

*Brandy Creek
Community Development District*

January 8, 2025

AGENDA

Brandy Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

January 1, 2025

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, January 8, 2025 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. Organizational Matters
 - A. Oath of Office for Newly Elected Supervisors
 - B. Election of Officers, Resolution 2025-01
- IV. Approval of the Minutes of the November 13, 2024 Meeting
- V. Traffic/Safety Matters
- VI. Ratification of Second Amendment to Landscape and Irrigation Maintenance Agreement with Yellowstone Landscape, Inc.
- VII. Update Regarding Capital Projects
- VIII. Other Business
- IX. 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
- X. Supervisor's Requests and Audience Comments
- XI. Financial Reports
 - A. Balance Sheet & Income Statement as of November 30, 2024
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
- XII. Next Scheduled Meeting – March 12, 2025 at 6:30 p.m. at Phase 2 Amenity Center
- XIII. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2025-01

A RESOLUTION DESIGNATING OFFICERS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Brandy Creek Community Development District at a regular business held on January 8, 2025 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Matthew Biagetti</u>	Assistant Treasurer(s)
<u>Marilee Giles</u>	
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Matthew Biagetti</u>	
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	

PASSED AND ADOPTED THIS 8TH DAY OF JANUARY, 2025.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH 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, November 13, 2024 at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, FL 32092.

Present and constituting a quorum were:

Meredith Payne	Chairman
Barbara Little	Vice Chairperson
Shawn Jolly	Supervisor
Thomas Metych	Supervisor
Clarence Blalock	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Bill Schaefer (<i>via phone</i>)	District Engineer
Dan Fagen	Vesta/Amenity Services Group
Jennifer Meadows	Vesta/Amenity Services Group

The following is a summary of the discussions and actions taken at the November 13, 2024 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Mr. Payne was informed by Mr. Oliver, that a resident was supposed to attend this meeting to request use of their tennis facilities for tennis practice. However, they were not present.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 11, 2024 Meeting

Mr. Payne stated on Page 2, “*Mr. Eckertvoiced*” should be “*Mr. Eckert voiced*” and on Page 3, the Board was supposed to receive a letter from the Joint Legislative Auditing Committee (JLAC), due to the lateness of the audit report. Mr. Oliver reported that the letter would be received in late Spring of 2025.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the Minutes of the September 11, 2024 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Traffic/ Safety Matters

Mr. Payne recalled that this item was included on the agenda, due to a representative from the county being onsite, but there were no follow-ups. Staff will invite them to attend the next meeting, to discuss the changes, as there were still concerns about the traffic exiting on Nature Walk Parkway and from John’s Creek Parkway onto CR 2209. This item would be included on the next agenda.

FIFTH ORDER OF BUSINESS

Ratification of Agreements

A. Fifth Amendment to Agreement with Vesta Property Services, Inc.

Mr. Oliver presented the Fifth Amendment to Agreement with Vesta Property Services, Inc., which was included in the agenda package. Mr. Fagen confirmed that all fees were budgeted appropriately and there was no change in the scope. Mr. Payne pointed out that Vesta continued to provide services and there were no issues. Mr. Eckert indicated that his office prepared this agreement, based on the budget numbers. If the maintenance component was over \$195,000, it must be bid out, but it did not need to go out for bids, as it was only \$30,000.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor approval of the Fifth Amendment to Agreement with Vesta Property Services, Inc. was ratified.

B. Hardwick Fence, LLC for Fence Installation Services

Mr. Payne recalled that the Board approved Hardwick Fence installing a fence at Phase 1 around the tennis court and in Phase 2, around the basketball court. He met with Mr. Masters to

discuss these items and they were within the parameters of what the Board approved but questioned the dollar amounts. Mr. Eckert confirmed that the Phase 1 fence was \$8,362.47 and Phase 2 fence was \$19,753.53. Mr. Payne pointed out that this was a two-part process and after the installation of the fence, the access card reader would be installed.

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor approval of the Agreement with Hardwick Fence, LLC for Fence Installation Services was ratified.

C. C Buss Enterprises, Inc. for Pool Refinishing Services

Mr. Payne presented the agreement with C Buss Enterprises for the resurfacing of the pool, in the amount of \$48,154, which was included in the agenda package on Page 38 and was consistent with what was agreed upon by the Board.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor approval of the Agreement with C Buss Enterprises, Inc. for Pool Refinishing Services was ratified.

D. Com Pac Filtration, Inc. for Water Feature Refurbishment

Mr. Payne presented the agreement with Com Pac Filtration for a complete refurbishment of the splash pad, in the amount of \$125,000, which was included in the agenda package on Page 51. Mr. Masters negotiated this price from the vendor, which was under budget.

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor approval of the Agreement with Com Pac Filtration, Inc. for Water Feature Refurbishment was ratified.

Mr. Payne reported that Mr. Masters hired a contractor to repair the bulkhead for \$8,000 and the work was completed. As they excavated the area, they discovered a drain pipe that was inside of the soil, going into the bulkhead, which most likely contributed to the eroding of the soil. The contractor was able to bore a hole, in order for the water to run out into the pond, as opposed to behind the bulkhead. Mr. Eckert indicated that the access control contract for the fencing was being implemented, because the Board already authorized and approved it. Mr.

Payne discussed this with Mr. Masters and the work was completed under the price that the Board approved.

SIXTH ORDER OF BUSINESS

Update Regarding Capital Projects

Mr. Payne requested that this item be placed on the agenda, when Mr. Masters returned, as Mr. Masters had a report regarding some items that were underway. Mr. Masters was celebrating his son's marriage, but Mr. Payne met with him prior to this meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Contract Renewals

This item was discussed.

EIGHTH ORDER OF BUSINESS

Consideration of Annual Incentive Award

Mr. Payne recalled that annually they discussed bonuses for on-site staff. Mr. Eckert stated that the maximum was 8% of the annual compensation of the General Manager and Events Coordinator, based on the performance, as rated by the Board. Mr. Payne had no concerns about providing the 8% to Mr. Masters and Ms. Meadows and wished it could be adjusted further, but they must follow the Statutes. Mr. Jolly questioned what this equated to in dollars. Mr. Fagen provided the numbers. Mr. Payne pointed out if all five criteria were met, it would reach 25 points. According to Mr. Masters, he did not care about himself but wanted Ms. Meadows to receive a bonus. Mr. Payne requested that all Board Members fill out their ranking sheets. Mr. Fagen appreciated the Board working with staff. Based on the rankings, both individuals would receive the maximum bonus. The Board thanked Ms. Meadows for her efforts.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert reminded the Board Members that the deadline to complete their four hours of ethics training, was on December 31st. It could be completed online for free. Once completed, Board Members should send an email to him or Mr. Oliver, reflecting the completion date and in 2025, it would be recorded on their financial form. Mr. Metych questioned the free ones, as most

were \$50 to \$75. Mr. Eckert would forward a memorandum that he prepared, which listed all of the free videos. Mr. Jolly questioned a letter in the mail, stating that he needed to send a check for \$10. Mr. Oliver confirmed that it was legit and was sent by the State. Board Members that were re-elected to the Board, would not be sworn until the 19th or 20th of November. Ms. Little pointed out that she took the ethics training, but did not receive a confirmation or certificate. Mr. Eckert explained that some classes did not provide certificates and it was based on the honor system and suggested Board Members send him or Mr. Oliver an email, confirming that they took the class, and no further action needed to be taken. Mr. Eckert reported that the Legislature was not in session, but after the holidays, there would be committee meetings.

B. Engineer

Mr. Payne requested that Mr. Schaefer work with Mr. Masters in engaging the county regarding the traffic concerns and making Johns Creek safer. Mr. Schaefer was happy to oblige, as he found Mr. Masters easy to work with and liked how much he cared about the community. Mr. Metych noticed equipment on their road and questioned whether the county was doing traffic counts. Mr. Payne stated according to Mr. Masters, the county was taking a count on the number of cars going in and out of the community.

C. Manager

Mr. Oliver reported that two Supervisors were re-elected to the Board in the last election cycle and congratulated them. At the next meeting, they would be sworn in to the Board.

D Operations Manager

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

Mr. Fagen presented the report that Mr. Masters prepared, which was included in the agenda package, along with the Yellowstone and Lake Doctors Reports. The splash pad refurbishment work would commence 20 days after receipt of the check, with the expectation of completing the work in early February. Then it would be re-marcited, which was anticipated to take four to six weeks. The hope was to open the pool in the middle to end of March, in time for Spring Break. The pump system had been checked out. Typically, the filtration system would run a full five to seven days, to ensure that everything was working under the warranty and to be

monitored by the contractor. Mr. Payne was informed by Mr. Masters, that by the time that the splash pad was refurbished, the equipment would be changed out with more durable products and would look like new when completed. Mr. Masters preferred to complete the refurbishment first, before completing the marciting, to prevent damage to the surface and informed him that the entire community was refreshed with mulch for the holidays, last week or early this week. Mr. Jolly questioned whether the erosion on the pond was repaired. Mr. Payne confirmed that it was not yet completed, as Mr. Masters was still talking with the contractor on how to execute the work, but it would be within the dollar amount that the Board approved. Photos were provided by Mr. Masters, regarding the bulkhead work. Mr. Payne felt that the community looked good. Mr. Fagen indicated that Mr. Masters provided the Pond Inspection Report, which was on Page 69 of the agenda package. Ms. Little noted an alligator on Pond 3, which had been there for some time, was over 4 feet long and sunbathing on the pond bank. Ms. Meadows would contact a trapper.

E. Amenity Manager

1. Report

2. Sheriff's Office Report

Ms. Meadows presented the Amenity Manager's Report, which was included in the agenda package, as well as the Sheriff's Office Report. The Sheriff came out twice in October, to perform speed checks, but that was the only time, as they were struggling to get people to volunteer. At this time, the November report had not been received. Ms. Little was happy to see that citations were issued. Ms. Meadows reported that the Annual Halloween Spooktacular Event was held on October 26th, which was fun, but was hard to set up, due to the hurricanes and thanked staff for putting up and removing decorations. It was a beautiful night, with it not being too hot or cold. Children were greeted when they first walked in, with a bag and candy. In the breezeway, Sally and Jack Skellington from A Nightmare Before Christmas, were available for children to take pictures, play games and receive prizes. Members of the Garden Club passed out candy and there were food trucks onsite. There was supposed to be a band, but due to miscommunication with the Band Manager, they never showed.

Mr. Payne questioned whether the band would return in November or December. Ms. Meadows stated that staff was trying to get them to return, as well as other bands, to the December event. Ms. Little reported that she attended the Halloween even and was amazed at

how Ms. Meadows and Mr. Masters coordinated it, which she appreciated. Ms. Meadows was now preparing for the Santa event, which she was excited about, as they were working with a company that was like Build A Bear, having a bounce house shaped as a gingerbread house and a food truck. There was discussion about re-designing the website, to include more features, as the current one was outdated and not user friendly. There could be a page for just the amenities and another page for CDD information or it could be combined together. Mr. Oliver voiced concern about it being compliant with State Statutes. Mr. Fagen pointed out that they focused on the website providing information on lifestyle activities and would check on the pricing, but did not see a sizeable increase in cost. All he wanted was a website that would represent the community and be more cutting edge. Mr. Payne felt that it was something that they could look into. Mr. Fagen would come back to the Board with a proposal. Ms. Little requested details on the Turkey Trot. Ms. Meadows stated that it was scheduled for 8:00 a.m. on Black Friday and a link was included in the newsletter, for residents to register, but would resend it through an e-blast on Friday. There was a 5k portion and a walking portion. There was a fee of \$35, which was for charity. Participants would receive water and snacks from staff. Mr. Payne requested that Gatorade be provided.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Jolly asked if there were any updates on the dog park. Mr. Payne reported that Ms. Tracee Bowles of 898 W. American Eagle Drive, who made this request at the last meeting, was supposed to meet with Mr. Masters, but she was traveling. A meeting was scheduled next week for he and Mr. Masters to meet with her. Space was limited, but they would explore what opportunities were available. Mr. Masters was looking at an area behind the pond next to the care facility, which could be used for a dog park, but some people had concerns about the size, as a large space was needed for dogs to run. Mr. Eckert voiced concern about safety if the park were located on a sloped pond bank, but other Districts had dogs park and posted signage. Mr. Payne reported that the Garden Club was flourishing. It was a productive Summer. However, it was a learning experience, as some members were overzealous and planted cucumbers, zucchinis, okras and tomatoes in one slot. The Garden Club plans to meet the first Saturday of every month.

TWELFTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement as of September 30, 2024

Mr. Oliver presented the September 30, 2024 Balance Sheet and Income Statement. These were unaudited and the balance of the Capital Reserve Fund was \$476,000 and another \$70,000 in contributions, would be added. There were new revenues of \$41,000, including \$4,000 in swim lessons and Interest Income of \$21,000, which was due to low interest rates.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, showing that the District was 101.73% collected. The process would start again, with Tax Bills going out on November 1st.

C. Approval of Check Registers

Mr. Oliver presented the Check Register from August 1, 2024 to September 30, 2024 in the amount of \$183,899.25. Mr. Payne felt that Brandy Creek managed funds well, based on Board decisions and Mr. Masters prudent spending, as this was the second year in a row, that assessments had not increased, compared to Julington Creek, which increased their fees by \$400. These were standard expenses.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the August 1, 2024 to September 30, 2024 Check Register in the amount of \$183,899.25 was approved.

Mr. Oliver confirmed that there was no increase in assessments in Fiscal Years 2023 and 2024.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – January 8, 2025 at 6:30 p.m. at Phase 2 Amenity Center

Mr. Payne announced that the next meeting was scheduled for January 8, 2025 at 6:30 p.m. at the Phase 2 Amenity Center.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor the meeting was adjourned at 7:18 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

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

This Amendment (“Amendment”) is made and entered into this 13th day of December, 2024, by and between:

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

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

RECITALS

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

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

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

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

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

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

- A.** The Parties hereby renew the Maintenance Agreement beginning January 1, 2025, and ending December 31, 2025.
- B.** Beginning January 1, 2025, as compensation for services described in the Maintenance Agreement, the District agrees to pay the Contractor twelve

(12) monthly payments of **Eleven Thousand Five Hundred Thirteen Dollars and Seventy Cents (\$11,513.70)**, for a not-to-exceed annual total of One Hundred Thirty-Eight Thousand One Hundred Sixty-Four Dollars and Forty Cents (\$138,164.40). Such payment shall be due and payable in accordance with the terms of the Maintenance Agreement.

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

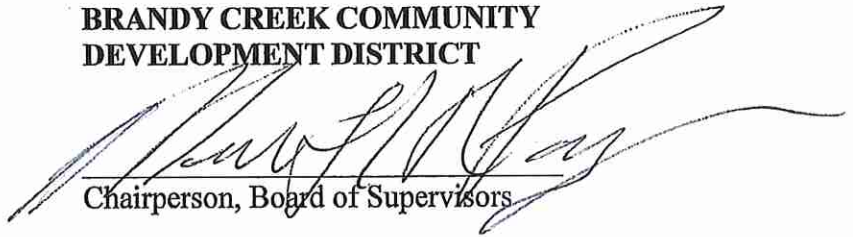
IN WITNESS WHEREOF, the parties hereto have signed this Amendment to the Maintenance Agreement on the day and year first written above.

ATTEST:



Secretary/Assistant Secretary

**BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson, Board of Supervisors

YELLOWSTONE LANDSCAPE, INC.

Garrett Cannady



By: Garrett Cannady
Garrett Cannady (Dec 13, 2024 11:13 EST)

By: _____



Its: Branch Manager

Yellowstone Second Amendment

Final Audit Report

2024-12-13

Created:	2024-12-13
By:	Jennifer Meadows (jmeadows@vestapropertyservices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3pZimA76VILm-jrfLu67wrp5zo07Qbpc

"Yellowstone Second Amendment" History

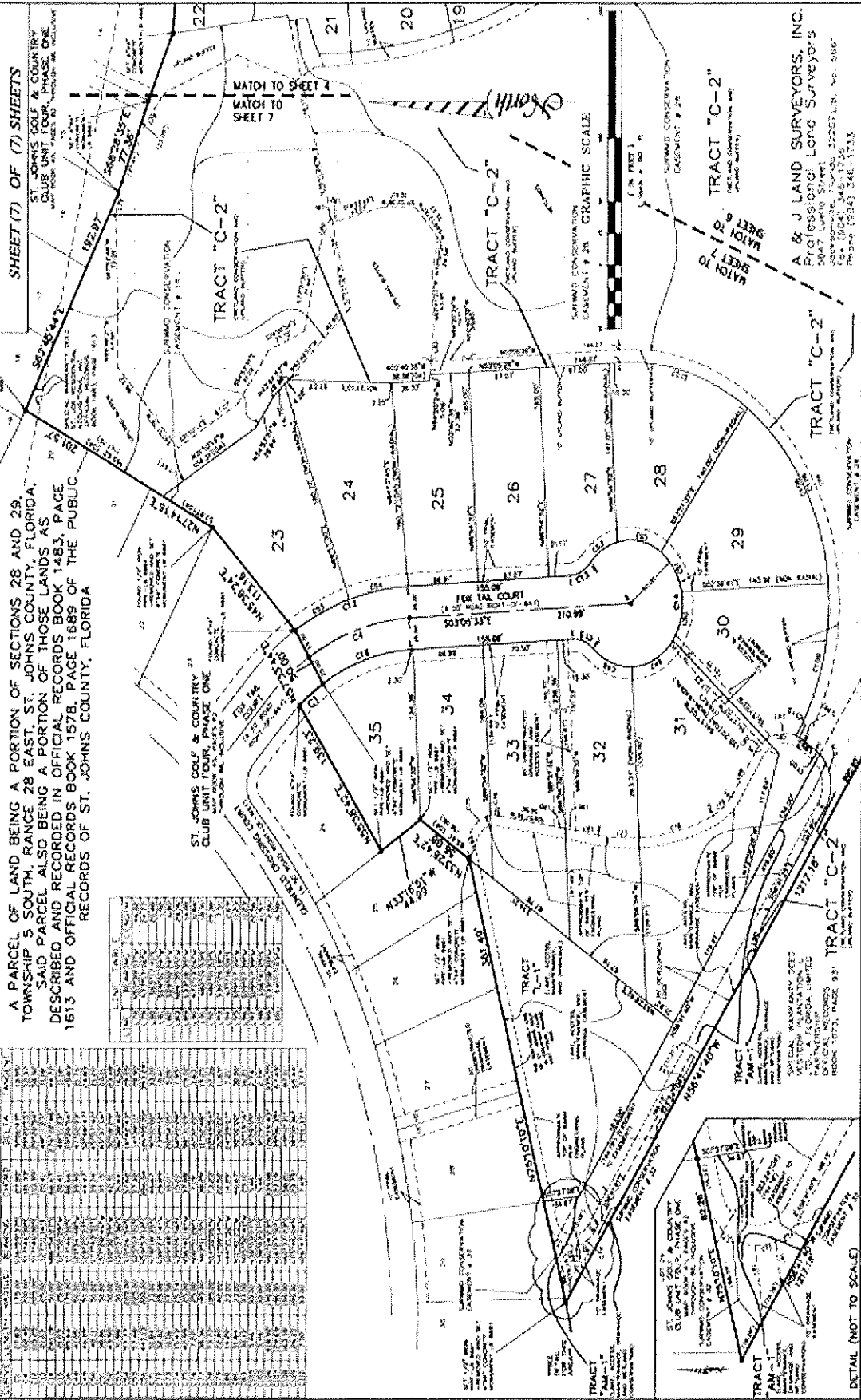
-  Document created by Jennifer Meadows (jmeadows@vestapropertyservices.com)
2024-12-13 - 3:54:35 PM GMT
-  Document emailed to ccannady@yellowstonelandscape.com for signature
2024-12-13 - 3:54:41 PM GMT
-  Email viewed by ccannady@yellowstonelandscape.com
2024-12-13 - 3:55:45 PM GMT
-  Signer ccannady@yellowstonelandscape.com entered name at signing as Garrett Cannady
2024-12-13 - 4:13:53 PM GMT
-  Document e-signed by Garrett Cannady (ccannady@yellowstonelandscape.com)
Signature Date: 2024-12-13 - 4:13:55 PM GMT - Time Source: server
-  Agreement completed.
2024-12-13 - 4:13:55 PM GMT

MAP BOOK 54 PAGE 99

ST. JOHNS GOLF & COUNTRY CLUB UNIT FIVE

A PARCEL OF LAND BEING A PORTION OF SECTIONS 28 AND 29 TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1483, PAGE 1813 AND OFFICIAL RECORDS BOOK 1578, PAGE 1889 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

SECTION	TOWNSHIP	RANGE	ACRES	OWNER	RECORDS BOOK	PAGE
28	5	28	36.00	ST. JOHNS GOLF & COUNTRY CLUB	1483	1813
29	5	28	36.00	ST. JOHNS GOLF & COUNTRY CLUB	1483	1813
30	5	28	36.00	ST. JOHNS GOLF & COUNTRY CLUB	1483	1813
31	5	28	36.00	ST. JOHNS GOLF & COUNTRY CLUB	1483	1813
32	5	28	36.00	ST. JOHNS GOLF & COUNTRY CLUB	1483	1813
33	5	28	36.00	ST. JOHNS GOLF & COUNTRY CLUB	1483	1813
34	5	28	36.00	ST. JOHNS GOLF & COUNTRY CLUB	1483	1813
35	5	28	36.00	ST. JOHNS GOLF & COUNTRY CLUB	1483	1813



DETAIL (NOT TO SCALE)

NINTH ORDER OF BUSINESS

D.

1.



Brandy Creek CDD

Field Operation Manager's Report

Date of report: January 8, 2025

Submitted by: Jim Masters

YELLOWSTONE / LANDSCAPING:

- Off-season schedule started on November 1. We will receive service every other week on Wednesday and Thursday.
- Yellowstone is working on common areas (cutting back to the wood line and raising tree canopies).

LAKE DOCTORS:

- The ponds are inspected twice a month and Lake Doctors will come out additionally based on pond conditions. (See attached reports)
- Pond conditions are very good right now.

POOL MAINTENANCE SERVICE

- Off-season schedule: Pools are vacuumed and cleaned 2 times per week, more if we have bad weather. Chemicals are checked daily and adjusted as needed to meet Health Department regulations.

AMENITY IMPROVEMENT UPDATES:

- Compaq removed the splash feature in early December and transported it to their facility for refurbishment. Once the splash feature is reinstalled the pool will be remarketed.
- Hardwick Fence Company has completed the installation of the phase 2 basketball court fencing and additional fencing at the phase 1 tennis court. (Waiting for the security gates to be installed).

- Atlantic Security will install the new access control system once the security gates are installed.
- New basketball backboards will be installed this week at phase 2.
- New soccer goals will be installed this week at the phase 1 field.

PROJECTS UNDERWAY/COMPLETED:

- Holiday lighting and decorations were installed at both phase 1 and phase 2, as well as the entrance monuments.
- Parking lot lines were repainted for both phase 1 and phase 2.
- Working on replacing faded signs throughout community and repainting posts.
- Will be replacing 4 old benches with 4 new ones at the middle playground in January.
- Repaired flooring on the middle playground play structure.



REGULAR SERVICES:

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

3.

E.

1.



Amenities Manager Report

January 8, 2025

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 are continuing into the New Year.

Sheriff's Report:

- Please see attached reports.

Room Rentals (2024)

Month	Community			
	Breezeway	Field	Room	Pergola
January	0	0	9	0
February	2	0	8	0
March	0	0	5	0
April	3	0	5	0
May	2	0	9	0
June	4	0	7	2
July	3	0	7	0
August	7	0	7	0
September	0	0	6	0
October	0	0	10	0
November	0	0	5	0
December	0	0	9	0
Total Usage	21	0	87	2



Special Events:

Recent Events:

- On Saturday, November 9, we hosted a Thanksgiving and a Craft event at phase 2. While creating adorable Turkey Headbands and Turkey Suncatchers, we watched Charlie Browns Thanksgiving and a Garfield Thanksgiving. It was a fun morning, and the kids were very proud of their artwork.
- Our Annual Turkey Trot, held on Friday, November 29, was another great success. It was a beautiful morning for a run/jog/walk through the neighborhood.
- The event of the year had to be our Annual Cookies with Santa, held on Saturday, December 7. Santa took time out of his busy schedule to visit with our residents. The fireplace was roaring as the temperatures dropped, making it feel a bit like a Northern Christmas! The Food Truck, EATS, was on hand with delicious meals perfect for the family to enjoy before indulging in their complimentary cookies and cocoa that we offered. If that wasn't enough, we had an awesome Gingerbread House for the kids to bounce in as well as the build your own bear station. They loved creating their own snuggle buddy that was perfect for the holidays! It couldn't have been a better event!
- On Saturday, December 14, we had the Blood Drive mobile out. Our goal was to get 6 donations, and we exceeded it with 7 donations. While that may seem small, 7 donations could potentially save the lives of 21 patients! They will be back again on February 15.
- On Saturday, December 21, we had a Grinch Shake Day at the phase 1 Breezeway. Residents were treated to a complimentary Vanilla Milkshake that was colored green to resemble the Grinch! One child was worried it was a Grinch prank, and the green shake was made of Spinach! Too cute! Despite the chilly day, the turnout was fantastic!

Future Events:

- Babysitting + AED/CPR Course – Saturday, January 18
- Daddy/Daughter, Mommy/Son Dance – February
- Cornhole Tournament - March
- Spring Egg Hunt - April



COOKIES WITH SANTA 2024



ELEVENTH ORDER OF BUSINESS

A.

Brandy Creek
Community Development District

Unaudited Financial Reporting
November 30, 2024



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10	<u>Long Term Debt Summary</u>

Brandy Creek
Community Development District
Combined Balance Sheet
November 30, 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	\$ -	\$ 54,986	\$ -	\$ 54,986
Cash - Hancock Bank	71,938	-	-	71,938
Assessment Receivable	-	-	-	-
Due From Debt Service	-	-	-	-
Due From Other	-	-	-	-
Due From Capital Reserve	-	-	-	-
Due From General Fund	-	-	5,130	5,130
Due From Other Gov'ts	-	-	-	-
Investments:				
State Board of Administration (SBA)	142,557	302,344	-	444,901
Custody Acct - General Account	81,648	-	-	81,648
Custody Acct - Capital Reserve	-	41,645	-	41,645
Series 2013A				
Reserve	-	-	32,403	32,403
Revenue	-	-	55,030	55,030
Series 2015				
Reserve	-	-	91,805	91,805
Revenue	-	-	26,389	26,389
Prepaid Expenses	-	-	-	-
Deposits	2,000	-	-	2,000
Total Assets	\$ 298,143	\$ 398,975	\$ 210,756	\$ 907,874
Liabilities:				
Accounts Payable	\$ 4,535	3,295	\$ -	\$ 7,830
Accrued Expenses	8,949	-	-	8,949
Due to Debt Service	5,130	-	-	5,130
Due to General Fund	-	-	-	-
Due to Other	-	-	-	-
Total Liabilities	\$ 18,614	\$ 3,295	\$ -	\$ 21,909
Fund Balance:				
Nonspendable:				
Deposits	\$ 2,000	\$ -	\$ -	\$ 2,000
Restricted for:				
Debt Service	-	-	210,756	210,756
Assigned for:				
Capital Reserve Fund	-	395,680	-	395,680
Unassigned	277,529	-	-	277,529
Total Fund Balances	\$ 279,529	\$ 395,680	\$ 210,756	\$ 885,965
Total Liabilities & Fund Balance	\$ 298,143	\$ 398,975	\$ 210,756	\$ 907,874

Brandy Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 856,994	\$ 43,175	\$ 43,175	\$ -
Interest Income	12,000	2,000	2,251	251
Rental/Miscellaneous Income	6,000	1,000	1,110	110
Cost Sharing Revenue	11,159	1,860	-	(1,860)
Special Events Revenue	1,500	250	-	(250)
Swim Lessons Revenue	-	-	464	464
Total Revenues	\$ 887,652	\$ 48,285	\$ 47,000	\$ (1,285)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 6,000	\$ 1,000	\$ 1,000	\$ -
PR-FICA	459	77	77	-
Engineering	15,000	2,500	615	1,885
Attorney	25,000	4,167	2,810	1,357
Annual Audit	3,685	-	-	-
Assessment Administration	5,300	5,300	5,300	-
Arbitrage Rebate	600	600	600	-
Trustee Fees	8,000	5,853	5,853	-
Management Fees	59,695	9,949	9,949	-
Information Technology	1,723	287	287	-
Telephone	550	92	59	32
Postage & Delivery	1,000	167	312	(145)
Insurance General Liability/Public Officials	10,763	10,763	9,823	940
Printing & Binding	1,000	167	37	130
Legal Advertising	1,420	237	69	168
Other Current Charges	2,200	367	539	(173)
Office Supplies	100	17	1	15
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 142,669	\$ 41,716	\$ 37,506	\$ 4,210

Brandy Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Insurance	\$ 39,274	\$ 39,274	\$ 37,763	\$ 1,511
Facility Administration/Events Coordinator	40,096	6,683	6,683	-
Facility Staffing (Contingency)	5,000	833	-	833
Pool Monitors	41,849	-	-	-
Field Operations Manager	76,684	12,781	12,781	0
Mobile App	2,500	417	-	417
Office Supplies/Mailings/ Printing	1,900	317	346	(29)
Pool Maintenance Service (Vesta)	37,176	6,196	5,613	583
Pool Chemicals (Poolsure)	19,000	3,167	2,951	215
Permit Fees	925	-	-	-
Landscape Maintenance	139,506	23,251	22,357	894
Landscape Contingency	25,000	4,167	4,922	(756)
Irrigation Maintenance	5,000	833	-	833
Community Garden	10,000	-	-	-
Sign Repairs	2,500	-	-	-
Lake Maintenance	11,580	1,930	1,930	-
General Facility Maintenance	30,000	5,000	7,842	(2,842)
Pet Waste Disposal	8,018	1,336	1,336	-
Streetlighting	42,834	7,139	6,302	837
Telephone	600	100	97	3
Cable	2,300	383	360	23
Electric	32,000	5,333	4,318	1,015
Water/Sewer/Irrigation	48,000	8,000	7,327	673
Security (RollKall)	12,000	2,000	2,079	(79)
Security Camera Lease & Maintenance	3,000	500	-	500
Security - License Plate Reader System	11,000	1,833	-	1,833
Refuse Service	4,080	680	716	(36)
Janitorial	30,067	5,011	5,011	-
Community Web Site Services	750	125	150	(25)
Special Events	12,000	6,253	6,253	-
Recreation Passes	1,200	367	367	-
Performance Incentive	9,000	8,876	8,876	-
Total Operations & Maintenance	\$ 704,839	\$ 152,785	\$ 146,380	\$ 6,405
Total Expenditures	\$ 847,508	\$ 194,501	\$ 183,886	\$ 10,615
Excess (Deficiency) of Revenues over Expenditures	\$ 40,144		\$ (136,885)	
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve - Transfer Out	(70,000)	-	-	-
Total Other Financing Sources/(Uses)	\$ (70,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (29,856)	\$ -	\$ (136,885)	\$ -
Fund Balance - Beginning	\$ 29,856		\$ 416,414	
Fund Balance - Ending	\$ (0)		\$ 279,529	

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	\$ -	\$ 43,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,175
Interest Income	1,392	860	-	-	-	-	-	-	-	-	-	-	2,251
Rental/Miscellaneous Income	-	1,110	-	-	-	-	-	-	-	-	-	-	1,110
Cost Sharing Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Swim Lessons Revenue	464	-	-	-	-	-	-	-	-	-	-	-	464
Total Revenues	\$ 1,856	\$ 45,145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,000
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
PR-FICA	-	77	-	-	-	-	-	-	-	-	-	-	77
Engineering	-	615	-	-	-	-	-	-	-	-	-	-	615
Attorney	353	2,457	-	-	-	-	-	-	-	-	-	-	2,810
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	-	600
Trustee Fees	5,853	-	-	-	-	-	-	-	-	-	-	-	5,853
Management Fees	4,975	4,975	-	-	-	-	-	-	-	-	-	-	9,949
Information Technology	144	144	-	-	-	-	-	-	-	-	-	-	287
Telephone	-	59	-	-	-	-	-	-	-	-	-	-	59
Postage & Delivery	164	148	-	-	-	-	-	-	-	-	-	-	312
Insurance General Liability/Public Officials	9,823	-	-	-	-	-	-	-	-	-	-	-	9,823
Printing & Binding	37	-	-	-	-	-	-	-	-	-	-	-	37
Legal Advertising	-	69	-	-	-	-	-	-	-	-	-	-	69
Other Current Charges	367	173	-	-	-	-	-	-	-	-	-	-	539
Office Supplies	0	1	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 27,190	\$ 10,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,506

Brandy Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Insurance	\$ 37,763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,763
Facility Administration/Events Coordinator	3,341	3,341	-	-	-	-	-	-	-	-	-	-	6,683
Facility Staffing (Contingency)	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Operations Manager	6,390	6,390	-	-	-	-	-	-	-	-	-	-	12,781
Mobile App	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies/Mailings/ Printing	316	30	-	-	-	-	-	-	-	-	-	-	346
Pool Maintenance Service (Vesta)	2,806	2,806	-	-	-	-	-	-	-	-	-	-	5,613
Pool Chemicals (Poolsure)	1,476	1,476	-	-	-	-	-	-	-	-	-	-	2,951
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	11,178	11,178	-	-	-	-	-	-	-	-	-	-	22,357
Landscape Contingency	2,672	2,250	-	-	-	-	-	-	-	-	-	-	4,922
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Sign Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	965	965	-	-	-	-	-	-	-	-	-	-	1,930
General Facility Maintenance	2,127	5,715	-	-	-	-	-	-	-	-	-	-	7,842
Pet Waste Disposal	668	668	-	-	-	-	-	-	-	-	-	-	1,336
Streetlighting	3,151	3,151	-	-	-	-	-	-	-	-	-	-	6,302
Telephone	49	49	-	-	-	-	-	-	-	-	-	-	97
Cable	180	180	-	-	-	-	-	-	-	-	-	-	360
Electric	2,290	2,028	-	-	-	-	-	-	-	-	-	-	4,318
Water/Sewer/Irrigation	3,422	3,905	-	-	-	-	-	-	-	-	-	-	7,327
Security (RollKall)	173	1,906	-	-	-	-	-	-	-	-	-	-	2,079
Security Camera Lease & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Security - License Plate Reader System	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse Service	358	358	-	-	-	-	-	-	-	-	-	-	716
Janitorial	2,506	2,506	-	-	-	-	-	-	-	-	-	-	5,011
Community Web Site Services	150	-	-	-	-	-	-	-	-	-	-	-	150
Special Events	3,631	2,622	-	-	-	-	-	-	-	-	-	-	6,253
Recreation Passes	-	367	-	-	-	-	-	-	-	-	-	-	367
Performance Incentive	-	8,876	-	-	-	-	-	-	-	-	-	-	8,876
Total Operations & Maintenance	\$ 85,614	\$ 60,766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,380
Total Operations & Maintenance	\$ 85,614	\$ 60,766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,380
Total Expenditures	\$ 112,804	\$ 71,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,886
Excess (Deficiency) of Revenues over Expenditures	\$ (110,948)	\$ (25,937)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (136,885)
Other Financing Sources/Uses:													
Capital Reserve - Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (110,948)	\$ (25,937)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (136,885)

Brandy Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues				
Interest	\$ 7,500	\$ 1,250	\$ 3,413	\$ 2,163
Total Revenues	\$ 7,500	\$ 1,250	\$ 3,413	\$ 2,163
Expenditures:				
Capital Outlay - Equipment/Facilities	\$ 30,000	\$ 30,000	\$ 74,408	\$ (44,408)
Other Current Charges	450	75	-	75
Repair and Replacement	22,050	3,675	9,625	(5,950)
Community Garden	-	-	-	-
Total Expenditures	\$ 52,500	\$ 33,750	\$ 84,033	\$ (50,283)
Excess (Deficiency) of Revenues over Expenditures	\$ (45,000)		\$ (80,620)	
Other Financing Sources/(Uses)				
Capital Reserve Transfer In	\$ 70,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 70,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 25,000		\$ (80,620)	
Fund Balance - Beginning	\$ 462,809		\$ 476,300	
Fund Balance - Ending	\$ 487,809		\$ 395,680	

Brandy Creek
Community Development District
Debt Service Fund Series 2013A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 321,394	\$ 16,070	\$ 16,070	\$ -
Interest Income	7,500	1,250	937	(313)
Total Revenues	\$ 328,894	\$ 17,320	\$ 17,007	\$ (313)
Expenditures:				
Interest - 11/1	\$ 42,751	\$ 42,751	\$ 42,751	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	42,751	-	-	-
Principal - 5/1	230,000	-	-	-
Total Expenditures	\$ 315,502	\$ 42,751	\$ 47,751	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 13,392		\$ (30,744)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,392	\$ -	\$ (30,744)	\$ -
Fund Balance - Beginning	\$ 85,022		\$ 121,450	
Fund Balance - Ending	\$ 98,414		\$ 90,706	

Brandy Creek
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 189,222	\$ 9,116	\$ 9,116	\$ -
Interest Income	7,500	1,250	1,104	(146)
Total Revenues	\$ 196,722	\$ 10,366	\$ 10,220	\$ (146)
Expenditures:				
Interest - 11/1	\$ 32,149	\$ 32,149	\$ 32,054	\$ 95
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	31,625	-	-	-
Principal - 5/1	115,000	-	-	-
Total Expenditures	\$ 178,774	\$ 32,149	\$ 37,054	\$ (4,905)
Excess (Deficiency) of Revenues over Expenditures	\$ 17,948		\$ (26,834)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,948	\$ -	\$ (26,834)	\$ -
Fund Balance - Beginning	\$ 54,093		\$ 146,884	
Fund Balance - Ending	\$ 72,042		\$ 120,050	

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	32,403
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)
Less: November 1, 2024 (Prepayment)	(\$5,000)

Current Bonds Outstanding **\$2,390,000**

Series 2015 Special Assessment Bonds

Interest Rate:	3.70%
Maturity Date:	5/1/1936
Reserve Fund Definition	50% Max Annual
Reserve Fund Requirement	\$89,162
Reserve Fund Balance	91,805
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)
Less: November 1, 2024 (Prepayment)	(\$5,000)

Current Bonds Outstanding **\$1,690,000**

B.

C.

Brandy Creek
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>	<i>Amount</i>
General Fund				
	10/1/24 - 10/31/24	2582-2608	\$ 51,213.18	
	11/1/24 - 11/30/24	2609-2644	64,065.94	
				\$ 115,279.12
Capital Reserve Fund				
	10/1/24 - 10/31/24	175	\$ 6,400.00	
	11/1/24 - 11/30/24	176-178	74,337.70	
				\$ 80,737.70
Utilities and Autopayments				
	10/03/24	JEA	\$ 3,422.03	
	10/04/24	AT&T	48.50	
	10/08/24	Republic Services	358.22	
	10/14/24	FEMO Mosquitonix	1,127.00	
	10/15/24	RollKall Technol	173.25	
	10/22/24	Florida Commerce	175.00	
	10/23/24	HWB Credit Card	555.75	
	10/24/24	Florida High Speed Internet	125.00	
	10/25/24	FPL	5,441.21	
	11/04/24	JEA	3,904.63	
	11/04/24	RollKall Technol	1,905.75	
	11/05/24	AT&T	48.60	
	11/06/24	Republic Services	358.22	
	11/25/24	IRS FICA Payment	153.00	
	11/25/24	HWB Credit Card	1,646.29	
	11/25/24	Florida High Speed Internet	125.00	
	11/26/24	FPL	5,179.01	
		TOTAL UTILITIES PAID ONLINE OR AUTOPAY	\$	24,746.46
TOTAL				\$ 220,763.28

* 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 #
10/01/24	00389	9/24/24	WO-44052	202409	320	57200	46600		FIRST PLACE FITNESS EQUIPMENT INC	*	149.95	149.95	002582
10/01/24	00030	9/15/24	316	202410	310	51300	31400		GOVERNMENTAL MANAGEMENT SERVICES	*	5,300.00	5,300.00	002583
10/01/24	00372	9/28/24	3454591	202408	310	51300	31500		KUTAK ROCK LLP	*	215.00	215.00	002584
10/01/24	00341	10/01/24	13129562	202410	320	57200	46250		POOLSURE	*	1,475.72	1,475.72	002585
10/01/24	00201	9/18/24	1900	202409	320	57200	49000		TAYLOR TREE SERVICES, INC	*	2,700.00	2,700.00	002586
10/07/24	00400	10/01/24	2024-681	202409	310	51300	31100		DOMINION ENGINEERING GROUP, INC.	*	410.00	410.00	002587
10/07/24	00407	10/02/24	1736	202410	320	57200	49400		GIRLY-GIRL PARTEA'S INC.	*	445.00	445.00	002588
10/07/24	00030	10/01/24	317	202410	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	4,974.58	4,974.58	002589
		10/01/24	317	202410	310	51300	35100			*	143.58	143.58	
		10/01/24	317	202410	310	51300	51000			*	.48	.48	
		10/01/24	317	202410	310	51300	42000			*	164.10	164.10	
		10/01/24	317	202410	310	51300	42500			*	36.60	36.60	
10/07/24	00227	9/23/24	7027069	202409	320	57200	46600		PESTBEAR	*	123.43	123.43	002590
10/07/24	00227	9/23/24	7027133	202409	320	57200	46600		PESTBEAR	*	88.66	88.66	002591

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/07/24	00227	9/23/24 7028099	202409 320-57200-46600	SEP MOSQUITO CONTROL PESTBEAR	*	60.00	60.00 002592
10/07/24	00019	10/01/24 217579B	202410 320-57200-46800	OCT LAKE MAINTENANCE THE LAKE DOCTORS INC	*	965.00	965.00 002593
10/07/24	00286	9/30/24 422349	202409 320-57200-34600	SEP - POOL MONITOR VESTA PROPERTY SERVICES, INC.	*	2,097.43	2,097.43 002594
10/07/24	00271	10/01/24 777078	202410 320-57200-46100	OCT LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	11,178.35	11,178.35 002595
10/07/24	00271	10/01/24 775626	202409 320-57200-46300	REPIPE PUMP-AMENITY CNTR YELLOWSTONE LANDSCAPE	*	349.88	349.88 002596
10/07/24	00271	10/01/24 775627	202409 320-57200-46300	MAINLINE & LATERAL REPRS YELLOWSTONE LANDSCAPE	*	1,352.00	1,352.00 002597
10/07/24	00271	10/01/24 775628	202409 320-57200-46300	SEP IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	1,305.00	1,305.00 002598
10/17/24	00372	10/10/24 3466419	202409 310-51300-31500	SEP GENERAL COUNSEL KUTAK ROCK LLP	*	1,290.50	1,290.50 002599
10/17/24	00335	10/01/24 3087	202410 320-57200-34300	SEP MAINT & NEWSLETTER ROBERTA G NAGLE DBA UNICORN	*	150.00	150.00 002600
10/24/24	00044	10/01/24 10012024	202410 320-57200-42000	OCT INTERNET WAVEFLY	*	54.95	54.95 002601
10/29/24	00334	9/02/24 7648	202409 320-57200-46600	MAINTENANCE SUPPLIES CRONIN ACE HARDWARE	*	40.49	40.49 002602
10/29/24	00334	9/19/24 7692	202409 320-57200-46600	MAINTENANCE SUPPLIES CRONIN ACE HARDWARE	*	81.63	81.63 002603

BC -BRANDY CREEK- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/29/24	00334	9/20/24 7693	202409 320-57200-46600	MAINTENANCE SUPPLIES CRONIN ACE HARDWARE	*	54.65	54.65 002604
10/29/24	00334	9/25/24 7702	202409 320-57200-46600	MAINTENANCE SUPPLIES CRONIN ACE HARDWARE	*	27.17	27.17 002605
10/29/24	00318	11/15/24 12	202410 310-51300-49000	SE2013, 11/1 PREPAY \$5K	*	100.00	
		11/15/24 12	202410 310-51300-49000	SE2015, 11/1 PREPAY \$5K	*	100.00	
				DISCLOSURE SERVICES LLC			200.00 002606
10/29/24	00378	9/04/24 00067012	202409 310-51300-48000	NOTICE OF MEETING - 9/11 GANNETT FLORIDA LOCALIQ	*	67.28	67.28 002607
10/29/24	00286	10/01/24 422092	202410 320-57200-34700	FIELD MANAGEMENT SERVICES	*	6,390.33	
		10/01/24 422092	202410 320-57200-34400	OFFICE ADMIN & EVENTS	*	3,341.33	
		10/01/24 422092	202410 320-57200-34200	JANITORIAL SERVICES	*	2,505.58	
		10/01/24 422092	202410 320-57200-46200	POOL MAINTENANCE	*	2,806.34	
		10/01/24 422092	202410 320-57200-46700	PET WASTE DISPOSAL SVCS	*	668.17	
				VESTA PROPERTY SERVICES, INC.			15,711.75 002608
11/05/24	00390	10/15/24 12608	202410 320-57200-46600	CHG INDOOR BLOWER BELT CHILLER MEDIC INC	*	220.00	220.00 002609
11/05/24	00389	10/29/24 WO-44405	202410 320-57200-46600	BELT/ROLLER REPLACED FIRST PLACE FITNESS EQUIPMENT INC	*	299.90	299.90 002610
11/05/24	00408	10/25/24 71278	202410 320-57200-49400	CHRISTMAS EVENT 2024 NOAH'S ARK ANIMAL WORKSHOP, INC	*	1,354.00	1,354.00 002611
11/05/24	00408	10/28/24 71287	202410 320-57200-49400	CHRISTMAS EVENT 2024 NOAH'S ARK ANIMAL WORKSHOP, INC	*	674.50	674.50 002612

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/05/24	00227	10/18/24	7064351	202410	320-57200-46600		OCT MOSQUITO CONTROL PESTBEAR	*	60.00	60.00	002613
11/05/24	00048	11/01/24	11012024	202411	310-51300-42000		2024 POSTAGE-TX COLLECTOR ST. JOHNS COUNTY TAX COLLECTOR	*	123.75	123.75	002614
11/05/24	00201	10/11/24	19071	202410	320-57200-49000		REMOVE/CLEAN UP PINE TREE TAYLOR TREE SERVICES, INC	*	800.00	800.00	002615
11/05/24	00201	10/29/24	19193	202410	320-57200-49000		RMV(2)TREES/PRUNE(1)TREE TAYLOR TREE SERVICES, INC	*	400.00	400.00	002616
11/05/24	00286	11/01/24	422621	202411	320-57200-34700		FIELD MANAGEMENT SERVICES	*	6,390.33		
		11/01/24	422621	202411	320-57200-34400		OFFICE ADMIN & EVENTS	*	3,341.33		
		11/01/24	422621	202411	320-57200-34200		JANITORIAL SERVICES	*	2,505.58		
		11/01/24	422621	202411	320-57200-46200		POOL MAINTENANCE	*	2,806.34		
		11/01/24	422621	202411	320-57200-46700		PET WASTE DISPOSAL SVCS VESTA PROPERTY SERVICES, INC.	*	668.17	15,711.75	002617
11/05/24	00271	10/29/24	791127	202410	320-57200-49000		SHRUB INSTALL-PHASE 1 YELLOWSTONE LANDSCAPE	*	1,472.40	1,472.40	002618
11/14/24	00292	12/07/24	12072024	202411	320-57200-49400		CHRISTMAS HOUSE - PREPAY BOUNCERS, SLIDES, AND MORE INC	*	300.00	300.00	002619
11/14/24	00334	10/02/24	7717	202410	320-57200-46600		MAINTENANCE SUPPLIES CRONIN ACE HARDWARE	*	60.43	60.43	002620
11/14/24	00334	10/28/24	7779	202410	320-57200-46600		MAINTENANCE SUPPLIES CRONIN ACE HARDWARE	*	102.88	102.88	002621
11/14/24	00334	10/28/24	7780	202410	320-57200-46600		MAINTENANCE SUPPLIES CRONIN ACE HARDWARE	*	18.52	18.52	002622

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/14/24	00334	10/29/24	7781	202410	320	57200	46600		MAINTENANCE SUPPLIES	*	26.07		
									CRONIN ACE HARDWARE			26.07	002623
11/14/24	00030	11/01/24	318	202411	310	51300	34000		NOV MANAGEMENT FEES	*	4,974.58		
		11/01/24	318	202411	310	51300	35100		NOV INFORMATION TECH	*	143.58		
		11/01/24	318	202411	310	51300	51000		OFFICE SUPPLIES	*	.75		
		11/01/24	318	202411	310	51300	42000		POSTAGE	*	24.16		
		11/01/24	318	202411	310	51300	41000		TELEPHONE	*	59.20		
									GOVERNMENTAL MANAGEMENT SERVICES			5,202.27	002624
11/14/24	00401	11/04/24	90012697	202411	320	57200	46600		CLEAN PH2-AMENITY CARPETS	*	300.00		
									STORM CLEAN INC. DBA MR. STEAMLUX			300.00	002625
11/14/24	00341	11/01/24	13129562	202411	320	57200	46250		NOV POOL CHEMICALS	*	1,475.72		
									POOLSURE			1,475.72	002626
11/14/24	00019	11/01/24	225700B	202411	320	57200	46800		NOV LAKE MAINTENANCE	*	965.00		
									THE LAKE DOCTORS INC			965.00	002627
11/14/24	00083	10/25/24	7519479	202410	310	51300	31300		SE2015 FY24 TRUSTEE FEES	*	4,050.00		
		10/25/24	7519479	202410	310	51300	31300		FY24 INCIDENTAL EXPENSES	*	313.88		
									US BANK			4,363.88	002628
11/14/24	00376	11/05/24	3227	202411	320	57200	49000		REFRESH MULCH-AMENITY CTR	*	2,250.00		
									HOME-FIELD ADVANTAGE LANDSCAPING			2,250.00	002629
11/14/24	00286	10/31/24	422914	202410	320	57200	49400		HALLOWEEN EVENT	*	513.00		
		10/31/24	422914	202410	320	57200	49400		PREVIOUS CREDIT	*	73.39-		
									VESTA PROPERTY SERVICES, INC.			439.61	002630
11/14/24	00286	10/31/24	423139	202410	320	57200	46600		TILE CLEANER/PIRAHA MESH	*	119.11		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/31/24		423139	202410	320	57200	49400			HALLOWEEN SUPPLIES	*	58.63		
10/31/24		423139	202410	320	57200	49400			HALLOWEEN SUPPLIES	*	22.34		
10/31/24		423139	202410	320	57200	49400			HALLOWEEN SUPPLIES	*	156.46		
VESTA PROPERTY SERVICES, INC.												356.54	002631
11/19/24	00021	11/12/24	26485	202411	310	51300	31200		SERIES 2015 FYE 9/30/24	*	600.00		
GRAU & ASSOCIATES												600.00	002632
11/19/24	00372	11/18/24	3482733	202410	310	51300	31500		OCT GENERAL COUNSEL	*	352.50		
KUTAK ROCK LLP												352.50	002633
11/19/24	00324	10/04/24	60138451	202410	320	57200	46600		PAPER TOWELS (CARTON)	*	93.17		
STAPLES												93.17	002634
11/19/24	00324	10/18/24	60146779	202410	320	57200	51000		25/BOX 2-POCKET FOLDER	*	18.49		
10/18/24		60146779	202410	320	57200	51000			5 REAMS / COPY PAPER	*	31.94		
10/18/24		60146779	202410	320	57200	51000			HP INK CARTRIDGE (4)PACK	*	96.69		
10/18/24		60146779	202410	320	57200	51000			RECEIPT BOOK	*	10.39		
10/18/24		60146779	202410	320	57200	51000			WITE-OUT CORRECTION TAPE	*	7.69		
10/18/24		60146779	202410	320	57200	51000			3/PACK HEAVY DUTY SCISSOR	*	16.99		
STAPLES												182.19	002635
11/19/24	00324	10/30/24	60156804	202410	320	57200	51000		TRI COLOR INK CARTRIDGE	*	58.79		
STAPLES												58.79	002636
11/19/24	00324	9/30/24	60134987	202409	320	57200	46600		TOILET PAPER (36) ROLLS	*	82.39		
STAPLES												82.39	002637
11/25/24	00276	11/01/24	CC01168	202411	320	57200	46600		INSTL PARTS-TRAINER CABLE	*	323.10		
COMMERCIAL FITNESS PRODUCTS												323.10	002638

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/25/24	00378	10/20/24 00067683	202409 310-51300-48000	NOTICE OF MEETING - 9/11 GANNETT FLORIDA LOCALIQ	*	67.28	67.28 002639
11/25/24	00274	10/17/24 BRANDY C	202411 320-57200-49400	SANTA EVENT 12/7/24 PATRICK MULLEN	*	480.00	480.00 002640
11/25/24	00237	11/21/24 10940	202411 320-57200-46600	CLASSIC CLUB GOALS 12X6.5	*	3,295.00	
		11/21/24 10940	202411 320-57200-46600	INSTALLATION	*	850.00	
		11/21/24 10940	202411 320-57200-46600	FREIGHT CHARGES	*	595.00	
				SOUTHERN RECREATION INC			4,740.00 002641
11/25/24	00286	11/18/24 423240	202411 320-57200-52000	SUPP LABOR - J. MASTERS	*	5,840.00	
		11/18/24 423240	202411 320-57200-52000	SUPP LABOR - J. MEADOWS	*	3,036.00	
				VESTA PROPERTY SERVICES, INC.			8,876.00 002642
11/25/24	00044	11/01/24 11012024	202411 320-57200-42000	NOV INTERNET	*	54.95	
				WAVEFLY			54.95 002643
11/25/24	00271	11/01/24 791564	202411 320-57200-46100	NOV LANDSCAPE MAINTENANCE	*	11,178.35	
				YELLOWSTONE LANDSCAPE			11,178.35 002644
				TOTAL FOR BANK C		115,279.12	
				TOTAL FOR REGISTER		115,279.12	



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

WORK ORDER:
WO-44052

INVOICE

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

Invoice Date: 09/24/2024
Class: Service:SCJax
Site: Brandy Creek CDD

Attention: Johns Creek
 904 230 42 08

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

Work done description: Pm done
 Invoice sent
 Signed

Issues
 PRECOR treadmill s/n
 AGNB124140101
 Drive belt and walking belt need replacement
 Both rollers making noise
 See notes for parts..

Item	Description	Qty	Rate	Amount \$
SERVICE:\$149.96	SERVICE:\$149.96 Preventative Maintenance - Flat Rated	1.00	149.95	149.95 T
			Sub Total:	149.95
			Tax (T): 7.50%	11.25
			Total Amount Due:	161.20

For questions please call 904-998-0738

1-320-57200-46600
 General Facility Maintenance

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

9-26-24
 Jim Masters

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 316

Invoice Date: 9/15/24

Due Date: 9/15/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025		5,300.00	5,300.00
Total			\$5,300.00
Payments/Credits			\$0.00
Balance Due			\$5,300.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 28, 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. 3454591
3323-1

Re: General

For Professional Legal Services Rendered

08/03/24	R. Dugan	0.10	27.50	Research application of s. 787.06, prepare anti-human trafficking affidavit and transmit same to district managers
08/15/24	M. Eckert	0.40	150.00	Review draft audit
08/30/24	M. Eckert	0.10	37.50	Confer with Masters regarding coyote
TOTAL HOURS		0.60		

TOTAL FOR SERVICES RENDERED \$215.00

TOTAL CURRENT AMOUNT DUE \$215.00



Invoice

Date Invoice#

10/1/2024
131295625017

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

Terms	Net 20
Due Date	10/21/2024
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	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,475.72

Subtotal \$1,475.72

Tax \$0.00

Total \$1,475.72

Amount Paid/Credit Applied \$0.00

Balance Due \$1,475.72

9-26-24

Jim Masters
f. Nard

1.320.51200.46250
Pool Chemicals



131295625017



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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19000	09/18/2024	\$2,700.00	09/18/2024	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Work address 2109-2105-2101 Thorn Hollow Ct St Augustine FL 32092		2,700.00	2,700.00
Behind and beside address above			
Drop a total of 9 trees in wooded areas, leaving all debris			

BALANCE DUE

\$2,700.00

Dead Preserve trees cut

Q-20-24
Jim Masters
[Signature]

~~1.320.57200.416600~~
General Facility Maintenance

Recoded to: Landscape Contingency
 1.320.57200.49000
 9.27.24
Tara R. Lee

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

***** INVOICE *****



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

Date: October 1, 2024
Invoice Number 2024-6816
Net 15 days

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

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

Task 4 CDD Board Meetings and Assignments

\$Hourly

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	0	\$0.00
Sr. Engineering Designer	\$130	0	\$0.00
Engineer	\$125	0	\$0.00
Professional Engineer	\$145	0	\$0.00
Principal	\$205	2	\$410.00
TOTAL		2	\$410.00

1. Called into the CDD meeting.

Total Amount Due \$410.00

PM REVIEW: initials (wes)

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

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

INVOICE

Girly-Girl Partea' Inc

245 Ashby Landing Way, St Augustine, FL

32086, UNITED STATES

Tax ID: 26-3162426

girlygirlpartea@gmail.com; Website:

www.girlygirlparteas.com

Invoice No#: 1736

Invoice Date: Oct 2, 2024

Due Date: Oct 18, 2024

\$445.00

AMOUNT DUE

BILL TO

Brandy Creek CDD

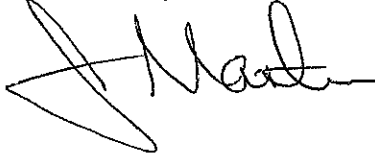
Jennifer Meadows

jmeadows@vestapropertyservices.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Jack and Sally Saturday, October 26 6:00 – 8:00pm 224 John's Creek Pkwy, St. Augustine, FL 32092, USA \$400 two characters two hours \$120 assistant two hours -\$75 deposit	\$520.00	\$520.00
	Subtotal		\$520.00
	Other discount		-\$75.00
	Shipping		\$0.00
	TOTAL		\$445.00 USD

10-4-24

Jim Masters



NOTES TO CUSTOMER

Kindly note, there is a 5% service fee for using Paypal's services. If you wish to avoid this fee, you may mail a check made payable to Girly-Girl Parteas to 245 Ashby Landing Way St Augustine FL 32086. Please note, payment MUST be received 7 days PRIOR to your party/event date.

If applicable, mileage is calculated based on \$0.75 per mile outside our 15 mile radius. We are based in St. Augustine, FL. For details please read a full copy of the agreed to terms and conditions (including our Travel Policy) at <https://www.girlygirlparteas.com/terms-conditions/>

Please let us know if you have any questions or concerns. Thank you for choosing Girly-Girl Partea's! We look forward to making your day SPECTACULAR!

TERMS AND CONDITIONS

Customer agrees to hold and keep harmless Girly-Girl Partea's, its agents and employees for

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 317
Invoice Date: 10/1/24
Due Date: 10/1/24
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 -October 2024		4,974.58	4,974.58
Information Technology - October 2024		143.58	143.58
Office Supplies		0.48	0.48
Postage		164.10	164.10
Copies		36.60	36.60
		Total	\$5,319.34
		Payments/Credits	\$0.00
		Balance Due	\$5,319.34

Service Slip/Invoice

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

INVOICE: 7027069
 DATE: 09/23/2024
 ORDER: 7027069



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
09/23/2024	02:05 PM		THARPE	Thomas Harpe
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	09/23/2024		

Service	Description	Price
PS	Pest Control Service	\$123.43
Today I diagnosed your residence and applied corrective insecticide treatment. I also cleaned all of the eaves for spider webs and applied insecticide in landscaping for active Roach control. I treated the cracks and crevices around your doors and windows. I knocked down some flying insect nests. Please have children or pets not touch treated areas until dry. Allow treatment up to 7 to 10 days for maximum pesticide results to be achieved. I also treated perimeter by the base of the house for active roaches. We are pleased to have you as a customer.		SUBTOTAL \$123.43 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$123.43
		AMOUNT DUE \$123.43

Mosquito Control Program Needed

Mosquito-Borne Diseases

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

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

1-320-57200-46600
 General Facility Management

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: 7027133
 DATE: 09/23/2024
 ORDER: 7027133



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

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

Work Date	Time	Target Pest	Technician	Time In
09/23/2024	10:48 AM		THARPE	Thomas Harpe
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	09/23/2024		

Service	Description	Price
PS	Pest Control Service	\$88.66
Today I diagnosed your residence and applied corrective insecticide treatment. I also cleaned all of the eaves for spider webs and applied insecticide in landscaping for active Roach control. I treated the cracks and crevices around your doors and windows. I knocked down some flying insect nests. Please have children or pets not touch treated areas until dry. Allow treatment up to 7 to 10 days for maximum pesticide results to be achieved. I also treated perimeter by the base of the house for active roaches. We are pleased to have you as a customer.		SUBTOTAL \$88.66 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$88.66

9-26-24
 Tim Masters

AMOUNT DUE \$88.66

Mosquito Control Program Needed
 Mosquito-Borne Diseases

1-320-57200-46600
 General Facility Management

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

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

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

Flies by acknowledgment of the satisfactory completion of all services rendered and agree to pay the cost of services as specified herein.

PLEASE PAY FROM THIS INVOICE

Service Slip/Invoice

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

INVOICE: 7028099
 DATE: 09/23/2024
 ORDER: 7028099



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
09/23/2024	02:05 PM		THARPE	Thomas Harpe
Purchase Order	Terms	Last Service	Map Code	Time Out
	COD	09/23/2024		

Service	Description	Price
MOSQUITO	MOSQUITO CONTROL	\$60.00
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! Thomas 904-891-4049		SUBTOTAL \$60.00 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$60.00

09-26-24
 Jim Masters
[Signature]

AMOUNT DUE \$60.00

1-320-572000-46600
 General Facility Management

Mosquito Control Program Needed
 Mosquito-Borne Diseases

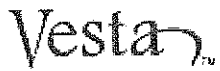
Mosquitoes cause more human suffering than any other organism. According to World Health Organization (WHO) mosquito-borne diseases kill approx 725,000 per year. Not only can mosquitoes carry diseases that afflict humans, but they also transmit several diseases and parasites that dogs and horses are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

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

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

By my knowledge this contract is complete. I, the service rendered and agree to pay the cost of service as reported above.

PLEASE PAY FROM THIS INVOICE



Invoice

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

Invoice # 422349
Date 09/30/2024
Terms Net 30
Due Date 10/30/2024
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	93.51	22.43	2,097.43

Thank you for your business.

Total 2,097.43



INVOICE

INVOICE #	INVOICE DATE
775626	10/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Brandy Creek CDD
c/o Vesta Property Services
224 Johns Creek Pkwy

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: October 31, 2024

Invoice Amount: \$349.88

Description	Current Amount
Repipe pump at Amenity Center due top broken pipe/fittings	
Irrigation Repairs	\$349.88

10-4-24
Jim Masters
[Signature]

Invoice Total

\$349.88

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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
775627	10/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Brandy Creek CDD
c/o Vesta Property Services
224 Johns Creek Pkwy

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: October 31, 2024

Invoice Amount: \$1,352.00

Description	Current Amount
Mainline and lateral repairs on Natures Parkway	
Irrigation Repairs	\$1,352.00

Invoice Total

\$1,352.00

10-4-24

Jim Masters
[Signature]

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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
775628	10/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Brandy Creek CDD
c/o Vesta Property Services
224 Johns Creek Pkwy

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: October 31, 2024

Invoice Amount: \$1,305.00

Description	Current Amount
September irrigation repairs Irrigation Repairs	\$1,305.00

Invoice Total \$1,305.00

10-4-24

Jim Mastos

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
777078	10/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Brandy Creek CDD
c/o Vesta Property Services
224 Johns Creek Pkwy

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: October 31, 2024

Invoice Amount: \$11,178.35

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

10-4-24

Jim Masters

Invoice Total

\$11,178.35

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

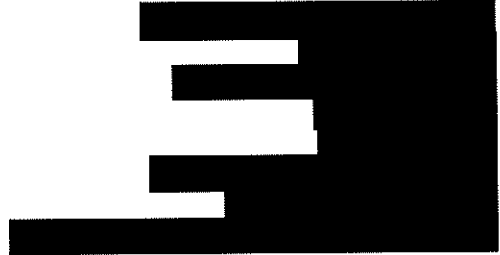
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 10, 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. 3466419
3323-1

Re: General

For Professional Legal Services Rendered

09/02/24	M. Eckert	0.10	37.50	Review field report; prepare for board meeting
09/03/24	M. Eckert	0.10	37.50	Prepare for board meeting; review draft agenda
09/09/24	K. Haber	0.80	204.00	Correspond with Peregrino regarding filing of draft audit; prepare board meeting agenda memorandum
09/11/24	M. Eckert	1.80	675.00	Prepare for and attend board meeting
09/12/24	K. Haber	0.20	51.00	Correspond with Sweeting regarding amenity upgrades proposals
09/18/24	K. Haber	0.40	102.00	Prepare amendment to district management agreement
09/18/24	S. Sandy	0.10	38.50	Coordinate response to the Florida Office of Economic and Demographic Research's Water and Land Survey
09/19/24	K. Haber	0.50	127.50	Prepare amendment to district services agreement; correspond with Sweeting regarding same

KUTAK ROCK LLP

Brandy Creek CDD

October 10, 2024

Client Matter No. 3323-1

Invoice No. 3466419

Page 2

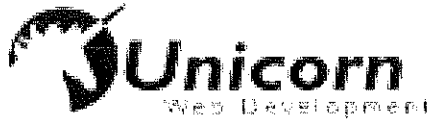
09/20/24	H. Hurley	0.10	17.50	Confer with District staff regarding the Florida Office of Economic and Demographic Research's Water and Land Survey
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TOTAL HOURS 4.10

TOTAL FOR SERVICES RENDERED \$1,290.50

TOTAL CURRENT AMOUNT DUE \$1,290.50

Invoice



P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
10/1/2024	3087

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - BRANDY CREEK CDD	150.00	150.00
		Total	\$150.00

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

Account Number	Due Date
020-002701	10/20/2024

Account Summary

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

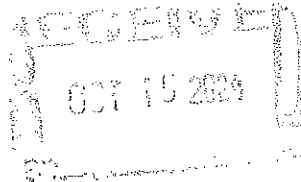
Billing Date 10/1/2024 Payments through: 9/30/24
 BRANDY CREEK CDD Previous balance \$109.90
 224 JOHNS CREEK PKWY (-) Payment (9/12/2024) (\$54.95)
 ST AUGUSTINE FL 32092-5054 (=) After Payments \$54.95

Billing Questions Please Call:
 904-940-9525

Current Month Activity

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

Date	Description of Service	Amount
10/1/2024	Extreme 100/20 MB	10/1-10/31 \$79.99
10/1/2024	Extreme Discount	10/1-10/31 (\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$109.90



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
10/20/2024	020-002701	\$109.90	(\$54.95)	\$54.95	\$109.90	\$

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



STATEMENT

PAGE: 1

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

CLOSING DATE: 9/30/24
 DUE DATE : 10/31/24
 ACCT: 10065

CLOSING
 DATE : 9/30/24
 DUE DATE: 10/31/24

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	138.33		PREV BAL	138.33
9/ 2/24	7648	1	I	INVOICE	40.49		7648	40.49
9/19/24	A72059	1	P	PAYMENT - THANK YOU		138.33	A72059	-138.33
9/19/24	7692	1	I	INVOICE	81.63		7692	81.63
9/20/24	7693	1	I	INVOICE	54.65		7693	54.65
9/25/24	7702	1	I	INVOICE	27.17		7702	27.17
				NEW BALANCE	203.94			

10-17-24
 Tim Masters

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS
203.94	0.00	0.00	0.00	0.00

NEW BAL: 203.94

TERMS: NET EOM

1-320-57200-46600
 General Facility Maintenance

CUT HERE

10065

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

AMOUNT PAID

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

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

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 203.94

DATE OF REQUEST: 10/ 5/24
 TIME OF REQUEST: 10:26:30
 TERMINAL ID : 563
 USER ID : GGB

OPTIONS DEFINED:

START DATE : 9/ 1/24
 CLOSING DATE : 9/30/24
 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

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

09/02/24 11:40AM ALR 555 SALE

8029344 1 EA 44.99 EA N 44.99
 LATITUDE COOLER BLU 52QT

SUB-TOTAL: \$ 44.99 TAX: \$.00
 DISCOUNT: -4.50 TOTAL: \$ 40.49
 CHARGE AMT: 40.49

Total Items: 1



==> JRN# A68273 INV# 7548/1
 CUST NO: 10065
 ACE REWARDS ID # 1982540284

Customer Copy

YOU SAVED \$ 4.50 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

INV # 007648/1
 DATE : 9/02/24
 CLERK: ALR
 TERM # 555
 TIME : 11:41

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

K
 2-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
LATITUDE COOLER BLU 52QT	44.99	44.99 /EA	44.99 N
AMOUNT CHARGED TO ACCOUNT **			40.49
TAXABLE			0.00
NON-TAXABLE			44.99
SUB-TOTAL			44.99
DISCOUNT			4.50
TAX AMOUNT			0.00
TOTAL INVOICE			40.49

(JENNIFER MEADOWS)

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

09/19/24 1:36PM MT 555 SALE
 58173 8 EA 7.59 EA N
 PLAY SAND QUIKRETE 50# 60.72
 7796804 1 EA 19.99 EA N
 UNVRSL LEADER HOSE 10' 19.99
 76943 1 EA 9.99 EA N
 NOZZLE TWIST 4" BRASS 9.99
 SUB-TOTAL:\$ 90.70 TAX: \$.00
 DISCOUNT: -9.07 TOTAL: \$ 81.63
 CHARGE AMT: 81.63

Total Items:10



==>> JRNL# A72088 INV# 7692/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 9.07 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!

 o participate
 isit: TalkTo.AceHardware.com
 text HELPFUL to 223439.

is survey invitation is
 lid for 72 hours

ire # 16059

INV # 007692/1
 DATE : 9/19/24
 CLERK: MT
 TERM # 555
 TIME : 1:37

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

2-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
PLAY SAND QUIKRETE 50#	7.59	/EA	60.72 N
UNVRSL LEADER HOSE 10'	19.99	/EA	19.99 N
NOZZLE TWIST 4" BRASS	9.99	/EA	9.99 N
** AMOUNT CHARGED TO ACCOUNT **			81.63
TAXABLE			0.00
NON-TAXABLE			90.70
SUB-TOTAL			90.70
DISCOUNT			9.07
TAX AMOUNT			0.00
TOTAL INVOICE			81.63

0284

(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

09/20/24 10:29AM PCB 555 SALE
 58173 8 EA 7.59 LA N 60.72
 PLAY SAND QUIKRETE 50#
 SUB-TOTAL: \$ 60.72 TAX: \$.00
 DISCOUNT: -6.07 TOTAL: \$ 54.65
 CHARGE AMT: 54.65

Total Items: 8



==> JRN# A72260 INV# 7693/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 6.07 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

* Store # 16059
 * Survey approximately 5 mins

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

INV # 007693/1
 DATE : 9/20/24
 CLERK: PCB
 TERM # 555
 TIME : 10:30

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

EK
 YI
 92-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
PLAY SAND QUIKRETE 50#	7.59	7.59 /EA	60.72 N
** AMOUNT CHARGED TO ACCOUNT **			0.00
	54.65	TAXABLE	60.72
		NON-TAXABLE	60.72
		SUB-TOTAL	6.07
		DISCOUNT	0.00
		TAX AMOUNT	54.65
		TOTAL INVOICE	

(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

09/25/24 11:15AM MT 555 SALE
 3004688 1 EA 14.99 EA N
 CABLETIE 11"75#BLK 100PK 14.99
 56 6 EA 1.79 EA *N
 MISC. FASTENERS 10.74
 56 7 EA .17 EA *N
 MISC. FASTENERS 1.19
 56 7 EA .25 EA *N
 MISC. FASTENERS 1.75

SUB-TOTAL: \$ 28.67 TAX: \$.00
 DISCOUNT: -1.50 TOTAL: \$ 27.17
 CHARGE AMT: 27.17

Total Items: 21



==> JRNL# A73614 INV# 7702/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 1.50 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

INV # 007702/1
 DATE : 9/25/24
 CLERK: MT
 TERM # 555
 TIME : 11:15

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

92-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
CABLETIE 11"75#BLK 100PK	14.99	14.99 /EA	14.99 N
MISC. FASTENERS	1.79	1.79 /EA	10.74*N
MISC. FASTENERS	.17	.17 /EA	1.19*N
MISC. FASTENERS	.25	.25 /EA	1.75*N
** AMOUNT CHARGED TO ACCOUNT **			
	27.17	TAXABLE	0.00
		NON-TAXABLE	28.67
		SUB-TOTAL	28.67
		DISCOUNT	1.50
		TAX AMOUNT	0.00
		TOTAL INVOICE	27.17

84

(JIM MASTERS)

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/16/2024	12

Bill To
Brandy Creek CDD c/o GMS, LLC

Terms	Due Date
Net 30	11/15/2024

Description	Amount
Amortization Schedule Series 2013 11-1-24 Prepay \$5,000	100.00
Amortization Schedule Series 2015 11-1-24 Prepay \$5,000	100.00

--

RECEIVED
By Tara Lee at 2:05 pm, Oct 28, 2024

Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



Florida

GANNETT

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	PAGE # 1 of 1
INVOICE # 0006701233	BILLING PERIOD Sep 1- Sep 30, 2024	PAYMENT DUE DATE October 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$67.28	

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
9/1/24	Balance Forward	\$74.08
9/30/24	PAYMENT - THANK YOU	-\$74.08

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/4/24	10525478	SAG St Augustine Record	9/11 meeting		\$67.28

RECEIVED
By Tara Lee at 8:45 am, Oct 28, 2024

Handwritten signature and date stamp: 10/28/2024

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	\$67.28
Service Fee 3.99%	\$2.68
*Cash/Check/ACH Discount	-\$2.68
*Payment Amount by Cash/Check/ACH	\$67.28
Payment Amount by Credit Card	\$69.96

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT NUMBER 765150		INVOICE NUMBER 0006701233		AMOUNT PAID
CURRENT DUE \$67.28	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* \$67.28
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 \$69.96
To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com						

0000765150000000000000067012330000672867171

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:

09/04/2024

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 09/04/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$67.28	
Tax Amount:	\$0.00	
Payment Cost:	\$67.28	
Order No:	10525478	# of Copies:
Customer No:	765150	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District will be held on Wednesday, September 11, 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

MARIAH VERHAGEN
Notary Public
State of Wisconsin



Invoice

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

Invoice # 422092
Date 10/01/2024

Terms Net 30
Due Date 10/31/2024
Memo Monthly Fees

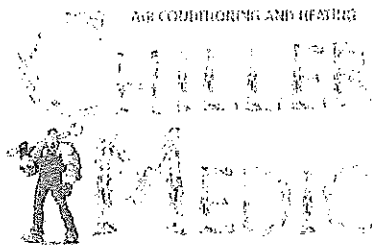
Bill To

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

Description	Quantity	Rate	Amount
Field Management Services	1	6,390.33	6,390.33
Office Administrator & Events Coordinator	1	3,341.33	3,341.33
Janitorial Services	1	2,505.58	2,505.58
Pool Maintenance	1	2,806.34	2,806.34
Pet Waste Disposal Services	1	668.17	668.17

We appreciate your prompt payment.

Total 15,711.75



RESIDENTIAL AND COMMERCIAL LIC #CAC1838565
Email: don@chillermedic.com Phone # 904-914-0077

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

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

Invoice 12608
Invoice Date 10/15/2024
Completed Date 10/15/2024
Payment Term Net 30
Due Date 11/14/2024

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

Service #	Description	Quantity	Your Price	Total
01 Labor Service	Turned the system on and the system staged up to %100 with no issues and didn't see any signs of water in the pan that could've caused the safety switch to trip. Changed out the indoor blower belt as it seemed to be getting loose. Checked the system pressures and both stages have good pressures and subcooling.	2.00	\$110.00	\$220.00
Sub-Total				\$220.00
Tax				\$0.00
Total				\$220.00
Payment				\$0.00
Balance Due				\$220.00

Thank you for choosing Chiller Medic.

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

10-30-24
Jim Masters
[Signature]

001-320-57200-46600
General Facility Maintenance

RECEIVED
By Tara Lee at 2:27 pm, Oct 30, 2024

Date 10/15/2024

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



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

WORK ORDER:
WO-44405

INVOICE

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

Attention: Johns Creek
 (904) 230-4208

Invoice Date: 10/29/2024
Class: Service:SCJax
Customer PO #: E-58465
Site: Brandy Creek CDD
 Brandy Creek CDD 224 Johns
 Creek Parkway
 St. Augustine, FL 32092

Work done description: Drive motor belt, walking belt, rear and front roller replaced

Item	Description	Qty	Rate	Amount \$
SERVICE:\$149.95	SERVICE:\$149.95 Hourly Rate - Commerical	2.00	149.95	299.90 T
			Sub Total:	299.90
			Tax (T): 6.50%	18.49
			Total Amount Due:	318.39

Will send a tax
 exempt form
 with payment.

For questions please call 904-998-0738

Tara R. Lee

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

001-320-57200-46600
 General Facility Maintenance

10-30-24
 Jim Masters
 [Signature]

Noah's Ark Animal Workshop
 4731 136th Street
 Crestwood, IL 60418
 +18664846624
 info@noahsarkworkshop.com
 www.noahsarkworkshop.com



INVOICE

BILL TO

Jennifer Meadows
 Brandy Creek CDD
 224 John's Creek Parkway
 St. Augustine, Florida 32092
 United States

SHIP TO

Jennifer Meadows
 Brandy Creek CDD
 472 Bell Branch Ln
 Jacksonville, Florida 32259
 United States

INVOICE # 71278

DATE 10/25/2024

DUE DATE 11/24/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Grouch Bear	15" Grouch Bear	25	18.00	450.00T
15" Gingerbread Man	15" Gingerbread Man	25	18.00	450.00T
Twinkle Teddy	15" Twinkle Teddy	25	18.00	450.00T
15" Frosty Snowman	15" Frosty Snowman	25	18.00	450.00T
Stuffing Kit	Kit includes stuffing, wish star, birth certificate and take home bag.	100	0.00	0.00
Rainbow Wish Star	Rainbow Wish Star	100	0.00	
Stuffing Packet	3.25 oz for one plush	100	0.00	
Take Home Bag-1	Take Home Bag with Birth Certificate Inside	100	0.00	

RECEIVED
 By Tara Lee at 2:28 pm, Oct 30, 2024

SUBTOTAL	1,800.00
DISCOUNT	-501.00
TAX	0.00
SHIPPING	55.00
TOTAL	1,354.00
BALANCE DUE	\$1,354.00

001-320-57200-49400
 Special Events

Important Terms & Conditions:

• Please open ALL boxes immediately upon receipt to inspect for order accuracy. • Claims for damaged or missing items must be reported within 10 days of order receipt. Failure to do so within the time frame will void any claims. • Please call 1-866-484-6624 x301 with order issues.

Noah's Ark Animal Workshop

4731 136th Street
Crestwood, IL 60418
+18664846624
info@noahsarkworkshop.com
www.noahsarkworkshop.com



INVOICE

BILL TO

Jennifer Meadows
Brandy Creek CDD
475 West Town Place
Suite 114
St. Augustine, Florida 32092
United States

SHIP TO

Jennifer Meadows
472 Bell Branch Lane
Jacksonville, Florida 32259
United States

INVOICE # 71287

DATE 10/28/2024

DUE DATE 11/27/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
15" Frosty Snowman	15" Frosty Snowman	13	18.00	234.00T
Twinkle Teddy	15" Twinkle Teddy	12	18.00	216.00T
Grouch Bear	15" Grouch Bear	13	18.00	234.00T
15" Gingerbread Man	15" Gingerbread Man	12	18.00	216.00T

RECEIVED
By Tara Lee at 2:29 pm, Oct 30, 2024

SUBTOTAL	900.00
DISCOUNT	-250.50
TAX	0.00
SHIPPING	25.00
TOTAL	674.50
BALANCE DUE	\$674.50

001-320-57200-49400
Special Events

Important Terms & Conditions:

• Please open ALL boxes immediately upon receipt to inspect for order accuracy. • Claims for damaged or missing items must be reported within 10 days of order receipt. Failure to do so within the time frame will void any claims. • Please call 1-866-484-6624 x301 with order issues.

Service Slip/Invoice

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

INVOICE: 7064351
DATE: 10/18/2024
ORDER: 7064351



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
10/18/2024	05:32 PM		THARPE	Thomas Harpe
Purchase Order	Terms	Last Service	Map Code	Time Out
	COD	10/18/2024		

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

MOSQUITO MOSQUITO CONTROL \$60.00

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!

Thomas
 904-891-4049

SUBTOTAL \$60.00
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$60.00

AMOUNT DUE \$60.00



10-21-24
 Jim Masters
[Signature]

Mosquito Control Program Needed
 Mosquito-Borne Diseases

001-320-57200-46600
 General Facility
 Maintenance

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

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

RECEIVED
 By Tara Lee at 1:47 pm, Oct 29, 2024

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 listed on and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

November 1, 2024

Brandy Creek

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2024 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 123.75

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector

RECEIVED

By Tara Lee at 2:56 pm, Nov 01, 2024



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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19071	10/11/2024	\$800.00	10/11/2024	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
work address 506 Johns Creek Pkwy St. Augustine, FL 32092	1	0.00	0.00
Remove broken pine tree Haul away debris	1	800.00	800.00

BALANCE DUE

\$800.00

1.320.57200.49000
 Landscape Contingency

10-17-24

Jim Masters

RECEIVED

By Tara Lee at 2:22 pm, Oct 29, 2024

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.



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

Invoice

BILL TO

Brandy Creek CDD
 224 Johns Creek Pkwy
 Jacksonville, FL 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19193	10/29/2024	\$400.00	10/29/2024	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
work address 224 johns creek pkwy St. Augustine, FL 32092	1	0.00	0.00
Remove 2 trees and prune 1 tree Haul away debris	1	400.00	400.00

Thank you for your business.

BALANCE DUE

\$400.00

10-30-24

Tim Masters

1.320.57200.49000
 Landscape Contingency

RECEIVED
 By Tara Lee at 2:30 pm, Oct 30, 2024

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



Invoice

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

Invoice # 422621
Date 11/01/2024
Terms Net 30
Due Date 12/01/2024
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	1	6,390.33	6,390.33
Office Administrator & Events Coordinator	1	3,341.33	3,341.33
Janitorial Services	1	2,505.58	2,505.58
Pool Maintenance	1	2,806.34	2,806.34
Pet Waste Disposal Services	1	668.17	668.17

We appreciate your prompt payment.

Total 15,711.75

RECEIVED

By Tara Lee at 11:22 am, Nov 01, 2024



INVOICE

INVOICE #	INVOICE DATE
791127	10/29/2024
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: November 28, 2024

Invoice Amount: \$1,472.40

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

Shrub Installation at Phase 1 Amenity Center 10/22/2024 Landscape Enhancement CORE	\$1,472.40
---	------------

Phase 1 Plant Replacement

*10-30-24
Jim Masters
J. Hall*


Invoice Total

\$1,472.40

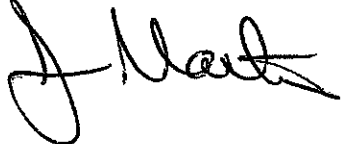
*001.320.57200.49000
Landscape Contingency*

RECEIVED
By Tara Lee at 2:31 pm, Oct 30, 2024

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

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice		
				Date: December 7th, 2024 Invoice Number: 12072024.14		
<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> 4p - 6p				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Christmas House	1	\$350.00		\$300.00	\$300.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$300.00
		Sales Tax (0.0%)				N/A
		Total				\$300.00

11-7-24

Jim Masters


1-320-57200-49400
 Special Events

RECEIVED
 By Tara Lee at 10:21 am, Nov 12, 2024

STATEMENT

PAGE: 1

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

CLOSING DATE: 10/31/24
 DUE DATE : 11/30/24
 ACCT: 10065

CLOSING
 DATE : 10/31/24
 DUE DATE: 11/30/24

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	203.94		PREV BAL	203.94
10/ 2/24	7717	1	I	INVOICE	60.43		7717	60.43
10/28/24	7779	1	I	INVOICE	102.88		7779	102.88
10/28/24	7780	1	I	INVOICE	18.52		7780	18.52
10/29/24	7781	1	I	INVOICE	26.07		7781	26.07
				NEW BALANCE	411.84			

11-7-24
 Jim Masters
 J. Masters

CURRENT 207.90	1-30 DAYS 203.94	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00
-------------------	---------------------	--------------------	--------------------	----------------------

NEW BAL: 411.84

Previous Balance was paid on October 29th.

TERMS: NET EOM

RECEIVED
 By Tara Lee at 10:20 am, Nov 12, 2024

1.320.57200.46600
 General Facility Maintenance

CUT HERE

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: 411.84

DATE OF REQUEST: 11/ 4/24
 TIME OF REQUEST: 9:10:46
 TERMINAL ID : 563
 USER ID : GGB

OPTIONS DEFINED:

START DATE : 10/ 1/24
 CLOSING DATE : 10/31/24
 PRINTER : 0091
 OPTIONS : CDOS
 # STMT ALIGN : _

COPIES : 1
 DISC CUTOFF : ----

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

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

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

STMT MESSAGE : Thank you for your business!

CRONIN ACE 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

10/02/24 10:44AM MT 555 SALE

56 0 EA .30 EA *N 2.40
 MISC. FASTENERS
 56 14 EA .33 EA *N 4.62
 MISC. FASTENERS
 58173 3 EA 7.59 EA N 22.77
 PLAY SAND QUIKRETE 50#
 1563329 1 EA 8.99 EA N 8.99
 LOCTITE EXTREME GLUE
 12578 1 EA 17.99 EA N 17.99
 KILZ ORIGINAL PRIMER QT
 1006468 1 EA 9.59 EA N 9.59
 ACE BEST BRUSH ANGLE 1.5

SUB-TOTAL: \$ 66.36 TAX: \$.00
 DISCOUNT: -5.93 TOTAL: \$ 60.43
 CHARGE AMT: 60.43

Total Items: 28



==> JRNL# A75355 INV# 7717/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 5.93 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

INV # 007717/1
 DATE : 10/02/24
 CLERK: MT
 TERM # 555

TIME : 10:44

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

K
 2-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
ISC. FASTENERS	.30	/EA	2.40*N
ISC. FASTENERS	.33	/EA	4.62*N
LAY SAND QUIKRETE 50#	7.59	/EA	22.77 N
LOCTITE EXTREME GLUE	8.99	/EA	8.99 N
KILZ ORIGINAL PRIMER QT	17.99	/EA	17.99 N
ACE BEST BRUSH ANGLE 1.5	9.59	/EA	9.59 N
* AMOUNT CHARGED TO ACCOUNT **			
	60.43	TAXABLE	0.00
		NON-TAXABLE	66.36
		SUB-TOTAL	66.36
		DISCOUNT	5.93
		TAX AMOUNT	0.00
		TOTAL INVOICE	60.43

(JIM MASTERS)

RECEIVED
 By Tara Lee at 10:21 am, Nov 12, 2024

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

10/28/24 11:30AM MT	555	SALE
3433562 2 EA	17.99	EA N 35.98
COM SWVL MNT LGHT CONTRL		
3532868 3 EA	23.99	EA N 71.97
GFI RCPT R&B BUTN WHT15A		
44910 2 EA	1.79	EA N 3.58
CAP PVC SCH40 1/2" FPT		
43116 2 EA	1.39	EA N 2.78
ADAPTR SCH40 1/2SL1/2MPT		

SUB-TOTAL: \$ 114.31 TAX: \$.00
 DISCOUNT: -11.43 TOTAL: \$ 102.88
 CHARGE AMT: 102.88

Total Items: 9



==> JRN# 882363 INV# 7779/1
 CUST NO: 10065
 ACE REMARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 11.43 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

INV # 007779/1
 DATE : 10/28/24
 CLERK: MT
 TERM # 555
 TIME : 11:30

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

2-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
DM SWVL MNT LGHT CONTRL	17.99	17.99 /EA	35.98 N
FI RCPT R&B BUTN WHT15A	23.99	23.99 /EA	71.97 N
AP PVC SCH40 1/2" FPT	1.79	1.79 /EA	3.58 N
DAPTR SCH40 1/2SL1/2MPT	1.39	1.39 /EA	2.78 N
AMOUNT CHARGED TO ACCOUNT **			102.88
TAXABLE			0.00
NON-TAXABLE			114.31
SUB-TOTAL			114.31
DISCOUNT			11.43
TAX AMOUNT			0.00
TOTAL INVOICE			102.88

10-28-24
 Jim Masters

(JIM MASTERS)

RECEIVED
 By Tara Lee at 10:21 am, Nov 12, 2024

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

10/28/24 1:49PM ALR 553 SALE

58173 1 EA 7.59 EA N
 PLAY SAND QUIKRETE 50# 7.59
 5359757 1 EA 12.99 EA N
 PORTLAND CEMENT 47LB 12.99
 SUB-TOTAL:\$ 20.58 TAX: \$.00
 DISCOUNT: -2.06 TOTAL: \$ 18.52
 CHARGE AMT: 18.52

Total Items:2



==> JRNL# A82426 INV# 7780/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 2.06 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	ALR	10/28/24	1:49



DOC# 7780 /1

 * INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
PLAY SAND QUIKRETE 50#	7.59	1	7.59 /EA	7.59 N
PORTLAND CEMENT 47LB	12.99	1	12.99 /EA	12.99 N

** AMOUNT CHARGED TO STORE ACCOUNT **

(JIM MASTERS)

18.52 TAXABLE 0.00
 NON-TAXABLE 20.58
 SUBTOTAL 20.58
 TD DISCOUNT -2.06
 TAX AMOUNT 0.00
 TOTAL AMOUNT 18.52

RECEIVED
 By Tara Lee at 10:21 am, Nov 12, 2024

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

10/29/24 9:36AM MT 555 SALE
 7104052
 MG POTTING MIX SOIL 2CF 1 EA 18.99 EA N 18.99
 7203425 ACE POTTING SOIL 3/4CF 2 EA 4.99 EA N 9.98
 SUB-TOTAL: \$ 28.97 TAX: \$.00
 DISCOUNT: -2.90 TOTAL: \$ 26.07
 CHARGE AMT: 26.07

Total Items: 3



>> JRN# 82541 INV# 7781/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

SAVED \$ 2.90 BY SHOPPING AT
 CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
 16059

 us about your experience
 y and Enter to win a \$50
 card!

 icipate
 : TalkTo.AceHardware.com
 HELPFUL to 223439

urvey invitation is
 for 72 hours

16059
 approximately 5 mins

base necessary

INV # 007781/1
 DATE : 10/29/24
 CLERK: MT
 TERM # 555
 TIME : 9:36

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

EK
 AY
 092-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
MG POTTING MIX SOIL 2CF	18.99	18.99 /EA	18.99 N
ACE POTTING SOIL 3/4CF	4.99	4.99 /EA	9.98 N
** AMOUNT CHARGED TO ACCOUNT **			
540284	26.07	TAXABLE	0.00
		NON-TAXABLE	28.97
		SUB-TOTAL	28.97
		DISCOUNT	2.90
		TAX AMOUNT	0.00
		TOTAL INVOICE	26.07

(JIM MASTERS)

RECEIVED

By Tara Lee at 10:21 am, Nov 12, 2024

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 318
Invoice Date: 11/1/24
Due Date: 11/1/24
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 -November 2024		4,974.58	4,974.58
Information Technology - November 2024		143.58	143.58
Office Supplies		0.75	0.75
Postage		24.16	24.16
Telephone		59.20	59.20

Total \$5,202.27

Payments/Credits \$0.00

Balance Due \$5,202.27

RECEIVED

By Tara Lee at 3:22 pm, Nov 07, 2024



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

(904) 504-1904
 brandycreekmanager@yahoo.com

INVOICE	#90012697
SERVICE DATE	Nov 04, 2024
PAYMENT TERMS	Upon receipt
DUE DATE	Nov 04, 2024
AMOUNT DUE	\$300.00

SERVICE ADDRESS
 251 Huffner Hill Cir
 St. Augustine, FL 32092

CONTACT US
 239 Meadow Creek Dr
 Jacksonville, FL 32259

(904) 813-1401
 aaronsemmens@me.com

Service completed by: Aaron Semmens

INVOICE

Service	Qty	Unit Price	Amount
Custom Job Clean phase 2 amenity center carpets	1.0	\$300.00	\$300.00

11-7-24
 Jim Masters

Subtotal	\$300.00
Total Tax	\$0.00
Duval (7%)	\$0.00
Job Total	\$300.00
Amount Due	\$300.00

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

See our Terms & Conditions

1-320-51200-46600
 General Facility Maintenance

RECEIVED
 By Tara Lee at 10:21 am, Nov 12, 2024



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

Invoice

Date
Invoice#

11/1/2024
131295625527

Terms	Net 20
Due Date	11/21/2024
PO #	

Bill To
Brandy Creek CDD Attn: AP Department 224 John's Creek Parkway St. Augustine FL 32092

Ship To
Brandy Creek CDD 224 John's Creek Parkway St. Augustine FL 32092

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,475.72

Subtotal \$1,475.72
Tax \$0.00
Total \$1,475.72

Amount Paid/Credit Applied \$0.00
Balance Due \$1,475.72

~~11-7-24~~

11-7-24

Jim Masters
J. Masters

1-320-57200-46250
Pool Chemicals

RECEIVED

By Tara Lee at 10:21 am, Nov 12, 2024



131295625527

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 11/1/2024 \$965.00

000000002273700100000002257000000009650052

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 12/1/2024 Invoice 225700B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
11/1/2024	Water Management - Twice per month		\$965.00	\$0.00	\$965.00

11-7-24
Jim Masters
[Signature]

Please remit payment for this month's invoice.

RECEIVED
By Tara Lee at 10:21 am, Nov 12, 2024

1-320-57200-46800
Lake maintenance

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: \$965.00 **This Invoice Total:** \$965.00

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

Customer #: 709617 **Corporate Address**
Portal Registration #: FBB0BC4A 4651 Salisbury Rd, Suite 155
Customer E-mail(s): Jmasters@vestapropertyservices.com, jmeadows@vestapropertyservices.co
Customer Portal Link: www.lakedoctors.com/contact-us/ Jacksonville, FL 32256

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



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7519479
Account Number: 269633000
Invoice Date: 10/25/2024
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Governmental Management Services
Central Florida
World Golf Village
475 West Town Place Ste 114
St Augustine, FL 32092
United States

BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT (ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,363.88

All Invoices are due upon receipt.

RECEIVED
By Tara Lee at 9:03 am, Nov 12, 2024

RECEIVED
NOV 05 2024

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

BRANDY CREEK COMMUNITY DEVELOPMENT
DISTRICT (ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES
2015

Invoice Number:	7519479
Account Number:	269633000
Current Due:	\$4,363.88
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 269633000
Invoice # 7519479
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7519479
 Invoice Date: 10/25/2024
 Account Number: 269633000
 Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

BRANDY CREEK COMMUNITY DEVELOPMENT
 DISTRICT (ST. JOHNS COUNTY, FLORIDA)
 SPECIAL ASSESSMENT REFUNDING BONDS, SERIES
 2015

Accounts Included 269633000 269633001 269633002 269633003 269633004 269633005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04510 Paying Agent / Trustee	1.00	4,050.00	100.00%	\$4,050.00
Subtotal Administration Fees - In Advance 10/01/2024 - 09/30/2025				\$4,050.00
Incidental Expenses 10/01/2024 to 09/30/2025	4,050.00	0.0775		\$313.88
Subtotal Incidental Expenses				\$313.88
TOTAL AMOUNT DUE				\$4,363.88



U.S. MULCHING - JACKSONVILLE

409 Queen Anne Court
St. Augustine, FL 32092



INVOICE

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

INVOICE NUMBER 3227
INVOICE DATE November 5, 2024
Reference Code
TERMS Net 20

*Refresh Mulch
Around Auenity Centers/Entrances*

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
50	Install Gold : Johns Creek <i>10-5-24 Jim Masters [Signature]</i>	\$45.00	\$2,250.00
		SUBTOTAL	\$2,250.00
		TAX	0.00
			\$2,250.00

RECEIVED

By Tara Lee at 10:22 am, Nov 12, 2024

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

MAKE ALL CHECKS PAYABLE TO:
U.S. Mulching

PAY THIS AMOUNT

*1-320-57200-49000
Landscape Contingency*

THANK YOU FOR YOUR BUSINESS!



Invoice

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

Invoice # 422914
Date 10/31/2024
Terms Net 30
Due Date 11/30/2024
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
Halloween event	19	27.00	513.00
Previous credit	1	(73.39)	(73.39)

Thank you for your business.

Total 439.61

RECEIVED
By Tara Lee at 4:32 pm, Nov 06, 2024



Invoice

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

Invoice # 423139
Date 10/31/2024
Terms Net 30
Due Date 11/30/2024
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
Billable Expenses			
TAYLOR 2oz(60ml) SOL, POWER BLUE TILE CLEANER, PIRANHA REPLACEMENT, PIRANHA FINE MESH			119.11
James Masters - 2024-10-19 - WM SUPERCENTER #1082 - Halloween supplies			58.63
James Masters - 2024-10-24 - WM SUPERCENTER #1182 - Halloween supplies			22.34
James Masters - 2024-10-18 - WAL-MART #4444 - Halloween supplies			156.38
Total Billable Expenses			356.46

Total 356.46

RECEIVED
By Tara Lee at 10:20 am, Nov 12, 2024

EMAIL



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

Invoice	888127
Document	494678
Date	10/04/24
Print Time	8:15PM

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

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By: _____
JOHNS CREEK	NKL	7:43AM	1% 10TH/N 20TH NET 20 TH	Order Checked Out By: _____
Order Date	Carrier		Ship Date	Order Picked Up By: _____
10/04/24	COUNTER		10/04/24	Order Delivered By: _____ Route: CTR

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
1		1	R0001-C	EA	TAYLOR 2oz(60ml) SOL #1		10.00	10.00
1		1	R0002-C	EA	TAYLOR 2oz(60ml) SOL #2		10.25	10.25
1		1	R0004-C	EA	TAYLOR 2oz(60ml) PH IND SOL		8.00	8.00
1		1	POWERBLUE-GAL	EA	POWER BLUE TILE CLEANER 1 GAL		31.50	31.50
1		1	PA575	EA	PIRANHA REPLACEMENT LIP		8.75	8.75
1		1	PA590	EA	PIRANHA FINE MESH		42.30	42.30

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

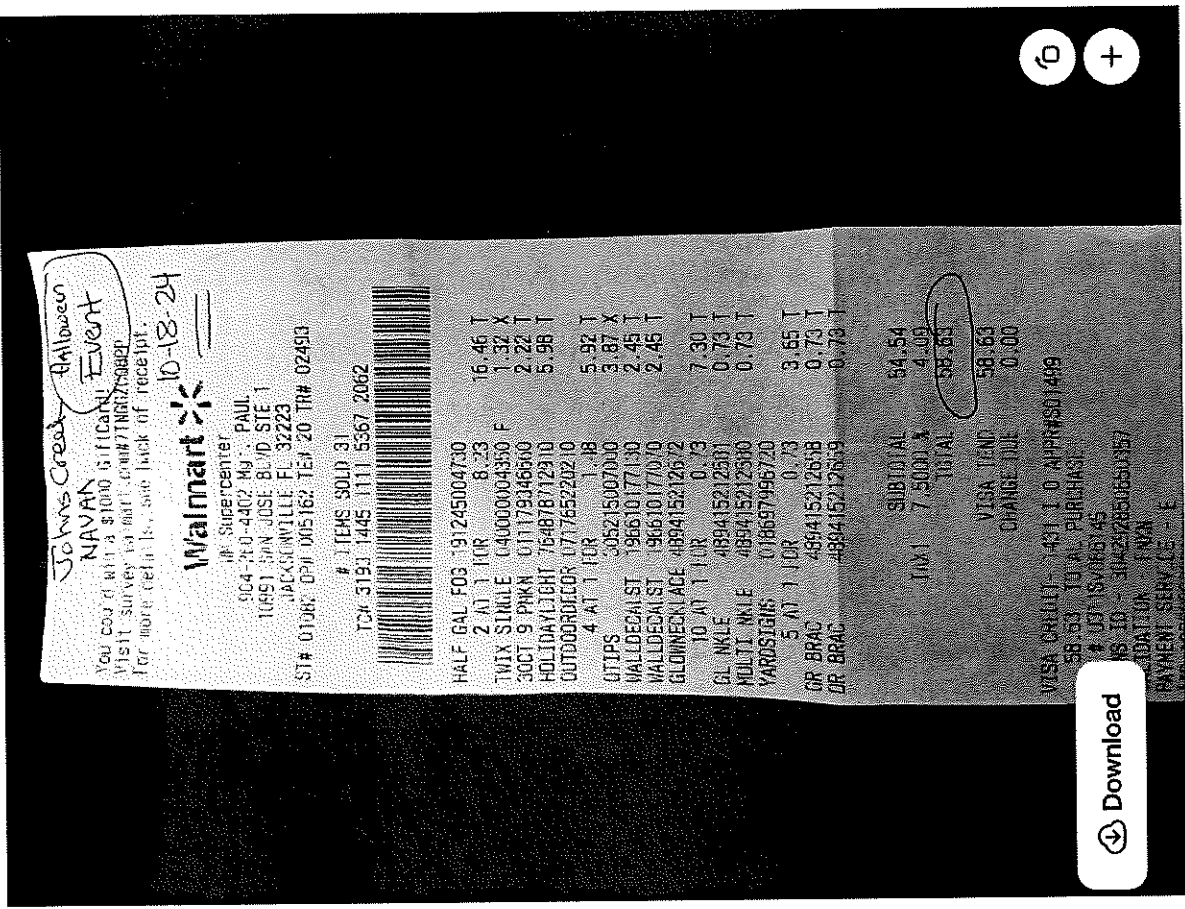
PAYMENT RECEIVED

Cash Check Credit Card
 Number: _____
 Amount: _____
 Received By: _____

Subtotal	110.80
Discount/Fa	
Taxable Subtotal	110.80
Tax	8.31
Freight	.00
Total	119.11

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





Johns Creek Halloween Event
 NAVAN
 You could win a \$1000 Gift Card!
 Visit survey.walmart.com/71NRZ5482P
 for more details. see back of receipt.

10-18-24

Walmart
 Supercenter
 904-240-4402 My PAUL
 10951 SAN JOSE BLVD STE 1
 JACKSONVILLE FL 32223
 ST# 01386 DSW 005162 TEL 20 TR# 02493

ITEMS SOLD 31
 TR# 3193 1445 1111 5367 2062



HALF GAL FOS	191245004730	16.46	T
2 AT 1 FOR	8.23	1.32	X
TWIX SINGLE	04000004350 F	2.22	T
30CT 9 PKN	011175346600	5.98	T
HOLIDAY LIGHT	764878712910	5.92	T
OUTDOOR DECOR	077785220210	3.87	X
4 AT 1 FOR	1.18	2.45	T
UTIPS	305215007040	2.45	T
WALLECAL ST	196610177130	7.30	T
WALLECAL ST	196610177070	0.73	T
GLWNECKLACE	489415212672	0.73	T
10 AT 1 FOR	0.73	3.65	T
GL NMLE	489415212501	0.73	T
MULTI NMLE	489415212510	0.73	T
YARD SIGNS	018687966770	0.78	T
5 AT 1 FOR	0.73		
GR BRAC	489415212618		
GR BRAC	489415212619		

TAX1	54.54
SUBTOTAL	7.5000 X
TOTAL	4.09
VISA TEND	58.63
CHANGE DUE	0.00

VISA CREDIT- 43110 APPROVD 499
 \$8.63 TOTAL PURCHASE
 # 0315WFB745
 # 1610 - 30422850650157
 PAYMENT SERVICE - E

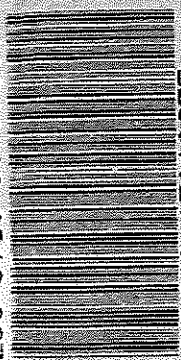
Download





Walmart Supercenter
 380-446-0486 Mgr. JANET
 174 CYPRESS POINT PKWY
 PALM COAST FL 32164
 ST# 01132 OP# 009037 TE# 37 TR# 00137

ITEMS SOLD 4
 TC# 2296 9715 9379 8807 2595



GLOWSTICKS	489415212675	5.22	T
GLOWSTICKS	489415212675	5.22	T
GLOWSTICKS	489415212675	5.22	T
GLOWSTICKS	489415212675	5.22	T

TAX1	7.0000 %	20.88
SUBTOTAL		1.46
TOTAL		22.34
VISA TEND		22.34
CHANGE DUE		0.00

VISA CREDIT - 1431 I 0 APR#S05143

22.34 TOTAL PURCHASE

REF # U177WD082934
 TRANS ID - 304297705578920
 VALIDATION - N687
 PAYMENT SERVICE - E
 AID A0000000031010
 TERMINAL # 22883204

Halloween
 Event

*No Signature Required
 10/23/24 15:35:56



Get free delivery

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Brandy Creek Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771*

Invoice No. 26485
Date 11/12/2024

SERVICE

AMOUNT

Project: Arbitrage - Series 2015 FYE 9/30/2024
Arbitrage Services

\$ 600.00

Subtotal: 600.00

Total 600.00

Current Amount Due \$ 600.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

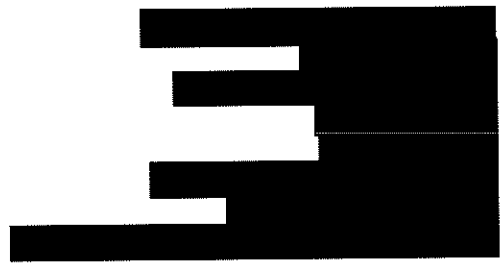
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 18, 2024

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



RECEIVED
By Tara Lee at 4:18 pm, Nov 18, 2024

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

Invoice No. 3482733
3323-1

Re: General

For Professional Legal Services Rendered

10/01/24	M. Eckert	0.10	37.50	Confer with Payne regarding insurance question from HOA
10/01/24	K. Haber	0.20	51.00	Correspond with Masters, Sweeting, and Fagen regarding proposals approved at September board meeting
10/02/24	K. Haber	0.20	51.00	Correspond with Masters regarding service proposals
10/08/24	M. Eckert	0.10	37.50	Review and complete Florida Department of Commerce annual registration form
10/19/24	M. Eckert	0.40	150.00	Review draft minutes and provide comments; follow up from board meeting
10/24/24	K. Haber	0.10	25.50	Correspond with Masters regarding pond bank repair proposal
TOTAL HOURS		1.10		

KUTAK ROCK LLP

Brandy Creek CDD

November 18, 2024

Client Matter No. 3323-1

Invoice No. 3482733

Page 2

TOTAL FOR SERVICES RENDERED

\$352.50

TOTAL CURRENT AMOUNT DUE

\$352.50

Order# 7642427681

Order placed: October 04, 2024

Accounting Information

Budget Center
FACILITIES: BILLABLE

Billing address

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

Shipping address

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

Invoice # 6013845164

INVOICE ISSUED

Items(s) Shipped

Item#	Item Description	Price	Quantity	Subtotal
181001	Scott Pro Recycled Hardwound Paper Towels, 1-ply, 1150 ft./Roll, 6 Rolls/ Carton (25702)	\$93.17	1	\$93.17

Method of payment

Invoiced - \$93.17

Merchandise Total: \$93.17

Total Invoiced: \$93.17

RECEIVED
By Tara Lee at 11:12 am, Nov 15, 2024

Order# 7643473972

Order placed: October 18, 2024

Accounting Information

Budget Center
BILLABLE

Billing address

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

Shipping address

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

Invoice # 6014677985

INVOICE ISSUED

Items(s) Shipped

Item#	Item Description	Price	Quantity	Subtotal
578490	Staples Smooth 2-Pocket Paper Folder, Electric Blue, 25/Box (50754/27534-CC)	\$18.49	1	\$18.49
990176	TRU RED™ 8.5" x 11" Copy Paper, 20 lbs., 92 Brightness, 500 Sheets/ Ream, 5 Reams/Carton (TR56960)	\$31.94	1	\$31.94
24388084	HP 962XL/962 Black High Yield and Cyan/Magenta/Yellow Standard Yield Ink Cartridge, 4/Pack (3JB34AN#140)	\$96.69	1	\$96.69
356188	Adams 2-Part Carbonless Receipt Book, 5" x 11", 200 Sets/Book (SC1152)	\$10.39	1	\$10.39
385550	BIC Wite-Out Correction Tape, White, 4/Pack (50589)	\$7.69	1	\$7.69
24395089	Westcott Titanium Bonded 8" Titanium Multi-Purpose/Heavy Duty Scissor, Pointed Tip, Gray/Yellow, 3/Pack (17532)	\$16.99	1	\$16.99

Method of payment

Invoiced - \$182.19

Merchandise Total: \$182.19

Total Invoiced: \$182.19

RECEIVED

By Tara Lee at 11:13 am, Nov 15, 2024

Order# 7644549993

Order placed: October 30, 2024

Accounting Information

Budget Center
BILLABLE

Billing address

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

Shipping address

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

Invoice # 6015680426

INVOICE ISSUED

Items(s) Shipped

Item#	Item Description	Price	Quantity	Subtotal
24388085	HP 962 Cyan/Magenta/Yellow Standard Yield Ink Cartridge, 3/Pack (3YP00AN#140)	\$58.79	1	\$58.79

Method of payment

Invoiced - \$58.79

Merchandise Total: \$58.79

Total Invoiced: \$58.79

RECEIVED
By Tara Lee at 11:13 am, Nov 15, 2024

Order# 7641996931

Order placed: September 30, 2024

Accounting Information

Budget Center
FACILITIES: BILLABLE

Billing address

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

Shipping address

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

Invoice # 6013498718

INVOICE ISSUED

Items(s) Shipped

Item#	Item Description	Price	Quantity	Subtotal
812375	Scott Essential Recycled Coreless Toilet Paper, 2-ply, White, 1000 Sheets/ Roll, 36 Rolls/Case (04007)	\$82.39	1	\$82.39

Method of payment

Invoiced - \$82.39

Merchandise Total: \$82.39

Total Invoiced: \$82.39

RECEIVED

By Tara Lee at 11:13 am, Nov 15, 2024

CommercialFitnessProducts

Invoice

5034 N Hiatus Road 954-747-5128 Phone
 Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
1/11/2024	CC01168

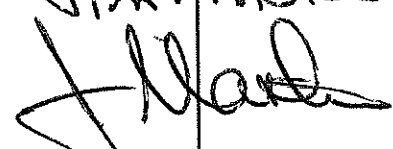
Sold To	Ship To
---------	---------

Brandy Creek CDD
 Attn: Manager Accounts Payable
 224 Johns Creek Pkwy
 St. Augustine, FL 32092

Brandy Creek CDD
 Attn: Manager Accounts Payable
 224 Johns Creek Pkwy
 St. Augustine, FL 32092

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
EC	JOHN06	OS23197	1/11/2024	Verbal	Net 30	2/10/2024
Qty	Item Code	Description		Price Each	Amount	
1	Service Charge	Service Charge		55.00	55.00	
1	Part	Cybex 8810 Functional Trainer Cable		188.10	188.10	
1	Labor	Technician installed part listed.		55.00	55.00	
		Subtotal			298.10	
1	Freight	Inbound Shipping		25.00	25.00	

RECEIVED
 By Tara Lee at 2:29 pm, Nov 22, 2024

11-22-24
 Jim Masters


1.320.57200.46600
 General Facility Maintenance

Thank you for your business!	Total	\$323.10
	Payments/Credits	\$0.00
	Balance Due	\$323.10

www.commfitnessproducts.com



ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	PAGE # 1 of 1
STATEMENT # 0006768348	BILLING PERIOD Oct 1- Oct 31, 2024	PAYMENT DUE DATE November 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$67.28	

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

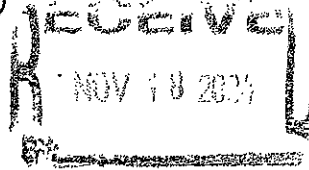
FEDERAL ID 47-2390983

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

Date	Description	Amount
10/1/24	Balance Forward	\$67.28

RECEIVED

By Tara Lee at 3:30 pm, Nov 21, 2024



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	\$67.28
Service Fee 3.99%	\$2.68
*Cash/Check/ACH Discount	-\$2.68
*Payment Amount by Cash/Check/ACH	\$67.28
Payment Amount by Credit Card	\$69.96

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		STATEMENT NUMBER		AMOUNT PAID
Brandy Creek Cdd		765150		0006768348		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$0.00	\$67.28	\$0.00	\$0.00	\$0.00	\$0.00	\$67.28
REMITTANCE ADDRESS: (Include Account# & Invoice# on check)					TO PAY WITH CREDIT CARD PLEASE CALL:	
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244					1-877-736-7612	
					To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com	
						TOTAL CREDIT CARD AMT DUE
						\$69.96

0000765150000000000000067683480000672867172

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:

09/04/2024

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 09/04/2024

Kegan Chen
Legal Clerk

[Signature]
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$67.28
Tax Amount: \$0.00
Payment Cost: \$67.28
Order No: 10525478 # 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

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, September 11, 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



Santa Claus
Patrick Mullen
47 Willow Winds Parkway
St Johns, FL 32259
904-907-6079

Today's Date: October 17, 2024
Invoice #: BrandyCreekCDD
Event Date: December 7, 2024
Event Time: 4pm-7pm
Cost: \$480.00

11-20-24

Jim Masters
A. Masters

Please make checks payable to Patrick Mullen.
Merry Christmas!

RECEIVED

By Tara Lee at 2:29 pm, Nov 22, 2024

1-320-57200-49400

Special Events

* * *



Southern Recreation, Inc.
 4060 Edison Avenue
 Jacksonville, Florida 32254
 (O) 904-387-4390 • (F) 904-387-4391
 www.southernrecreation.com

Invoice

DATE	INVOICE#
11/21/2024	10940

BILL TO:

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

SHIP TO:

Soccer Goals

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
9631	Due on receipt	TAR	11/21/2024			

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1	CC12S	Jay Pro Classic Club Goals 12'x6.5'	3,295.00	3,295.00
	INST	Installation	850.00	850.00
	FRT	Freight Charges	595.00	595.00

RECEIVED
 By Tara Lee at 2:30 pm, Nov 22, 2024

11-20-24
 Tim Masters

1-320-57200-46600
 General Facility Maintenance

Invoice Due Upon Receipt
 Thank You!

TOTAL

\$4,740.00



Invoice

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

Invoice # 423240
Date 11/18/2024
Terms Net 30
Due Date 12/18/2024
Memo Supplemental labor

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
Supplemental labor Jim Masters	1	5,840.00	5,840.00
Supplemental labor Jennifer Meadows	1	3,036.00	3,036.00

We appreciate your prompt payment.

Total 8,876.00

RECEIVED

By Tara Lee at 9:23 am, Nov 25, 2024

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

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

Account Number	Due Date
020-002701	11/20/2024

Account Summary

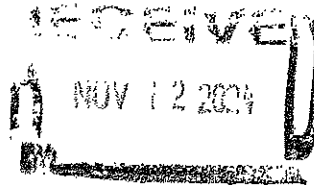
Billing Date 11/1/2024	Payments through: 10/31/24
BRANDY CREEK CDD	Previous balance \$109.90
224 JOHNS CREEK PKWY	(-) Payment (10/11/2024) (\$54.95)
ST AUGUSTINE FL 32092-5054	(=) After Payments \$54.95

Current Month Activity

Date	Description of Service	Amount
11/1/2024	Extreme 100/20 MB	11/1-11/30 \$79.99
11/1/2024	Extreme Discount	11/1-11/30 (\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$109.90

Billing Questions Please Call:
 904-940-9525

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



RECEIVED
 By Tara Lee at 3:39 pm, Nov 21, 2024

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
11/20/2024	020-002701	\$109.90	(\$54.95)	\$54.95	\$109.90	\$

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

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

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

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





YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
791564	11/1/2024
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: December 1, 2024

Invoice Amount: \$11,178.35

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

1.320.57200.46100
Landscape Maintenance

Invoice Total

\$11,178.35

10-30-24

Jim Masters

RECEIVED

By Tara Lee at 2:32 pm, Oct 30, 2024

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/29/24	00402	10/15/24	CDDWR 202410 600-53800-61000 EXCAVATE BEHIND WALL	TAP AQUATICS, LLC	*	6,400.00	6,400.00 000175
11/14/24	00402	10/31/24	BRANDYCR 202410 600-53800-61000 REPR/REINSTALL FENCE/DECK	TAP AQUATICS, LLC	*	2,925.00	
		10/31/24	BRANDYCR 202410 600-53800-61000 NEW HARDWARE	TAP AQUATICS, LLC	*	300.00	3,225.00 000176
11/25/24	00395	11/14/24	2607 202411 600-53800-60000 PH1 SPLASH POOL REMODEL	C BUSS ENTERPRISES, INC	*	12,039.25	12,039.25 000177
11/25/24	00089	11/20/24	38445 202411 600-53800-60000 DEP SPLASH FEAT REFURB.	COM-PAC FILTRATION, INC.	*	59,073.45	59,073.45 000178
TOTAL FOR BANK B						80,737.70	
TOTAL FOR REGISTER						80,737.70	

INVOICE

TAP AQUATICS LLC

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

Bill To

BRANDY CREEK CDD
244JOHNS CREEL PARKWAY
JACKSONVILLE FL
U.S.A

Invoice# BRANDY CREEK

Invoice Date Oct 31, 2024

Due Date Oct 31, 2024

Item Name	Quantity	Rate	Amount
Remove standing fence 100 linear feet of deck board and fence remove haul off old lumber , replace deck board , reinstall existing fence with all new hardware	1	2925	2925.00
14 6X2X16 WITH NEW HARDWEAR	1	300	300.00
		Subtotal	3225.00
		Total	\$3225.00

Notes

ALL MATERIAL PROVIDED BY TAP AQUATICS , FACE PLATES WERE ROTTEN AND REPLACED FOR STRONGER FENCE SUPPORT

RECEIVED

By Tara Lee at 10:22 am, Nov 12, 2024

11-7-24
Jim Muratos
J. Muratos

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.

Not sure if its Capital reserve repair/replace
or General Facility Maintenance

INVOICE

C Buss Enterprises
152 Lipizzan Trail
Saint Augustine, FL 32095

clayton@cbussenterprises.com
+1 (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. : PHASE 1 SPLASH POOL

Invoice no.: 2607
Terms: Due on receipt
Invoice date: 11/14/2024
Due date: 12/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	COMMERCIAL REMODEL	BRANDY CREEK CDD REMODEL: CONTRACT	0.25	\$48,157.00	\$12,039.25

Total **\$12,039.25**

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

RECEIVED

By Tara Lee at 4:23 pm, Nov 20, 2024



2020 West Beaver Street
 Jacksonville, FL 32209
 Phone: 904-356-4003

Deposit Invoice

Date	Invoice Number
11/20/2024	38445

Bill To
Brandy Creek CDD 224 John's Creek Pkwy St. Augustine, FL 32092

Ship To
Brandy Creek CDD 224 John's Creek Pkwy St. Augustine, FL 32092

SO Number
112024-1

PO Number	Quote Number	Terms	Due Date	Project Name	WO Number	Lead Time
signed contract	093024-5TA	50% Dep / 50% Upon Co...	11/20/2024	Johns Creek		

Qty	Item	Description	Rate	Amount
1	Deposit	50% Deposit from Customer for Order# Quote: 093024-5TA SO112024-1 Project:: Johns Creek \$118146.90 SNP-Refurbish Complete Playground or SNP Feature Refurbishment to like new status Includes: Mobilization to take down the playground and transport to our facility, Complete sandblasting of the stainless steel metal components, fiberglass features to be replaced and resurfaced as required, replace decking grate, powder coating the metal components to customer chosen colors, transporting the playground back to the site and installing everything. We are not responsible for pool surfacing issues that may arise from aftermarket companies refinishing around any of our playground mounts incorrectly Convert to SS webbing panels and block off crawl web area and add water cannon on deck next to new guard rail where crawl web area was. Sales Tax	59,073.45 6.00%	59,073.45 0.00

<p>Deposits are calculated from the subtotal only, unless specified otherwise within the body of this order. Sales taxes and/or shipping charges will be calculated on the Final Invoice.</p> <p>Deposits are due prior to manufacturing.</p> <p>Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full.</p> <p>Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.</p>	Subtotal	USD 59,073.45
	Payments/Credits	USD 0.00
	Deposit Due	USD 59,073.45