	34700		FIELD MANAGEMENT SERVICES	*	6,204.25		
		6/01/24	419993	202406	320	57200	34400		OFFICE ADMIN & EVENTS	*	3,182.16		
		6/01/24	419993	202406	320	57200	34200		JANITORIAL SERVICES	*	2,386.33		
		6/01/24	419993	202406	320	57200	46200		POOL MAINTENANCE	*	2,672.66		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/24		419993	202406	320	57200	46700			PET WASTE DISPOSAL SRVCS	*	668.16		
									VESTA PROPERTY SERVICES, INC.			15,113.56	002519
6/19/24	00044	3/01/24	03012024	202403	320	57200	42000		MAR INTERNET	*	54.95		
		4/01/24	04012024	202404	320	57200	42000		APR INTERNET	*	54.95		
		5/01/24	05012024	202405	320	57200	42000		MAY INTERNET	*	54.95		
		6/01/24	06012024	202406	320	57200	42000		JUN INTERNET	*	54.95		
									WAVEFLY			219.80	002520
6/19/24	00271	6/04/24	JAX 7101	202406	320	57200	46300		JUNE IRRIGATION REPAIRS	*	701.00		
									YELLOWSTONE LANDSCAPE			701.00	002521
6/19/24	00271	6/06/24	JAX 7141	202406	320	57200	46100		JUN LANDSCAPE MAINTENANCE	*	11,178.35		
									YELLOWSTONE LANDSCAPE			11,178.35	002522
6/26/24	00395	6/14/24	1928	202406	320	57200	46600		POOL MAINTENANCE	*	1,935.12		
									C BUSS ENTERPRISES, INC			1,935.12	002523
6/26/24	00378	5/01/24	6461664	202405	310	51300	48000		NTC OF MAY MEETING 5/8	*	68.64		
		5/01/24	6461664	202405	310	51300	48000		NTC OF QUALIFYING PERIOD	*	65.92		
									GANNETT FLORIDA LOCALIQ			134.56	002524
6/26/24	00227	6/05/24	6888700	202405	320	57200	46600		MAY PEST JOHNS CREEK PKWY	*	40.00		
									PESTBEAR			40.00	002525
6/26/24	00201	6/19/24	18586	202406	320	57200	49000		TREE REMOVAL SERVICE	*	800.00		
									TAYLOR TREE SERVICES, INC			800.00	002526
7/09/24	00033	6/26/24	346899	202406	320	57200	46600		SECURITY SYSTEM MAINT	*	222.75		
									ATLANTIC SECURITY			222.75	002527
7/09/24	00378	6/12/24	6523549	202406	310	51300	48000		NTC OF HEARING 7/10	*	203.28		
									GANNETT FLORIDA LOCALIQ			203.28	002528

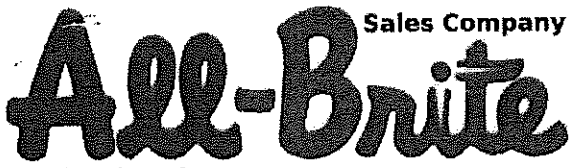
BC -BRANDY CREEK- BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/09/24	00030	7/01/24	313	202407	310-51300	34000		JUL MANAGEMENT FEES	*	4,693.00		
		7/01/24	313	202407	310-51300	35100		JUL INFO TECH	*	135.42		
		7/01/24	313	202407	310-51300	51000		OFFICE SUPPLIES	*	.63		
		7/01/24	313	202407	310-51300	42000		POSTAGE	*	42.50		
		7/01/24	313	202407	310-51300	42500		COPIES	*	7.35		
		7/01/24	313	202407	310-51300	41000		TELEPHONE	*	8.73		
GOVERNMENTAL MANAGEMENT SERVICES											4,887.63	002529
7/09/24	00290	6/20/24	44341	202406	320-57200	46600		QUICKNIX TREATMENT	*	161.00		
MOSQUITO NIX											161.00	002530
7/01/24	00290	6/20/24	44341	202406	320-57200	46600		QUICKNIX TREATMENT	V	161.00-		
MOSQUITO NIX											161.00-	002530
7/09/24	00227	6/24/24	6905929	202406	320-57200	46600		JUN PEST JOHNS CREEK PKWY	*	118.68		
		6/24/24	6907102	202406	320-57200	46600		JUN PEST JOHNS CREEK PKWY	*	60.00		
PESTBEAR											178.68	002531
7/09/24	00393	6/25/24	INV39479	202406	320-57200	34510		SECURITY CAMERA MAINT	*	235.00		
SECURITY 101 HOLDINGS, LLC											235.00	002532
7/09/24	00034	6/26/24	54247	202406	320-57200	46400		NO PARKING & FISHING SIGN	*	420.00		
SUNDANCER SIGN GRAPHICS, INC.											420.00	002533
7/09/24	00286	6/30/24	420658	202406	320-57200	34600		JUN LIFEGUARD HOURS	*	11,287.22		
VESTA PROPERTY SERVICES, INC.											11,287.22	002534
7/09/24	00286	7/01/24	420278	202407	320-57200	34700		FIELD MANAGEMENT SERVICES	*	6,204.25		
		7/01/24	420278	202407	320-57200	34400		OFFICE ADMIN & EVENTS	*	3,182.16		
		7/01/24	420278	202407	320-57200	34200		JANITORIAL SERVICES	*	2,386.33		

BC -BRANDY CREEK- BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/01/24		420278		202407	320-57200-46200		POOL MAINTENANCE	*	2,672.66		
7/01/24		420278		202407	320-57200-46700		PET WASTE DISPOSAL SRVCS	*	668.16		
VESTA PROPERTY SERVICES, INC.										15,113.56	002535
7/17/24	00395	7/12/24	2055	202407	320-57200-46600		PHASE 1 REC POOL MOTOR	*	450.00		
C BUSS ENTERPRISES, INC										450.00	002536
7/17/24	00334	6/05/24	7451	202406	320-57200-46600		MAINTENANCE SUPPLIES	*	26.59		
		6/05/24	7453	202406	320-57200-46600		MAINTENANCE SUPPLIES	*	14.33		
		6/11/24	7461	202406	320-57200-46600		MAINTENANCE SUPPLIES	*	28.76		
		6/25/24	7492	202406	320-57200-46600		MAINTENANCE SUPPLIES	*	52.38		
		6/25/24	7493	202406	320-57200-46600		MAINTENANCE SUPPLIES	*	34.18		
		6/27/24	7496	202406	320-57200-46600		MAINTENANCE SUPPLIES	*	24.26		
CRONIN ACE HARDWARE										180.50	002537
7/17/24	00372	7/15/24	3423216	202406	310-51300-31500		JUN GENERAL SERVICES	*	37.50		
KUTAK ROCK LLP										37.50	002538
7/17/24	00341	7/01/24	13129562	202407	320-57200-46250		JUL POOL CHEMICALS	*	1,475.72		
POOLSURE										1,475.72	002539
7/17/24	00044	7/01/24	07012024	202407	320-57200-42000		JUL INTERNET	*	54.95		
WAVEFLY										54.95	002540
7/17/24	00271	6/04/24	JAX71019	202406	320-57200-46300		IRRIG REPAIRS HUFFNER HIL	*	314.00		
		7/09/24	JAX73276	202407	320-57200-46100		JUL LANDSCAPE MAINTENANCE	*	11,178.35		
YELLOWSTONE LANDSCAPE										11,492.35	002541
7/31/24	00292	8/03/24	08032024	202407	320-57200-49400		20'WET SLIDE & GENERATOR	*	350.00		
BOUNCERS, SLIDES, AND MORE INC										350.00	002542
BC -BRANDY CREEK- BPEREGRINO											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/24	00386	7/23/24	2025854	202407	320	57200	46600		FILLED CRACK - SPLSH PAD	*	235.00		
									INNOVATIVE FOUNTAIN SERVICES			235.00	002543
7/31/24	00290	6/28/24	44473	202406	320	57200	46600		QUICKNIX TREATMENT	*	161.00		
		7/12/24	44662	202407	320	57200	46600		QUICKNIX TREATMENT	*	161.00		
		6/28/24	44473	202406	320	57200	46600		QUICKNIX TREATMENT	V	161.00-		
		7/12/24	44662	202407	320	57200	46600		QUICKNIX TREATMENT	V	161.00-		
									MOSQUITO NIX			.00	002544
7/31/24	00269	7/17/24	12999554	202407	320	57200	49400		8/3 SPECIAL EVENT	*	440.00		
									PROGRESSIVE ENTERTAINMENT			440.00	002545
7/31/24	00402	7/18/24	07182024	202406	320	57200	46600		6/20,6/21,6/24,7/17 LEAK	*	2,125.00		
									TAP AQUATICS, LLC			2,125.00	002546
7/31/24	00271	7/15/24	JAX73545	202406	320	57200	46300		JUN IRRIGATION REPAIRS	*	2,780.50		
									YELLOWSTONE LANDSCAPE			2,780.50	002547
TOTAL FOR BANK C											103,994.37		
TOTAL FOR REGISTER											103,994.37		



Cleaning Equipment and Chemicals
for Buildings & Industry
Since 1954

INVOICE

2204 Haines Street
Jacksonville FL 32206
904-354-4687
Website: <http://www.all-britesales.com>

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

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

Invoice#	Order#	Customer#	Customer P.O.#	Terms	Salesperson
Invoice Dt	Order Dt			Ship Via	
421232	450007	6169		NET 30 DAYS	07
05/20/24	05/17/24	JENNIFER MEADOWS		OUR TRUCK	

Quantity	U/M	Item #/Description	HM*	Unit Price	Amount
1	CS	907-7496-1 LOC001 NABC GALLON 4/CS		56.51	56.51
BIN: 07006					
1	CS	181-BR58 LOC001 LINER 38X58 BLACK 100/CS 1.80 MIL, XX-HEAVY ROLL 55GAL RM6181, RT-3858-XXH GATRL60SXH		44.39	44.39
BIN: 06001					
Subtotal					100.90
FUEL SURCHARGE					5.00
Tax #: 85-8012869385C5					
Total Due On 06/19/24					105.90
Black Liner/NABC Gallon					
<p style="text-align: right;">4-20-24 Jim Masters <i>[Signature]</i></p>					
1-320-57200-46600					

*HM=

DELIVERED BY

Hazardous/MSDS required

DATE RECEIVED / RECEIVED BY

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



Beyond
Your
Ordinary

INVOICE #: 113643

ACCOUNT:

JOHNS CREEK/BRANDY CREEK CDD

DATE CREATED:

5/02/2024

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



Qty	Product	Price	Total
2	 <p>CONTOURED RECYCLED PARK BENCH Model: 4014-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"> - Manufactured from premium grade eco-durable recycled plastic resinwood. - Eco-durable resin wood requires no painting or staining and is UV-fortified to protect against sun fading. - Commercial grade - Stainless steel hardware standard - Made in the USA 	\$1,020.00	\$2,040.00
SURFACE MOUNT			

Replacement Benches

Sub Total: \$2,040.00

Sales Tax: ~~\$66.30~~

Shipping: \$405.00

Total: \$2,511.30

*4-20-24
Jim Masters*


2,445.00

PLEASE REMIT PAYMENT IN FULL TO:

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

320-57200-46600

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
709617	5/22/2024	\$928.00

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

00000000022737001000000017876400000009280015

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 5/31/2024 Invoice 178764B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/1/2024	Water Management - Twice per month		\$928.00	\$0.00	\$928.00

Please remit payment for this month's invoice.

320.57200.46800

5-24-24
J. Masters

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

Credits	\$0.00
Adjustment	\$0.00
AMOUNT DUE	

Total Account Balance including this invoice:	\$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
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

INVOICE #	INVOICE DATE
JAX 702480	5/21/2024
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: June 20, 2024

Invoice Amount: \$1,138.50

Description	Current Amount
Irrigation repairs from April inspection	
Irrigation Repairs	\$1,138.50

Invoice Total

\$1,138.50

5-24-24

320.57200.46300

COMMERCIAL LANDSCAPING

Jim Masters

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

STATEMENT

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

CLOSING DATE: 5/31/24
 DUE DATE : 6/30/24
 ACCT: 10065

CLOSING DATE : 5/31/24
 DUE DATE: 6/30/24

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

CRONIN ACE SAINT J
 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	305.11		PREV BAL	305.11	
5/ 3/24	A34034	1	P	PAYMENT - THANK YOU		214.72	A34034	-214.72	
5/ 9/24	7396	1	I	INVOICE	22.12		7396	22.12	
5/16/24	7415	1	I	INVOICE	17.84		7415	17.84	
5/22/24	7428	1	I	INVOICE	66.18		7428	66.18	
5/29/24	7439	1	I	INVOICE	43.18		7439	43.18	
				NEW BALANCE	239.71				
				0013205720046600 Maintenance Supplies					
CURRENT		1-30 DAYS		31-60 DAYS		61-90 DAYS		OVER 90 DAYS	
149.32		90.39		0.00		0.00		0.00	
							NEW BAL:	239.71	

TERMS: NET EOM

1-320-57200-46600
 General Facility main.

10065

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

AMOUNT PAID

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

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 239.71

DATE OF REQUEST: 6/ 4/24
 TIME OF REQUEST: 10:48:47
 TERMINAL ID : 563
 USER ID : GGB

OPTIONS DEFINED:

START DATE : 5/ 1/24
 CLOSING DATE : 5/31/24
 PRINTER : 0091
 OPTIONS : CDOS
 # STMT ALIGN : _

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

COPIES : 1
 DISC CUTOFF : _____

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

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

STMT MESSAGE : Thank you for your business!

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

INV # 007396/1
 DATE : 5/09/24
 CLERK: JAJ
 TERM # 555

TIME : 5:59

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

092-3649

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

05/09/24 5:59PM JAJ 555 SALE

 6266993 1 EA 18.99 EA N
 FLEX SHOT RBR SEALNT CLR 18.99
 13322 1 EA 5.59 EA N
 GREAT STUFF G&C 120Z 5.59

SUB-TOTAL:\$ 24.58 TAX: \$.00
 DISCOUNT: -2.46 TOTAL: \$ 22.12
 CHARGE AMT: 22.12

Total Items:2



==> JRN# A36072 INV# 7396/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 2.46 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

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
FLEX SHOT RBR SEALNT CLR	18.99	18.99 /EA	18.99 N
GREAT STUFF G&C 120Z	5.59	5.59 /EA	5.59 N
* AMOUNT CHARGED TO ACCOUNT **			
	22.12		
			TAXABLE 0.00
			NON-TAXABLE 24.58
			SUB-TOTAL 24.58
			DISCOUNT 2.46
			TAX AMOUNT 0.00
			TOTAL INVOICE 22.12

5-9-24
 Jim Masters

(JIM MASTERS)

**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

05/16/24 10:12AM JIB 553 SALE

56 6 EA .85 EA *N
MISC. FASTENERS 5.10
56 4 EA 1.39 EA *N
MISC. FASTENERS 5.56
5073531 2 EA 3.99 EA N
KEY SCHLAGE SC1 250PK 7.98

SUB-TOTAL:\$ 18.64 TAX: \$.00
DISCOUNT: -.80 TOTAL: \$ 17.84
CHARGE ANT: 17.84

Total Items:12



==> JRNL# A37908 INV# 7415/1
CUST NO: 10065
ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$.80 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
at: TalkTo.AceHardware.com

Reference	Terms	Clerk	Date	Time
	NET EOM	JDB	5/16/24	10:13



DOC# 7415 /1

TERM#553
* INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
MISC. FASTENERS	.85	6	.85 /EA	5.10 *N
MISC. FASTENERS	1.39	4	1.39 /EA	5.56 *N
KEY SCHLAGE SC1 250PK	3.99	2	3.99 /EA	7.98 N

** AMOUNT CHARGED TO STORE ACCOUNT **	17.84	TAXABLE	0.00
		NON-TAXABLE	18.64
		SUBTOTAL	18.64
		TD DISCOUNT	-0.80
		TAX AMOUNT	0.00
		TOTAL AMOUNT	17.84

(JIM MASTERS)

X

Received By

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

05/22/24 2:19PM ALR 555 SALE
 1004892 1 EA 9.59 EA N
 CATALYST PENETR PB 110Z 9.59
 34563 1 EA 9.99 EA N
 CONN CUTT INS12-10G PK50 9.99
 34561 1 EA 9.99 EA N
 BUTT SPLICE 16-14AWG 9.99
 34559 1 EA 9.99 EA N
 CONN BUTT INS22-16GPK100 9.99
 4539433 1 EA 16.99 EA N
 FLTR 20"X21-5/8"X1" 16.99
 3201605 1 EA .99 EA N
 GROUND RECEPTACLE 15A IV .99
 426747 1 EA 15.99 EA N
 20X23X1 15.99
 SUB-TOTAL: \$ 73.53 TAX: \$.00
 DISCOUNT: -7.35 TOTAL: \$ 66.18
 CHARGE AMT: 66.18

Total Items: 7



====> JRN# A39810 INV# 7428/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 7.35 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

INV # 007428/1
 DATE : 5/22/24
 CLERK: ALR
 TERM # 555
 TIME : 2:20

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

WIK
 Y
 92-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
CATALYST PENETR PB 110Z	9.59	9.59 /EA	9.59 N
CONN CUTT INS12-10G PK50	9.99	9.99 /EA	9.99 N
BUTT SPLICE 16-14AWG	9.99	9.99 /EA	9.99 N
CONN BUTT INS22-16GPK100	9.99	9.99 /EA	9.99 N
FLTR 20"X21-5/8"X1"	16.99	16.99 /EA	16.99 N
GROUND RECEPTACLE 15A IV	.99	.99 /EA	.99 N
20X23X1	15.99	15.99 /EA	15.99 N
** AMOUNT CHARGED TO ACCOUNT **	66.18		
TAXABLE			0.00
NON-TAXABLE			73.53
SUB-TOTAL			73.53
DISCOUNT			7.35
TAX AMOUNT			0.00
TOTAL INVOICE			66.18

(JIM MASTERS)

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

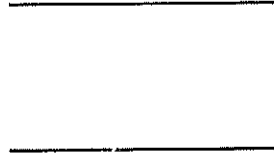
5-29-24

05/29/24 4:54PM JAJ 553 SALE

Reference	Terms	Clerk	Date	Time
	NET EOM	JAJ	5/29/24	4:55

52548 2 EA 23.99 EA N
 PADLOCK COMB 2-1/4"RESET 47.98

SUB-TOTAL:\$ 47.98 TAX: \$.00
 DISCOUNT: -4.80 TOTAL: \$ 43.18
 CHARGE AMT: 43.18



DOC# 7439 /1

 * INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

Total Items:2



==>> JRNL# A42035 INV# 7439/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 4.60 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
 at: TalkTo.AceHardware.com

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
PADLOCK COMB 2-1/4"RESET	23.99	2	23.99 /EA	47.98 N

(Garden Club)
 locks for
 fence gates

** AMOUNT CHARGED TO STORE ACCOUNT ** 43.18 TAXABLE 0.00
 NON-TAXABLE 47.98
 (JIM MASTERS) SUBTOTAL 47.98
 TD DISCOUNT -4.80
 TAX AMOUNT 0.00
 TOTAL AMOUNT 43.18

X

Received By

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 312

Invoice Date: 6/1/24

Due Date: 6/1/24

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 -June 2024	0013105130034000	4,693.00	4,693.00
Information Technology - June 2024	0013105130035100	135.42	135.42
Office Supplies	0013105130051000	0.57	0.57
Postage	0013105130051000	40.76	40.76
Copies	0013105130042000	62.40	62.40
Telephone	0013105130042500	13.91	13.91
	0013105130041000		
Total			\$4,946.06
Payments/Credits			\$0.00
Balance Due			\$4,946.06

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 14, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3408799
3323-1

Re: General

For Professional Legal Services Rendered

05/01/24	J. Gillis	0.40	66.00	Coordinate response to auditor letter
05/03/24	M. Eckert	0.30	112.50	Research status of 189.08 Public Facilities Report; confer with Oliver
05/06/24	K. Haber	0.60	153.00	Prepare board meeting agenda memorandum
05/07/24	M. Eckert	0.10	37.50	Confer with Payne
05/08/24	M. Eckert	4.20	1,575.00	Prepare for, travel to and attend board meeting; follow up
05/15/24	M. Eckert	0.10	37.50	Confer with Sweeting regarding Champion swim agreement
05/20/24	K. Haber	0.20	51.00	Correspond with Masters regarding agreement for use of pool facilities
05/21/24	K. Haber	0.80	204.00	Prepare agreement for use of pool facilities
05/22/24	K. Haber	0.20	51.00	Correspond with Masters regarding use of pool facilities agreement
05/24/24	K. Haber	0.30	76.50	Correspond with Masters regarding pool facilities agreement
TOTAL HOURS		7.20		

KUTAK ROCK LLP

Brandy Creek CDD

June 14, 2024

Client Matter No. 3323-1

Invoice No. 3408799

Page 2

TOTAL FOR SERVICES RENDERED \$2,364.00

DISBURSEMENTS

Travel Expenses 8.46

TOTAL DISBURSEMENTS 8.46

TOTAL CURRENT AMOUNT DUE \$2,372.46

0013105130031500
May General Services

4963 Kentucky Derby Ct
Jacksonville, FL, 32257
(904) 510-6540
Mastersfence01@gmail.com
Mastersqualityfence.com

Invoice

Masters Quality Fence

Bill To: Brandy Creek CDD
224 Johns Creek Pkwy
St. Augustine, FL 32092
Jmasters@vestapropertyservices.com

Invoice No: 717
Date: 06/04/2024
Terms: NET 0
Due Date: 06/04/2024

Description	Quantity	Rate	Amount
Supply of 2 sets of heavy duty hinges	1	\$100.00	\$100.00*
Labor . Installation of two heavy duty sets of hinges	1	\$100.00	\$100.00*

*Indicates non-taxable item

Subtotal \$200.00
Total \$200.00
Paid \$0.00

Balance Due \$200.00

6-5-24
Jim Masters
[Signature]

1.320.57200.46600
Gen. Facility Maintenance



PROTECTING OUTDOOR LIFESTYLES™

Invoice

3137 Irving Blvd, Ste 333
Dallas, Texas 75247
855-808-2847 | www.mosquitonix.com

Date	Invoice #
5/31/2024	44026

Bill To
Brandy Creek CDD 224 Johns Creek Parkway St Augustine, FL 32259

Ship To
Brandy Creek CDD 224 Johns Creek Parkway Saint Augustine, FL 32259

Rep	Terms
LT	Due on receipt

Quantity	Description	U/M	Rate	Amount
1	SVC -QuickNix Treat -Commercial		161.00	161.00
5	Talstar Pro		0.00	0.00T
<p>6-5-24</p> <p>Jim Masters</p> <p><i>[Signature]</i></p> <p>quicknix treatment</p> <p>1.320.57200.46600</p> <p>Gen. Facility Maintenance</p>				

Thank you for your business. Please let us know if you have any questions

Total	\$161.00
--------------	-----------------



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

Invoice

Date 6/1/2024
Invoice # 131295621824

Terms	Net 20
Due Date	6/21/2024
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,475.72
	June Pool Chemicals			

6-5-24
Jim Masters
[Signature]

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

1-320-57200-46250
Pool Chemicals

Remittance Slip

Customer
13BRA025
Invoice #
131295621824

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

\$1,475.72



131295621824

TAP AQUATICS LLC

OCTAVIO ACOSTA
4345 MORNING DOVE DR
JACKSONVILLE FL 32258
U.S.A

INVOICE

Bill To

BRANDY CREEK CDD
224 JOHNS CREEK PARKWAY
JACKSONVILLE FL
U.S.A

0013205720046600?

Invoice#

BRANDY CREEK
CDD

Invoice Date

Jun 5, 2024

Due Date

Jun 15, 2024

Item Name	Quantity	Rate	Amount
5/23 8 HOURS HAND DIG LABOR REPAIR BLOWN OFF 2 INCH FITTING	8	100	800.00
6/3 6/4 13 HOURS HAND DIG CHIPPING AND EXPOSING ARE FOR LEAK	13	100	1300.00
		Subtotal	2100.00
<p>1-320-57200-46200 Pool Maintenance</p>			<p>Total \$2100.00</p>

Notes

AREA EXPOSED THRU HEAVY ROOTS ROCKS WEED MAT, DOVE THE SURGE TANK TO DYE TEST FOR LEAKS TANK SEAMS TO BE HOLDING WATER WELL ,CONTINUING TO FOLLOW LEACK BACK TWORDS SURGE TANK

Terms & Conditions

TAP AQUATICS LLC IS NOT RESPONSIBLE FOR ANYTHING DAMAGED UNDERGROUND OR IN CONCRETE.
RECOMMENDED TO HAVE ANY UNDERGROUND CONCERN PRIOR TO START DATE.

MAKE CHECK PAYABLE TO:



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	6/6/2024	\$1,200.00

00000000022737001000000018863900000012000032

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 7/6/2024 Invoice 1922019 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/6/2024	Initial Service		\$1200.00	\$0.00	\$1200.00
Applied larvicide to control midges in pond 4.					
				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

1.320-57200-46800
Lake maintenance

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

Total Account Balance including this invoice:

\$3056.00

This Invoice Total:

\$1200.00

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

Customer #: 709617
Portal Registration #: FBB0BC4A
Customer E-mail(s): Jmasters@vestapropertyservices.com
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 #
6/1/2024	3042

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 Jun Maint & Newsletter	150.00	150.00
		Total	\$150.00



Invoice

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

Invoice # 420012
Date 05/31/2024
Terms Net 30
Due Date 06/30/2024
Memo Lifeguard Hours

Bill To

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

Description	Quantity	Rate	Amount
Pool monitor hours for May	147.42	22.43	3,306.63

Thank you for your business.

Total 3,306.63

0013205720034600
May Lifeguard Hours

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Karen Arnett	\$22.43	24.49	549.31
Virginia Del Prado	\$22.43	0	0.00
Madison Gross	\$22.43	4.02	90.17
Erin Hennessy	\$22.43	0	0.00
Ava McGraw	\$22.43	19.38	434.69
Robbin McGraw	\$22.43	0	0.00
Anna Nason	\$22.43	12.7	284.86
Zoe Nason	\$22.43	13	291.59
Finn Rutledge	\$22.43	17.25	386.92
Areya Strub	\$22.43	8.53	191.33
Ava Varney	\$22.43	4.67	104.75
Total		104.04	2,333.62

May 2024 - Pool Monitor Hours

Arnett, Karen 5/1-1.47 hrs.	Del Prado, Virginia 5/6-5.20 hrs.	Gross, Madison 5/5-4.07 hrs.	Hennessy, Erin	McGraw, Ava	McGraw, Robbin	Nason, Anna 5/5-4.02 hrs.	Nason, Zoe	Rutledge, Finn 5/5-5.12 hrs.	Strub, Areya 5/4-8.0 hrs.	Varney, Ava 5/5-5.07 hrs.
5/4-6.32 hrs.	5/8-1.03 hrs.									
5/5-.98 hrs.										
5/8-1.02 hrs.										
5/9-1.18 hrs.										

10.97 6.23 4.07 0 0 0 4.02 0 5.12 8 5.07



Invoice

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

Invoice # 420024
Date 05/31/2024
Terms Net 30
Due Date 06/30/2024
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
Freshia Hoffman - Summer Spectacular Event	3.95	65.00	256.75

Thank you for your business.

Total 256.75

0013205720049400
Sum Spec - F Hoffman



Invoice

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

Invoice # 419993
Date 06/01/2024
Terms Net 30
Due Date 07/01/2024
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	0013205720046200	1	668.16	668.16
	0013205720046700			

We appreciate your prompt payment.

Total 15,113.56

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

Account Number	Due Date
020-002701	6/20/2024

Account Summary

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

Billing Date 6/3/2024	Payments through: 5/31/24	
BRANDY CREEK CDD	Previous balance	\$164.85
224 JOHNS CREEK PKWY	(-) Payments	\$0.00
ST AUGUSTINE FL 32092-5054	(=) After Payments	\$164.85

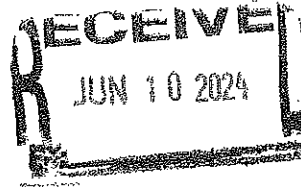
Billing Questions Please Call:
 904-940-9525

Current Month Activity

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

Date	Description of Service	Amount
6/1/2024	Extreme 100/20 MB	6/1-6/30 \$79.99
6/3/2024	Extreme Discount	6/1-6/30 (\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$219.80

0013205720042000
 Jun 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
6/20/2024	020-002701	\$164.85	\$0.00	\$54.95	\$219.80	\$

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

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

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

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





INVOICE

INVOICE #	INVOICE DATE
JAX 710189	6/4/2024
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: July 4, 2024

Invoice Amount: \$701.00

Description	Current Amount
Add rotor near lift station at JCP and Spring Meadow	
Irrigation Repairs	\$701.00

1.320.57200.46300
Irrigation Maintenance

Invoice Total

\$701.00

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



INVOICE

INVOICE #	INVOICE DATE
JAX 714140	6/6/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

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: July 6, 2024

Invoice Amount: \$11,178.35

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

1-320-57200-46100
Landscape Maintenance

Invoice Total **\$11,178.35**

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

INVOICE

C Buss Enterprises
152 Lipizzan Trail
Saint Augustine, FL 32095

clayton@cbussenterprises.com
904-710-8161
https://www.cbussenterprises.com



Brandy Creek CDD
Bill to
Brandy Creek CDD
224 Johns Creek Pkwy
Saint Augustine, FL 32095

Ship to
Brandy Creek CDD
224 Johns Creek Pkwy
Saint Augustine, FL 32095

Invoice details

Invoice no.: 1928
Terms: Due on receipt
Invoice date: 06/14/2024
Due date: 07/14/2024

P.O. Number: MAIN POOL

code the Pool repair to GFM - Pool
Maintenance - 0013205720046600

#	Product or service	Description	Qty	Rate	Amount
1.	POOL REPAIR	CRANK VALVE HANDLE	1	\$179.61	\$179.61
2.	POOL REPAIR	REPLACEMENT FOR CRANK VALVE THREADED GUIDE 3/8"	1	\$221.07	\$221.07
3.	POOL REPAIR	3/8" X 4' SS ALL THREAD ROD	1	\$241.74	\$241.74
4.	POOL REPAIR	ALL DISCS AND RUBBER FOR A 8" DISC KIT	1	\$692.70	\$692.70
5.	FLOAT ASSEMBLY	WATER LEVEL CONTROL FLOAT ASSEMBLY, PER EACH	1	\$0.00	\$0.00
6.	LABOR	PER HOUR	4	\$150.00	\$600.00

Total

\$1,935.12

Note to customer


THIS REPAIR IS COMPLETE. THANK YOU FOR YOUR BUSINESS!

6-20-24
Jim Masters
J. Masters

1. 320.57200.46200
Pool maintenance



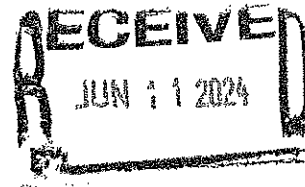
ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	PAGE # 1 of 1
INVOICE # 0006461664	BILLING PERIOD May 1- May 31, 2024	PAYMENT DUE DATE June 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$134.56	

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
5/1/24	Balance Forward	\$0.00

Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/1/24	10118171	SAG St Augustine Record	May Meeting		\$68.64
5/20/24	10178695	SAG St Augustine Record	Qualifying Period		\$65.92

0013105130048000



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	\$134.56
Service Fee 3.99%	\$5.37
*Cash/Check/ACH Discount	-\$5.37
*Payment Amount by Cash/Check/ACH	\$134.56
Payment Amount by Credit Card	\$139.93

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT NUMBER 765150		INVOICE NUMBER 0006461664		AMOUNT PAID \$134.56
CURRENT DUE \$134.56	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$134.56
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocalIQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$139.93
To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com						

00007651500000000000000064616640001345667174

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT 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:

05/20/2024

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 05/20/2024

Legal Clerk


Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	\$65.92	
Tax Amount:	\$0.00	
Payment Cost:	\$65.92	
Order No:	10178695	# of Copies:
Customer No:	765150	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Brandy Creek Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32092, Phone (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes. The Brandy Creek Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections. For additional information, please contact the St. Johns County Supervisor of Elections. #10178695; 5/20/2024

NANCY HEYRMAN
Notary Public
State of Wisconsin

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT 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:

05/01/2024

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 05/01/2024

Legal Clerk


Notary, State of WI, County of Brown

My commission expires

5.15.27

Publication Cost: \$68.64
Tax Amount: \$0.00
Payment Cost: \$68.64
Order No: 10118171
Customer No: 765150
PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
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, May 8, 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
#10118171; 5/1/2024



PestBear.com
 TERMITES & PEST PROTECTION
 3930 TAMPA RD
 OLDSMAR FL 34677-3118
 1-800-737-8232

IF PAYING BY CREDIT CARD, FILL OUT BELOW.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARD NUMBER	EXP. DATE	
SIGNATURE		SECURITY CODE
INVOICE DATE	DUE DATE	ACCOUNT NUMBER
06/05/24	UPON RECEIPT	275238
AMOUNT DUE	SHOW AMOUNT PAID HERE \$	
\$40.00		

* **FORWARDING SERVICE REQUESTED**

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

PESTBEAR PAYMENT PROCESSING CENTER
 PAYMENT PROCESSING CENTER
 3930 TAMPA RD
 OLDSMAR FL 34677-3118

Please check box if address is incorrect or has changed and indicate change(s) on reverse side.

Please detach and return this portion with payment.

ORDER DATE	ORDER NUMBER	INVOICE DATE	INVOICE NUMBER	INVOICE DESCRIPTION	INVOICE TOTAL	INVOICE BALANCE
Service Location: 224 JOHNS CREEK PKWY ST.AUGUSTINE FL 32092-5054 for account 275238						
05/31/24	6888700	05/31/24	6888700	INITIAL MOSQUITO	\$60.00	\$40.00

0013205720046600
 May Pest Johns Creek PKWY

6-20-24
 Tim Masters
[Signature]



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

For more information go to mosquitobear.com or call us 1-888-697-675

INSTANT \$5 REBATE - call our office today to sign up for auto pay by your credit card and receive \$5 off this invoice. Recommend us to your friends and family and receive a \$25.00 credit to your account if they establish service with us.

Current	30-60 Days	61-90 Days	90+ Days	Total Due
\$40.00	\$0.00	\$0.00	\$0.00	\$40.00

MESSAGES

customerportal.myserviceaccount.com Statements that are 60 days past due will be accessed \$10.00 finance charge.

3930 TAMPA RD
 OLDSMAR FL 34677-3118
 1-800-737-8232



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
 Saint Augustine, FL 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18586	06/19/2024	\$800.00	06/19/2024	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
1821 E Willow Branch Ln St Augustine FL 32092	1	800.00	800.00

Behind address above
 Cut down and leave large dead cluster of trees that are covered in vines

BALANCE DUE

\$800.00

1-320-57200-49000
 Landscape Contingency

6-20-24
 Tim 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.



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
07/24/2024	\$222.75	06/26/2024

Brandy Creek CDD
 224 Johns Creek Pkwy
 St Augustine FL 32092

INVOICE NO. 346899

Site: 251 Huffner Hill Cir Jacksonville
Site Address: 251 Huffner Hill Cir
 St Augustine FL 32092
Job No.: 81810
Job Name:
Order No.:

Description

If you have any further problems with your system please contact us. 26/06/2024 - Brent Touchet :

The job is complete.

Replace two batteries and move internet connection to main modem at phase 2 and replace battery speeds at phase 2 for internet is very slow. Nine download 2 upload
 Phase 2 access system is going in and out of IP connection.

Service - Security

1-320-57200-46600
 Gen. Facility Maintenance

Discount	\$-24.75
Sub-Total ex Tax	\$222.75
Tax	\$0.00
Total	\$222.75

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

IMPORTANT: Please remember to test your system monthly.
 Need automation for your home? Visit us online at www.smarthome.biz

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

Incl. Discount	\$-24.75
Sub-Total ex Tax	\$222.75
Tax	\$0.00
Total inc Tax	\$222.75
Amount Applied	\$0.00
Balance Due	\$222.75

6-28-24

Jim Masters



ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	PAGE # 1 of 1
INVOICE # 0006523549	BILLING PERIOD Jun 1- Jun 30, 2024	PAYMENT DUE DATE July 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$337.84	

BILLING ACCOUNT NAME AND ADDRESS
 Brandy Creek Cdd
 ROOM 114
 475 W Town Place
 Saint Augustine, FL 32092

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
6/1/24	Balance Forward	\$134.56

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/12/24-6/19/24	10192232	SAG St Augustine Record	NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET(S)		\$203.28

0013105130048000

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	\$337.84
Service Fee 3.99%	\$13.48
*Cash/Check/ACH Discount	-\$13.48
*Payment Amount by Cash/Check/ACH	\$337.84
Payment Amount by Credit Card	\$351.32

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT NUMBER 765150		INVOICE NUMBER 0006523549		AMOUNT PAID \$203.28
CURRENT DUE \$203.28	30 DAYS PAST DUE \$134.56	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$337.84
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$351.32
To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com						

0000765150000000000000065235490003378467173

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
Brandy Creek Cdd
475 W Town Place
ROOM 114

Saint Augustine FL 32092


STATE OF WISCONSIN, COUNTY OF BROWN

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


06/12/2024, 06/19/2024

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 06/19/2024



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$203.28	
Tax Amount:	\$0.00	
Payment Cost:	\$203.28	
Order No:	10192232	# of Copies:
Customer No:	765150	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.
The Board of Supervisors ("Board") of the Brandy Creek Community Development District ("District") will hold a public hearing on July 10, 2024 at 6:30 p.m. at the Phase II Amenities Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (850) 230-4208 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.brandycreekcdd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record of the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
James Oliver
District Manager
Pub: 6/12 & 6/19/24; #10192232

Governmental Management Services, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice**Invoice #:** 313**Invoice Date:** 7/1/24**Due Date:** 7/1/24**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 -July 2024	0013105130034000	4,693.00	4,693.00
Information Technology - July 2024	0013105130035100	135.42	135.42
Office Supplies	001310513005100	0.63	0.63
Postage	0013105130051000	42.50	42.50
Copies	0013105130042000	7.35	7.35
Telephone	0013105130042500	8.73	8.73
	0013105130041000		
Total			\$4,887.63
Payments/Credits			\$0.00
Balance Due			\$4,887.63

Service Slip/Invoice

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

INVOICE: 6905929
DATE: 6/24/2024
ORDER: 6905929



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

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

Work Date	Time	Target Pest	Technician	Time In
8/24/2024	01:35 PM		THARPE	Thomas Harpe
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	6/24/2024		

Service	Description	Price
PS	Pest Control Service	\$118.68
<p>Today I diagnosed your residence and applied corrective insecticide treatment. I also cleaned all of the eaves for spider webs and applied insecticide in landscaping for active Roach control. I treated the cracks and crevices around your doors and windows. I knocked down some flying insect nests. Please have children or pets not touch treated areas until dry. Allow treatment up to 7 to 10 days for maximum pesticide results to be achieved. I also treated perimeter by the base of the house for active roaches. We are pleased to have you as a customer.</p>		<p>SUBTOTAL \$118.68 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$118.68</p>
<p>0013205720046600 Jun Pest Johns Creek PKWY</p>		<p>AMOUNT DUE \$118.68</p>
<p>Mosquito Control Program Needed</p> <p>Mosquito-Borne Diseases</p> <p>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.</p> <p>For more information go to mosquitobear.com or call us 1-888-697-6758</p>		
<p>6-28-24</p> <p>Jim Masters</p> <p><i>[Signature]</i></p>		
<p>1-320-57200-46600 Gen. Facility Maintenance</p>		

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

Service Slip/Invoice

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

INVOICE: 6907102
 DATE: 6/24/2024
 ORDER: 6907102



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

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

Work Date	Time	Target Pest	Technician	Time In
6/24/2024	01:36 PM		THARPE	
Purchase Order	Terms	Last Service	Map Code	Time Out
	COD	6/24/2024		

Service	Description	Price
MOSQUITO	MOSQUITO CONTROL	\$60.00
<p>Today I treated the property for your mosquito control, cutting down their ability to hatch, breed, and nest around your property. You will likely still have some coming neighboring yards as we can't prevent that. Feel free to call or text with any questions or concerns, thank you for being our customer and have a great day!</p> <p>Thomas 904-891-4049</p> <p>0013205720046600 Jun Pest Johns Creek PKWY</p>		<p>SUBTOTAL \$60.00 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$60.00</p>
		<p>AMOUNT DUE \$60.00</p>
<p>Mosquito Control Program Needed</p> <p>Mosquito-Borne Diseases</p> <p>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.</p> <p>For more information go to mosquitobear.com or call us 1-888-697-6758</p>		
<p>6-28-24 Jim Masters <i>[Signature]</i></p>		
<p>1.320.57200.46600 Gen. Facility Maintenance</p>		

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

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

PLEASE PAY FROM THIS INVOICE

INVOICE



Security 101 Holdings, LLC
1450 Centrepark Blvd., #210
West Palm Beach FL 33401
1-800-261-2041

DATE:
6/25/2024
INVOICE #:
INV39479

BILL TO
2151 Brandy Creek CDD
224 JOHNS CREEK PKWY
SAINT AUGUSTINE FL 32092-5054
United States

SHIP TO
2151 Brandy Creek CDD
224 JOHNS CREEK PKWY
SAINT AUGUSTINE FL 32092-5054
United States

SALES REP	PO #	JOB	DUE DATE	TERMS
		S238442 (238442)	7/25/2024	Net 30

DESCRIPTION	TAX AMOUNT	QTY	RATE	AMOUNT
6/24/2024: Hours of Service Labor from 08:00 AM to 08:15 AM	\$0.00	1	\$135.00	\$135.00
6/24/2024: Trip Charge	\$0.00	1	\$100.00	\$100.00

Service Ticket #238442 dated for 6/21/2024 requested by Jim Masters

Cannot view any cameras, and cannot reboot the system.

6/24/24 - Hung on reboot, pressed F-11 and it booted right into Exacq Client.

320-57200-34510
1-000
Security camera
maint.

6-28-24
Jim Masters
J. Masters

SUBTOTAL \$235.00
TAX \$0.00
TOTAL \$235.00
AMOUNT PAID \$0.00
AMOUNT DUE \$235.00

1 of 2



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

INVOICE

BILL TO

Brandy Creek CDD
224 Johns Creek Pkwy
Saint Augustine, FL 32092
United States

SHIP TO

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

INVOICE # 54247

DATE 06/26/2024

DUE DATE 07/01/2024

TERMS Due on receipt

ACTIVITY

QTY RATE AMOUNT

Specialty Sign

Please no Parking on Grass signs (match current)

4 60.00 240.00T

Specialty Sign

No Fishing sign (match current)

3 60.00 180.00T

SUBTOTAL 420.00
TAX 0.00
TOTAL 420.00
BALANCE DUE **\$420.00**

6-28-24

Jim Masters
[Signature]

1-320-57200-46600
Gen. Facility Maint.



Invoice

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

Invoice # 420658
Date 06/30/2024
Terms Net 30
Due Date 07/30/2024
Memo Lifeguard Hours

Bill To

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

Description	Quantity	Rate	Amount
Pool monitor hours for June	503.22	22.43	11,287.22

Thank you for your business.

Total 11,287.22

0013205720034600
JUN Lifeguard Hours

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Karen Arnett	\$22.43	45.94	1,030.43
Virginia Del Prado	\$22.43	3.62	81.20
Madison Gross	\$22.43	24.31	545.27
Eva Hart	\$22.43	5.93	133.01
Ava McGraw	\$22.43	44.93	1,007.78
Robbin McGraw	\$22.43	0	0.00
Anna Nason	\$22.43	28.42	637.46
Zoe Nason	\$22.43	32.06	719.11
Finn Rutledge	\$22.43	24.14	541.46
Elizabeth Seale	\$22.43	14.06	315.37
Areya Strub	\$22.43	26.85	602.25
Layla Terzo	\$22.43	4.95	111.03
Ava Varney	\$22.43	28.25	633.65
Total		283.46	6,358.01

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Karen Arnett	\$22.43	30.15	676.26
Virginia Del Prado	\$22.43	3.62	81.20
Madison Gross	\$22.43	24.31	545.27
Ava McGraw	\$22.43	32.74	734.36
Robbin McGraw	\$22.43	0	0.00
Anna Nason	\$22.43	28.69	643.52
Zoe Nason	\$22.43	34.2	767.11
Finn Rutledge	\$22.43	29.93	671.33
Areya Strub	\$22.43	15.87	355.96
Ava Varney	\$22.43	20.25	454.21
Total		219.76	4,929.22



Invoice

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

Invoice # 420278
Date 07/01/2024
Terms Net 30
Due Date 07/31/2024
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	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

INVOICE

C Buss Enterprises
152 Lipizzan Trail
Saint Augustine, FL 32095

clayton@cbussenterprises.com
904-710-8161
https://www.cbussenterprises.com



Bill to
Brandy Creek CDD
224 Johns Creek Pkwy
Saint Augustine, FL 32095

Ship to
Brandy Creek CDD
224 Johns Creek Pkwy
Saint Augustine, FL 32095

Invoice details

P.O. Number: MAIN POOL

Invoice no.: 2055
Terms: Due on receipt
Invoice date: 07/12/2024
Due date: 08/11/2024

#	Product or service	Description	Qty	Rate	Amount
1.	POOL PARTS	REPLACE MECHANICAL SHAFT SEAL ON RECIRCULATING PUMP	1	\$450.00	\$450.00
		Total			\$450.00

Phase 1
Rec Pool motor

0013205720046600

7-12-24
Jim Masters
[Signature]

STATEMENT

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

CLOSING DATE: 6/30/24
 DUE DATE : 7/31/24
 ACCT: 10065

CLOSING DATE: 6/30/24
 DUE DATE: 7/31/24

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

CRONIN ACE SAINT J
 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	239.71		PREV BAL	239.71
6/ 5/24	7451	1	I	INVOICE	26.59		7451	26.59
6/ 5/24	7453	1	I	INVOICE	14.33		7453	14.33
6/ 6/24	A44391	1	P	PAYMENT - THANK YOU		90.39	A44391	-90.39
6/11/24	7461	1	I	INVOICE	28.76		7461	28.76
6/25/24	7492	1	I	INVOICE	52.38		7492	52.38
6/25/24	7493	1	I	INVOICE	34.18		7493	34.18
6/27/24	7496	1	I	INVOICE	24.26		7496	24.26
				NEW BALANCE	329.82			
				0013205720046600 MAINTENANCE SUPPLIES	<div style="font-size: 2em; font-family: cursive;">7-12-24</div> <div style="font-size: 1.5em; font-family: cursive;">Jim Masters</div> <div style="font-size: 1.5em; font-family: cursive;">A. Hester</div>			
CURRENT		1-30 DAYS		31-60 DAYS	61-90 DAYS	OVER 90 DAYS		
180.50		149.32		0.00	0.00	0.00		
							NEW BAL:	329.82

TERMS: NET EOM

10065

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

OUT HERE

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 NOCATEE

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 329.82

DATE OF REQUEST: 7/ 4/24
 TIME OF REQUEST: 9:03:55
 TERMINAL ID : 563
 USER ID : GGB

OPTIONS DEFINED:

START DATE : 6/ 1/24
 CLOSING DATE : 6/30/24
 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

06/05/24 11:43AM GPK 553 SALE

1521905 1 EA 9.59 EA N
ALL PUR CLNR LVNDR 1280Z 9.59
5073507 5 EA 3.99 EA N
KEY KWIKSET KW1-ACE 19.95
SUB-TOTAL:\$ 29.54 TAX: \$.00
DISCOUNT: -2.95 TOTAL: \$ 26.59
CHARGE AMT: 26.59

Reference	Terms	Clerk	Date	Time
	NET BOM	GPK	6/ 5/24	11:43



DOC# 7451 /1

TERM#553
* INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

Total Items:6



==>> JRNL# A44092 INV# 7451/1
CUST NO: 10065
ACE REWARDS ID # 19825402643

Customer Copy

YOU SAVED \$ 2.95 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
at: TalkTo.AceHardware.com

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
ALL PUR CLNR LVNDR 1280Z	9.59	1	9.59 /EA	9.59 N
KEY KWIKSET KW1-ACE	3.99	5	3.99 /EA	19.95 N

** AMOUNT CHARGED TO STORE ACCOUNT **	26.59	TAXABLE	0.00
		NON-TAXABLE	29.54
		SUBTOTAL	29.54
		TD DISCOUNT	-2.95
		TAX AMOUNT	0.00
		TOTAL AMOUNT	26.59

(JIM MASTERS)

X

Received By

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

06/05/24 3:40PM ALR 555 SALE
 5606322 8 EA 1.99 EA N 15.92
 GRADE STAKE 1X2X36 EA
 SUB-TOTAL: \$ 15.92 TAX: \$.00
 DISCOUNT: -1.59 TOTAL: \$ 14.33
 CHARGE AMT: 14.33

Total Items: 8



==> JRN# A44227 IN# 7453/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 1.59 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

INV # 007453/1
 DATE : 6/05/24
 CLERK: ALR
 TERM # 555
 TIME : 3:40

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

92-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
GRADE STAKE 1X2X36 EA	1.99	1.99 /EA	15.92 N
* AMOUNT CHARGED TO ACCOUNT **			
	14.33	TAXABLE	0.00
		NON-TAXABLE	15.92
		SUB-TOTAL	15.92
		DISCOUNT	1.59
		TAX AMOUNT	0.00
		TOTAL INVOICE	14.33

(JIM MASTERS)

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

06/11/24 11:19AM SDD 553 SALE

52375 4 EA 7.99 EA N
 CONCRETE MIX 60#QUIKRETE 31.96
 SUB-TOTAL:\$ 31.96 TAX: \$.00
 DISCOUNT: -3.20 TOTAL: \$ 28.76
 CHARGE ANT: 28.76

Total Items:4



==>> JRNL# A45913 INV# 7461/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 3.20 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
 at: TalkTo.AceHardware.com

Reference	Terms	Clerk	Date	Time
	NET EOM	SDD	6/11/24	11:19



DOC# 7461 /1

 * INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
ONCRETE MIX 60#QUIKRETE	7.99	4	7.99 /EA	31.96 N

** AMOUNT CHARGED TO STORE ACCOUNT **

(JIM MASTERS)

28.76	TAXABLE	0.00
	NON-TAXABLE	31.96
	SUBTOTAL	31.96
	TD DISCOUNT	-3.20
	TAX AMOUNT	0.00
	TOTAL AMOUNT	28.76

X

Received By

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

INV # 007492/1
 DATE : 6/25/24
 CLERK: MT
 TERM # 555
 TIME : 12:28

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

-3649

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

06/25/24 12:27PM MT 555 SALE

 5365184 18 EA 2.79 EA N 50.22
 CHAIN STRT COIL2/0 225'
 5073523 2 EA 3.99 EA N 7.98
 KEY MASTER M1-ACE250PK
 SUB-TOTAL: \$ 58.20 TAX: \$.00
 DISCOUNT: -5.82 TOTAL: \$ 52.38
 CHARGE AMT: 52.38

Total Items:20



==>> JRNL# A50059 INV# 7492/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 5.82 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 229439

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

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
AIN STRT COIL2/0 225'	2.79	2.79 /EA	50.22 N
KEY MASTER M1-ACE250PK	3.99	3.99 /EA	7.98 N
AMOUNT CHARGED TO ACCOUNT **			
	52.38	TAXABLE	0.00
		NON-TAXABLE	58.20
		SUB-TOTAL	58.20
		DISCOUNT	5.82
		TAX AMOUNT	0.00
		TOTAL INVOICE	52.38

(JIM MASTERS)

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

INV # 007493/1
 DATE : 6/25/24
 CLERK: MT
 TERM # 555
 TIME : 12:29

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

3649

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

06/25/24 12:29PM MT 555 SALE

 54950 2 EA 18.99 EA N 37.98
 PADLOCK COMBINATION 2"
 SUB-TOTAL \$ 37.98 TAX: \$.00
 DISCOUNT: -3.80 TOTAL: \$ 34.18
 CHARGE AMT: 34.18

Total Items:2



==> JRNL# A50061 INV# 7493/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 3.80 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

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
LOCK COMBINATION 2"	18.99	18.99 /EA	37.98 N
MOUNT CHARGED TO ACCOUNT **			34.18
(JIM MASTERS)			
TAXABLE			0.00
NON-TAXABLE			37.98
SUB-TOTAL			37.98
DISCOUNT			3.80
TAX AMOUNT			0.00
TOTAL INVOICE			34.18

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

06/27/24 2:29PM MT 555 SALE
 5985338 1 EA 2.99 EA N
 1395698 1 EA 7.99 EA N
 SPRYPNT 2X SAT HCLUB GRN 7.99
 1396134 1 EA 7.99 EA N
 SPRYPNT 2X S-G HUNTR GRN 7.99
 1395698 1 EA 7.99 EA N
 SPRYPNT 2X SAT HCLUB GRN 7.99

SUB-TOTAL: \$ 26.96 TAX: \$.00
 DISCOUNT: -2.70 TOTAL: \$ 24.26
 CHARGE AMT: 24.26

Total Items: 4



==>> JRN# 450672 INV# 7496/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 2.70 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: TalktoAceHardware.com
 or text HELPFUL to 223439

* This survey invitation is
 valid for 72 hours

INV # 007496/1
 DATE : 6/27/24
 CLERK: MT
 TERM # 555
 TIME : 2:29

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
RD ID TAG	2.99	/EA	2.99 N
RYPNT 2X SAT HCLUB GRN	7.99	/EA	7.99 N
RYPNT 2X S-G HUNTR GRN	7.99	/EA	7.99 N
RYPNT 2X SAT HCLUB GRN	7.99	/EA	7.99 N
AMOUNT CHARGED TO ACCOUNT **			24.26
TAXABLE			0.00
NON-TAXABLE			26.96
SUB-TOTAL			26.96
DISCOUNT			2.70
TAX AMOUNT			0.00
TOTAL INVOICE			24.26

(JIM MASTERS)

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 15, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3423216
3323-1

Re: General

For Professional Legal Services Rendered

06/23/24	M. Eckert	0.10	37.50	Review Supervisor of Elections qualifying results
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TOTAL HOURS	0.10			
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TOTAL FOR SERVICES RENDERED				\$37.50
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TOTAL CURRENT AMOUNT DUE				<u>\$37.50</u>
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0013105130031500
Jun General Services



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

Invoice

Date 7/1/2024

Invoice # 131295622507

Terms	Net 20
Due Date	7/21/2024
PO #	

Bill To Brandy Creek CDD A/P dept Brandy Creek CDD 224 John's Creek Parkway St. Augustine FL 32092	Ship To Brandy Creek CDD 224 John's Creek Parkway St. Augustine FL 32092
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Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate 0013205720046250 Jul Pool Chemicals 7-12-24 Jim Masters <i>[Signature]</i>	1	ea	1,475.72

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

OUR REMITTANCE ADDRESS HAS CHANGED!!

Remittance Slip

Customer
13BRA025
Invoice #
131295622507

Amount Due \$1,475.72

Amount Paid _____

Make Checks Payable To
Poolsure
1707 Townhurst Dr
Houston, TX 77043-2810



131295622507

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

Account Number	Due Date
020-002701	7/20/2024

Account Summary

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

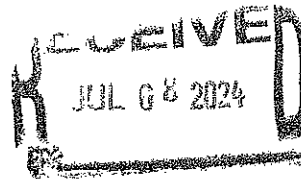
Billing Date 7/1/2024 Payments through: 6/30/24
 BRANDY CREEK CDD Previous balance \$219.80
 224 JOHNS CREEK PKWY (-) Payment (6/28/2024) (\$219.80)
 ST AUGUSTINE FL 32092-5054 (=) After Payments \$0.00

Billing Questions Please Call:
 904-940-9525

Current Month Activity

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

Date	Description of Service	Amount
7/1/2024	Extreme 100/20 MB	7/1-7/31 \$79.99
7/1/2024	Extreme Discount	7/1-7/31 (\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$54.95



0013205720042000
 Jul 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
7/20/2024	020-002701	\$219.80	(\$219.80)	\$54.95	\$54.95	\$

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

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

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

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





YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 710190	6/4/2024
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: July 4, 2024

Invoice Amount: \$314.00

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

Irrigation repairs in response to email/work orders*****Lateral and head replacement on
 Huffner Hill*****

Irrigation Repairs \$314.00

1.320.57200.46300
 Irrigation maintenance

Invoice Total \$314.00

6-5-24

Jim Masters

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 732761	7/9/2024
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: August 8, 2024

Invoice Amount: \$11,178.35

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

7-12-24
Jim Masters
Masters

Invoice Total


\$11,178.35

COMMERCIAL LANDSCAPING

0013205720046100
Jul Landscape Maintenance

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

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

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: August 3rd, 2024 Invoice Number: 08032024.09		
		<u>Name / Address</u> Attn: Jen Meadows John's Creek Brandy Creek CDD 224 Johns Creek Pkwy St. Augustine, FL 32092				<u>Additional Details:</u>
	Description	Quantity	Rate	Discount	SubTotal	Extended
1	20' Wet Slide	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						
Comments:		Subtotal				\$350.00
		Sales Tax (0.0%)				N/A
		Total				\$350.00

7-19-24
 Tim Masters
 J. [Signature]

1.320.57200.49400
 Special Events



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

Invoice

Date	Invoice #
7/23/2024	2025854

Terms
Net 30

(904) 551-1017
Customerservice@innovativefountainservices.com

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

Description	Qty	Amount
Service Call- Filled crack in the bottom of the splash pad suction tank and filled the crack around the suction pipe with epoxy. 0013205720046200 7-26-24 Jim Masters <i>[Signature]</i>		235.00

Payments/Credits Applied	\$0.00
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Balance Due	\$235.00
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MosquitoNix®

PROTECTING OUTDOOR LIFESTYLES™

Invoice

3137 Irving Blvd, Ste 333
 Dallas, Texas 75247
 855-808-2847 | www.mosquitonix.com

Date	Invoice #
6/28/2024	44473

Bill To
Brandy Creek CDD 224 Johns Creek Parkway St Augustine, FL 32259

Ship To
Brandy Creek CDD 224 Johns Creek Parkway Saint Augustine, FL 32259

Rep	Terms
LT	Due on receipt

Quantity	Description	U/M	Rate	Amount
1	SVC -QuickNix Treat -Commercial		161.00	161.00
5	Talstar Pro		0.00	0.00T
				161.00
	Jacksonville Sales Tax		3.40%	5.47T
			7.50%	0.41
	0013205720046600			
<p>7-19-24 <i>Jim Mustus</i> <i>[Signature]</i></p>				
Thank you for your business. Please let us know if you have any questions			Total	\$166.88

1.320.57200-46600
 General Facility Maintenance

MosquitoNix[®]

PROTECTING OUTDOOR LIFESTYLES™

Invoice

3137 Irving Blvd, Ste 333
Dallas, Texas 75247
855-808-2847 | www.mosquitonix.com

Date	Invoice #
7/12/2024	44662

Bill To
Brandy Creek CDD 224 Johns Creek Parkway St Augustine, FL 32259

Ship To
Brandy Creek CDD 224 Johns Creek Parkway Saint Augustine, FL 32259

Rep	Terms
LT	Due on receipt

Quantity	Description	U/M	Rate	Amount
1	SVC -QuickNix Treat -Commercial		161.00	161.00
5	Talstar Pro		0.00	0.00T
	0013205720046600			
<i>7-19-24</i> <i>Jim Masters</i> <i>[Signature]</i>				
Thank you for your business. Please let us know if you have any questions			Total	\$161.00

1-320-57200-46600
General Facility Maintenance



Total Entertainment Services

Invoice-Agreement

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

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 7/17/2024

Invoice # 12999554

Terms: due by event

PO#

Customer name:

Brandy Creek CDD

Event type:

Billing address:

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

Original contact person:

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

E-mail/ fax: jmeadows@vestapropertyservices.com

Additional contacts:

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

Event date: Saturday August 3, 2024

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

Hours of service: Same

Approximate set up time:

Between: 8:30 - 9:00 am

Location name and address:

Phase 1 Activity Lawn

Power within 75': Yes

Where to set up at location:

Set up-grass or pavement:

Grass

Water within 75': Yes

Covered area for entertainer: NA

Notes:

Preferred Customer Discount

SERVICES NEEDED:

* Mobile DJ Service

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

* Travel

Reg. Cost	\$	495.00	Your Cost	\$	395.00
Reg. Cost	\$	50.00	Your Cost	\$	-
Reg. Cost	\$	45.00	Your Cost	\$	45.00
Reg. Total	\$	590.00	Your Total	\$	440.00

Your Total Savings \$150

0013205720049400

8/3 Special Event

Sub Total:	\$	440.00
Sales Tax:	\$	-
Invoice Total:	\$	440.00
50 % Deposit required	\$	220.00
Balance due at set up	\$	220.00
Payments received	\$	-
Current Balance	\$	440.00
Balance due by event date or \$50 Late Charge		

CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY

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

Customer signature required x _____ Date: _____

7-26-24
Jim Masters
[Signature]

TAP AQUATICS LLC

OCTAVIO ACOSTA
4345 MORNING DOVE DR
JACKSONVILLE FL 32258
U.S.A

INVOICE

Bill To

BRANDY CREEK CDD
224 JOHNS CREEK PARKWAY
JACKSONVILLE FL
U.S.A

Invoice#

BRANDY CREEK
CDD

Invoice Date

Jul 18, 2024

Due Date

Jul 18, 2024

Item Name	Quantity	Rate	Amount
6/20 6/21 6/24 7/17 Dates searching leak and back fill combined 17 hours over 4 days	17	125	2125.00

Subtotal

2125.00

Total

\$2125.00

Notes

CHASED PLUMBING BACK TO SURGE TANK TO FIND WATER LEAK AROUND SUCTION LINE TO PUMP AND HOLES IN SURGE TANK. BETWEEN THE 20TH AND 21 HEAVY RAIN WASHED IN DIRT TO BE REMOVED AGAIN
LAST DATE BACK FILL AND CLEAN UP

1-320-57200-46200

Pool maintenance

0013205720046600?

Terms & Conditions

TAP AQUATICS LLC IS NOT RESPONSIBLE FOR ANYTHING DAMAGED UNDERGROUND OR IN CONCRETE.
RECOMMENDED TO HAVE ANY UNDERGROUND CONCERN EXPOSED PRIOR TO START DATE.



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 735450	7/15/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

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: August 14, 2024

Invoice Amount: \$2,780.50

Description	Current Amount
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June Irrigation repairs	
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Irrigation Repairs	\$2,780.50
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1. 320. 51200. 46300
 Irrigation maintenance

Invoice Total

\$2,780.50

7-19-24

Jim Masters

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	AMOUNTCHECK..... AMOUNT #	
6/04/24	00061	5/22/24 715	202405 600-53800-62000	REMAIN DEPOSIT ALUM RAIL	*	4,125.00		
							MASTERS QUALITY FENCE	4,125.00 000171
6/04/24	00063	5/23/24 419721	202405 600-53800-62000	RELOCATE DIRT GARDEN CLUB	*	225.00		
							VESTA PROERTY SERVICES, INC.	225.00 000172
TOTAL FOR BANK B						4,350.00		
TOTAL FOR REGISTER						4,350.00		

Garden Club

4963 Kentucky Derby Ct
Jacksonville, FL, 32257
(904) 510-6540
Mastersfence01@gmail.com
Mastersqualityfence.com

Invoice

Masters Quality Fence

Bill To: Vesta Property Services
Jmasters@vestapropertyservices.com

Invoice No: 715
Date: 05/22/2024
Terms: NET 0
Due Date: 05/22/2024

Description	Quantity	Rate	Amount
Remaining 50% balance for invoice 706 . 172ft of 6ft 3rail aluminum . Total of \$8250	1	\$4,125.00	\$4,125.00*
Warranty 10 year workmanship warranty 5 year parts and material warranty	1	\$0.00	\$0.00

*Indicates non-taxable item

Subtotal	\$4,125.00
TAX 8%	\$0.00
Total	\$4,125.00
Paid	\$0.00

Balance Due \$4,125.00

4-24-24

Jim Masters
of Max

Capital Reserve
33,600, 53,800, 60,000

Garden Club



Invoice

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

Invoice # 419721
Date 05/23/2024
Terms Net 30
Due Date 06/22/2024
Memo Maintenance Services

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
Relocation of 1.5 yards of dirt to the garden club	1	225.00	225.00
Total			225.00

Capital Reserve garden account -
needs jim approval



AMENITY
MAINTENANCE
GROUP

(Garden Club)

INVOICE QUOTATION NO. 116

Brandy Creek CDD (Johns Creek)
224 Johns Creek Parkway
St. Augustine FL 32092

Order No: 51524
Valid For: 30 Days 05/15/2024

Description:

Thank you for the opportunity to collaborate with you on this project.

AMG will provide all labor for successful completion of this project. This proposal will include relocation of 1.5 yards of dirt provided by the customer to the garden club area and placed in each of the garden beds.

All pricing is final, and any additional labor or materials will be billed separately.

Bill to:

Amenity Management Services
245 Riverside Avenue #300
Jacksonville, FL 32202

5-24-24
Jim Masters
J. Masters

Thank you for your business!

Total **\$225.00**

(Garden Club)

Capital Reserve
33.600.53800.60000