

*Brandy Creek
Community Development District*

March 12, 2025

AGENDA

Brandy Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

March 5, 2025

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, March 12, 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. Introduction of Clay Murphy, Vice Chairman of St. Johns County Board of County Commissioners
- III. Public Comment
- IV. Approval of the Minutes of the January 8, 2025 Meeting
- V. Engineer Update Regarding Impacts of Recent Legislative Changes to Stormwater Handbook
- VI. Consideration of Proposals:
 - A. Cap Replacement at Phase 1 Bulkhead
 - B. Repainting Phase 1 Fence around Pool & Playground
- VII. Board Discussion of Fiscal Year 2025 Goals & Objectives
- VIII. Update Regarding Capital Projects
- IX. Discussion of CDD Website Upgrades

- X. Board Guidance Regarding Preparation of Fiscal Year 2026 O&M Budget
- XI. Appointment of Audit Committee
- XII. Other Business
- XIII. 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
- XIV. Supervisor's Requests and Audience Comments
- XV. Financial Reports
 - A. Balance Sheet & Income Statement as of December 31, 2025
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
- XVI. Next Scheduled Meeting – May 7, 2025 at 6:30 p.m. at Phase 2 Amenity Center
- XVII. Adjournment

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, January 8, 2025 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
Dan Fagen	Vesta/Amenity Services Group
Jim Masters	Vesta/Amenity Services Group
Jennifer Meadows	Vesta/Amenity Services Group

The following is a summary of the discussions and actions taken at the January 8, 2025 Brandy Creek Community Development District's Board of Supervisor meeting. Due to a technical issue with the audio, the beginning of the meeting was summarized based on District Manager notes.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office to Newly Elected Board Members

Mr. Oliver, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Blalock and Mr. Jolly.

B. Election of Officers, Resolution 2025-01

Mr. Oliver reported that after an appointment or an election, the Board was required to reorganize its officers. Resolution 2025-01 was included in the agenda package and currently Mr. Meredith Payne served as Chairman, Ms. Barbara Little served as Vice Chair; the remaining Board Members served as Assistant Secretaries, along with GMS employees Ms. Marilee Giles, Mr. Matthew Biagetti, Mr. Daniel Laughlin and Mr. Darrin Mossing. Mr. James Oliver served as Secretary and Ms. Marilee Giles, Mr. Matthew Biagetti, Mr. Daniel Laughlin and Mr. Darrin Mossing served as Assistant Treasurers, for check signing purposes. Mr. Dryburgh was in favor of keeping the same officers.

On MOTION by Mr. Blalock seconded by Mr. Jolly with all in favor retaining the same slate of officers as evidenced by the adoption of Resolution 2025-01 was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 13 11, 2024 Meeting

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the Minutes of the November 13, 2024 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Traffic/ Safety Matters

Mr. Masters provided an update on the County Road (CR) 2209 and CR 210 impacts on Johns Creek internal roads. It was a nightmare and was only going to get worse, which the county was aware of. Money was approved by the county, to hire an outside firm, to determine how to best fix that intersection. When the county looked at a major intersection change such as this one, they were looking towards the next 20 to 30 years, based on current growth in the county. Therefore, Mr. Masters asked a representative from the county, to look again at CR 210, exiting onto Nature Walk Parkway, as there was a U-Turn, that was causing accidents. However,

the accident was never reported to the county or the Sheriff’s Department. The representative offered to come to a CDD meeting, but there was nothing else to report. Ms. Little asked if there was a traffic count for Nature Walk Parkway and CR 210. Mr. Masters indicated that there were several traffic counts for Nature Walk Parkway and CR 2209, including the number of accidents, but the threshold was not met. Ms. Little recalled people going West on Nature Walk Parkway, were stopping to make a left at CR 210, instead of making a U-Turn. Mr. Masters confirmed that it was an illegal U-Turn, which he asked the representative to review, to see if a sign could be installed. However, there were U-Turn signs all over the place, which people did not pay attention to, but felt that it would be helpful to have a No U-Turn sign. Mr. Payne asked if those going West and making the U-Turn, realized who had right of way. Mr. Masters indicated that the driver going West on CR 210 making the U-Turn, had the right of way, versus the driver on Nature Walk Parkway. Mr. Payne appreciated the update from Mr. Masters and requested that a reminder be included in the newsletter on traffic etiquette, especially coming out of the community and that the representative from the county, be invited to a meeting, to provide a formal update.

SIXTH ORDER OF BUSINESS

Ratification of Second Amendment to Landscape and Irrigation Maintenance Agreement with Yellowstone Landscape, Inc.

Mr. Oliver presented the Second Amendment to the Landscape and Irrigation Maintenance Agreement with Yellowstone Landscape, Inc., which was included in the agenda package. It was executed and the extension was through 2025 in the amount of \$138,164. The budgeted amount was \$139,506. Mr. Payne asked if they were continuing to get good service from Yellowstone. Mr. Masters replied affirmatively.

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor approval of the Second Amendment to Landscape and Irrigation Maintenance Agreement with Yellowstone Landscape, Inc. in the amount of \$138,164.40 was ratified.

SEVENTH ORDER OF BUSINESS**Update Regarding Capital Projects**

Mr. Masters reported that Com Pac Filtration, Inc., the contractor refurbishing the splash pad in Phase 1, which was anticipated to cost \$118,000, would reinstall it the second week of February. Once this was completed, it would be remarketed, with the goal of having it open for Spring Break. He believed that residents would be happy with the splash pad, as a different color scheme was selected, that was attractive to kids. The tubes would be orange instead of yellow and the back section was removed, due to reliability issues, but they were able to refabricate the railing and install a small slide at a lower level for younger kids. The entire structure would be installed the same way, but it would look new and hopefully, they could get another 20 years out of it. Mr. Jolly asked if the coffins were checked for leaks. Mr. Masters confirmed that the coffins were good, as they needed to cut areas around the pipes that went through the coffin, but the coffin that controlled the water, still needed some work, as it was leaking. However, it was a small leak and they were not losing water.

Mr. Masters recalled that the Board approved Harwick installing a fence around the Phase 1 tennis court and around the basketball court in Phase 2. Atlantic Security ran a conduit from the Clubhouse to these areas, which must be accessed with a keycard. However, he made a major mistake on the fencing, which would cost \$5,800 to resolve, as Harwick's proposal, which was quite a bit lower than Armstrong Fencing's (Armstrong) proposal, included regular gates versus security gates. However, even with the gates, Harwick was still \$10,000 under what Armstrong did for everything and requested that the Board approve the \$5,800. Mr. Payne questioned the difference between a regular and security gate. Mr. Masters explained that both gates would have a latch, but a security gate would tie into the access control system and on the inside of the gate, there would be a panic bar to exit, which separately was \$1,600. They would also install a metal material, so no one could reach their arm in, to push the panic bar. Typically, those gates cost \$4,200 per gate, but Harwick provided a price of \$2,785 per gate or \$5,800 for both. Mr. Payne pointed out that the proposal from Harwick for the Phase 2 basketball court was \$19,000 and there was still a \$10,000 savings. Mr. Payne recommended that the Board approve the request for the additional \$5,800, because the Board already committed to this project, but asked if the structures were already installed. Mr. Masters confirmed that they were both completed, except for a 4-foot section of fence in Phase 1, that was falling apart. Mr. Payne noticed that the backboard area on the basketball court was higher and asked if this was by

design. Mr. Masters indicated that it made more sense to make it higher, to stop balls from going over the fence and onto the road and to stop people from climbing over the fence.

Mr. Masters recalled that the Board agreed to pay \$10,000, to repair 25 feet of pond bank, but it was not what they said needed to be repaired and he was looking for other options to repair it. They thought that they could cover the hole and leave the landscaping low, but it defeated the purpose, as the bank should be low all the way across, without any dips. Mr. Blalock asked if they signed a contract. Mr. Masters did not recall them signing one. Mr. Payne questioned why the contractor changed their mind. Mr. Masters did not know but was working with them and other vendors on how to complete the job. Mr. Payne suggested contacting the vendor completing the bulkhead work. Mr. Masters planned to speak to them, as they needed to install a French drain, before filling the hole and re-sodding it. Two new backboards for the basketball court, were ordered from Southeast Recreation and would be installed this Friday. Soccer goals were also ordered and would arrive this Friday. Mr. Payne asked if the volleyball net would be replaced. Mr. Masters confirmed that someone tore it up and it would be replaced. Mr. Payne asked if there were any other capital reserve items, as \$300,000 was remaining. Mr. Oliver confirmed that the current balance was \$390,000. Mr. Metych recalled on Facebook; someone posted a photo of metal that had holes in it. Mr. Masters explained that it was the metal part of the playground, which was in good shape, as it was covered in plastic. However, the plastic was chipping away and retaining moisture, which rusted the metal. Less than a month ago, he repaired a major area. When Mr. Metych forwarded the Facebook post to him, Mr. Masters looked at it on Monday and obtained the parts. It was safe for the time being but wished that residents contacted him instead of posting on Facebook. Mr. Payne asked if they needed new playground equipment, from a liability standpoint. Mr. Masters requested that each Supervisor look at the decking, which needed to be replaced and estimated \$20,000 to \$30,000 to replace it and then replacing the entire structure in five or six years.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor authorizing an additional not to exceed \$6,000 for security gates for the fencing for the Phase 1 tennis court and Phase 2 basketball court was approved.
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EIGHTH ORDER OF BUSINESS**Discussion of Dog Park**

Mr. Masters recalled when the community was built by the developer, land was not set aside for a dog park. A resident, Ms. Tracee Bowles, who attended the September meeting, suggested an area behind the lake at the Phase 1 Amenity Center for a dog park, which he and Mr. Payne walked with Ms. Bowles and most of the Supervisors looked at. This area was adjacent to the half basketball court in Phase 1, at the back side of the pond. Two fence companies came out to provide prices on fencing. If they used a 5-foot aluminum fence, it would cost \$40,000, but they must install puppy panels at the bottom. They could do the exact same area with a 5-foot chain link fence for \$20,000 to \$25,000, but there must be an area at the beginning to prevent dogs from escaping. There also must be landscaping, which would cost between \$8,000 to \$12,000, but suggested pulling two trees out, cutting all of the other trees and raising the canopy to 10 feet, to open up the area, because the current canopy was 4 to 5 feet. Mr. Payne questioned the square footage. Mr. Masters indicated that he did not calculate the square footage, but where they walked to, would cost approximately \$30,000, but if they extended it, there would be an additional cost to fence it.

Mr. Blalock questioned the length and width. Mr. Masters believed that it was 500 feet, but they must put a fence on the pond side also. Mr. Payne assumed that the length was 150 feet and the width was 30 feet. Mr. Metych noted that they would need benches. Mr. Masters pointed out that they would also need trash cans and in most dog parks, the turf was destroyed. Mr. Payne questioned the Board's impressions of the area. Mr. Metych felt that the area from the pond, was not adequate and was more of a dog run versus a dog park. The length may be enough, but the width was not. Mr. Payne recalled that Ms. Bowles was willing to raise the money to build a dog park. Mr. Masters confirmed that they accepted donations. Mr. Payne felt that it would be nice to have a dog park, but if the space did not meet the requirements, they should not continue to pursue it. Ms. Little agreed, until residents were more active in this matter. Mr. Metych asked if there was a legal requirement on how much space must be used and the number of dogs. Mr. Masters was not aware of any requirements, but there may be a suggested maximum capacity. *There was Board consensus to no longer discuss this matter, remove it from the agenda and inform Ms. Bowles that the Board was not proceeding, due to not having the appropriate space for it.*

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert provided the Board with a stormwater document that they would be discussing over the next couple of months. Staff needed time to analyze it and come back to the Board with any changes. It was not anticipated to have any large budget impact, but it was something that they needed to evaluate. The deadline to complete the four hours of ethics training, was December 31st; however, Board Members must complete it again in 2025, but suggested waiting until after May, in case the Legislature made changes. Mr. Payne noted that the maintenance requirements of structures required a qualified inspector but asked if the District Engineer would suffice. Mr. Eckert confirmed that usually it would be, unless they required a government inspector. With many of the county inspections, they were giving developers the option to hire a private inspector, instead of a county inspector, but would obtain clarification. Mr. Payne questioned who would be responsible for performing the assessment. Mr. Masters felt that it made more financial sense for the District Manager and the District Engineer to coordinate on that and bring them in as needed. Mr. Oliver confirmed that Mr. Bill Schaefer was aware of this memo and would look into it. Mr. Payne requested that this item be included on the future agendas for further evaluation.

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver reported that the Fiscal Year 2026 Proposed Budget would be presented to the Board at the March meeting, for approval at the May meeting. Mr. Payne pointed out that GMS was efficient in managing the budget, especially the capital reserve, as assessments had not been raised in two years and preferred to not raise assessments. Mr. Oliver recalled that in the last two years, capital reserve contributions were reduced and if they wanted to keep up the balance, they may have to raise assessments.

D Operations Manager
1. Report
2. Yellowstone Report
3. Lake Doctors Report

Mr. Masters presented the Operation Manager's Report, along with the Yellowstone and Lake Doctors Reports, which were included in the agenda package. Ms. Little asked if the photo of St. John's Golf and Country Club, below Yellowstone's report, was supposed to be included. Mr. Payne believed that it was included in the background of the photo, because when he took a picture of the community, South Hampton was in the background and asked if Mr. Masters needed any support from the Board of Supervisors. Mr. Masters did not need any assistance but would contact him after the holidays. At this time, everything was good and there were no issues.

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. There would be no food trucks during the holidays but would push for them to come out after the holidays. The events were incredible this year. On November 9th, there was a Thanksgiving, craft and movie event. Their annual Turkey Trot was held on Friday, November 29th and was another great success, followed by the Cookies with Santa, which was held on Saturday, December 7th. There was an added twist with a Build A Bear station, which was a huge hit, with very excited and happy residents, as they were able to give away every single stuffed animal, including to teenagers. Ms. Little and Mr. Payne loved the event, felt that it was well received and that Ms. Meadows and Mr. Masters outdid themselves. Ms. Meadows reported that their blood drive on December 14th, did better this month and they exceeded the number of donations. On Saturday, December 21st, there was 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. There were plans for more events like this. A babysitting course was scheduled for later this month and in February, there would be a Daddy/Daughter, Mommy/Son Dance. The theme was a Hollywood red carpet type of event. There would be a cornhole tournament in March and Spring egg hunt in April, with a petting zoo. She was discussing with Mr. Masters, events such as a Casino Night, concert, kickball tournament with families and a chili cook-off.

Mr. Masters reported that Vesta had a program where QR codes would be used, in order to get feedback from the community. After an event, a newsletter would be sent out with a QR code, with questions on whether they attended the event, what was good and bad, if there were any suggestions, if the facility was clean and how they would rank this facility. The purpose was for residents to use the QR code, to provide feedback, instead of going on Facebook. Mr. Payne asked if the QR code was strictly for surveys, solicitations or request for information. Mr. Fagen indicated that the QR code would be specific to the survey, to gather information and promote an event. Mr. Payne felt that it was a quick way to gather information, but did not want to make it too broad. Mr. Jolly suggested posting a sign with the QR code, when something needed to be repaired. Mr. Masters indicated that Vesta planned to update their website, as they have done in other communities, to make it more user friendly for residents to report a concern or safety issue. Ms. Meadows pointed out that the website would be able to connect to the App and be more aesthetically pleasing. Mr. Oliver noted that the GMS did not maintain the website, as there was a contract with a vendor. No matter what platform they used, certain CDD documents were required to be posted on the website and it must be ADA compliant. Mr. Fagen confirmed that the Vesta website was ADA compliant and would cost the District between \$90 and \$200 per year, to enhance it, with the cost being spread out over 20 properties. The District was currently paying \$150 per month for the current website.

Mr. Blalock pointed out that typically people were not smart enough to find a phone number on a permit and questioned why they would want to link to the current website, as it would be better to replace it. Mr. Payne agreed and preferred not to do it piecemeal or have two websites. It should be completely changed, there be economies of scale with the finances and compliant from an ADA standpoint. Mr. Masters confirmed that it would be \$90 on the low end, but if there were additional apps, they would not go over \$200. Mr. Blalock voiced concern if they had a new domain, they would not be able to use BrandyCreekCDD.com anymore. Mr. Oliver indicated that they would find a way to keep the domain, BrandyCreekCDD.com and re-direct it. Mr. Fagen pointed out that Durbin Crossing CDD had the DurbanCrossingCDD.com website as well as Durban Crossing Living and they would be raising the bar as far as the lifestyle end of things, add value and provide the level of service that they were providing elsewhere. In addition, the App would be mobile friendly. Mr. Blalock wanted to do additional research.

Mr. Payne liked the idea of modernization and having a more advanced digital and friendly website but not having two websites. Ms. Meadows recalled that Sampson Creek had two websites: one strictly for CDD documents and another for recreation amenities. Mr. Fagen indicated that due to content issues, it was better to have separate websites and would look into it. Mr. Payne envisioned having separate tabs for CDD information and amenities on one website, versus the District paying \$1,800 for a static website and wanted to consider a better price. Mr. Fagen pointed out that having a separate amenity website would add value, but Vesta was not generating revenue from it. Mr. Blalock preferred to revisit this item in March, so that Board Members and staff could look at other websites to get some ideas. Mr. Payne agreed. Mr. Eckert suggested that the CDD Board appoint a liaison to speak to the Durbin Crossing CDD Board about their website. Mr. Jolly volunteered, as he had experience building websites. Ms. Little questioned who monitored the concerns or requests that were submitted. Ms. Meadows indicated that the email would be sent directly to Mr. Masters. Ms. Little asked if it included a marketplace that was only available to residents of St. Johns golf. Mr. Fagen confirmed that it was separate. Mr. Blalock recalled a separate Facebook buy/sell page for Johns Creek residents. Mr. Jolly asked if there was a contract with the CDD website vendor, Unicorn. Mr. Oliver confirmed that there was one, which had a 30-day termination. Mr. Payne felt that this was a good discussion, was in favor of modernizing the website, but at the same time, meeting the ADA requirements and questioned whether to fence in the Phase 1 basketball courts, as they were not locked down and non-residents were playing on them. Mr. Masters would look at them after the Phase 2 basketball courts.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Metych questioned when they last had off-duty officers, as his street was a raceway. In his eight years of experience in law enforcement, it was always \$55 per hour for off duty officers and asked why they must always go through Deputy Lauren, versus a Lieutenant or Captain. He found it hard to believe that no officers wanted to patrol the community for two or three hours per night for extra holiday money. Mr. Masters would look into it but believed that they needed officers that had radar guns, which St. John's County had a limited number of. Deputy Lauren could write a ticket, but did not have a radar gun. Mr. Blalock suggested contacting Florida Highway Patrol. Mr. Masters would see what he could find out. Mr. Metych

pointed out that his concern was that the CDD was paying \$12,000 per year for Deputy Lauren to come into the community and patrol the amenities, which was why they were using off duty officers, but they were not in the community lately. It was approved for longevity, but not just for one weekend. Mr. Payne felt this was a good point and it made sense to revisit it to get more availability. Mr. Payne recalled at the last meeting, goals were established by the Board and requested that Mr. Oliver review them, to ensure that they were meeting them, as they must report their progress later in the year.

Mr. Masters reported that some work was done on the Phase 1 bulkhead. There were some areas where the top caps were replaced with new wood and recommended replacing the top cap on the rest of the bulkhead, to keep moisture off under the bulkhead, to get some longevity out of it. It was not supposed to be replaced, according to the capital reserve, for another 10 years or longer, but if they did not replace the top cap now, it would not last that long. Mr. Payne pointed out that the top cap was the flat piece of board on top of the bulkhead that the fence was sitting on. Mr. Masters explained that not only would it keep the wood underneath protected, but there was a fence attached to the wood, which was rotting and was a safety concern, as kids were leaning up against the fence to look at the fish. Mr. Payne requested that Mr. Masters obtain an estimate. Ms. Little felt that it was a priority to replace it, as a child could fall into the water. Mr. Payne pointed out that along with the goals, he was concerned about the alligator on the pond. Ms. Little spotted it a couple of weeks ago, sunning on the bank. Mr. Masters noted the problem with alligator trappers, was that they did not trap alligators in the 4-foot range, which their alligators were in the range of. They would follow back up with the State.

TWELFTH ORDER OF BUSINESS

Financial Reports

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

Mr. Oliver presented the November 30, 2024 Balance Sheet and Income Statement, which were unaudited. Cost share revenues were received from the Publix shopping center. The balance of the Capital Reserve Fund was \$395,000 and another \$70,000 in contributions, would be added. However, there were \$80,000 to \$90,000 worth of expenses.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, showing that the District was 18.25% collected, but a large distribution was expected this week. They should be fully collected by the end of March.

C. Approval of Check Registers

Mr. Oliver presented the Check Register from October 1, 2024 to November 30, 2024 in the amount of \$220,763.28. Mr. Payne noted nothing out of the ordinary.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the October 1, 2024 to November 30, 2024 Check Register in the amount of \$220,763.28 was approved.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – March 12, 2025 at 6:30 p.m. at Phase 2 Amenity Center

Mr. Payne stated that the next meeting was scheduled for March 12, 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. Blalock with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

A.

TAP AQUATICS LLC

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

INVOICE

Bill To

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

Invoice# BRANDY CREEK BULK**Invoice Date** Feb 24, 2025**Due Date** Feb 24, 2025

Item Name	Quantity	Rate	Amount
220 LINEAR FEET OF BULK HEAD FACE PLATE REPLACEMENT	1	5835	5835.00
	1		0
	1		0
		Subtotal	5835.00
		Total	\$5835.00

Phase 1
Bulkhead

Notes

ALL MATERIAL PROVIDED BY TAP AQUATICS. WORK ZONE TO BE CAUTION TAPED OFF AND BARRICADED

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.
SCHEDULING TAP AQUATICS YOU ARE AGREEING TO TERMS AND CONDITIONS

B.



ESTIMATE	#14508
ESTIMATE DATE	Feb 24, 2025
EXPIRATION DATE	May 14, 2025
TOTAL	\$5,660.00

Investment Painting of North FL

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

CONTACT US
 229 South Torwood Drive
 Saint Johns, FL 32259

(904) 716-1370
 jmasters@vestapropertyservices.com

(904) 307-6649
 Investmentpaintingfl@yahoo.com

Service completed by: Dustin MacPeek

ESTIMATE

THASEL

Services	qty	unit price	amount
Commercial painting at amenity center for perimeter fence repaint	1.0	\$4,895.00	\$4,895.00
Pressure wash aluminum fence and Paint 928 linear feet of aluminum fence around property same color with Sherwin Williams pro industrial direct to metal paint.			
Cover walkways near pool area and spray fence for a factory like finish			
Price includes labor materials and taxes.			
Optional repaint interior of gym walls with 2 bathrooms	1.0	\$765.00	\$765.00
Repaint gym walls with Benjamin moore scuff x coating which is durable and wipeable. Price includes labor materials and taxes.			

Services subtotal: \$5,660.00

Subtotal	\$5,660.00
Total	\$5,660.00

THIRTEENTH ORDER OF BUSINESS

D.

1.



Brandy Creek CDD

Field Operation Manager's Report

Date of report: March 12, 2025

Submitted by: Jim Masters

YELLOWSTONE / LANDSCAPING:

- In-season schedule starts April 1st and we will receive service two days every week.
- Currently working on cutting back the cord grasses and palmettos.
- (Service report attached)

LAKE DOCTORS:

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

POOL MAINTENANCE SERVICE

- 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.
- Starting April 1st, we will go to three times a week cleaning schedule.

AMENITY IMPROVEMENT UPDATES:

- Phase 1 Splash Pool remarcite project has been completed. The Splash Feature is scheduled for installation for the middle of April. Compaq is waiting for the slide and the crawl tube to come in.
- Hardwick Fence Company has finished the fencing and security gates at both the Phase 1 Tennis Court and the Phase 2 Basketball Court.
- Atlantic Security will be connecting the access control system to these areas in April.

FITNESS CENTER SURVEY:

- We posted a QR Fitness Center survey on likes, dislikes, and suggestions (see attached results).

PROJECTS UNDERWAY/COMPLETED:

- Replaced the Lending Library at Phase 1.
- Deep spring cleaning to get the facilities looking top notch for spring break and the upcoming summer.

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.

Yellowstone
2-28-25



YELLOWSTONE LANDSCAPE

1

Brandy Creek CDD: February 2025 - Landscape Report

Irrigation Maintenance:

- The February irrigation inspection was completed on 2/21/25 ✓
- The repairs from this inspection included replacing a Hunter controller in Phase 2, which was at least 15 years old. There was also a mainline leak repaired and several heads/nozzles that were replaced.
- With the warmer temperatures, the irrigation watering schedule has been adjusted with the season, and currently it is running 3 days a week.
- As we get into the grow season in April the irrigation frequency and duration will increase based on the weather.

Fungus/Pest/Fertilizer applications:

- Our chem / fert team completed the most recent lawn treatment on 2/10/2025 - 2/13/2025.
- The technician noted that there were some turf weeds, mainly around the amenities center of phase 2 which were treated.
- This most recent turf application should start showing results in the next 2-4 weeks.
- There was also some residual mole cricket damage from before the freeze but the recent freeze knocked them out. We will continue to monitor these areas and treat as needed.

Maintenance:

- The landscape maintenance team is still on a biweekly service schedule and starting in April will be moving to a weekly service schedule.
- The maintenance crew has been focusing on detail work the last 2-3 months due to the off-season.
- Some of these items include leaf removal along the white fences in phase 2, both entrances and the amenities centers, weed control, trimming as needed and trash/debris removal.
- Another item we focused on this off-season was the winter cutbacks. These include cutting back the ornamental grasses, flax lily, liriope and blue my mind (as needed). This has to be done over a couple of months and will be completed by the beginning of April.
- This week specifically, the hard surfaces were edged at the amenities center in phase 2 and the annuals were pulled as the spring annual rotation is about to be installed.
- The crew also installed some organic soil in the annual beds to build them up so they are crowned, and to provide the upcoming annuals with nutrients to ensure healthy flowers and optimal growth.
- The holly trees at the JEA lift stations were limbed up and the overgrowth removed.

Special Projects:

- The spring annual rotation will be installed on Wednesday, March 5.

Yellowstone Feb 2025

- I will be providing a proposal to remove and install arboricola at the pool deck of Phase 2 next week. There were some irrigation issues in this area which I need to get the latest update on. I will keep you posted on this.

Nick Lamb
Account Manager - Yellowstone Landscape

2

Yellowstone
2-28-25

www.austinoutdoor.net

EAST CENTRAL FLORIDA
3235 North State Street
Bunnell, FL 32110
386.437.6211

NORTHEAST FLORIDA
6926 S Phillips Parkway Drive
Jacksonville, FL 32256
904.819.1895

CENTRAL FLORIDA
8011 Osceola Pkwy Line Rd
Davenport, FL 33896
407.396.0529

SOUTHEAST FLORIDA
2665 SW Domina Road
Fort St. Lucie, FL 34953
772.344.2300

Mailing Address
PO Box 849
Bunnell, FL 32110
386.437.5143 Fax



The Lake Doctors, Inc.
Aquatic Management Services

1-27-25

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 709617 BRANDY CREEK CDD-JOHNS CREEK
Site Information: JOHNS CREEK PKWY, ST AUGUSTINE, FL , ST. AUGUSTINE, FL
Customer Billing Information: 224 Johns Creek Parkway Pkwy , St. Augustine FL 32092-

Service Branch Information: 11621 Columbia Park Dr W
 (904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
 AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Twice per
Work Order Number: 1963184
Completed Date: 1/27/2025
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 7- Added dye
 Pond 8- Added dye
 Pond 9- Looks good
 Pond 1- Looks good
 Pond 2- Looks good

<u>Environmental Conditions</u>	
Weather:	Overcast
Temperature:	59.97
Wind Direction:	South
Wind Speed:	1.01
Humidity:	85.0000

Pond Dye Added, Treated for Algae

Services Completed by:

Customer Signature (if needed):

Eric

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



American Owned
& Operated



The Lake Doctors, Inc.
Aquatic Management Services

2-6-25

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 709617 **BRANDY CREEK CDD-JOHNS CREEK**
Site Information: **JOHNS CREEK PKWY, ST AUGUSTINE, FL , ST. AUGUSTINE, FL**
Customer Billing Information: 224 Johns Creek Parkway Pkwy , St. Augustine FL 32092-

Service Branch Information: 11621 Columbia Park Dr W
(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Twice per
Work Order Number: 1981667
Completed Date: 2/6/2025
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 10- Treated for algae
Pond 8- Treated for algae
Pond 5A- Treated for emergent shoreline weeds
Pond 5B- Treated for algae
Pond 9- Treated for algae

<u>Environmental Conditions</u>	
Weather:	Partly Cloudy
Temperature:	81.99
Wind Direction:	South-East
Wind Speed:	9.8
Humidity:	56.0000

Treated for Algae, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Eric Wood

Eric Wood

626-1887 | eric.wood@lakedoctors.com

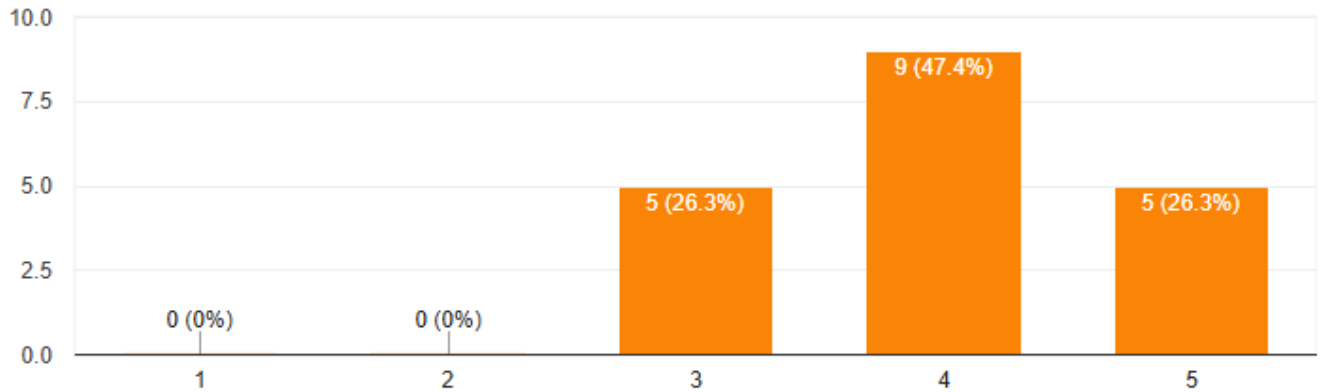


**American Owned
& Operated**

Please rate your overall satisfaction with our Fitness Center.

[Copy chart](#)

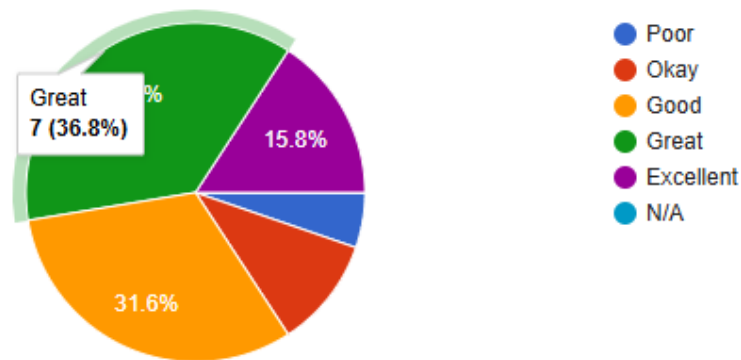
19 responses



Please rate the quality of the equipment in the Fitness Center.

[Copy chart](#)

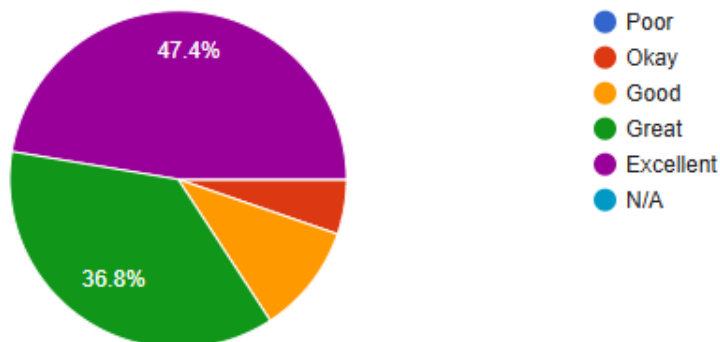
19 responses



Please rate the quality of cleanliness in the Fitness Center restrooms.

[Copy chart](#)

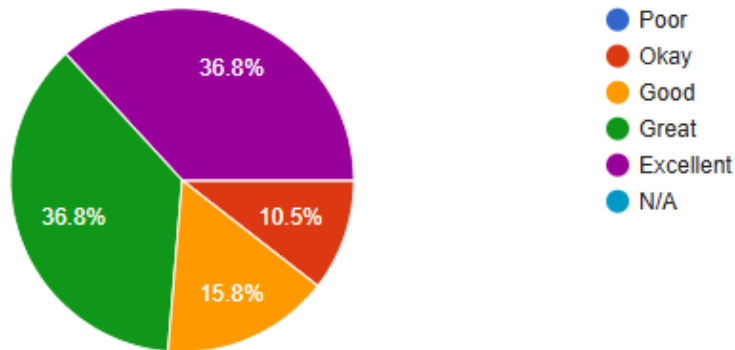
19 responses



Please rate the quality of cleanliness of our Fitness Center (room/equipment).

 Copy chart

19 responses



What do you wish we offered that we currently do not have?

17 responses

The Assisted Pull-Up machine would be excellent.

To fix the lat pull down add-ons. (5-10 pound increments)

2.5 pound plates or functioning lat pulldown add ons

More modern water fountain with filtration

More treadmills or bikes, I never see anyone on the other cardio equipment. One of the treadmills wasn't working for weeks. The thermostat should not be locked. It's currently set to heat to 70 degrees, but the current temperature in the room was 72. It was very uncomfortable. Also, the place is often crawling with teenagers, who are often not working out & usually wearing crocs or slippers.

Squat rack (free weight barbell)

Update old equipment. Everything else is good! Jim does a great job of maintaining the Gym. It would be nice for Phase II to have their own gym so that ours is not crowded.

What do you wish we offered that we currently do not have?

17 responses

Leg press updated bikes

Leg press and higher weights in dumbbells

leg press

that chest swingy thingy

Class to show how to work some of the machines

Heavier dumbbells leg press

Leg press

Fix lat pulldown add on

Leg press/hack squat.

Squat rack

E.

1.



Amenities Manager Report

March 12, 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 have continued to be successful. We are back to doing two a month.

Sheriff's Report:

- Please see attached reports.

Room Rentals (2025)

- **January: Breezeway – 1 / Community Room – 7**
- **February: Community Room - 9**



Special Events:

Recent Events:

- On January 18, we hosted a Babysitting and AED/CPR Certified Course with Safety First at the phase 2 Community Room. This was a great deal for our residents as normally those courses are separate and cost for each class. They were able to combine it into one course and only charge for the cost of one, which was a \$90 savings! We will look into bringing them out again in the summer.
- On February 15, we held our annual Daddy Daughter Dance, but this year we added a second dance for Mommy and Sons. The theme this year was Hollywood, and we rolled out the red carpet for our distinguished guests! We played games, had treats to enjoy, and of course, we danced! Everyone left with a mini Oscar and a goodie bag of Hollywood inspired treats. We had a great time and look forward to next year!

Future Events:

- Community Yard Sale – Saturday, March 9
- Spring Break Activity Week
 - Craft Day – Monday, March 17
 - Sand Art Day – Wednesday, March 19
 - Kickball Tournament – Thursday, March 20
 - Ice Cream Social – Friday, March 21
- Spring Break Extra Fun – Bounce House or Waterslide – Monday, March 17 and Friday, March 21
- Blood Drive – Saturday, April 12
- Spring Egg Hunt - Saturday, April 12
- Start of Summer Concert – Friday, May 30



+LIGHTS
*Camera
=ACTION!+

HOLLYWOOD DADDY DAUGHTER DANCE 2025



+LIGHTS
*Camera
=ACTION!+

HOLLYWOOD MOMMY SON DANCE 2025



2.

BRANDY CREEK CDD

Officer's Name	SSN	Officer's Department
Lauren Guggisberg	On file	ST. JOHNS CO. SO

Day	Date	Start Time	End Time	Hours Worked	Sheriff's Office Report #
Monday	2/3	745	1045P	3	SJSO25CAD024174
Sunday	2/9	130	430P	3	SJSO25CAD028700
Tuesday	2/18	730	1030p	3	SJSO25CAD035885
Saturday	2/22	545	845p	3	SJSO25CAD038832
Monday	2/24	510	810p	3	SJSO25CAD040250
day					SJSO25CAD
BLANK					SJSO25CAD
			Total:	15	
TOTAL HOURS: 15 HOURS AT \$55.00 AN HOUR					
TOTAL :					
HOURS SUBMITTED TO BERNADETTE					

ACTIVITY	
Citations:	Parking Tickets:
Warnings:	Field Contacts:
Arrests:	Reports:

2/3/25 Monday Evening
PHASE 1

The area, although very well lit up, was found to be empty. The gym had a few residents inside. The gym emptied out by 930, and there were subjects on the courts playing basketball upon a last checking.

PHASE 2

A few teenagers on the courts, one was a resident, the other 3 were his guests. I checked the pool patio area and the pool. All Doors to the party room were found secured. Upon a last check the area was dark and quiet. There were two vehicles in the parking lot, however no one was inside either of them.

2/9/25 Superbowl Sunday

PHASE 1

Upon arriving at the amenity parking lot there were lots of people outside. I stopped first at the tennis courts, checking with the adults who stated one set was residents, and although the husbands told me to take the wives away since they were losing, I told them they should learn to do better. Haha next I stopped at the basketball court where two middle school boys were playing, they were both residents. The park had at least 7 kids in it and one of the children was a resident, the residential child's father was fishing and the other father was watching the kids play. It was a play date thing for the kids to all have time outside together. The gym had two residents inside quietly working out. The pool was not occupied at all.

There was a resident who brought up a truck bed with cardboard boxes and a bag of stuff, that was most likely Styrofoam from the TV Boxes, who attempted to gain entry to the garbage can to dispose of all the stuff. He was stopped and informed he couldn't use the trash can here without property permission. He was also informed that all of the stuff in his truck bed was stuff he could throw out with the regular trash on Trash Day. He left without further issues however I located several large chunks of cardboard along the main roadway. I picked it up and will discard it on my trash day.

Towards the end of shift there weren't many residents outside, as the game starts around dinner time and those who were gathering im sure had things to do set up wise.

PHASE 2

Upon arrival, I observed two bicyclists getting ready to take off. I inquired if they were residents of this neighborhood and once they stated no, they were informed they could not park here. There was also a gaggle of middle school boys with bikes on the court and two older boys at one end. I went out to check who was a resident. The two older ones stated they were residents; the rest were from Silver Leaf. They were all told they couldn't play here, due to this being private property. They were also told they couldn't park their bikes on the courts as it wasn't a place for that. There were two E-Bikes, and I reminded them all that bikes must stop at traffic signs and all roadways, as when I arrived there were two riding without stopping at the main intersection of Avery Gardens and Huffner Hill Cir.

While bummed they were kicked out, they all left without any further issues.

Lots of residents and kids were out today, the pool was being used even though I am sure the water was a bit cold and lots of residents were out getting sun/sunburned.

Upon another check of the area the outside green spaces were found to be empty.

2/18/25 Tuesday after a long weekend

PHASE 1

Upon arrival there weren't many residents outside. I witnessed 3 young males go into the gym and when I inquired who had a keycard only one of them had one. The one with the keycard tried to tell me that the other two guys were his guest, so I simply informed him that he had to be 18 to have guest, then another stated he was a resident to the neighborhood, and I asked where his keycard was, oh at home. So, I again stated that they all needed a key card to be in the gym. I informed them of the big sign on the door stating they all needed a key card. They were asked to get all their stuff and head out. They left without any further issue.

There were several residents up at the amenity center as the night moved into the late hour. I informed a resident that they could not skateboard on the tennis court. Politely the resident apologized and moved it out. The gym was steady

There were two girls on the pickleball courts that arrived at 10 ish, which is silly late. I contacted them made sure they resided within the neighborhood and then reminded them of the hour to not be screaming as someone would then call me back out to kick them off...

PHASE 2

Upon checking the area, I arrived to find a large sum of young adults on the basketball court. I walked out and one of the guys stood up stating they were the resident...I laughed and stated I must have checked on them prior. The guys were all told to clean up and respect the neighborhood. I took all tags down placing them into the call stamped for tonight.

I checked the pool patio and the party room doors. I found an unsecured door, walked in, locked it and exited.

I checked the area a few times and it was quiet and empty. The guys on the basketball court were not there for long, as by the second pass they were gone.

2/22/25

PHASE 1

The weather was looking gloomy upon arrival; however, no rain was in our forecast. There were several kids on the tennis courts, I could see parents placing scooters inside of the courts. I did double check as I squeezed between their vehicle with an open door. The parents stated they were indeed residents and thanked me for checking on that issue. The gym had several young adults inside talking loudly, because it's such a large facility they can't talk at a normal level

AT 820PM I spoke to you adult males on the basketball court, I inquired if either of them resided within the neighborhood, I was given their friend who is a resident was coming up later. I explained the law to them and told them without their resident friend they had to exit the property as they were trespassing. They went back to their vehicles which were registered for scrub jay area and the other a silver leaf residence.

PHASE 2

Arrived here first, there were two young adult males on the courts leaving as I came into the parking lot. The vehicle was registered to the neighborhood. A duck was swimming in the pool area, in the middle of course where I was unable to scoop him. I mean I understand I would rather dive in clear water too...haha

I checked all the party room doors and the pool patio. Doors were secured and no one was outside.

2/24/25

PHASE 1

The basketball court has some middle school boys out shooting hoops. Lots of traffic coming home within the neighborhood. Since it was damp outside, there was not many residents outside here either. I made several passes through the neighborhood this evening. Even with the rain the gym was steady for a little while.

PHASE 2

Upon arrival, the weather was just gloomy and wet. It has rained most of the day for most of the county. There wasn't anyone outside in any green space, pool area or playground. As I drove through the area, I checked a few times in the area. There was no one observed in the amenity area this evening. I did check all patio doors restrooms, and pool patio areas. Everything was clear of any residents, and all doors were found secured.

FIFTEENTH ORDER OF BUSINESS

A.

Brandy Creek
Community Development District

Unaudited Financial Reporting
December 31, 2024



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7	<u>Debt Service Fund Series 2013 Income Statement</u>
8	<u>Debt Service Fund Series 2015 Income Statement</u>
9	<u>Assessment Receipt Schedules</u>
10	<u>Long Term Debt Summary</u>

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

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Cash - Wells Fargo	\$ -	\$ 19,135	\$ -	\$ 19,135
Cash - Hancock Bank	37,882	-	-	37,882
Assessment Receivable	-	-	-	-
Due From Debt Service	-	-	-	-
Due From Other	-	-	-	-
Due From Capital Reserve	-	-	-	-
Due From General Fund	-	-	-	-
Due From Other Gov'ts	-	-	-	-
Investments:				
State Board of Administration (SBA)	143,681	304,729	-	448,410
Custody Acct - General Account	716,370	-	-	716,370
Custody Acct - Capital Reserve	-	41,956	-	41,956
Series 2013A				
Reserve	-	-	31,806	31,806
Revenue	-	-	325,414	325,414
Series 2015				
Reserve	-	-	90,203	90,203
Revenue	-	-	181,497	181,497
Prepaid Expenses	-	-	-	-
Deposits	2,000	-	-	2,000
Total Assets	\$ 899,932	\$ 365,820	\$ 628,920	\$ 1,894,672
Liabilities:				
Accounts Payable	\$ 2,890	-	\$ -	\$ 2,890
Accrued Expenses	8,863	-	-	8,863
Due to Debt Service	-	-	-	-
Due to General Fund	-	-	-	-
Due to Other	-	-	-	-
Total Liabilities	\$ 11,754	\$ -	\$ -	\$ 11,754
Fund Balance:				
Nonspendable:				
Deposits	\$ 2,000	\$ -	\$ -	\$ 2,000
Restricted for:				
Debt Service	-	-	628,920	628,920
Assigned for:				
Capital Reserve Fund	-	365,820	-	365,820
Unassigned	886,179	-	-	886,179
Total Fund Balances	\$ 888,179	\$ 365,820	\$ 628,920	\$ 1,882,919
Total Liabilities & Fund Balance	\$ 899,932	\$ 365,820	\$ 628,920	\$ 1,894,672

Brandy Creek
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 856,994	\$ 757,275	\$ 757,275	\$ -
Interest Income	12,000	3,000	3,997	997
Rental/Miscellaneous Income	6,000	1,500	2,070	570
Cost Sharing Revenue	11,159	2,790	-	(2,790)
Special Events Revenue	1,500	375	-	(375)
Swim Lessons Revenue	-	-	464	464
Total Revenues	\$ 887,652	\$ 764,940	\$ 763,807	\$ (1,133)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 6,000	\$ 2,000	\$ 2,000	\$ -
PR-FICA	459	153	153	-
Engineering	15,000	3,750	615	3,135
Attorney	25,000	6,250	4,761	1,489
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	19,898	19,898	-
Information Technology	1,723	574	574	-
Telephone	550	138	73	65
Postage & Delivery	1,000	250	543	(293)
Insurance General Liability/Public Officials	10,763	10,763	9,823	940
Printing & Binding	1,000	250	69	181
Legal Advertising	1,420	355	69	286
Other Current Charges	2,200	550	927	(377)
Office Supplies	100	25	3	22
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 142,669	\$ 56,885	\$ 51,437	\$ 5,448

Brandy Creek
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Insurance	\$ 39,274	\$ 39,274	\$ 37,763	\$ 1,511
Facility Administration/Events Coordinator	40,096	13,365	13,365	-
Facility Staffing (Contingency)	5,000	1,250	-	1,250
Pool Monitors	41,849	-	-	-
Field Operations Manager	76,684	25,561	25,561	-
Mobile App	2,500	-	-	-
Office Supplies/Mailings/ Printing	1,900	475	725	(250)
Pool Maintenance Service (Vesta)	37,176	9,294	11,225	(1,931)
Pool Chemicals (Poolsure)	19,000	4,750	5,977	(1,227)
Permit Fees	925	-	-	-
Landscape Maintenance	139,506	34,876	45,049	(10,172)
Landscape Contingency	25,000	6,250	5,722	528
Community Garden	5,000	1,435	1,435	-
Irrigation Maintenance	10,000	2,500	481	2,020
Sign Repairs	2,500	-	-	-
Lake Maintenance	11,580	2,895	3,860	(965)
General Facility Maintenance	30,000	16,882	16,882	-
Pet Waste Disposal	8,018	2,673	2,673	-
Streetlighting	42,834	10,709	12,605	(1,896)
Telephone	600	150	194	(44)
Cable	2,300	575	720	(145)
Electric	32,000	8,000	8,228	(228)
Water/Sewer/Irrigation	48,000	12,000	14,287	(2,287)
Security (RollKall)	12,000	3,000	4,338	(1,338)
Security Camera Lease & Maintenance	3,000	750	-	750
Security - License Plate Reader System	11,000	2,750	-	2,750
Refuse Service	4,080	1,020	1,427	(407)
Janitorial	30,067	10,022	10,022	-
Community Web Site Services	750	188	300	(113)
Special Events	12,000	8,610	8,610	-
Recreation Passes	1,200	367	367	-
Performance Incentive	9,000	8,876	8,876	-
Total Operations & Maintenance	\$ 704,839	\$ 228,496	\$ 240,692	\$ (12,195)
Total Expenditures	\$ 847,508	\$ 285,381	\$ 292,128	\$ (6,748)
Excess (Deficiency) of Revenues over Expenditures	\$ 40,144		\$ 471,678	
<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)	\$ -	\$ 471,678	\$ -
Fund Balance - Beginning	\$ 29,856		\$ 416,500	
Fund Balance - Ending	\$ (0)		\$ 888,179	

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	\$ 113,206	\$ 600,894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 757,275
Interest Income	1,392	860	776	970	-	-	-	-	-	-	-	-	3,997
Rental/Miscellaneous Income	-	1,110	-	960	-	-	-	-	-	-	-	-	2,070
Cost Sharing Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Swim Lessons Revenue	464	-	-	-	-	-	-	-	-	-	-	-	464
Total Revenues	\$ 1,856	\$ 45,145	\$ 113,982	\$ 602,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 763,807
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
PR-FICA	-	77	-	77	-	-	-	-	-	-	-	-	153
Engineering	-	615	-	-	-	-	-	-	-	-	-	-	615
Attorney	353	2,457	228	1,723	-	-	-	-	-	-	-	-	4,761
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	-	600
Trustee Fees	5,853	-	-	-	-	-	-	-	-	-	-	-	5,853
Management Fees	4,975	4,975	4,975	4,975	-	-	-	-	-	-	-	-	19,898
Information Technology	144	144	144	144	-	-	-	-	-	-	-	-	574
Telephone	-	59	-	14	-	-	-	-	-	-	-	-	73
Postage & Delivery	164	148	99	132	-	-	-	-	-	-	-	-	543
Insurance General Liability/Public Officials	9,823	-	-	-	-	-	-	-	-	-	-	-	9,823
Printing & Binding	37	-	28	5	-	-	-	-	-	-	-	-	69
Legal Advertising	-	69	-	-	-	-	-	-	-	-	-	-	69
Other Current Charges	367	173	190	197	-	-	-	-	-	-	-	-	927
Office Supplies	0	1	1	1	-	-	-	-	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 27,190	\$ 10,316	\$ 5,665	\$ 8,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,437

Brandy Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Insurance	\$ 37,763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,763
Facility Administration/Events Coordinator	3,341	3,341	3,341	3,341	-	-	-	-	-	-	-	-	\$ 13,365
Facility Staffing (Contingency)	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Pool Monitors	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Field Operations Manager	6,390	6,390	6,390	6,390	-	-	-	-	-	-	-	-	\$ 25,561
Mobile App	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Office Supplies/Mailings/ Printing	316	30	193	186	-	-	-	-	-	-	-	-	\$ 725
Pool Maintenance Service (Vesta)	2,806	2,806	2,806	2,806	-	-	-	-	-	-	-	-	\$ 11,225
Pool Chemicals (Poolsure)	1,476	1,476	1,476	1,550	-	-	-	-	-	-	-	-	\$ 5,977
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Landscape Maintenance	11,178	11,178	11,178	11,514	-	-	-	-	-	-	-	-	\$ 45,049
Landscape Contingency	3,472	2,250	-	-	-	-	-	-	-	-	-	-	\$ 5,722
Community Garden	-	-	383	1,052	-	-	-	-	-	-	-	-	\$ 1,435
Irrigation Maintenance	481	-	-	-	-	-	-	-	-	-	-	-	\$ 481
Sign Repairs	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Lake Maintenance	965	965	965	965	-	-	-	-	-	-	-	-	\$ 3,860
General Facility Maintenance	2,221	6,884	4,595	3,182	-	-	-	-	-	-	-	-	\$ 16,882
Pet Waste Disposal	668	668	668	668	-	-	-	-	-	-	-	-	\$ 2,673
Streetlighting	3,151	3,151	3,151	3,151	-	-	-	-	-	-	-	-	\$ 12,605
Telephone	49	49	49	49	-	-	-	-	-	-	-	-	\$ 194
Cable	180	180	180	180	-	-	-	-	-	-	-	-	\$ 720
Electric	2,290	2,028	1,893	2,017	-	-	-	-	-	-	-	-	\$ 8,228
Water/Sewer/Irrigation	3,422	3,905	3,133	3,827	-	-	-	-	-	-	-	-	\$ 14,287
Security (RollKall)	173	1,906	866	1,393	-	-	-	-	-	-	-	-	\$ 4,338
Security Camera Lease & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Security - License Plate Reader System	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Refuse Service	358	358	356	355	-	-	-	-	-	-	-	-	\$ 1,427
Janitorial	2,506	2,506	2,506	2,506	-	-	-	-	-	-	-	-	\$ 10,022
Community Web Site Services	150	-	150	-	-	-	-	-	-	-	-	-	\$ 300
Special Events	3,631	2,622	1,253	1,103	-	-	-	-	-	-	-	-	\$ 8,610
Recreation Passes	-	367	-	-	-	-	-	-	-	-	-	-	\$ 367
Performance Incentive	-	8,876	-	-	-	-	-	-	-	-	-	-	\$ 8,876
Total Operations & Maintenance	\$ 86,988	\$ 61,936	\$ 45,533	\$ 46,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,692
Total Operations & Maintenance	\$ 86,988	\$ 61,936	\$ 45,533	\$ 46,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,692
Total Expenditures	\$ 114,178	\$ 72,252	\$ 51,197	\$ 54,501	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292,128
Excess (Deficiency) of Revenues over Expenditures	\$ (112,322)	\$ (27,107)	\$ 62,785	\$ 548,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 471,678
Other Financing Sources/Uses:													
Capital Reserve - Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (112,322)	\$ (27,107)	\$ 62,785	\$ 548,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 471,678

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues				
Interest	\$ 7,500	\$ 6,109	\$ 6,109	\$ -
Total Revenues	\$ 7,500	\$ 6,109	\$ 6,109	\$ -
Expenditures:				
Capital Outlay - Equipment/Facilities	\$ 30,000	\$ 30,000	\$ 106,963	\$ (76,963)
Other Current Charges	450	113	-	113
Repair and Replacement	22,050	5,513	9,625	(4,113)
Community Garden	-	-	-	-
Total Expenditures	\$ 52,500	\$ 35,625	\$ 116,588	\$ (80,963)
Excess (Deficiency) of Revenues over Expenditures	\$ (45,000)		\$ (110,479)	
Other Financing Sources/(Uses)				
Capital Reserve Transfer In	\$ 70,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 70,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 25,000		\$ (110,479)	
Fund Balance - Beginning	\$ 462,809		\$ 476,300	
Fund Balance - Ending	\$ 487,809		\$ 365,820	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 321,394	\$ 281,867	\$ 281,867	\$ -
Interest Income	7,500	1,875	1,655	(220)
Total Revenues	\$ 328,894	\$ 283,742	\$ 283,522	\$ (220)
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		\$ 235,771	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,392	\$ -	\$ 235,771	\$ -
Fund Balance - Beginning	\$ 85,022		\$ 121,450	
Fund Balance - Ending	\$ 98,414		\$ 357,220	

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 189,222	\$ 159,895	\$ 159,895	\$ -
Interest Income	7,500	1,875	1,974	99
Total Revenues	\$ 196,722	\$ 161,770	\$ 161,869	\$ 99
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		\$ 124,815	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,948	\$ -	\$ 124,815	\$ -
Fund Balance - Beginning	\$ 54,093		\$ 146,884	
Fund Balance - Ending	\$ 72,042		\$ 271,699	

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	31,806
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
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Series 2015 Special Assessment Bonds

Interest Rate:	3.70%
Maturity Date:	5/1/1936
Reserve Fund Definition	50% Max Annual
Reserve Fund Requirement	\$89,162
Reserve Fund Balance	90,203
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
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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				
	12/1/24 - 12/31/24	2645-2661	\$ 41,474.58	
	1/1/25 - 1/31/25	2662-2686	48,477.36	
				\$ 89,951.94
Capital Reserve Fund				
	12/1/24 - 12/31/24	179-182	\$ 19,843.01	
	1/1/25 - 1/31/25	183-185	16,007.49	
				\$ 35,850.50
<i>Utilities and Autopayments</i>				
	12/05/24	JEA	\$ 3,133.42	
	12/04/24	AT&T	48.60	
	12/09/24	Republic Services	355.81	
	12/31/24	RollKall Technol	866.25	
	12/23/24	HWB Credit Card	1,469.32	
	12/24/24	Florida High Speed Internet	125.00	
	12/27/24	FPL	5,044.26	
	01/06/25	JEA	3,827.26	
	01/06/25	AT&T	48.60	
	01/07/25	Republic Services	355.22	
	01/13/25	IRS FICA Payment	153.00	
	01/16/25	RollKall Technol	174.40	
	01/24/25	Florida High Speed Internet	125.00	
	01/25/24	HWB Credit Card	1,646.29	
	01/28/25	FPL	5,167.79	
	01/29/25	RollKall Technol	866.25	
		TOTAL UTILITIES PAID ONLINE OR AUTOPAY		\$ 23,406.47
TOTAL				\$ 149,208.91

* Fedex Invoices available upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/10/24	00033	12/02/24 367826	202411 320-57200-49300	ACCESS CARDS ATLANTIC SECURITY	*	366.75	366.75 002645
12/10/24	00395	9/24/24 2330	202409 320-57200-46600	RPL MECHANICAL SHAFT SEAL C BUSS ENTERPRISES INC	*	450.00	450.00 002646
12/10/24	00400	12/01/24 2024-692	202411 310-51300-31100	NOV ENGINEERING SERVICES DOMINION ENGINEERING GROUP INC	*	615.00	615.00 002647
12/10/24	00030	12/01/24 319	202412 310-51300-34000	DEC MANAGEMENT FEES	*	4,974.58	
		12/01/24 319	202412 310-51300-35100	DEC INFORMATION TECH	*	143.58	
		12/01/24 319	202412 310-51300-51000	OFFICE SUPPLIES	*	1.17	
		12/01/24 319	202412 310-51300-42000	POSTAGE	*	99.49	
		12/01/24 319	202412 310-51300-42500	COPIES	*	27.60	
				GOVERNMENTAL MANAGEMENT SERVICES			5,246.42 002648
12/10/24	00341	12/01/24 13129562	202412 320-57200-46250	DEC POOL CHEMICALS POOLSURE	*	1,475.72	1,475.72 002649
12/10/24	00286	12/01/24 423276	202412 320-57200-34700	DEC FIELD MANAGEMENT SVCS	*	6,390.33	
		12/01/24 423276	202412 320-57200-34400	DEC OFFICE ADMIN/EVENTS	*	3,341.33	
		12/01/24 423276	202412 320-57200-34200	DEC JANITORIAL SERVICES	*	2,505.58	
		12/01/24 423276	202412 320-57200-46200	DEC POOL MAINTENANCE	*	2,806.34	
		12/01/24 423276	202412 320-57200-46700	DEC PET WASTE DISPOSAL SV	*	668.17	
				VESTA PROPERTY SERVICES, INC.			15,711.75 002650
12/17/24	00334	11/05/24 7796	202411 320-57200-46600	MAINTENANCE SUPPLIES CRONIN ACE HARDWARE	*	90.87	90.87 002651
12/17/24	00334	11/19/24 7832	202411 320-57200-46600	MAINTENANCE SUPPLIES CRONIN ACE HARDWARE	*	40.48	40.48 002652

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/17/24	00372	12/11/24 3497719	202411 310-51300-31500	NOV GENERAL COUNSEL KUTAK ROCK LLP	*	2,457.46	2,457.46 002653
12/17/24	00227	12/05/24 7133810	202412 320-57200-46600	DEC PEST JOHN CREEK PKWY PESTBEAR	*	129.60	129.60 002654
12/17/24	00227	12/05/24 7133870	202412 320-57200-46600	DEC PEST HUFFNER HILL CIR PESTBEAR	*	93.09	93.09 002655
12/17/24	00335	12/01/24 3103	202412 320-57200-34300	DEC MAINT & NEWSLETTER ROBERTA G NAGLE	*	150.00	150.00 002656
12/17/24	00286	11/30/24 423534	202411 320-57200-49400	HOLIDAY DECORATING/CRAFTS VESTA PROPERTY SERVICES, INC.	*	445.50	445.50 002657
12/17/24	00286	12/11/24 423720	202412 320-57200-46600	PH2 - PRKG SPACE PAINTING VESTA PROPERTY SERVICES, INC.	*	2,900.00	2,900.00 002658
12/17/24	00271	12/03/24 814728	202412 320-57200-46100	DEC LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	11,178.35	11,178.35 002659
12/23/24	00378	11/06/24 00068185	202411 310-51300-48000	NOTICE OF MEETING-11/13 GANNETT FLORIDA LOCALIQ	*	68.64	68.64 002660
12/23/24	00044	12/01/24 12012024	202412 320-57200-42000	DEC INTERNET WAVEFLY	*	54.95	54.95 002661
1/08/25	00016	12/31/24 12312024	202412 300-20700-10200	FY23 EXCESS FEES BRANDY CREEK CDD DSF	*	1,856.71	1,856.71 002662
1/08/25	00016	12/31/24 12312024	202412 300-20700-10200	FY23 EXCESS FEE BRANDY CREEK CDD DSF	*	3,273.05	3,273.05 002663
1/08/25	00389	11/04/24 WO-43878	202411 320-57200-46600	REPLACE SLIDER PIN FIRST PLACE FITNESS EQUIPMENT INC	*	149.95	149.95 002664

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/08/25	00389	11/13/24 41683	202411 320-57200-46600	FRONT & REAR ROLLER/BELT	*	1,019.87	
				FIRST PLACE FITNESS EQUIPMENT INC			1,019.87 002665
1/08/25	00030	1/01/25 320	202501 310-51300-34000	JAN MANAGEMENT FEES	*	4,974.58	
		1/01/25 320	202501 310-51300-35100	JAN INFORMATION TECH	*	143.58	
		1/01/25 320	202501 310-51300-51000	OFFICE SUPPLIES	*	.54	
		1/01/25 320	202501 310-51300-42000	POSTAGE	*	131.69	
		1/01/25 320	202501 310-51300-42500	COPIES	*	4.80	
		1/01/25 320	202501 310-51300-41000	TELEPHONE	*	13.66	
				GOVERNMENTAL MANAGEMENT SERVICES			5,268.85 002666
1/08/25	00021	11/12/24 26485	202411 310-51300-31200	SERIES 2015 FYE 9/30/24	*	600.00	
				GRAU & ASSOCIATES			600.00 002667
1/08/25	00201	10/29/24 19194	202410 320-57200-49000	DROP/LEAVE TALL PINE	*	400.00	
				TAYLOR TREE SERVICES, INC			400.00 002668
1/08/25	00201	12/20/24 19472	202410 320-57200-49000	CUT DOWN BROKEN OAKS	*	400.00	
				TAYLOR TREE SERVICES, INC			400.00 002669
1/08/25	00019	12/16/24 233046B	202412 320-57200-46800	DEC LAKE MAINTENANCE	*	965.00	
				THE LAKE DOCTORS INC			965.00 002670
1/08/25	00286	1/01/25 423767	202501 320-57200-34700	FIELD MANAGEMENT SERVICES	*	6,390.33	
		1/01/25 423767	202501 320-57200-34400	OFFICE ADMIN & EVENTS	*	3,341.33	
		1/01/25 423767	202501 320-57200-34200	JANITORIAL SERVICES	*	2,505.58	
		1/01/25 423767	202501 320-57200-46200	POOL MAINTENANCE	*	2,806.34	
		1/01/25 423767	202501 320-57200-46700	PET WASTE DISPOSAL SRVCS	*	668.17	
				VESTA PROPERTY SERVICES, INC.			15,711.75 002671

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/25	00271	11/05/24	798863	202410	320	57200	46300		IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	480.50	480.50	002672
1/13/25	00323	9/05/24	642928	202410	320	57200	46600		(2) 38X57,7MIL BLACK ALL BRITE	*	93.78	93.78	002673
1/13/25	00334	12/09/24	7870	202412	320	57200	46600		MAINTENANCE SUPPLIES	*	11.91		
		12/12/24	7886	202412	320	57200	46600		MAINTENANCE SUPPLIES CRONIN ACE HARDWARE	*	45.87	57.78	002674
1/13/25	00372	1/10/25	3511479	202412	310	51300	31500		DEC GENERAL COUNSEL KUTAK ROCK LLP	*	228.00	228.00	002675
1/13/25	00341	1/01/25	13129562	202501	320	57200	46250		JAN POOL CHEMICALS POOLSURE	*	1,549.51	1,549.51	002676
1/13/25	00255	1/02/25	90012951	202501	320	57200	46600		CLEAN PH 2 AMENITY CENTER STEAM LUX LLC	*	300.00	300.00	002677
1/13/25	00019	1/02/25	240297B	202501	320	57200	46800		JAN LAKE MAINTENANCE THE LAKE DOCTORS INC	*	965.00	965.00	002678
1/13/25	00286	12/31/24	424041	202412	320	57200	49400		EXTRA STAFF-HOLIDAY/EVENT VESTA PROPERTY SERVICES, INC.	*	660.96	660.96	002679
1/22/25	00409	1/08/25	01082025	202501	310	51300	49000		CLARENCE BLALOCK-OATH FEE DEPARTMENT OF STATE	*	10.00	10.00	002680
1/22/25	00409	1/08/25	0108205-	202501	310	51300	49000		SHAWN JOLLY - OATH FEE DEPARTMENT OF STATE	*	10.00	10.00	002681
1/22/25	00044	1/02/25	01022025	202501	320	57200	42000		JAN INTERNET WAVEFLY	*	54.95	54.95	002682

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/22/25	00271	1/01/25 832112	202501 320-57200-46100	JAN LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	11,513.70	11,513.70 002683
1/28/25	00410	12/18/24 241226	202412 320-57200-46600	PH 2 BASKETBALL CT LIGHTS BEACON ELECTRICAL CONTRACTORS INC	*	1,113.00	1,113.00 002684
1/28/25	00411	1/22/25 1021-25	202501 320-57200-46600	REP WATER MAIN ON BACKFLW CRENGRAVE MECHANICAL LLC	*	500.00	500.00 002685
1/28/25	00034	1/14/25 5339	202501 320-57200-46120	GARDEN SIGNAGE	*	215.00	
		1/14/25 5339	202501 320-57200-46600	FACILITY SIGNAGE SUNDANCER SIGN GRAPHICS, INC.	*	1,080.00	1,295.00 002686
TOTAL FOR BANK C						89,951.94	
TOTAL FOR REGISTER						89,951.94	



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www.smarthome.biz
sales@smarthome.biz

Brandy Creek CDD
224 Johns Creek Pkwy
St Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/30/2024	\$366.75	12/02/2024

INVOICE NO. 367826

Site: 224 Johns Creek Pkwy St.
Augustine
Site Address: 224 Johns Creek Pkwy
St. Augustine FL 32092
Job No.: 84249
Job Name:
Order No.:

Description
Drop-off
Customer needs more access cards.

Can the cards be in the 200's or 400's?

POC: Jennifer (904)230-4208

Office hours are Monday, Wednesday and Friday 9am to 2pm and Saturday 10am to 3pm.

Service - Security

Discount	\$-40.75
Sub-Total ex Tax	\$366.75
Tax	\$0.00
Total	\$366.75

Access Cards

Recoded to Recreation Passes
1.320.57200.49300
12.5.24 Tara R. Lee

Jim Masters

11-28-24

[Signature]

~~1.320.57200.466.00~~

General Facility Maintenance

RECEIVED
By Tara Lee at 11:53 am, Dec 05, 2024

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
Invoice no.: 2330
Terms: Due on receipt
Invoice date: 09/24/2024
Due date: 10/01/2024

P.O. : SPLASH PARK POOL

#	Product or service	Description	Qty	Rate	Amount
1.	POOL REPAIR	REPLACE MECHANICAL SHAFT SEAL ON MAIN RECIRC. MOTOR	1	\$450.00	\$450.00

Total

\$450.00

Overdue

10/01/2024

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

look over

12-3-24

Jim Masters

1. 320.57200.46600

General Facility Maintenance

RECEIVED

By Tara Lee at 11:53 am, Dec 05, 2024

***** INVOICE *****



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

Date: December 1, 2024
Invoice Number 2024-6926
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	3	\$615.00
TOTAL		3	\$615.00

1. Reviewed agenda prior to meeting
2. Called into the CDD meeting 11/13/2024.

Total Amount Due \$615.00

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.

RECEIVED
By Tara Lee at 8:52 am, Dec 06, 2024

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

Invoice

Invoice #: 319
Invoice Date: 12/1/24
Due Date: 12/1/24
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 -December 2024		4,974.58	4,974.58
Information Technology - December 2024		143.58	143.58
Office Supplies		1.17	1.17
Postage		99.49	99.49
Copies		27.60	27.60

Total \$5,246.42

Payments/Credits \$0.00

Balance Due \$5,246.42

RECEIVED
By Tara Lee at 11:55 am, Dec 04, 2024



Invoice

Date Invoice#

12/1/2024
131295626132

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

Terms	Net 20
Due Date	12/21/2024
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

Save in 2025 by prepaying your annual amount. Customers who prepay for 2025 by 12/31/2024 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2025 annual invoice.

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

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

1-320-57200-46250
Pool Chemicals

RECEIVED
By Tara Lee at 11:53 am, Dec 05, 2024



131295626132



Invoice

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

Invoice # 423276
Date 12/01/2024
Terms Net 30
Due Date 12/31/2024
Memo Monthly Fees

Bill To

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

RECEIVED
By Tara Lee at 11:15 am, Dec 03, 2024

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

STATEMENT

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

CLOSING DATE: 11/30/24
 DUE DATE : 12/31/24
 ACCT: 10065

CLOSING
 DATE : 11/30/24
 DUE DATE: 12/31/24

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	411.84		PREV BAL	411.84	
11/ 5/24	7796	1	I	INVOICE	90.87		7796	90.87	
11/19/24	7832	1	I	INVOICE	40.48		7832	40.48	
11/29/24	A90333	1	P	PAYMENT - THANK YOU		26.07	A90333	-26.07	
11/29/24	A90343	1	P	PAYMENT - THANK YOU		60.43	A90343	-60.43	
11/29/24	A90345	1	P	PAYMENT - THANK YOU		102.88	A90345	-102.88	
11/29/24	A90346	1	P	PAYMENT - THANK YOU		18.52	A90346	-18.52	
11/29/24	A90358	1	P	PAYMENT - THANK YOU		40.49	A90358	-40.49	
11/29/24	A90360	1	P	PAYMENT - THANK YOU		81.63	A90360	-81.63	
11/29/24	A90362	1	P	PAYMENT - THANK YOU		54.65	A90362	-54.65	
11/29/24	A90370	1	P	PAYMENT - THANK YOU		27.17	A90370	-27.17	
				NEW BALANCE	131.35				
CURRENT		1-30 DAYS		31-60 DAYS		61-90 DAYS		OVER 90 DAYS	
131.35		0.00		0.00		0.00		0.00	

NEW BAL: 131.35

12-13-24
Tim Masters
[Signature]

TERMS: NET EOM

RECEIVED
 By Tara Lee at 2:35 pm, Dec 13, 2024

10065

Transaction Codes

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

OUT HERE ↑↑↑

AMOUNT PAID

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

NUMBER OF STATEMENTS : 1
 TOTAL STATEMENT BALANCE: 131.35

DATE OF REQUEST: 12/ 4/24
 TIME OF REQUEST: 8:40:48
 TERMINAL ID : 563
 USER ID : GGB

OPTIONS DEFINED:

START DATE : 11/ 1/24
 CLOSING DATE : 11/30/24
 PRINTER : 0091
 OPTIONS : CDOS
 # STMT ALIGN : -

COPIES : 1
 DISC CUTOFF : ----

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

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

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

STMT MESSAGE : Thank you for your business!

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

11/05/24 11:09AM ALR 555 SALE
 5072202 1 EA 54.99 EA N
 PLYWOOD PINE 1/2"X4'X4'
 3404159 1 EA 3.99 EA N
 BULB A-23 200W CLEAR 3.99
 3001938 1 EA 41.99 EA N
 LED PAR38 E26 325W DL 41.99
 SUB-TOTAL: \$ 100.97 TAX: \$.00
 DISCOUNT: -10.10 TOTAL: \$ 90.87
 CHARGE AMT: 90.87

Total Items: 3



==> JRNL# A84281 INV# 7796/1
 CUST NO: 10065
 ACE REMARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 10.10 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

CUST # 10065
 TERMS: NET EOM

INV # 007796/1
 DATE : 11/05/24
 CLERK: ALR
 TERM # 555

TIME : 11:09

 * INVOICE *

RECEIVED
 By Tara Lee at 2:35 pm, Dec 13, 2024

3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
WOOD PINE 1/2"X4'X4'	54.99	54.99 /EA	54.99 N
B A-23 200W CLEAR	3.99	3.99 /EA	3.99 N
PAR38 E26 325W DL	41.99	41.99 /EA	41.99 N
MOUNT CHARGED TO ACCOUNT **			90.87
TAXABLE			0.00
NON-TAXABLE			100.97
SUB-TOTAL			100.97
DISCOUNT			10.10
TAX AMOUNT			0.00
TOTAL INVOICE			90.87

(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

11/19/24 3:48PM HVC 553 SALE

2024677 1 EA 14.99 EA N
 CUP BRUSH XCRSE 2.5" 14.99
 7029018 1 EA 29.99 EA N
 KILLER WED & GRSS 35.20Z 29.99
 SUB-TOTAL:\$ 44.98 TAX: \$.00
 DISCOUNT: -4.50 TOTAL: \$ 40.48
 CHARGE AMT: 40.48

Total Items:2



==> JRNL# A87679 INV# 7832/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

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
 where prohibited. See rules
 at: TalkTo.AceHardware.com

Reference	Terms	Clerk	Date	Time
	NET EOM	HVC	11/19/24	3:48



DOC# 7832 /1

 * INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
CUP BRUSH XCRSE 2.5"	14.99	1	14.99 /EA	14.99 N
KILLER WED & GRSS 35.20Z	29.99	1	29.99 /EA	29.99 N

***** AMOUNT CHARGED TO STORE ACCOUNT *****
 40.48 TAXABLE 0.00
 NON-TAXABLE 44.98
 SUBTOTAL 44.98
 TD DISCOUNT -4.50
 TAX AMOUNT 0.00
 TOTAL AMOUNT 40.48

(JIM MASTERS)

RECEIVED
 By Tara Lee at 2:35 pm, Dec 13, 2024

X
 Received By _____

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

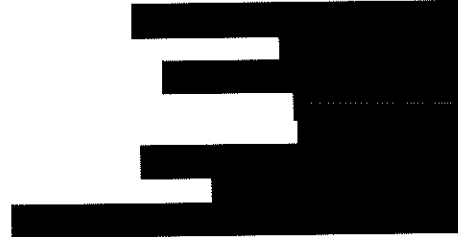
December 11, 2024

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. 3497719
3323-1

Re: General

For Professional Legal Services Rendered

11/01/24	K. Haber	1.60	408.00	Prepare fence installation agreement, access control system agreement, and pool refurbishment agreement; correspond with Masters regarding same
11/07/24	K. Haber	0.50	127.50	Correspond and confer with McGauley regarding fence installation agreement; confer with contractor's insurance agent
11/08/24	K. Haber	0.20	51.00	Confer and correspond with contractor regarding fence installation agreement; correspond with Masters regarding same
11/11/24	K. Haber	0.50	127.50	Correspond with insurer regarding fencing contractor agreement; prepare November board meeting agenda
11/12/24	M. Eckert	0.10	37.50	Confer with Sweeting regarding security contract
11/12/24	K. Haber	0.20	51.00	Revise November board meeting agenda

KUTAK ROCK LLP

Brandy Creek CDD
December 11, 2024
Client Matter No. 3323-1
Invoice No. 3497719
Page 2

11/13/24	M. Eckert	3.20	1,200.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
11/13/24	K. Haber	0.20	51.00	Correspond with insurer regarding certificate of insurance for fence installation
11/14/24	K. Haber	0.40	102.00	Confer with insurer regarding certificate of insurance for fence installation; correspond with Masters and Oliver regarding same
11/26/24	M. Eckert	0.20	75.00	Follow up from board meeting; review landscape and pond maintenance contract status
11/26/24	K. Haber	0.40	102.00	Correspond with district board members regarding ethics training; research expiration dates of maintenance agreements
11/27/24	M. Eckert	0.30	112.50	Review, revise and circulate Beazer easement

TOTAL HOURS 7.80

TOTAL FOR SERVICES RENDERED \$2,445.00

DISBURSEMENTS

Travel Expenses 12.46

TOTAL DISBURSEMENTS 12.46

TOTAL CURRENT AMOUNT DUE \$2,457.46

RECEIVED

By Tara Lee at 9:39 am, Dec 12, 2024

Service Slip/Invoice

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

INVOICE: 7133810
DATE: 12/05/2024
ORDER: 7133810



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
12/05/2024	02:23 PM		THARPE	Thomas Harpe
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	12/05/2024		

Service	Description	Price
PS	Pest Control Service	\$129.60
<p>Today I diagnosed your residence and applied corrective insecticide treatment. I also cleaned all of the eaves for spider webs and applied insecticide in landscaping for active Roach control. I treated the cracks and crevices around your doors and windows. I knocked down some flying insect nests. Please have children or pets not touch treated areas until dry. Allow treatment up to 7 to 10 days for maximum pesticide results to be achieved. I also treated perimeter by the base of the house for active roaches. We are pleased to have you as a customer.</p>		<p>SUBTOTAL \$129.60 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$129.60</p>
<p>12-13-24 Jim Masters </p>		<p>AMOUNT DUE \$129.60</p>
<p>Mosquito Control Program Needed</p> <p>Mosquito-Borne Diseases</p> <p>Mosquitoes cause more human suffering than any other organism. According to World Health Organization (WHO) mosquito-borne diseases kill approx 725,000 per year. Not only can mosquitoes carry diseases that afflict humans, but they also transmit several diseases and parasites that dogs and horses are very susceptible to as well. These include dog heartworm, West Nile virus (WNV) and Eastern equine encephalitis (EEE). In addition, mosquito bites can cause severe skin irritation through an allergic reaction to the mosquito's saliva.</p> <p>For more information go to mosquitobear.com or call us 1-888-697-6758</p>		
<p>RECEIVED By Tara Lee at 2:35 pm, Dec 13, 2024</p>		

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

I hereby acknowledge the satisfactory completion of all work requested and agree to pay the cost of service as specified above.

PLEASE PAY FROM THIS INVOICE

Service Slip/Invoice

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

INVOICE: 7133870
 DATE: 12/05/2024
 ORDER: 7133870



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
12/05/2024	02:39 PM		THARPE	Thomas Harpe
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	12/05/2024		

Service	Description	Price
PS	Pest Control Service	\$93.09
<p>Today I diagnosed your residence and applied corrective insecticide treatment. I also cleaned all of the eaves for spider webs and applied insecticide in landscaping for active Roach control. I treated the cracks and crevices around your doors and windows. I knocked down some flying insect nests. Please have children or pets not touch treated areas until dry. Allow treatment up to 7 to 10 days for maximum pesticide results to be achieved. I also treated perimeter by the base of the house for active roaches. We are pleased to have you as a customer.</p>		<p>SUBTOTAL \$93.09 TAX \$0.00 AMT. PAID \$0.00 TOTAL \$93.09</p>
<p>12-13-24 Jim Masters </p>		<p>AMOUNT DUE \$93.09</p>
<p>Mosquito Control Program Needed</p> <p>Mosquito-Borne Diseases</p> <p>Mosquitoes cause more human suffering than any other organism. According to World Health Organization (WHO) mosquito-borne diseases kill approx 725,000 per year. Not only can mosquitoes carry diseases that afflict humans, but they also transmit several diseases and parasites that dogs and horses are very susceptible to as well. These include dog heartworm, West Nile virus (WNV) and Eastern equine encephalitis (EEE). In addition, mosquito bites can cause severe skin irritation through an allergic reaction to the mosquito's saliva.</p> <p>For more information go to mosquitobear.com or call us 1-888-697-6758</p>		
<p>RECEIVED By Tara Lee at 2:35 pm, Dec 13, 2024</p>		

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

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

PLEASE PAY FROM THIS INVOICE

Invoice



P.O. Box 762,
Middleburg, FL 32050

Date	Invoice #
12/1/2024	3103

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

RECEIVED
By Tara Lee at 8:36 am, Dec 06, 2024

P.O. No.	Terms	Project

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



Invoice

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

Invoice # 423534
Date 11/30/2024
Terms Net 30
Due Date 12/30/2024
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
Holiday decorating and Thanksgiving craft	16.5	27.00	445.50

Thank you for your business.

Total 445.50

RECEIVED
By Tara Lee at 8:35 am, Dec 06, 2024



Invoice

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

Invoice # 423720
Date 12/11/2024
Terms Net 30
Due Date 01/10/2025
Memo Maintenance Services

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

Description	Quantity	Rate	Amount
This proposal will include painting 12 parking spaces and one handicapped parking spot along with the 2 entry ways to the facility at phase 2.	1	2,900.00	2,900.00
Total			2,900.00

RECEIVED
By Tara Lee at 2:06 pm, Dec 13, 2024



AMENITY
MAINTENANCE
GROUP

CUSTOMER INVOICE NO. 195

Brandy Creek CDD (Johns Creek) Phase 1 and 2
224 Johns Creek Parkway
St. Augustine FL 32092

Order No: 111924
Valid For: 30 Days 11/19/2024

Description:

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

AMG will provide all labor and material for the successful completion of this project. This proposal will include painting 12 parking spaces and one handicapped parking spot along with the 2 entry ways to the facility at phase 2. All workmanship provided on an agreed upon start date with weather conditions pending.

There is a 30-day warranty on workmanship.

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

Bill to:

Amenity Management Services

245 Riverside Avenue #300

Jacksonville, Fl. 32202

Thank you for your business!

Total **\$2900.00**



INVOICE

INVOICE #	INVOICE DATE
814728	12/3/2024
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: January 2, 2025

Invoice Amount: \$11,178.35

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

1-320-57200-46100
landscape maintenance

Invoice Total \$11,178.35

12-3-24

Tim Masters

RECEIVED


By Tara Lee at 11:54 am, Dec 05, 2024

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

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



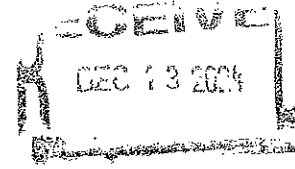
ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	PAGE # 1 of 1
INVOICE # 0006818551	BILLING PERIOD Nov 1- Nov 30, 2024	PAYMENT DUE DATE December 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$68.64	

BILLING ACCOUNT NAME AND ADDRESS Brandy Creek Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com		FEDERAL ID 47-2390983
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.		

Date	Description	Amount
11/1/24	Balance Forward	\$67.28
11/5/24	PAYMENT - THANK YOU	-\$67.28

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
11/6/24	10744227	SAG St Augustine Record	Brandy Creek Mtg 11/13	Brandy Ck Mtg 11/13	\$68.64

RECEIVED
By Tara Lee at 12:10 pm, Dec 19, 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	\$68.64
	Service Fee 3.99%	\$2.74
	*Cash/Check/ACH Discount	-\$2.74
	*Payment Amount by Cash/Check/ACH	\$68.64
	Payment Amount by Credit Card	\$71.38

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT NUMBER 765150		INVOICE NUMBER 0006818551		AMOUNT PAID
CURRENT DUE \$68.64	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$68.64
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 \$71.38
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000765150000000000000068185510000686467171

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

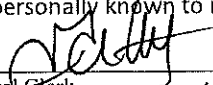
STATE OF WISCONSIN, COUNTY OF BROWN

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 Govt 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:


11/06/2024

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 11/06/2024



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$68.64	
Tax Amount:	\$0.00	
Payment Cost:	\$68.64	
Order No:	10744227	# of Copies:
Customer No:	765150	1
PO #:	Brandy Ck Mtg 11/13	

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, November 13, 2024 at 6:30 p.m. at the Phase II Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

James Oliver
District Manager

Pub: 11/6/24; #10744227

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

Account Number	Due Date
020-002701	12/20/2024

Account Summary

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

Billing Date 12/3/2024	Payments through: 11/30/24
BRANDY CREEK CDD	Previous balance \$109.90
224 JOHNS CREEK PKWY	(-) Payment (11/18/2024) (\$54.95)
ST AUGUSTINE FL 32092-5054	(-) Payment (12/3/2024) (\$54.95)
	(=) After Payments \$0.00

Billing Questions Please Call:
 904-940-9525

Current Month Activity

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

Date	Description of Service	Amount
12/1/2024	Extreme 100/20 MB	12/1-12/31 \$79.99
12/3/2024	Extreme Discount	12/1-12/31 (\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$54.95

RECEIVED
 By Tara Lee at 12:15 pm, Dec 19, 2024

RECEIVED
 DEC 12 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	Amnt Enclosed
12/20/2024	020-002701	\$109.90	(\$109.90)	\$54.95	\$54.95	\$

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

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

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

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



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/02/24	00033	11/25/24 366416-D	202411 600-53800-60000	50% DEP-PH2 BASKETBALL CT ATLANTIC SECURITY	*	3,295.00	3,295.00 000179
12/12/24	00033	11/25/24 366417-D	202412 600-53800-60000	50% DEP- PH1 TENNIS COURT ATLANTIC SECURITY	*	2,490.00	2,490.00 000180
12/17/24	00064	11/08/24 155437	202412 600-53800-60000	TENNIS CT FENCE INSTL DEP HARDWICK FENCE LLC	*	4,181.24	4,181.24 000181
12/17/24	00064	11/21/24 155436	202412 600-53800-60000	251HUFFNER HILL FENCE DEP HARDWICK FENCE LLC	*	9,876.77	9,876.77 000182
1/07/25	00064	12/17/24 155475	202412 600-53800-60000	BASKETBALL CT FINAL PMT HARDWICK FENCE LLC	*	9,876.76	9,876.76 000183
1/07/25	00064	12/20/24 155489	202412 600-53800-60000	BASKETBALL COURT GATE HARDWICK FENCE LLC	*	1,949.50	1,949.50 000184
1/13/25	00064	12/20/24 155492	202501 600-53800-60000	FNL PMT-TENNIS COURT FNCE HARDWICK FENCE LLC	*	4,181.23	4,181.23 000185
TOTAL FOR BANK B						35,850.50	
TOTAL FOR REGISTER						35,850.50	



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/23/2024	\$3,295.00	11/25/2024

Brandy Creek CDD
 224 Johns Creek Pkwy
 St Augustine FL 32092

INVOICE NO. 366416 - DEPOSIT

Site: 251 Huffner Hill Cir Jacksonville
Site Address: 251 Huffner Hill Cir
 St Augustine FL 32092
Job No.: 84148
Job Name: Phase 2 Basketball Court
Order No.:

Equipment & Installation
 Access Control

RECEIVED
 By Tara Lee at 9:03 am, Dec 02, 2024

Sub-Total ex Tax	\$6,590.00
Tax	\$0.00
Total	\$6,590.00
Previous Claim Amount (0.00%)	\$0.00
This Claim Amount (50.00%)	\$3,295.00
Amount Remaining (50.00%)	\$3,295.00

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

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

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

Sub-Total ex Tax	\$3,295.00
Tax	\$0.00
Total inc Tax	\$3,295.00
Amount Applied	\$0.00
Balance Due	\$3,295.00

INVOICE NO. 366416

How To Pay

Credit Card (MasterCard, Visa, Amex)
 Please add billing zip if not same as address above.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail
 Detach this section and mail check to:
 Atlantic Security
 1714 Cesery Blvd
 Jacksonville, FL 32211

NAME: Brandy Creek CDD **DUE DATE:** 12/23/2024 **AMOUNT DUE:** \$3,295.00

Please Reference: **366416**



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/23/2024	\$3,295.00	11/25/2024

INVOICE NO. 366416 - DEPOSIT

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Access Control	\$6,590.00	50.00	\$3,295.00	50.00	\$3,295.00
Total	\$6,590.00	50.00	\$3,295.00	50.00	\$3,295.00

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
11/25/2024	366416	\$3,295.00	\$0.00	\$3,295.00
Total		\$3,295.00	\$0.00	\$3,295.00

Contract Summary	
Claim to Date	\$3,295.00
Remaining Claim Balance	\$3,295.00

I understand that it is my responsibility to periodically (at least monthly) test and check my security system, and to notify the company promptly of service needs, and additionally to notify the company in writing of any changes in the Emergency List information.

Terms and Conditions

1. **PRINTED AGREEMENT** - None of the **PRINTED AGREEMENT** or its items and conditions may be altered without the express written approval of an officer of the Seller.

2. **SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.

3. **FULL ONE-YEAR WARRANTY** - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

Seller/Atlantic Companies extends to Purchasers warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

We will furnish the labor to remove and replace the defective part during the same one-year period. Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or implied in law.

GENERAL: Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Atlantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

To obtain service, call the office listed on the Purchase Agreement you signed at the time of purchase of your system:

Distributed by Atlantic Companies
1714 Cesery Boulevard
Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

Seller will endeavor to perform service within 48 hours after notification of a problem by the Purchaser.

EXCLUSIONS: This warranty applies only to units sold and retained within the continental USA. This warranty does not apply to the product or parts that have been damaged by accident, abuse, lack of proper maintenance, unauthorized alterations, misapplication, fire, flood, lightning strikes or acts of God.

This warranty does not cover service calls which do not involve defective workmanship or materials.

IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES.

4. **SELLER NOT AN INSURER** - It is specifically understood and agreed: That Seller is not an insurer; that insurance, if any, shall be obtained by Purchaser; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of the Purchaser's property or Premises; THAT SELLER MAKES NO GUARANTEE OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS THAT THE EQUIPMENT OR SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THEREFROM WHICH THE SYSTEM OR SERVICE IS DESIGNED TO DETECT OR AVERT. Purchaser acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from a failure to perform any of the obligations herein, or the failure of the systems to properly operate with resulting loss to Purchaser because of, among other things:

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entities should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by Seller's failure to perform or by failure of its equipment to operate;

(d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system or equipment is designed to detect or avert.

Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the failure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum liability shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, Irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In the event that the Purchaser wished Seller to assume greater liability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional liability protection from insurance carrier, as Purchaser desires.

5. **INDEMNIFICATION** - Purchaser agrees to and shall indemnify and save harmless the Seller, its employees and agents for and against all third party claims, lawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller, its agents, servants or employees.

The Seller assumes no liability for delay in installation of the system, or interruption of service due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of Seller including interruption in telephone service. Seller will not be required to supply service to the Purchaser while interruption of service due to any such cause shall continue.

6. **CENTRAL STATION SERVICES** - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be deemed effective for all purposes upon mailing and not receipt.

Monitoring service is billed and payable annually in advance. **MONITORING SERVICE SHALL CONTINUE ON A YEARLY BASIS UNLESS CANCELLED IN WRITING BY EITHER PARTY NO LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.**

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization.

7. **TELEPHONE OR INTERNET CONNECTIONS** - Seller will assist Purchaser in making necessary arrangements to secure telephone or internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense.

The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing.

8. **TESTING** - it is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may prescribe for the operation and maintenance of the system.

9. **RETENTION OF TITLE AND RIGHT OF ACCESS** - The system shall remain the personal property of Seller until fully paid for in cash by Purchaser and Purchaser agrees to perform all acts which may be necessary to assure the retention of title to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of Purchaser's default in payment, nor shall Seller be obligated or liable to Purchaser in any manner. Risk of loss of the system, or any part of the same, shall pass to Purchaser upon delivery to the premises of such system or part.

10. **FEES, CHARGES, RIGHTS AND COST OF COLLECTION** - All fees and charges are payable in advance. Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you owe under the contract and take possession of the property. Purchaser waives any right Purchaser has to demand for payment, notice of intent to accelerate and notice of acceleration. If Seller hires an attorney to collect what Purchaser owes, Purchaser will pay the attorney's fee and court costs as permitted by law. This includes any attorneys' fees Seller incurs as a result of any bankruptcy proceeding brought by or against Purchaser under federal law or an appellate proceeding. Payment shall be due upon the receipt of invoices by Seller unless otherwise specified on the front hereof. Interest shall accrue on all amounts more than thirty (30) days past due at the default rate of interest of 18% per annum or the maximum allowable rate, whichever is less. All payments shall be due and payable at Seller's office set forth on the front of the Agreement. Additionally, there will be a 1.50%/month LATE CHARGE on Past Due Balances. The minimum Late Charge is \$3.00. Any action taken under paragraph 6 and/or paragraph 9 shall in no way prejudice Seller's right to collection of unpaid charges and costs herein enumerated. If services are discontinued because of Purchaser's past due balance, and if Purchaser desires to have the monitoring service reactivated, Purchaser agrees to pay in advance to Seller a reconnect charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the reoccurring service charge provided herein, upon written notice to Purchaser, at any time or times after the date service is operative under this Agreement. Purchaser agrees to notify Seller of any objections to such increase in writing within twenty (20) days after the date of the notice of increase, failing which it shall be conclusively presumed that Purchaser agreed to such increase. In the event Purchaser objects to such increase, Seller may elect to (i.) continue this Agreement under the terms and conditions in effect immediately prior to such increase, or (ii.) terminate the Agreement upon fifteen (15) days advance notice to Purchaser.

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; federal, state and local taxes, fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response to a service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components.

11. **NOTICE TO PURCHASER** - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.

(a) **BUYER'S RIGHT TO CANCEL** this Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the third business day after the date this Agreement was signed. Buyer may use the face of this Agreement as that notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. **ENTIRE AGREEMENT** - This instrument constituted the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto.

This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.

If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

13. **LITIGATION** - The laws of the State of Florida shall govern the terms of this Agreement and the parties agree to submit to the jurisdiction of the State of Florida. Venue for resolution of any disputes arising under this Agreement, including litigation, regardless of place of payment, shall be in a forum or court, as required, of competent jurisdiction in Duval County, Florida, and the undersigned waives any venue rights he may possess and agrees that he shall not contest that Duval County, Florida, is a convenient forum.

14. **CHANGES AND ASSIGNMENT** - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement. Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller. Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent.

15. **THIRD PARTY INDEMNIFICATION** - In the event any person, not a party to this Agreement, shall make any claim of file any lawsuit against Seller for any reason relating to our duties and obligations pursuant to this Agreement, including but not limited to the design, maintenance, operation, or non-operation of the alarm-system, Purchaser agrees to indemnify, defend and hold Seller, its dealers, agents, installers, their successors and assigns harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs and attorneys' fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of Seller, its dealers, installers, agents, servants, assign or employees. This Agreement by Purchaser to indemnify Seller against third party claims as herein above set forth shall not apply to losses, damages, expenses and liability resulting in injury or death to third persons or injury to property of third persons, which losses, damages, expenses and liability occur solely while an employee of Seller is on Purchaser's Premises in accordance with this Agreement and which losses, damages and liability are solely and directly caused by the act or omissions of that employee.



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/23/2024	\$2,490.00	11/25/2024

Brandy Creek CDD
 224 Johns Creek Pkwy
 St Augustine FL 32092

INVOICE NO. 366417 - DEPOSIT

Site: 224 Johns Creek Pkwy St.
 Augustine
Site Address: 224 Johns Creek Pkwy
 St. Augustine FL 32092
Job No.: 84149
Job Name: Phase 2 Tennis Court
Order No.: 1

**Equipment & Installation
 Access Control**

Sub-Total ex Tax	\$4,980.00
Tax	\$0.00
Total	\$4,980.00
Previous Claim Amount (0.00%)	\$0.00
This Claim Amount (50.00%)	\$2,490.00
Amount Remaining (50.00%)	\$2,490.00

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

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

Sub-Total ex Tax	\$2,490.00
Tax	\$0.00
Total inc Tax	\$2,490.00
Amount Applied	\$0.00
Balance Due	\$2,490.00

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

INVOICE NO. 366417

How To Pay



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
 1714 Cesery Blvd
 Jacksonville, FL 32211

NAME: Brandy Creek CDD **DUE DATE:** 12/23/2024 **AMOUNT DUE:** \$2,490.00

Please Reference: 366417



Hardwick Fence
 P.O. Box 3043
 St Augustine, FL 32085
 +19045998644
 accounting@hardwickfence.com

BILL TO
 Brandy Creek CDD
 224 Johns Creek Parkway
 ST. Augustine, FL 32092
 United States

SHIP TO
 Brandy Creek CDD
 224 Johns Creek Parkway
 ST. Augustine, FL 32092
 United States

INVOICE 155437

DATE 11/08/2024 TERMS Due on receipt

DUE DATE 11/08/2024

DESCRIPTION	AMOUNT
Job 1248 (Initial Invoice 50%)	4,181.24
224 John's Creek Parkway Tennis Court	
Remove existing 4' CL and both gates Install 66' of 8' Blk CL, 3" terminal posts and 2.5" line posts- sch 40 Install 4' wide security/panic gate on the right side. Left side gate to be removed from the fence line.	

RECEIVED
 By Tara Lee at 8:35 am, Dec 06, 2024

SUBTOTAL	4,181.24
TAX	0.00
TOTAL	4,181.24
TOTAL DUE	\$4,181.24

Final payment is due upon completion, all past due balances are subject to a service charge of 1 1/2% per month (18% annual), or the maximum permitted by law, whichever is less.
 Returned checks are subject to a 40.00 fee.
 Any cancellation subject to restocking fees and administrative fees.



Hardwick Fence
 P.O. Box 3043
 St Augustine, FL 32085
 +19045998644
 accounting@hardwickfence.com

BILL TO
 Brandy Creek CDD
 224 Johns Creek Parkway
 ST. Augustine, FL 32092
 United States

SHIP TO
 Brandy Creek CDD
 224 Johns Creek Parkway
 ST. Augustine, FL 32092
 United States

INVOICE 155436

DATE 11/21/2024 TERMS Due on receipt

DUE DATE 11/21/2024

DESCRIPTION	AMOUNT
Job 1250 (Initial 50% Invoice)	9,876.77
251 Huffner Hill Cir.	
Ends-Install 120' of 10' Blk CL, 3" term. and 2.5" lines	
Sides-Install 226' of 8' Blk CL, 3" term and 2.5" lines	
Brush will need to be removed prior to install existing 6' alum to be removed and saved	

RECEIVED
 By Tara Lee at 8:35 am, Dec 06, 2024

SUBTOTAL 9,876.77
 TAX 0.00
 TOTAL 9,876.77

TOTAL DUE \$9,876.77

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