

*Brandy Creek
Community Development District*

July 9, 2025

AGENDA

Brandy Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

July 2, 2025

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, July 9, 2025, at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the May 7, 2025, Meeting
- IV. Consideration of Proposal for Stormwater Pond Inspection Report
- V. Introduction of Yellowstone Account Manager, Jason Campbell
- VI. Consideration of Proposals for Pond Fountains Phase 1
- VII. Discussion of Phase 2 Pool Remarciting Process
- VIII. Acceptance of Fiscal Year 2024 Audit Report
- IX. Fiscal Year 2026 Budget
 - A. Overview of Budget
 - B. Public Hearing Adopting the Budget for Fiscal Year 2026
 - 1. Consideration of Resolution 2025-04, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

2. Consideration of Resolution 2025-05, Imposing Special Assessments
and Certifying an Assessment Roll for Fiscal Year 2026

- X. Other Business
- XI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager - Discussion of Fiscal Year 2026 Meeting Schedule
 - D. Operations Manager
 - 1. Report
 - 2. Yellowstone Report
 - 3. Lake Doctors Report
 - E. Amenity Manager
 - 1. Report
 - 2. Sheriff's Office Report
- XII. Supervisor's Requests and Audience Comments
- XIII. Financial Reports
 - A. Balance Sheet & Income Statement as of May 31, 2025
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
- XIV. Next Scheduled Meeting – September 10, 2025, at 6:30 p.m. at Phase 2
Amenity Center
- XV. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
BRANDY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District was held on Wednesday, May 7, 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 Chair
Shawn Jolly	Supervisor
Thomas Metych	Supervisor
Clarence Blalock	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Bill Schaefer	District Engineer
Matt Biagetti	GMS
Jim Masters	Vesta/Amenity Services Group
Jennifer Meadows	Vesta/Amenity Services Group
John Huff	Vesta/Amenity Services Group
Residents	

The following is a summary of the discussions and actions taken at the May 7, 2025 Brandy Creek Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Payne called the meeting to order at 6:30 p.m. All Supervisors were present. Mr. Oliver introduced Mr. Matt Biagetti, who started in October. He has known him for 15 years.

SECOND ORDER OF BUSINESS

Public Comment

Resident Paul Dowell voiced concern about non-residents getting access and using CDD facilities. Mr. Jolly felt that they made many changes to address this and were making good

progress. Mr. Payne recalled that they fenced in the Phase 1 basketball and tennis courts, but did not know if the access control system was turned on. Mr. Masters confirmed that the system would go live next week, as he was waiting to see what kind of destruction people would place on those gates. In the past, people were kicking the gates so hard that it messed up the access control system. They were trying to figure out how to make them more resilient and would send an email blast to the community to remind residents to bring their access cards and not let people in who did not have their access cards. Mr. Payne asked if they also magnified the signage. Mr. Masters indicated they had large red signs at the gates stating if they were not a Johns Creek resident, they did not belong in the community. At this time, Silverleaf now had a basketball court, which should discourage non-residents from using theirs. Mr. Payne pointed out that there was a St. Johns Sheriff's Officer that patrolled the community, asking folks if they lived in the community. The Board was doing as much as they could within their capabilities. Mr. Dowell suggested petitioning to block people from parking inside of the community to utilize CDD facilities, like Palm Beach Island. Mr. Masters indicated that he has done some blocking of the parking, but 99% of people are coming in on e-bikes and scooters.

Mr. Payne questioned the CDD's legal responsibility, as the CDD had public roads, but anything that they did was subject to the budget, unless they wanted to do a capital improvement. The projects that they did to close the facilities to non-residents and have access via cards, cost \$25,000. Mr. Masters clarified that it was \$25,000 to install a fence and have access control. Mr. Eckert indicated that the CDD must allow public access but as far as the county roads, the CDD could ask the county to designate No Parking zones, as the CDD did not have traffic enforcement powers. This particular parking lot would be difficult to get the county to enforce. If they moved the gates in, there would not be any parking. A Resident (Ryan) suggested having surveillance in certain areas. Mr. Jolly liked the idea of having decals, as it would help Officer Lauren identify residents' vehicles. Mr. Masters indicated that Officer Lauren typically runs the license plate, to identify whether it was a resident of Brandy Creek or Silverleaf. Ms. Little questioned what the signs at the tennis courts say. Mr. Masters confirmed that there were mainly no trespassing signs. Mr. Payne pointed out that they would continue to look at opportunities. Mr. Dowell was concerned about kids coming to the pool at night and one drowning. Mr. Jolly suggested talking to the Amenities Manager at Silverleaf about their residents using CDD facilities. Mr. Masters felt that was a great idea and requested assistance from Mr. Eckert on the language.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the March 12, 2025 Meeting**

Mr. Payne pointed out on Page 13, “*Officer Lauren Lang*” should be “*Officer Lauren.*” There were no further corrections.

On MOTION by Mr. Blalock seconded by Ms. Little with all in favor the Minutes of the March 12, 2025 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Yellowstone Landscape Update**

Mr. Masters had no report. There was a new Account Representative, which Mr. Masters met with last week. They were supposed to come to this meeting but could not make it. Mr. Masters felt confident with the Account Representative, as they had 30 years’ experience and understood the business. Mr. Payne questioned why the Account Representative was replaced. Mr. Masters indicated that the prior one got promoted within the company and was now their Safety Officer.

FIFTH ORDER OF BUSINESS**Engineer Update Regarding Impacts of Recent Legislative Changes to Stormwater Handbook**

Mr. Schaefer reported in May of last year, the legislature passed some guidance with regards to stormwater permitting, which included nutrient removal in the design of stormwater systems. In December this year, nutrient removals would be required across the board for all projects; however, this did not affect the CDD. What did affect the CDD, was consistent with what was currently in the permit with the Water Management District, whereby every two years, the CDD was required to have an engineer perform an inspection of the ponds and recommend any maintenance that needed to be done. Then if the CDD had any issues or concerns, they would obtain past inspection letters. The change was to have it at the same frequency, but it was now submitted to the Water Management District under the operating permit for the permits that were issued. The stormwater ponds were stormwater treatment systems, which function like a wastewater treatment plant, bringing in contaminants, oils and grease, sediments, nutrients, phosphorus and nitrogen, treating it in the water body and releasing the excess water out to the

stream. Once the Water Management District received the Inspection Report, if they had any concerns, they would come out to inspect. For many CDDs, Mr. Schaefer provided this report and the biggest issue was bank erosion, greater than 12 inches, which was considered to be a dangerous situation, as a child could fall in there. This was the only change that affected the CDD. Mr. Payne asked if the Water Management District required improvements with any of the Districts that he handled. Mr. Schaefer stated that some were fairly new ponds that had no issues, but one CDD had many large ponds that had erosion, due to residents building pools, which pushed the bank to a 3:1 slope, which was considered to be an unsafe slope. He recommended preparing a draft report and discussing any issues, before submitting the final report to the Water Management District. Mr. Payne questioned the timeline. Mr. Schaefer would provide a proposal, as ETM confirmed that they did not do any inspections on any pond. Mr. Payne was in favor of proceeding with the evaluation. *There was Board consensus for Mr. Schaefer to submit a proposal at the next meeting.*

Mr. Schaefer spoke to Mr. Mike Likely, a Traffic Analyst at St. Johns County, who trained under Mr. Mike Grunewald, the Traffic Engineer for the City of Palm Coast. Mr. Likely performed the traffic analysis for the prior Warrant Study. One intersection that was looked at, was Avery Garden Place and St. Johns Parkway. He spoke with Mr. Likely about the challenges, the findings in the last Warrant Study, whether they had updated traffic numbers and if the county anticipated doing any traffic improvements in the area. Mr. Likely did the traffic analysis and scored a 53 out of 58, looking at 8-hour segments of the Warrant Study. With the additional passerby traffic, he confirmed that it was time to do a Warrant Study, as the county had funds available, to construct a signal. They performed a study three months ago for the intersection of County Road (CR) 210 and Veterans Parkway and anticipated doing some improvements, such as turn lanes. Mr. Likely was trying to get this included into the study scope, but when he went back to Mr. Grunewald's Supervisor, it was too late, as the Traffic Consultants claimed that they were over budget, due to some minor changes to the scope, so it was not included. Mr. Likely thought if a Warrant Study was done and it warranted construction, they could put it in the same construction contract, as improvements that were one mile up the street, but Mr. Likely was not the senior person and did not control the funds. However, there were four consultants that did traffic work for them on a rotational basis, who could do a Warrant Study and the CDD would pay for that Warrant Study and if it was warranted, they could look at getting a design and into

the construction program for CR 2209/Veterans Parkway improvements. He did not know what the consultants would charge, but when they did a Warrant Study, they would charge \$5,000. Mr. Grunewald believed that the CDD was close to being warranted.

The last time that Mr. Schaefer was before the Board, he said that he would speak to Mr. Grunewald. According to Mr. Grunewald, there was not much that the county could do, based on the fact that there were not enough trips to warrant a signal; however, they could reduce turning movements. The issue was people pulling out of Publix and making a U-turn, which could be looked at to see if those U-turns were causing challenges, because if drivers miss the left out of Public, they must go one mile before they can make another U-turn, which was in front of the Phase 2 entrance. However, they could include a U-turn mid-way. Mr. Blalock recalled asking the county for this six months ago and felt that it warranted a signal, based on the increase in traffic, because making a left turn when there was traffic coming in both directions, made it more difficult and caused the wait time to increase. Mr. Jolly questioned what was included with the Warrant Study. Mr. Schaefer indicated that they would put tubes down, take measurements and look at the traffic in and out during certain times throughout the day, especially peak hours. Mr. Payne noted that this was good information but questioned the next step. Mr. Schaefer would have a conversation with the county to see if they would do a Warrant Signal Study, to see if the intersection warranted a signal. If they agree, it will not cost the CDD anything. Mr. Payne agreed to proceed. *There was Board consensus to speak with the county.*

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02 Authorizing Disposition of Surplus Tangible Personal Property – Fitness Equipment

Mr. Eckert presented Resolution 2025-02, Authorizing the Disposition of Surplus Tangible Personal Property, which was included in the agenda package. This was in response to the donation of three pieces of fitness equipment to the St. Johns County Fire Rescue Division, which were valued at \$250. Mr. Payne confirmed that new equipment was installed in the Gym and this equipment was in storage. Mr. Masters pointed out that it was old equipment that the Fire Department was happy to have.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor Resolution 2025-02 Authorizing Disposition of Surplus Tangible Personal Property – Fitness Equipment was adopted.

SEVENTH ORDER OF BUSINESS**Fiscal Year 2026 Budget****A. Review of Proposed Budget**

Mr. Oliver reported that the District was required by Chapter 190 of the Florida Statutes, to approve a Proposed Budget by June 15th of each year, provide to St. Johns County and set a public hearing within 60 days. Typically, the Board approved the Proposed Budget in May and adopted it in July, but it could be adopted in August, in order to provide the certified Assessment Roll to the St. Johns County Tax Collector, to place assessments on the Tax Roll by November 1st. The Proposed Budget provided a worst-case scenario, increasing assessments by \$290 from \$1,563 to \$1,773. The two key factors for the huge increase in the budget in terms of the per unit assessment, was that last year, *Carry Forward Surplus* of \$30,000 was used to balance the budget, so there was no assessment increase. In addition, under *Other Sources/(Uses)*, there was a *Capital Reserve Transfer Out* of \$70,000. This year, the *Capital Reserve* was increased by \$45,000 to \$115,000, but there are only 583 single-family homes to spread the cost over, as for every \$10,000 budget increase, the assessment increased by \$17 per unit or a \$75,000 hit. Last year, they were able to decrease the funding to the Capital Reserve from \$115,000 to \$75,000, due to the Florida, Power & Light (FPL) easement payment for the front entry. Looking at the Capital Reserve projections, they were projected to have an ending balance of \$338,000 and their actual gap reserve balance was \$393,000 or \$50,000 more. There was a 13.4% increase in assessments, but it could be decreased by \$87 per unit or a 5.9% increase, based on savings of \$65,000 in unassigned funds and capital reserve contributions. It was hard to avoid having an increase this year, but it would require a mailed notice to all property owners, announcing the public hearing in July.

Mr. Payne believed that inflation caused the 3% to 4% increases, as their facilities have been in existence for 20 years, there were also two pools to manage and the tennis courts needed resurfacing. In the last two years, the Board has done a good job of not increasing assessments, but they needed to make sure that they maintained an adequate level of capital reserve, in case there were any additional expenses. Mr. Oliver pointed out that the *Administrative Budget* increased by \$5,000 and the *Operations and Maintenance (O&M) Budget* increased by

approximately \$38,000, including a \$20,000 increase in *General Facility Maintenance*, from \$30,000 to \$50,000. Mr. Payne felt that the assessment increase of 13.4% was high and preferred to decrease it to between 5% and 10%. Mr. Oliver recommended increasing the *Carry Forward Surplus* and utilizing the \$65,000 in unassigned funds and capital reserve contributions, to decrease the assessment increase to 5.9%. Ms. Little questioned the assessment amount. Mr. Oliver indicated 13.9% equated to a \$204 increase, but if they decreased it to 5.9%, the assessment increase would be \$83. Ms. Little was comfortable with the increase of \$204 per home. Mr. Blalock preferred the 5.9% assessment increase. Mr. Payne felt that they needed to be rational and did not want to go high for the sake of going high. Mr. Jolly preferred a 5.9% increase. Mr. Blalock suggested splitting the difference and holding onto the *Carry Forward Surplus* until the public hearing, utilizing \$45,000 instead of \$65,000. Mr. Metych felt that a 7.5% increase was reasonable. Mr. Oliver would run the numbers but equated that to a 7.5% increase or \$120. Mr. Payne asked if the residents in attendance felt that the increase was reasonable. Residents in attendance felt that it was reasonable and fair.

B. Consideration of Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (July 9, 2025)

Mr. Oliver presented Resolution 2025-03 approving the Proposed Budget for Fiscal Year 2026 and setting the public hearing for July 9 2024 at 6:30 p.m. at this location.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor Resolution 2025-03 Approving the Proposed Budget for Fiscal Year 2026, increasing the assessment by 7.5% and Setting the Public Hearing for July 9, 2025 at 6:30 p.m. at this location was adopted.
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Mr. Payne appreciated the budget discussion, Mr. Oliver for the explanation and residents for their confidence.

EIGHTH ORDER OF BUSINESS**Other Business**

Mr. Payne requested discussion on the Comcast matter. Mr. Masters recalled that last year and the year before, Comcast had installed lines for 400 units in Phase 1. There were some issues, but overall, it went well. During that time, many residents in Phase 2 showed interest in having Comcast install lines. Comcast has looked into the 183 homes in Phase 2 and had set aside some money. He spoke with Mr. Emelio Gonzalez at Comcast a couple of weeks ago, who handled Phase 1, but all he did was obtain the permits. As a result, Mr. Masters contacted the Phase 2 POA President, to ask if she had spoken to Comcast. She said there were some discussions, but nothing was finalized. Mr. Masters then contacted Mr. Gonzalez' Supervisor, Mr. Mitch Young, who indicated that they did all of the permits that were necessary through the county, to bring in Comcast. Mr. Masters requested that Mr. Young hold off until this was discussed with the CDD Board. It was his understanding that Comcast was within their rights to use the easements in their yards to lay cable lines. Mr. Eckert explained that the CDD could not object to Comcast laying lines on right-of-way (ROW) and certain utility easements, but the CDD would have some rights to object it, to the extent that Comcast was coming onto common areas owned by the CDD, for which there was no easement, because there was no agreement. However, the CDD could take the position to help facilitate it and there should be an agreement with Comcast to restore the property.

Mr. Payne asked if any of their lines were on CDD property. Mr. Masters confirmed that there were six areas of CDD property that they had to pull lines through. Comcast did not want to create a wrecking ball system for Phase 2 and upset everyone, but residents would be upset if the Board decided to move forward and not block them from utilizing common areas. The cables would be connected from Phase 1, but when he asked them why they would not draw the lines from CR 2209, he was informed that the lines were dedicated to Silverleaf. As a result, they must pull a line from 15 boxes in Phase 1, to bring it through Phase 2 and dig down into some common areas. Comcast wanted to start this project next Monday on May 12th. Mr. Eckert asked if common area was property that the CDD owned that was not covered by an easement. Mr. Masters believed that all common areas had an easement. Mr. Eckert pointed out that any easements were included on the plat. Residents in Phase 2 were informed about this. If the Board allowed Comcast to proceed with the project, literature would be provided to residents and they

would be sent a letter with contact information for Comcast, but if they could not reach anyone at Comcast, Mr. Masters would assist them.

To find out if common areas had an easement, Mr. Schaefer would review the plat, which would identify if there was an easement and who benefitted from it, as typically, when other Districts bring in another cable company, they would be required to go where the CDD wanted them to go, as private property lines cause more of a challenge. He could look at the plats and respond tomorrow. Mr. Jolly did not understand what the big issue was and what they were trying to prevent. Mr. Masters pointed out that they received calls from Phase 2 residents, some of which were happy and others that did not want Comcast on their property. Mr. Master went out to a few of the homes, where residents marked the land, but cable lines would typically be within 8 to 10 feet of their front yard. Mr. Blalock recalled many comments from Phase 2 residents last year, asking when they would be next, as it was a huge deal that Phase 2 did not get lines when Phase 1 did. Mr. Jolly was not concerned. Mr. Payne felt that this was a good thing, as far as the services that Comcast would bring to the community, as they repaired the damage that occurred in Phase 1. He had no issues, as long as Comcast made everything whole. Mr. Jolly agreed and there was Board consensus for Comcast to allow Comcast to access common areas.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert reported they were following bills in the Legislature that would have a positive or negative impact on the District. The bill on the sovereign immunity limits failed, meaning the District's sovereign immunity limits did not change, which was good for their insurance rates. However, they could not just post their meetings on the website. They still had to publish notices in the newspaper. Many of these bills would return in the Fall, due to the short time when this session ended. It did not end on May 2nd like it was supposed to, as there were some budget concerns and other priorities and it was pushed to June. However, none of the bills that they were following would be addressed again in this session. Other than that, it has been quiet. Ms. Little asked if Mr. Eckert's firm was involved in the ethics training. Mr. Eckert confirmed that there were free courses for the ethics training which must be completed every year by December 31st. The Commission on Ethics required certain courses, but in June, they would go back and look if there were any new courses and if so, would email them to the Board. It did not change with this Legislative session. Mr. Oliver reminded the Board that the deadline

to submit Form 1, by July 1st. There was a box on the form for the completion of the ethics training.

B. Engineer

Mr. Payne requested an assessment on their facilities and coordination with Mr. Schaefer. Mr. Masters could not recall if one was done every year by the prior engineer, ETM and if there was a requirement. Mr. Schaefer confirmed that his firm did not complete one. Mr. Oliver stated there were two different reports; one for new facilities and the other through a requirement in the bond indenture but would verify this. Mr. Masters indicated that they could inspect the facilities and provide a report. Mr. Schaefer pointed out that he was on a number of CDD Boards and when he first joined the Board, Mr. Masters showed him the facilities and felt that he had a good perspective of how well they were maintaining them. In his opinion, Mr. Masters did an outstanding job. Mr. Payne agreed.

C. Manager - Report on the Number of Registered Voters (1,307)

Mr. Oliver reported that each year, the District was required by Chapter 190, to place into the record, the number of registered voters. According to the St. Johns County Supervisor of Elections, there were 1,307 registered voters in the District as of April 15, 2025.

D Operations Manager

1. Report

2. Lake Doctors Report

Mr. Masters presented the Operation Manager and Lake Doctors Reports, which were included in the agenda package. He introduced Mr. John Huff, who was a resident of Brandy Creek and a member of the maintenance and janitorial staff. He was incredibly valuable to Mr. Masters, as he had vast experience, he was a resident and sees everything from both sides. Mr. Payne welcomed Mr. Huff. Mr. Masters reported that the 41 pool chairs and loungers were re-strapped last year, by a company that he used before for \$2,900. He had no plans to re-strap the furniture again this year but may send a newsletter to residents asking them to put their towel on the chair when applying sunscreen, as sunscreen took the color out of the plastic of seven or eight chairs. They may spend some money on a few things in Phase 1 that needed to be repaired, such as the bridge replacement and sub pumps. Regarding the lights, any resident could call FPL,

to report a light that was out, but Mr. Masters and his staff performed quarterly checks. Currently, five lights were out in the entire neighborhood, but seven were dim, which were reported to FPL, as this was unacceptable. Mr. Jolly asked if they could switch a dim light to a light in front of his house that was too bright. Mr. Masters would check with FPL. Mr. Jolly surmised that residents did not report a light because they did not want the light to get brighter. Mr. Schaefer pointed out that FPL could install a shield, if a light was shining inside of someone's home. Mr. Masters would see what he could do.

Mr. Masters reported that the big-ticket items in the budget was for the Vesta contract, Yellowstone and Pool Shore; however, those items did not hit until January. A reasonable increase, around 3%, was provided by Mr. Oliver and Mr. Masters believed that they would be well within that number. He would know more in September for Yellowstone and in October for Pool Sure. Lake Doctors requested an increase starting on October 1st from \$965 per month to \$995 per month. The recommended adding fish to the ponds to control algae growth in the ponds, for \$2,700. By the next meeting, he should have more information. Mr. Schaefer confirmed that some communities used carp, but they had to fence in the outfalls to keep the fish from going through the outfalls. Mr. Masters recalled that the pond behind the Amenity Center, had 40-pound carp. The Phase 1 splash feature was finally installed. It looked good and residents provided positive feedback. Three alligators in the neighborhood, were removed by a trapper. Mr. Metych questioned when the splash pad would be open. Mr. Masters planned to open it by May 15th, as they were waiting to have drone footage and an additional part for the water cannon. The last part was putting decals on it with the weight limit, which was 75 pounds. Mr. Payne heard that there were issues with the Phase 1 pool. Mr. Masters reported that the marcite failed on the side, the weekend prior to this one, which was reported by a pool monitor. At this time, he was working with the vendor that built the pool, to do this work at no charge, as it was an unacceptable fail in his eyes, but another vendor provided a quote of \$1,500. Mr. Payne asked if the pool needed to be drained. Mr. Masters would get the options, but if they needed to drain it, the pool was closed on Monday and they would not have to drain it all the way, because it was not at the bottom. It would be drained to a certain level, have it marcited and filled back up.

E. Amenity Manager**1. Report****2. Sheriff's Office Report**

Ms. Meadows presented the Amenity Manager and Sheriff's Office Reports, which were included in the agenda package. Officer Lauren was trying to get some traffic control officers to come out and clock the speed, but it was difficult. For Spring Break, since the water feature was not up, they decided to have a bounce house on Monday and Friday, because it was too cold for a water slide. They also had some activities throughout the week such as Easter themed crafts, sand art, a kickball tournament and ice cream social. The Spring Egg Hunt was held on what turned out to be a beautiful day. There was a petting zoo, which the kids enjoyed, as well as collecting the eggs. There was a cornhole tournament this month and some concerts, starting on Friday, May 30th from 6:30 p.m. to 8:30 p.m. There would also be food trucks, as well as a desert option for anyone who did not want to eat and an area for the kids. Ms. Little asked if the pool aerobics started. Ms. Meadows indicated that tonight was the first night for the pool aerobics. It was a free class. There were options to pay as you go or for the purchase of a monthly pass. Mr. Jolly asked if the swim school started their lessons. Ms. Meadows confirmed that they received the dates and the contract was being finalized. They were leery on the number of people that they were going to get and decided to start on Fridays from 9:30 a.m. to 1:30 p.m. and once it builds up, they could add another class during the week. Mr. Masters was excited that they were going to provide baby classes. Mr. Payne recalled that there was an Independence Day celebration on Saturday, July 4th. In the past, they had St. Johns County Fire Department drive a truck into Brandy Creek and asked if this would be reinstituted. Mr. Masters would look into it but recalled that many residents left for the July 4th holiday and suggested having it the weekend before.

TENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Resident Paul Dowell noted a great deal of underbrush and voiced concern about someone throwing a cigarette into the bushes. Since he has been here, it has not been cleaned out. Mr. Payne recalled in the past, they had an evaluation by the U.S. Forestry Department, due to a fire that occurred on CR 210. This was something that they could look into, if it was egregious, to see if they qualified for the U.S. Forestry Department cleaning it out. It was a free service, but they needed to get on the calendar, in order for them to bring in a machine. Mr.

Schaefer would check on it, as some Districts had control burns. Mr. Huff pointed out that he wanted to work with this community, due to how beautiful it was and how taken care of it was. He also liked Mr. Masters work effort and how passionate he was about this community, to make sure that the residents were happy and the community remained beautiful. Like Mr. Masters, he could see anything that needed to be fixed immediately, before it became a financial problem. He looked forward to working with Mr. Masters and being part of this community. Ms. Little agreed with Mr. Huff's comments about Mr. Masters.

Mr. Jolly asked about the No Parking signs in front of driveways. Mr. Eckert indicated that this was a county issue; however, the CDD could ask the county to designate No Parking zones. Mr. Schaefer stated in the past, they prepared a site plan, which they shared with the county. In most cases, they were agreeable to having signs in the locations as shown on the site plan. If the Board wanted to do that, they could prepare a site plan and route it through county personnel. Mr. Payne was amenable to doing this, if they continued to get egregious concerns, but at this time, they could send out a communication reminding residents to be courteous to their neighbors. Mr. Masters felt that one of the issues, was when this room was rented, as it had an occupancy of 50 and there were only 14 parking spaces. One time there was a party and Officer Lauren had to ask people to move their cars. They were supposed to park on one side of the street, facing the direction of traffic. The tough part was telling people that did not live in the community, how to park, but they could include a notice in the rental agreement for the room, to inform the renter to tell their guests not to block driveways. Ms. Meadows indicated that she just included something in the newsletter on the appropriate places to park and where they were not allowed to park. Mr. Payne preferred to continue communicating with residents.

Mr. Payne voiced concern with kids riding bicycles on pond banks. Mr. Masters assumed that they were e-bikes, which were an issue everywhere. Mr. Eckert reported that St. Johns County was contemplating an ordinance to deal with e-bikes. The CDD could not be involved in traffic enforcement but could regulate what was used in the common areas and assumed that there was a CDD policy for no motorized vehicles in common areas. He suggested that Mr. Payne try to recognize the kids in order to suspend their amenity privileges or call the sheriff and have the sheriff find them and trespass off of District property. Mr. Payne requested that a communication be sent out to prohibit the use of e-bikes. Mr. Masters offered to send it and post signs on the banks, but did not think that Mr. Payne's pond was a problem, as the ponds in back

of the Amenity Center were easier to get to. Mr. Eckert recommended saying no motorized vehicles in common areas.

ELEVENTH ORDER OF BUSINESS**Financial Reports****A. Balance Sheet & Income Statement as of March 31, 2025**

Mr. Oliver presented the March 31, 2024 Balance Sheet and Income Statement, which were included in the agenda package. There was a Capital Reserve balance of \$393,000. On the expenditure side of the Income Statement, there was a \$35,000 positive variance year to date, which was good. There should be a \$5,000 positive variance by the end of the year for revenues.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package, showing that the District was 97.62% collected, as of the last distribution in February. They should be fully collected by the end of March.

C. Approval of Check Registers

Mr. Oliver presented the Check Register from February 1, 2025 to March 31, 2025 in the amount of \$216,024.55, which was included in the agenda package. Mr. Payne questioned whether there were more significant expenses coming out of the Capital Reserve to be paid. Mr. Masters recalled that a second payment of \$60,000 was not made to Compact for the splash pad. Mr. Oliver stated that it was probably paid but not reflected in the March 31st financials.

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor the February 1, 2025 to March 31, 2025 in the amount of \$216,024.55 was approved.

TWELFTH ORDER OF BUSINESS**Next Scheduled Meeting – July 9, 2025 at
6:30 p.m. at Phase 2 Amenity Center**

Mr. Payne stated that the next meeting was scheduled for July 9, 2025 at 6:30 p.m. at the Phase 2 Amenity Center.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the meeting was adjourned.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

Phase 1 Pond Fountain Replacement

Vendor	Option	Only Fountain	Fountain & Colored Lights	White lights only	Type of Fountain	Extra Cost	Pump Motor Brand	Warranty	Cost
Lake Doctors	1	Yes	No	Yes	Same as we had	Included in proposal	Aquacontrol 5HP 230 V	Pump Motor - 1 yr. Lights - 3 yrs.	\$9,910.00
Lake Doctors	2	No	Yes	No	Spider arch nozzle	Included in proposal	Aquacontrol 5HP 230 V	Pump Motor - 3 yrs. Lights - 3 yrs.	\$14,408.00
Lake Doctors	3	No	Yes	No	Trellis	Included in proposal	Aquacontrol 3PH, 5HP 230 V	Pump Motor - 5 yr. Lights - 3 yrs.	\$17,168.00
Innovative Fountain	1	Yes	No Lights	N/A	Same as we had	N/A	KASCO - 5 HP, 230V	Pump Motor - 1 yr.	\$6,415.00
Innovative Fountain	2	No	Yes	Yes	Interchangable nozzles	Colored lights - \$588.00	KASCO -3 HP, 240V, 3PH	Pump Motor - 5 yrs. Lights - 2 yrs.	\$14,156.00



The Lake Doctors, Inc.
Aquatic Management Services®

Jacksonville Office
11621 Columbia Park Dr. West
Jacksonville, FL 32258
(904) 262-5500
jacksonville@lakedoctors.com
www.lakedoctors.com

SERVICE ORDER

SALES REP.

SEYMOUR

ACCOUNT/SITE	Brandy Creek	ACCOUNT #	709617
BILLING NAME		DATE	5/21/2025
BILLING ADDRESS	224 Johns Creek Parkway St. Augustine, FL 32092	COUNTY #	St. Johns
CONTACT		PHONE #	(904) 716-1370
EMAIL ADDRESS	JMASTERS@VESTAPROPERTYSERVICES.COM	Email Invoice: Y	<input checked="" type="radio"/> N <input type="radio"/>
PO#	MANUFACTURER: AQM	<input checked="" type="radio"/> AES <input type="radio"/> KAS <input type="radio"/> LF <input type="radio"/> OA <input type="radio"/> OTT <input type="radio"/> AQC <input type="radio"/> ARM <input type="radio"/> ODS	

SERVICE REQUEST The fountain behind the pool is inoperable. The unit fails a meg test and the cable, motor and pump must be replaced. This quote also includes new LED lighting as the existing

NOTES lights no longer work and trip the breaker when turned on. The new motor and pump will have a one year warranty. The new lights will have a 3 year warranty. This will replace most of the key fountain components with the exception of the float and panel. *****TAX EXEMPT*****

QTY	UNIT	DESCRIPTION	PRICE	EXTENDED
1	EA	5 HP 3 PHASE/230V MOTOR (6 INCH)	2,496.00	2,496.00
1	EA	5 HP PUMP (6 INCH)	2,563.00	2,563.00
1	EA	SPLICE KIT	115.00	115.00
1	EA	150 FT 12/4 SO CABLE	500.00	500.00
				0.00
		LIGHTS QUOTED BELOW THIS LINE		0.00
1	EA	3 LIGHT SET 35 WATT (AQM)	1,887.00	1,887.00
1	EA	COLOR BOARD ASSEMBLIES, SURGE PROTECTOR	793.00	793.00
1	EA	LIGHT CABLE 150 FT WITH ALC	496.00	496.00
				0.00

John Richardson

SERVICED BY:

SERVICE DATE:

WORK AUTHORIZED BY:

CUSTOMER SIGNATURE

DATE

The terms and conditions appearing on the reverse side, form an integral part of this Service Order, and CUSTOMER hereby acknowledges that he/she has read and is familiar with the contents thereof.

Pricing is valid thirty (30) days from date of quotation.

Florida Offices

Clearwater (727) 544-7644
Dania Beach (954) 565-7488
Fort Myers (239) 693-2270
Fort Pierce (772) 241-5773

Jacksonville (904) 262-5500
Navarre (850) 939-5787
Sarasota (941) 377-0658
Tallahassee (850) 329-2389

Winter Springs (407) 327-7918

Ohio Offices

Centerville (937) 433-2942
Columbus (614) 987-5098

South Carolina Offices

Myrtle Beach (843) 492-4080
Summerville (843) 873-1911

PARTS TOTAL	\$ 8,850.00
LABOR	\$ 880.00
FREIGHT	\$ 180.00
SUBTOTAL	\$ 9,910.00
0.000% STATE SALES TAX	\$ 0.00
TOTAL	\$ 9,910.00



The Lake Doctors, Inc.
Jacksonville Branch
11621 Columbia Park Drive West
Jacksonville, FL 32258
904-262-5500
jacksonville@lakedoctors.com

Fountain / Aeration Sales Agreement

MAS

This Agreement, made this _____ day of _____, 2024 is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

PURCHASE ORDER #: _____

The parties hereto agree to follows:

A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations:

One (1) Aquacontrol SelectSeries2 fountain for the amenity lake at Brandy Creek CDD, St. Johns Florida.

Includes 5hp 240V 1Phase floating fountain, Spider and arch nozzle, high volume pump and horizontal intake screen
Fountains require a dedicated electrical circuit to prevent hazards. Customer to provide electrical source required.

*Excludes onshore electrical supply, repair, control mounting - existing controls apparatus and conduit to water to be used.

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	5 HP 230V 1Ph Aquacontrol SS2H fountain Spider Arch nozzle and 150' cable	\$ 10,493.00
2.	6 X RGBW Color-changing Airmax lighting with RF remote and 150' cable	\$ 3,035.00
3.	Control Panel with digital timers and GFCI protection	\$ INCLUDED
4.	3 Year manufacturer's fountain warranty; 3 Year control panel & LED lighting	\$ INCLUDED
5.	Free Shipping Promotion (\$1,100.00 savings)	\$ INCLUDED
6.	Delivery, Assembly, Anchoring in lake at existing electrical fountain source*	\$ 880.00
7.	6.5% Sales Tax	\$ Exempt
	Total of Services Accepted	\$ 14,408.00

A deposit of \$7,204.00 shall be payable upon execution of this Agreement. The balance shall be payable **upon installation**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.

D. THE LAKE DOCTORS agrees to supply equipment within **thirty (30) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **June 21, 2025**.

F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER:

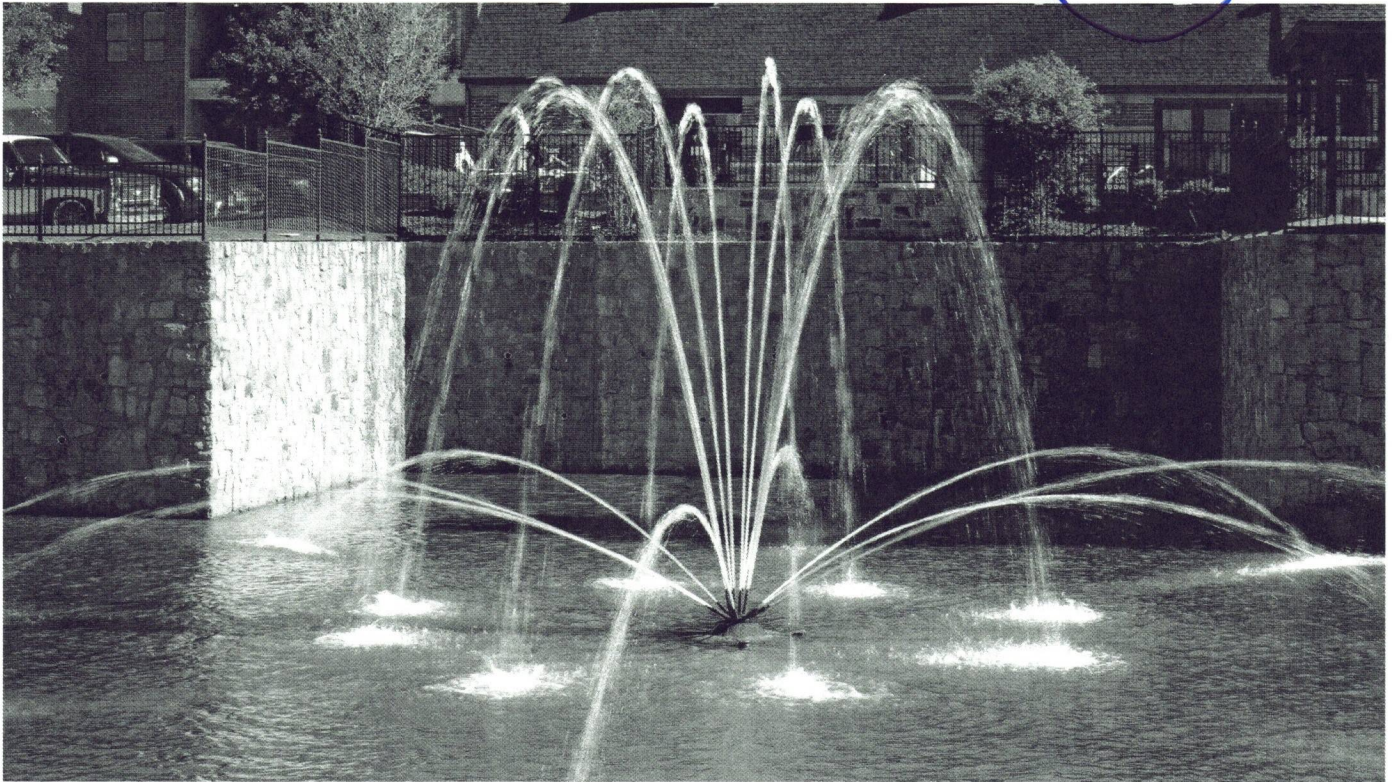
Mark A. Seymour, Sales Manager

Signed _____ Dated _____

Name _____, Title _____

13. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.

2



Memorable display has eight high arching streams elegantly encircled by eight wide arching streams

HP	PERFORMANCE			DEPTH		AMPS				KW
	Height (feet)	Diameter (feet)	Output (gallons per minute)	Minimum Operating Water Depth (inches)		Single Phase 230V	Three Phase			Power Usage
				Vertical	Horizontal		208V	230V	460V	
1	8'	30'	250	32"	28"	10	5	5	3	2
2	12'	36'	350	44"	28"	13	9	9	5	3
3	14'	45'	450	44"	28"	17	13	12	7	4
5	20'	66'	500	44"	28"	28	21	20	11	6

20 feet
high

66 feet
spread



The Lake Doctors, Inc.
Aquatic Management Services

3

The Lake Doctors, Inc.
Jacksonville Branch Office
11621 Columbia Park Drive West
Jacksonville, FL 32258

Fountain Sales Agreement

Aqua Control

MAS

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

**If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.

Hereinafter called "CUSTOMER"

PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations(s):

One (1) Aqua Control SelectSeries fountain for the amenity lake at Brandy Creek CDD, St. Johns Florida.

Includes 5hp 230V 3Phase floating fountain, Trellis nozzle, high pressure metal pump and horizontal intake screen.

Fiberglass control panel with safety disconnect switch, GFCI protection, 24-hr pump and light timers, and resettable overloads.

*Note: All fountains require a properly equipped, dedicated electrical circuit to avoid potential hazards and nuisance tripping

*Excludes onshore electrical supply, repair, control mounting - existing controls apparatus and conduit to water to be used.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	5hp, 230V, 3Ph Aqua Control SS Fountain, Trellis or FDL nozzle, 150' power cable	\$ 13,253.00
2.	6 X RGBW color-changing Airmax lighting with RF-remote and 150' power cable	\$ 3,035.00
3.	Control Panel with digital timers and GFCI protection	\$ INCLUDED
4.	5 Year Fountain Warranty and 3 Years on Panel & LED Lighting	\$ INCLUDED
5.	Free Shipping Discount (\$1,100 Value)	\$ INCLUDED
6.	Delivery, Assembly, Anchoring in lake at existing electrical fountain source*	\$ 880.00
7.	6.5% State Sales Tax	\$ Exempt
	Total of Services Accepted	\$ 17,168.00

A deposit of \$8,584.00 shall be payable upon execution of this Agreement. The balance shall be payable upon installation, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. THE LAKE DOCTORS considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **June 21, 2025**.
- F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Mark A Seymour

Mark A. Seymour, Sales Manager

Signed _____ Dated _____

Name _____

3



The Trellis has 12, high, gracefully arching, coherent streams. As with other patterns with tall arching streams, the Trellis lights extremely well and is especially beautiful when lit with different colored lights. **Specifications:**

HP	PERFORMANCE			DEPTH		AMPS				KW	
2S = 2 Stage	Height (ft.)	Diameter (ft.)	Output (GPM)	Min. Operating Water Depth (in.)		Single Phase	Three Phase				Power Usage
				Vert.	Horiz.		240V	208V	230V	460V	
2	22	44	160	56	28	13	9	9	5	3	
3	26	52	180	56	28	17	13	12	7	4	
5	30	60	210	62	28	28	21	20	11	6	

30 feet
High

60 foot
spread

ESTIMATE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017

Replace with new motor

no lights



Bill to

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



Estimate details

Estimate no.: 4294

Estimate date: 06/30/2025

#	Product or service	Description	Qty	Amount
1.	Fountain Service	Innovative Fountain Services proposes to provide all necessary materials, labor, and equipment to perform the following services: <u>Install a new 5HP 230v pump and motor with heavy duty underwater splice kit. Install 200' of heavy duty underwater pump cable.</u>	1	\$5,265.00
2.	Fountain Service	If we are not able to gain access to the existing conduit, we will dig a trench and install new conduit to house the cables for the fountain.	1	\$1,150.00
Total				\$6,415.00

Accepted date

Accepted by

Is there a warranty?
Can you Add lights

1 year warranty

ESTIMATE

Innovative Fountain Services, Inc

11637 Columbia Park Dr E

Ste 4

Jacksonville, FL 32258-4493

admin@innovativefountainservices.com

om

+1 (904) 551-1017

Replace with new
lights - white



Bill to

Jim Masters

Brandy Creek CDD

224 Johns Creek Parkway

St. Johns, FL 32259

2

Estimate details

Estimate no.: 4293

Estimate date: 06/30/2025

#	Product or service	Description	Qty	Amount
1.	Fountain Service	Innovative Fountain Services proposes to provide all necessary materials, labor, and equipment to perform the following services: -Remove the existing floating fountain -Install new 3HP 240V 3PH floating fountain with 150' of heavy-duty underwater pump cable. Approximate display for the fountain display is 20.5'H x 38'W. Includes 6LED light set with underwater lighting cable.	1	\$13,006.00
2.	Fountain Service	If we are not able to gain access to the existing conduit, we will dig a trench and install new conduit to house the cables for the fountain.	1	\$1,150.00
3.	Fountain Service	Fountain package carries a five-year manufacturer's warranty/LED lights two-year warranty.		\$0.00

KASCO motor

20.5
38

What is fountain display look like?

Color changing lights \$1580.00
with remote add \$580.00
who makes this motor

Total

\$14,156.00

Accepted date

Accepted by

Do
Are lights have a remote to
change colors.



Your Community.
Our Commitment.

Jim Masters
Field Operations Manager
P. 904.230.4208

Johns Creek
224 Johns Creek Parkway
St. Augustine, FL 32092
www.VestaPropertyServices.com



[Careers](#) | [Request Proposal](#)



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Innovative
Fountain
2

From: Innovative Fountain Services <admin@innovativefountainservices.com>

Sent: Wednesday, July 2, 2025 11:18 AM

To: Jim Masters <jmasters@vestapropertyservices.com>

Subject: Re: Estimate 4293 from Innovative Fountain Services, Inc

Good morning Jim-

1. The manufacturer is Kasco
2. See below for display. This is the standard nozzle for it but there are interchangeable nozzles included with it.
3. The light set priced is for white lights and no remote. x

We can provide you with a color-changing option with remote control included. It also has a sound option to connect to a bluetooth speaker.

⊕ \$588



Thank you,

Jessica Benson
(904) 551-1017

On Wed, Jul 2, 2025 at 10:46 AM Jim Masters
<jmasters@vestapropertyservices.com> wrote:

Hi Ron,

EIGHTH ORDER OF BUSINESS

**Brandy Creek
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2024

Brandy Creek Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Brandy Creek Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Brandy Creek Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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



To the Board of Supervisors
Brandy Creek Community Development District

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

Auditor's Responsibility for the Audit of the Financial Statements

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

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

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

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



To the Board of Supervisors
Brandy Creek Community Development District

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 30, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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

*Berger Toombs Elam
Gaines & Frank*

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

June 30, 2025

Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$286,447 (net position). Net investment in capital assets was \$(692,195) and restricted net position was \$85,841. Unrestricted net position was \$892,801.
- ◆ Governmental activities revenues totaled \$1,456,752 while governmental activities expenses totaled \$1,242,105.

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 923,349	\$ 821,872
Restricted assets	257,662	253,184
Capital assets	3,257,590	3,503,818
Total Assets	<u>4,438,601</u>	<u>4,578,874</u>
Deferred outflows of resources	<u>20,060</u>	<u>22,420</u>
Current liabilities	427,214	419,494
Non-current liabilities	3,745,000	4,110,000
Total Liabilities	<u>4,172,214</u>	<u>4,529,494</u>
Net Position		
Net investment in capital assets	(692,195)	(798,143)
Restricted	85,841	69,983
Unrestricted	<u>892,801</u>	<u>799,960</u>
Total Net Position	<u>\$ 286,447</u>	<u>\$ 71,800</u>

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

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

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

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change In Net Position

	Governmental Activities	
	<u>2024</u>	<u>2023</u>
Program Revenues		
Charges for services	\$ 1,380,544	\$ 1,376,627
General Revenues		
Miscellaneous revenues	52,393	149,178
Investment earnings	23,815	26,111
Total Revenues	<u>1,456,752</u>	<u>1,551,916</u>
Expenses		
General government	114,095	118,231
Physical environment	147,196	159,722
Culture/recreation	821,857	753,670
Interest and other charges	158,957	171,312
Total Expenses	<u>1,242,105</u>	<u>1,202,935</u>
Change in Net Position	214,647	348,981
Net Position - Beginning of Year	<u>71,800</u>	<u>(277,181)</u>
Net Position - End of Year	<u>\$ 286,447</u>	<u>\$ 71,800</u>

The increase in culture/recreation is related to the increase in facility maintenance, pool monitoring, and insurance expenses in the current year.

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

Description	Governmental Activities	
	2024	2023
Land	\$ 100,960	\$ 100,960
Buildings and improvements	4,060,948	4,052,698
Infrastructure	3,504,275	3,504,275
Equipment	113,062	99,383
Accumulated depreciation	(4,521,655)	(4,253,498)
Total Capital Assets, net	<u>\$ 3,257,590</u>	<u>\$ 3,503,818</u>

In the current year, capital asset activity consisted of additions to buildings and improvements, \$8,250, additions to equipment, \$13,679, and depreciation, \$268,157.

General Fund Budgetary Highlights

The actual expenditures were less than budgeted amounts primarily because attorney fees, electric, and facility staffing contingency expenditures were less than anticipated.

The September 30, 2024 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In March 2013, the District issued \$4,545,000 Special Assessment Refunding Bonds, Series 2013. The Bonds were issued to refund the Special Assessments Bonds, Series 2003. The balance outstanding at September 30, 2024 was \$2,395,000.
- ◆ In October 2015, the District issued \$2,535,000 Special Assessment Refunding Bonds, Series 2015. The Bonds were issued to refund the Special Assessments Bonds, Series 2006A. The balance outstanding at September 30, 2024 was \$1,695,000.

**Brandy Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Brandy Creek Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

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

Brandy Creek Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 162,376
Investments	694,855
Due from other governments	15,042
Deposits	2,000
Prepaid expenses	49,076
Total Current Assets	<u>923,349</u>
Non-current Assets	
Restricted assets	
Investments	257,662
Capital assets, not being depreciated	
Land	100,960
Capital assets, being depreciated	
Buildings and improvements	4,060,948
Infrastructure	3,504,275
Equipment	113,062
Less: accumulated depreciation	<u>(4,521,655)</u>
Total Non-current Assets	<u>3,515,252</u>
Total Assets	<u>4,438,601</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	<u>20,060</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	19,876
Bonds payable	345,000
Accrued interest	62,338
Total Current Liabilities	<u>427,214</u>
Non-current liabilities	
Bonds payable	<u>3,745,000</u>
Total Liabilities	<u>4,172,214</u>
NET POSITION	
Net investment in capital assets	(692,195)
Restricted for debt service	85,841
Unrestricted	892,801
Total Net Position	<u>\$ 286,447</u>

See accompanying notes to financial statements.

Brandy Creek Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (114,095)	\$ 126,763	\$ 12,668
Physical environment	(147,196)	-	(147,196)
Culture/recreation	(821,857)	745,147	(76,710)
Interest and other charges	(158,957)	508,634	349,677
Total Governmental Activities	<u>\$ (1,242,105)</u>	<u>\$ 1,380,544</u>	<u>138,439</u>
General Revenues			
			23,815
			52,393
			<u>76,208</u>
			214,647
			71,800
			<u>\$ 286,447</u>

See accompanying notes to financial statements.

Brandy Creek Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 111,653	\$ -	\$ 50,723	\$ 162,376
Investments	269,278	-	425,577	694,855
Due from other funds	-	10,672	-	10,672
Due from other governments	15,042	-	-	15,042
Prepaid expenses	49,076	-	-	49,076
Deposits	2,000	-	-	2,000
Restricted assets				
Investments	-	257,662	-	257,662
Total Assets	\$ 447,049	\$ 268,334	\$ 476,300	\$ 1,191,683
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable and accrued expenses	\$ 19,876	\$ -	\$ -	\$ 19,876
Due to other funds	10,672	-	-	10,672
Total Liabilities	30,548	-	-	30,548
Fund Balances				
Nonspendable - deposits/prepays	51,076	-	-	51,076
Restricted for debt service	-	268,334	-	268,334
Assigned for capital reserves	-	-	476,300	476,300
Unassigned	365,425	-	-	365,425
Total Fund Balances	416,501	268,334	476,300	1,161,135
Total Liabilities and Fund Balances	\$ 447,049	\$ 268,334	\$ 476,300	\$ 1,191,683

See accompanying notes to financial statements.

Brandy Creek Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 1,161,135
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land, \$100,960, buildings and improvements, \$4,060,948, infrastructure, \$3,504,275, and equipment, \$113,062, net of accumulated depreciation, \$(4,521,655), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	3,257,590
Deferred outflow of resources are not current financial resources and therefore, are not reported at the governmental fund level.	20,060
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(4,090,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(62,338)</u>
Net Position of Governmental Activities	<u><u>\$ 286,447</u></u>

See accompanying notes to financial statements.

Brandy Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Special assessments	\$ 871,910	\$ 508,634	\$ -	\$ 1,380,544
Miscellaneous revenues	23,815	-	-	23,815
Interest income	23,507	18,357	10,529	52,393
Total Revenues	<u>919,232</u>	<u>526,991</u>	<u>10,529</u>	<u>1,456,752</u>
EXPENDITURES				
Current				
General government	114,095	-	-	114,095
Physical environment	-	-	30,215	30,215
Culture/recreation	670,681	-	-	670,681
Capital outlay	-	-	21,929	21,929
Debt service				
Principal	-	355,000	-	355,000
Interest	-	161,983	-	161,983
Total Expenditures	<u>784,776</u>	<u>516,983</u>	<u>52,144</u>	<u>1,353,903</u>
Excess of Revenues Over/(Under) Expenditures	<u>134,456</u>	<u>10,008</u>	<u>(41,615)</u>	<u>102,849</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	77,594	77,594
Transfers out	(77,594)	-	-	(77,594)
Total Other Financing Sources/(Uses)	<u>(77,594)</u>	<u>-</u>	<u>77,594</u>	<u>-</u>
Net Change in Fund Balances	56,862	10,008	35,979	102,849
Fund Balances - October 1, 2023	<u>359,639</u>	<u>258,326</u>	<u>440,321</u>	<u>1,058,286</u>
Fund Balances - September 30, 2024	<u>\$ 416,501</u>	<u>\$ 268,334</u>	<u>\$ 476,300</u>	<u>\$ 1,161,135</u>

See accompanying notes to financial statements.

Brandy Creek Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 102,849
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(268,157), exceeded capital outlay, \$21,929, in the current period.	(246,228)
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Repayments of bond principal are expenditures at the governmental fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	355,000
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The deferred outflow of resources for refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not at the governmental fund level. This is the amount of current year interest.	(2,360)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the net amount between the prior year and current year accruals.	<div style="border-top: 1px solid black; border-bottom: 3px double black;">5,386</div>
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Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 214,647</div>
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See accompanying notes to financial statements.

Brandy Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 857,020	\$ 857,020	\$ 871,910	\$ 14,890
Miscellaneous revenues	18,658	18,658	23,815	5,157
Interest income	2,400	2,400	23,507	21,107
Total Revenues	<u>878,078</u>	<u>878,078</u>	<u>919,232</u>	<u>41,154</u>
Expenditures				
Current				
General government	130,131	130,131	114,095	16,036
Culture/recreation	670,353	670,353	670,681	(328)
Total Expenditures	<u>800,484</u>	<u>800,484</u>	<u>784,776</u>	<u>15,708</u>
Excess of Revenues Over/(Under)				
Expenditures	77,594	77,594	134,456	56,862
Other Financing Sources/(Uses)				
Transfers out	<u>(77,594)</u>	<u>(77,594)</u>	<u>(77,594)</u>	<u>-</u>
Net Change in Fund Balances	-	-	56,862	56,862
Fund Balances - October 1, 2023	<u>-</u>	<u>-</u>	<u>359,639</u>	<u>359,639</u>
Fund Balances - September 30, 2024	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 416,501</u>	<u>\$ 416,501</u>

See accompanying notes to financial statements.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

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

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

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

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

a. Cash and Investments

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

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

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

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

b. Restricted Net Position

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

c. Capital Assets

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

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

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

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

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

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

d. Deferred Outflow of Resources

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

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

e. Budgets

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

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

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

“Total fund balances” of the District’s governmental funds, \$1,161,135, differs from “Net Position” of governmental activities, \$286,447, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$ 100,960
Buildings and improvements	4,060,948
Infrastructure	3,504,275
Equipment	113,062
Accumulated depreciation	(4,521,655)
Total	<u>\$ 3,257,590</u>

Deferred outflow of resources

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

Deferred amount on refunding, net	<u>\$ 20,060</u>
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Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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

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

Long-term debt transactions

Governmental Activities long-term liabilities are not due and payable in the current period and are not reported as fund level liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2024 were:

Bonds payable	\$ <u>(4,090,000)</u>
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Accrued liabilities in the Statement of Net Position differ from the amount reported at the governmental fund level due to the accrued interest on bonds.

Accrued interest	\$ <u>(62,338)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$102,849, differs from the “change in net position” for governmental activities, \$214,647, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Capital related items

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

Depreciation	\$ (268,157)
Capital outlay	<u>21,929</u>
Total	<u>\$ (246,228)</u>

Long-term debt transactions

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

Bond principal payments	\$ <u>355,000</u>
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Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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

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

Accrued interest

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

Accrued interest	\$ <u>5,386</u>
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Deferred outflow of resources

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

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

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$174,829 and the carrying value was \$162,376. Exposure to custodial credit risk was as follows: the District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
U.S. Bank Money Market	N/A	\$ 69,801
First American Government Obligations Fund	31 days*	257,662
Florida PRIME	39 days*	625,054
Total		<u>\$ 952,517</u>

*Weighted average maturity

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

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

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in Florida PRIME and First American Government Obligations Fund were rated AAAM by Standard & Poor's. The District's investments in U.S. Bank Money Market were not rated.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Government Obligations Fund were 27% of the District's total investments, Florida PRIME were 66% of the District's total investments and U.S. Bank Money Market were 7% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets				
Land	\$ 100,960	\$ -	\$ -	\$ 100,960
Buildings and improvements	4,052,698	8,250	-	4,060,948
Infrastructure	3,504,275	-	-	3,504,275
Equipment	99,383	13,679	-	113,062
Accumulated depreciation	(4,253,498)	(268,157)	-	(4,521,655)
Total Capital Assets, net	<u>\$ 3,503,818</u>	<u>\$ (246,228)</u>	<u>\$ -</u>	<u>\$ 3,257,590</u>

Depreciation of \$268,157 was charged to physical environment, \$116,981, and culture/recreation \$151,176.

NOTE E – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2023-2024 fiscal year were levied in August 2023. All assessments are payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount. All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments that were on the assessment roll certified and delivered to the Tax Collector are collected via the sale of tax certificates on or prior to June 1. For certain parcels, the District bills and collects the annual assessments.

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – LONG-TERM DEBT

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 4,445,000
Principal payments	<u>(355,000)</u>
Long-term debt at September 30, 2024	<u>\$ 4,090,000</u>

Long-term debt is comprised of the following:

Special Assessment Refunding Bonds

\$4,545,000 Series 2013 Special Assessment Refunding Bonds due in annual principal installments beginning May 2014 and maturing May 2033. Interest is due semi-annually on May 1 and November 1, at a fixed interest rate of 3.570%. Current portion is \$230,000.

\$ 2,395,000

\$2,535,000 Series 2015 Special Assessment Refunding Bonds due in annual principal installments beginning May 2017 and maturing May 2036. Interest is due semi-annually on May 1 and November 1, at a fixed interest rate of 3.70%. Current portion is \$115,000.

\$ 1,695,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 345,000	\$ 149,088	\$ 494,088
2026	360,000	136,563	496,563
2027	370,000	123,493	493,493
2028	380,000	110,194	490,194
2029	395,000	96,265	491,265
2030-2034	1,905,000	254,328	2,159,328
2035-2036	<u>335,000</u>	<u>18,962</u>	<u>353,962</u>
Totals	<u>\$ 4,090,000</u>	<u>\$ 888,893</u>	<u>\$ 4,978,893</u>

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – LONG-TERM DEBT (CONTINUED)

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

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

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

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

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

The following is a schedule of required reserve deposits as of September 30, 2024:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2013 Special Assessment Refunding Bonds	\$ 32,308	\$ 31,301
Series 2015 Special Assessment Refunding Bonds	\$ 91,221	\$ 88,854

Brandy Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE G – RISK MANAGEMENT

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

NOTE H – INTERFUND ACTIVITY

Interfund balances for the year ended September 30, 2024, consisted of the following:

	Payable Fund
Receivable Fund	General Fund
Debt Service Fund	\$ 10,672

Interfund balances relate to assessments collected in the General Fund on behalf of the Debt Service Fund that were not remitted as of year-end.

Interfund transfers for the year ended September 30, 2024, consisted of the following:

	Transfers Out
Transfers In	General Fund
Capital Projects Fund	\$ 77,594

Interfund transfers relate to the funding of capital reserves in the current year.

NOTE I – SUBSEQUENT EVENT

In November 2024, the District made prepayments of \$5,000 on the Series 2013 and Series 2015 Bonds.



Berger, Toombs, Elam, Gaines & Frank

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Brandy Creek Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 30, 2025.

Report on Internal Control Over Financial Reporting

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

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

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



To the Board of Supervisors
Brandy Creek Community Development District

Report on Compliance and Other Matters

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

Purpose of this Report

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

*Berger Toombs Elam
Gaines + Frank*

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

June 30, 2025



Berger, Toombs, Elam, Gaines & Frank

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Brandy Creek Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated June 30, 2025.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 30, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

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



To the Board of Supervisors
Brandy Creek Community Development District

Financial Condition and Management

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Brandy Creek Community Development District. It is management's responsibility to monitor the Brandy Creek Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Specific Information

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

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Brandy Creek Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 5
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 18
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$4,986.90
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$689,636.73
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Brandy Creek Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Brandy Creek Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
\$1,563.80 for the General Fund and \$854.77 – \$1,100.00 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,380,544.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$2,395,000 Series 2013 Bonds due on May 1, 2033 at a fixed rate of 3.57%. \$1,695,000 Series 2015 Bonds due on May 1, 2036 at a fixed rate of 3.7%.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

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

June 30, 2025



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

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

We have examined Brandy Creek Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Brandy Creek Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Brandy Creek Community Development District's compliance based on our examination.

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

In our opinion, Brandy Creek Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam
Gaines & Frank*

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

June 30, 2025

NINTH ORDER OF BUSINESS

A.

Brandy Creek

Community Development District



Approved Budget

FY 2026

July 9, 2025

Presented by:



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8	<u>Series 2013 Amortization Schedule</u>
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10	<u>Series 2015 Amortization Schedule</u>
11	<u>Capital Reserve Fund</u>
12	<u>Assessment Schedule</u>

Brandy Creek
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$857,021	\$852,230	\$4,764	\$856,994	\$921,386
Interest Income	12,000	14,310	5,400	19,710	15,000
Rental/Miscellaneous Income	6,000	4,320	3,250	7,570	6,000
Cost Sharing Revenue	11,159	11,557	-	11,557	11,557
Special Event Revenues	1,500	-	1,500	1,500	1,500
Swim Lessons Revenue	-	464	-	464	500
Carry Forward Surplus	29,829	-	15,472	15,472	5,000
TOTAL REVENUES	\$917,508	\$882,881	\$30,386	\$913,267	\$960,943

EXPENDITURES:

Administrative

Supervisor Fees	\$6,000	\$3,600	\$2,200	\$5,800	\$6,000
FICA Taxes	459	275	168	444	459
Engineering	15,000	1,435	4,000	5,435	15,000
Attorney	25,000	8,458	16,542	25,000	25,000
Annual Audit	3,685	-	3,685	3,685	4,000
Assessment Administration	5,300	5,300	-	5,300	5,565
Arbitrage Rebate	600	600	-	600	600
Trustee Fees	8,000	7,939	-	7,939	8,662
Management Fees	59,695	39,797	19,898	59,695	62,680
Information Technology	1,723	1,149	574	1,723	1,809
Telephone	550	102	148	250	300
Postage & Delivery	1,000	960	600	1,560	1,400
Insurance General Liability	10,763	9,823	-	9,823	11,778
Printing & Binding	1,000	158	842	1,000	1,000
Legal Advertising	1,420	205	795	1,000	1,420
Other Current Charges	2,200	1,775	600	2,375	2,200
Office Supplies	100	6	50	56	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$142,669	\$81,756	\$50,103	\$131,858	\$148,148

Brandy Creek
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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Operations & Maintenance

Maintenance

Insurance	\$39,274	\$39,055	\$-	\$39,055	\$ 41,114
Facility Administration/Events Coordinator	40,096	26,731	13,365	40,096	41,299
Facility Staffing (Contingency)	5,000	-	2,500	2,500	5,000
Pool Monitors	41,849	10,395	31,454	41,849	44,778
Field Operations Manager	76,684	51,123	25,561	76,684	78,985
Mobile App	2,500	-	-	-	2,500
Office Supplies / Mailings / Printing	1,900	1,287	613	1,900	1,900
Pool Maintenance Service (Vesta)	37,176	24,894	11,225	36,120	38,291
Pool Chemicals (Pool Sure)	19,000	12,175	6,198	18,373	20,352
Permit Fees	925	925	-	925	925
Landscape Maintenance	139,506	91,104	46,055	137,158	142,309
Landscape Contingency	25,000	15,872	9,128	25,000	25,000
Community Garden	5,000	2,355	2,645	5,000	5,000
Irrigation Maintenance	10,000	3,677	6,323	10,000	10,000
Sign Repairs	2,500	400	1,400	1,800	2,500
Lake Maintenance	11,580	7,720	5,060	12,780	13,430
General Facility Maintenance	30,000	42,194	7,594	49,788	50,000
Pet Waste Disposal	8,018	5,345	2,673	8,018	8,259
Streetlighting	42,834	25,417	13,103	38,520	42,834
Telephone	600	389	196	585	600
Cable	2,300	1,440	720	2,159	2,300
Electric	32,000	16,398	10,200	26,598	32,000
Water/Sewer/Irrigation	48,000	29,703	24,000	53,703	48,000
Security	12,000	7,442	4,558	12,000	12,000
Security Camera Maintenance	3,000	315	1,500	1,815	3,000
Security - License Plate Reader System	11,000	5,068	5,932	11,000	11,000
Refuse Service	4,080	2,858	1,440	4,298	4,500
Janitorial Services	30,067	20,045	10,022	30,067	30,969
Community Web Site Services	750	450	300	750	750
Special Events	12,000	13,151	-	13,151	12,000
Recreational Passes	1,200	367	473	840	1,200
Performance Incentive	9,000	8,876	-	8,876	10,000

TOTAL MAINTENANCE	\$704,839	\$467,170	\$244,239	\$711,409	\$742,795
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TOTAL EXPENDITURES	\$847,508	\$548,926	\$294,341	\$843,267	\$890,943
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Other Sources/(Uses)

Capital Reserve Transfer Out	(70,000)	(70,000)	-	(70,000)	(70,000)
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TOTAL OTHER SOURCES/(USES)	\$(70,000)	\$(70,000)	\$-	\$(70,000)	\$(70,000)
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EXCESS REVENUES (EXPENDITURES)	\$-	\$263,955	\$(263,955)	\$-	\$-
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			FY 2025	FY 2026
Net Assessments			\$857,021	\$921,386
Add: Discounts and Collections (6%)			\$54,703	\$58,812
Gross Assessments			\$911,725	\$980,198
Assessable Units	\$ Increase	% Increase	583	583
Per Unit O&M assessments (Net)	\$110.45	7.5%	\$1,469.97	\$1,580.42
Per Unit O&M assessments (Gross)			\$1,563.80	\$1,681.30

Brandy Creek
Community Development District
Budget Narrative

REVENUES

Special Assessments-Tax Roll

The District will levy a non-ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Interest

The operating fund of the District will be invested in Governmental Securities with U.S. Bank.

Rental/Miscellaneous Income

Represents estimated income from the rental of the Community Room, access card deposits, non-resident fee and other miscellaneous deposit that the District may receive.

Cost Sharing Revenue

The District has entered into a Cost Sharing Agreement with Regency Realty Group, Inc. for the maintenance of lakes and landscaping areas outside the boundaries of the District.

Special Event Revenues

Represents estimated income from HOA, POA and from special events planned for the District

Swim Lessons Revenues

Represents estimated income received for the use of pool for swim lessons.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineering firm will be providing general engineering services to the District including attendance and preparation for monthly board meetings, review invoices, etc. Dominion Engineering serves as the District's engineering firm.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

The District has contracted with Governmental Management Services for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Special Assessment Refunding Bonds and 2015 Special Assessment Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

Trustee Fees

A Trustee at U.S. Bank holds the District's series 2013 & 2015 Special Assessment Revenue Bonds. The amount represents the fee for the administration of the District's bond issue.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Communication - Telephone

New internet and Wi-Fi service for Office.

Brandy Creek

Community Development District

Budget Narrative

Expenditures - Administrative (continued)

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Field

Insurance

The District's Property Insurance policy is with the EGIS, who specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to two Amenity Centers and other district property facilities and capital assets.

Facility Administration/Events Coordinator

The District has contracted with Vesta to provide Facility Administration & Event Coordinator services, to include part-time staffing of 20 hours weekly.

Contract	Monthly	Annual
Vesta	\$3,442	\$41,299

Facility Staffing (Contingency)

Funding for additional staffing for event support and after-hours emergency responses.

Pool Monitors

The District has contracted with Vesta Property Services to provide personnel to monitor usage of the two pools during peak swim season.

Field Operations Manager

The District has contracted with Vesta Property Services to provide Field Operations services, to include supervision of operating and maintaining District's common areas and management of O&M related vendor contracts. The Field Operations manager shall work 40 hours weekly.

Contract	Monthly	Annual
Vesta	\$6,582	\$78,985

Mobile App

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District. Contracted with Vesta to manage website and maintain services.

Office Supplies / Mailings / Printing

Consists of mailings to residents, access control expenses, etc.

Pool Maintenance Service

The District has contracted with Vesta Property Services for the maintenance of the Amenity Center Swimming Pool and Spray Ground Area and maintenance of Phase 2 pool.

Contract	Description	Monthly	Annual
Vesta	Pool Maintenance	\$3,098	\$37,176
	Contingency	\$93	\$1,115
Total Pool Maintenance Service		\$3,191	\$38,291

Brandy Creek
Community Development District
Budget Narrative

Expenditures – Field (continued)

Pool Chemicals (Poolsure)

The District has contracted with Poolsure to provide pool chemicals for Amenity pools.

Contract	Description	Monthly	Annual
PoolSure	Pool Chemicals	\$1,596	\$19,152
	Contingency	\$100	\$1,200
Total Pool Chemicals		\$1,696	\$20,352

Permit Fees

Represents Permit Fees paid to the Department of Health for the swimming pool and spray ground area.

Landscape Maintenance

The District has contracted with Yellowstone Landscape to maintain the common areas of the District.

Contract	Monthly	Annual
Yellowstone Landscape	\$11,859	\$142,309

Landscape Contingency

Other landscape costs not under contract, which includes landscape light repairs, tree removals, tree trimmings, additional mulching and new projects and replacements.

Community Garden

The estimated cost for repair and maintenance of the Community Garden .

Irrigation Maintenance

Cost of miscellaneous repairs and maintenance to irrigation system.

Sign Repairs

The District will repair and replace signs at its facilities, common areas and streets.

Lake Maintenance

The District has contracted with The Lake Doctors to maintain the water quality in all the lakes and additional grass carp stocking in Brandy Creek Community Development District.

Contract	Monthly	Annual
The Lake Doctor	\$995	\$11,940
Carp Stocking		\$1,490
	\$995	\$13,430

General Facility Maintenance

Cost of labor (when outsourced) and supplies for routine repairs and maintenance of the District's common areas and Amenity Centers, to include painting, pressure washing, carpet cleaning and replacement of lighting in and around the facilities.

Pet Waste Disposal

The District has contracted with Vesta Property Services for weekly servicing of pet waste stations and supplies for the pet waste stations.

Contract	Monthly	Annual
Vesta	\$688	\$8,259

Streetlighting

The District has various utility amounts with Florida Power and Light for street lighting cost to the community. The amount is based upon the agreement plus estimated cost for fuel charges.

Account #	Location	Monthly	Annual
9156475411	Johns Creek Pkwy	\$3,210	\$38,520
	Contingency	\$360	\$4,314
Total Streetlighting		\$3,570	\$42,834

Telephone

The Amenity Center currently pays AT&T for cell phone services. The amounts are based upon the following:

Account #	Location	Monthly	Annual
9042304208	224 Johns Creek Pkwy	\$50	\$600

Cable

The District has various accounts to provide internet services for amenity center and gym.

Contract	Monthly	Annual
Florida Highspeed Internet	\$125	\$1,500
Litestream	\$55	\$659
Contingency	\$12	\$141
Total Cable	\$192	\$2,300

Brandy Creek

Community Development District

Budget Narrative

Expenditures – Field (continued)

Electric

The District has various utility accounts with Florida Power and Light for lighting.

Account #	Location	Monthly	Annual
6946833487	224 Johns Creek Pkwy	\$1,266	\$15,192
1063920597	224 Johns Creek Pkwy #1	\$30	\$360
7908738508	251 Huffner Hill Cir #Amenity	\$715	\$8,580
5919788496	101 Nature Walk Pkwy #1	\$30	\$360
4300684380	181 Huffner Hill Cir # Irrig	\$26	\$312
4940740477	231 Johns Creek Pkwy # 1	\$90	\$1,080
3276629379	391 Johns Creek Pkwy # 1	\$280	\$3,360
559825385	993 Huffner Hill Cir # Park	\$35	\$420
2413998580	55 Avery Garden Pl # Sign	\$31	\$372
	Contingency	\$164	\$1,964
Total Electric		\$2,667	\$32,000

Water/Sewer/Irrigation

The District has various utility accounts with JEA for water, sewer, and irrigation used by the district.

Account #	Location	Monthly	Annual
81842844	224 Johns Creek Pkwy-Water	\$140	\$1,680
81842844	224 Johns Creek Pkwy-Sewer	\$380	\$4,560
74527267	251 Huffner Hill Cir #-Sewer	\$60	\$720
74527267	251 Huffner Hill Cir #-Water	\$35	\$420
68260355	104 Field Crest Drive S	\$500	\$6,000
69088378	16 Avery Garden Pl	\$1,050	\$12,600
64512183	1707 Anthler Hill Cir	\$75	\$900
74759588	251 Huffner Hill Cir	\$450	\$5,400
67133289	277 Johns Creek Pkwy	\$400	\$4,800
66725332	306 Johns Creek Pkwy	\$45	\$540
67133230	371 Johns Creek Pkwy	\$300	\$3,600
64512184	907 Hawk Run Ct	\$60	\$720
	Contingency	\$505	\$6,060
Total Water/Sewer/Irrigation		\$4,000	\$48,000

Security

The district uses St Johns County Sheriff's Office off-duty deputies for security patrols of District property and uses RollKall for payment processing.

Security Camera Maintenance

The District will contracted with vendor to provide service and maintenance of the security camera system.

Security - License Plate Reader System

Operation and maintenance costs for new LPR camera system linked to law enforcement network.

Refuse Service

The District has contracted Republic Services for garbage disposal service.

Janitorial Services

The District has contracted with Vesta Property Services to provide janitorial services for both Amenity Centers. Also included are maintenance services.

Community Web Site Services

The District has engaged Unicorn Web Development to serve as Webmaster for brandycreekcdd.com and to maintain website information required under Florida Law to be posted online for all Special Districts.

Special Events

Represents estimated cost for the District to host any special events for the community throughout the Fiscal Year. Costs are partially offset by rental and miscellaneous income.

Recreational Passes

Represents the estimated cost for issuing access cards to the District's residents for Amenity Center privileges. Residents must purchase replacement cards and receipts are posted to miscellaneous income.

Performance Incentive

Bonus pool available for the Board to award performance incentive bonus to on-site staff as designated by Board policy.

Capital Reserve

The District has established a maintenance reserve to fund the capital projects and renewal and replacement of the District's capital related facilities.

Brandy Creek

Community Development District

Approved Budget Debt Service Series 2013A Special Assessment Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$321,394	\$317,210	\$1,773	\$318,983	\$321,394
Interest Earnings	7,500	6,669	1,600	8,269	6,000
Carry Forward Surplus ⁽¹⁾	85,022	90,073	-	90,073	91,912
TOTAL REVENUES	\$413,915	\$413,951	\$3,373	\$417,324	\$419,305
EXPENDITURES:					
Interest - 11/1	\$42,751	\$42,751	\$-	\$42,751	\$38,467
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	42,751	42,662	-	42,662	38,467
Principal - 5/1	230,000	230,000	-	230,000	235,000
Special Call - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$315,502	\$325,412	\$-	\$325,412	\$311,934
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$315,502	\$325,412	\$-	\$325,412	\$311,934
EXCESS REVENUES (EXPENDITURES)	\$98,414	\$88,539	\$3,373	\$91,912	\$107,372
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/26	\$34,272.00
					<u>\$34,272.00</u>

Brandy Creek
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2013A Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	2,155,000	3.570%	-	38,467	38,466.75
05/01/26	2,155,000	3.570%	235,000	38,467	
11/01/26	1,920,000	3.570%	-	34,272	307,738.75
05/01/27	1,920,000	3.570%	245,000	34,272	
11/01/27	1,675,000	3.570%	-	29,899	309,170.75
05/01/28	1,675,000	3.570%	255,000	29,899	
11/01/28	1,420,000	3.570%	-	25,347	310,245.75
05/01/29	1,420,000	3.570%	265,000	25,347	
11/01/29	1,155,000	3.570%	-	20,617	310,963.75
05/01/30	1,155,000	3.570%	275,000	20,617	
11/01/30	880,000	3.570%	-	15,708	311,324.75
05/01/31	880,000	3.570%	280,000	15,708	
11/01/31	600,000	3.570%	-	10,710	306,418.00
05/01/32	600,000	3.570%	295,000	10,710	
11/01/32	305,000	3.570%	-	5,444	311,154.25
05/01/33	305,000	3.570%	305,000	5,444	
					310,444.25
Total			\$2,155,000	\$360,927	\$2,515,927

Brandy Creek
Community Development District
Approved Budget
Debt Service Series 2015 Special Assessment Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$189,222	\$179,944	\$1,006	\$180,950	\$189,222
Interest Earnings	7,500	5,546	1,200	6,746	6,000
Carry Forward Surplus ⁽¹⁾	54,093	56,098	-	56,098	55,301
TOTAL REVENUES	\$250,815	\$241,588	\$2,206	\$243,794	\$250,523
EXPENDITURES:					
Interest - 11/1	\$32,149	\$32,054	\$-	\$32,054	\$29,690
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	31,625	31,439	-	31,439	29,206
Principal - 5/1	115,000	115,000	-	115,000	120,000
Special Call - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$178,774	\$188,493	\$-	\$188,493	\$178,897
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$178,774	\$188,493	\$-	\$188,493	\$178,897
EXCESS REVENUES (EXPENDITURES)	\$72,042	\$53,095	\$2,206	\$55,301	\$71,626

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$27,421.11

\$27,421.11

Brandy Creek
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2015 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	1,570,000	3.700%		29,690	29,690
05/01/26	1,570,000	3.700%	120,000	29,206	
11/01/26	1,450,000	3.700%		27,421	176,627
05/01/27	1,450,000	3.700%	125,000	26,974	
11/01/27	1,325,000	3.700%		25,057	177,031
05/01/28	1,325,000	3.700%	125,000	24,785	
11/01/28	1,200,000	3.700%		22,693	172,478
05/01/29	1,200,000	3.700%	130,000	22,323	
11/01/29	1,070,000	3.700%		20,235	172,558
05/01/30	1,070,000	3.700%	135,000	19,905	
11/01/30	935,000	3.700%		17,682	172,587
05/01/31	935,000	3.700%	140,000	17,394	
11/01/31	795,000	3.700%		15,034	172,428
05/01/32	795,000	3.700%	145,000	14,871	
11/01/32	650,000	3.700%		12,292	172,163
05/01/33	650,000	3.700%	155,000	12,092	
11/01/33	495,000	3.700%		9,361	176,453
05/01/34	495,000	3.700%	160,000	9,208	
11/01/34	335,000	3.700%		6,335	175,544
05/01/35	335,000	3.700%	165,000	6,232	
11/01/35	170,000	3.700%		3,215	174,447
05/01/36	170,000	3.700%	170,000	3,180	
					173,180
Total			\$1,570,000	\$375,187	\$1,945,187

Brandy Creek
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<u>REVENUES:</u>					
Interest Income	\$7,500	\$11,119	\$5,000	\$16,119	\$7,500
Carry Forward Balance	462,809	476,300	-	476,300	341,312
TOTAL REVENUES	\$470,309	\$487,418	\$5,000	\$492,418	\$348,812
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Capital Outlay - Equipment/Facilities	\$30,000	\$143,081	\$-	\$143,081	\$30,000
Other Current Charges	\$450	92	120	\$212	450
Repair & Replacements	22,050	77,814	-	77,814	22,050
TOTAL EXPENDITURES	\$52,500	\$220,986	\$120	\$221,106	\$52,500
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$70,000	\$70,000	\$-	\$70,000	\$70,000
TOTAL OTHER SOURCES/(USES)	\$70,000	\$70,000	\$-	\$70,000	\$70,000
EXCESS REVENUES (EXPENDITURES)	\$487,809	\$336,432	\$4,880	\$341,312	\$366,312

Brandy Creek
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds Units 2013	Bonds Units 2015	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit				
				FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY 2026	FY2025	FY2025	Increase/ (decrease)	FY 2026	FY 2026	FY2025	FY2025	Increase/ (decrease)
							Series 2013	Series 2015	Series 2013	Series 2015	Total	Total Series 2013	Total Series 2015	Total Series 2013	Total Series 2015	Total
Single Family	583	400	183	\$1,681.30	\$1,563.80	\$117.50	\$854.77	\$1,100.00	\$854.77	\$1,100.00	\$0.00	\$2,536.07	\$2,781.30	\$2,418.57	\$2,663.80	\$117.50
Total	583	400	183			7.5%										

B.

RESOLUTION 2025-04
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Brandy Creek Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website, <https://brandycreekcdd.com>, in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Brandy Creek Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF JULY 2025.

ATTEST:

**BRANDY CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A
FY 2026 Budget

C.

RESOLUTION 2025-05
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Brandy Creek Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 9th DAY OF JULY, 2025.

ATTEST:

**BRANDY CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Exhibit A
Adopted Budget

Exhibit B
Assessment Roll

ELEVENTH ORDER OF BUSINESS

C.

NOTICE OF MEETINGS
BRANDY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Brandy Creek Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2026 at 6:30 p.m. at the Phase II Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092 on the second Wednesday of each month listed below or otherwise noted:

November 12, 2025
January 14, 2026
March 11, 2026
May 13, 2026
July 8, 2026
September 9, 2026

D.

1.



Brandy Creek CDD

Field Operation Manager's Report

Date of report: July 9, 2025

Submitted by: Jim Masters

YELLOWSTONE / LANDSCAPING:

- Yellowstone crews service our community on Mondays and Tuesdays.
- They are cutting back the plants and palmettos around both Phase 1 and Phase 2 and will also start raising the tree canopy over the next several weeks.
- (Service report attached)

LAKE DOCTORS:

- The ponds are inspected twice a month and Lake Doctors will come out additionally based on pond conditions.
- Pond #10 behind the Phase 2 Amenity center continues to be difficult. Lake Doctors has been using new herbicides and so far we are seeing better results.
- (See attached reports)

NEW COMMUNITY WEBSITE:

- Website is up and running. I believe it is a nice upgrade for the community. A couple of minor glitches but we are getting those worked out.

HEALTH DEPARTMENT INSPECTION:

- A routine inspection of all three of the Johns Creek pools was conducted on 6-18-25. All pools passed the inspection with no violation.

ACCESS CONTROL SYSTEM:

- The access control readers are working well at the Phase 1 Tennis court and the Phase 2 Basketball court. No reported issues.

PROJECTS UNDERWAY/COMPLETED:

- The Phase 1 marquee was cleaned up and repainted. We will repaint the Phase 2 marquee in a couple of weeks.
- Replaced the Phase 1 vacuum pump motor. (In-House) \$160.00 for motor.
- Replaced the volleyball net at Phase 1.
- Replaced the Phase 1 and Phase 2 showers with new valves and shower heads.
- Repainted the yellow curbs at the main entrance on Natures Walk Parkway.
- Installed a new clock at the Phase 2 pool.
- Assembled two new planters for the Garden Club.

FUTURE PROJECTS:

- Build and install new desk tops at both Phase 1 and Phase 2.
- Install new benches in the Phase 1 and Phase 2 fields.
- Seal and repaint several areas on the Phase 2 Basketball court.
- Install new shade sails over the lookout/area patio between the Amenity Center Office and Fitness Center.

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.

2.

June 2025

FW: Brandy Creek Update

Yellowstone

Good morning. I wanted to give you a quick update on our last few visits to Brandy Creek.

Routine maintenance went as planned. Even with the rains we were able to keep up with the mowing. Your hard and soft edges stayed on schedule as well. Bed & crack weeds are always a challenge this time of the year but with the exception of a few small areas we are keeping them in check.

Chem/fert started your application. This month's service is an insecticide app. targeting seasonal pest on the shrubs and turf. I haven't noted any damage in the areas we service. So, the timing of this application should be perfect in keeping us proactive.

I have your seasonal color rotation scheduled for this Friday 6/20. We may need to increase the run times on those zones for a week or two while the plants get established.

There's not much to note on the arbor side. A few tree canopies that will need to be raised a bit. I think we will be able to get this done over our next few visits.

Palm Trees Also

Your approved irrigation repairs were completed. The system was audited at the same time. So, everything is good on that front right now.

I will get an estimate for sod in the strip between the road and pool over to you in the coming days. I believe you have the ones for the replacement shrubs at the entrances as well as the ornamental grass replacements in the common areas. Just let me know if you want to move forward with any of those projects when you're ready.

(mainly grasses)

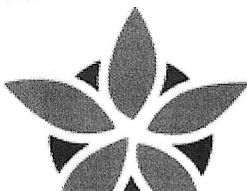
Outside of that I think all is well. As always, if there is anything we have missed or that you need addressed please don't hesitate to ask.

Have a great week!

Best Regards,

Jason Campbell | Account Manager- Jacksonville
Yellowstone Landscape
2663 Robert St, Jacksonville FL 32207
Ph: 904.268.2626 | Cell: 615.995.9125 |
www.yellowstonelandscape.com

Yellowstone Landscape Group - CIVC - Partners



YELLOWSTONE
LANDSCAPE

3.

5-9-2025



The Lake Doctors, Inc.
Aquatic Management Services®

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

Completed Work Order Information

Account #: 709617 **BRANDY CREEK CDD-JOHNS CREEK**
Site Information: JOHNS CREEK PKWY, ST AUGUSTINE, FL , ST. AUGUSTINE, FL
Customer Billing Information: 224 Johns Creek Parkway Pkwy , St. Augustine FL 32092-
Service Branch Information: 11621 Columbia Park Dr W
(904) 262-5500
Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

**Thank you for
your business!**

Event Name: Water Management - Twice per
Work Order Number: 2027793
Completed Date: 5/9/2025
Target Pests (if applicable):

Service Notes & Observations

Treated pond 10 for algae and added a nutrient reducer.

Environmental Conditions

Weather:	Overcast
Temperature:	89.29
Wind Direction:	East
Wind Speed:	1.99
Humidity:	62.0000

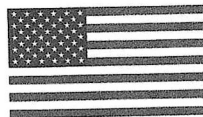
Treated Shoreline Weeds, Treated for Algae

Services Completed by:

Eric

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

Customer Signature (if needed):



American Owned
& Operated

5-27-25



The Lake Doctors, Inc.
Aquatic Management Services®

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

Completed Work Order Information

Account #: 709617 **BRANDY CREEK CDD-JOHNS CREEK**
Site Information: Johns Creek Pkwy , St. Augustine, FL 32092-
Customer Billing Information: 224 Johns Creek Parkway , 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 - As Needed
Work Order Number: 2053564
Completed Date: 5/27/2025
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Treated pond #10 for algae.

Environmental Conditions

Weather:	Partly Cloudy
Temperature:	74.95
Wind Direction:	South
Wind Speed:	1.45
Humidity:	94.0000

Treated for Algae

Services Completed by:

Eric

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

Customer Signature (if needed):



American Owned
& Operated

6-13-25



The Lake Doctors, Inc.
Aquatic Management Services®

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

Completed Work Order Information

Account #: 709617 **BRANDY CREEK CDD-JOHNS CREEK**
Site Information: Johns Creek Pkwy, St. Augustine, FL 32092-
Customer Billing Information: 224 Johns Creek Parkway, 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: 2036244
Completed Date: 6/13/2025
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 2- Treated for algae and lilies
Pond 8- Treated for algae and emergent shoreline weeds
Pond 10- Treated for algae

Environmental Conditions

Weather:	Overcast
Temperature:	90.9
Wind Direction:	South
Wind Speed:	3
Humidity:	65.0000

Treated for Algae & Invasive Aquatic Weeds, Treated Shoreline Weeds

Services Completed by:

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

Customer Signature (if needed):



American Owned
& Operated



The Lake Doctors, Inc.
Aquatic Management Services®

6-20-25

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 32092-
Customer Billing Information: 224 Johns Creek Parkway , 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: 2037005
Completed Date: 6/20/2025
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 5A- Treated for algae and underwater weeds
Pond 5B- Treated for algae and underwater weeds
Pond 10- Added nutrient reducer

Environmental Conditions

Weather:	Overcast
Temperature:	92.05
Wind Direction:	North-West
Wind Speed:	1.99
Humidity:	64.0000

Treated for Algae & Invasive Aquatic Weeds

Services Completed by:

Eric

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

Customer Signature (if needed):

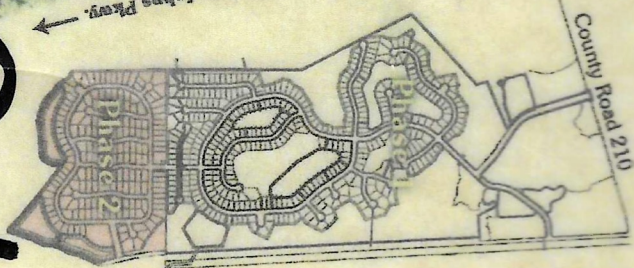
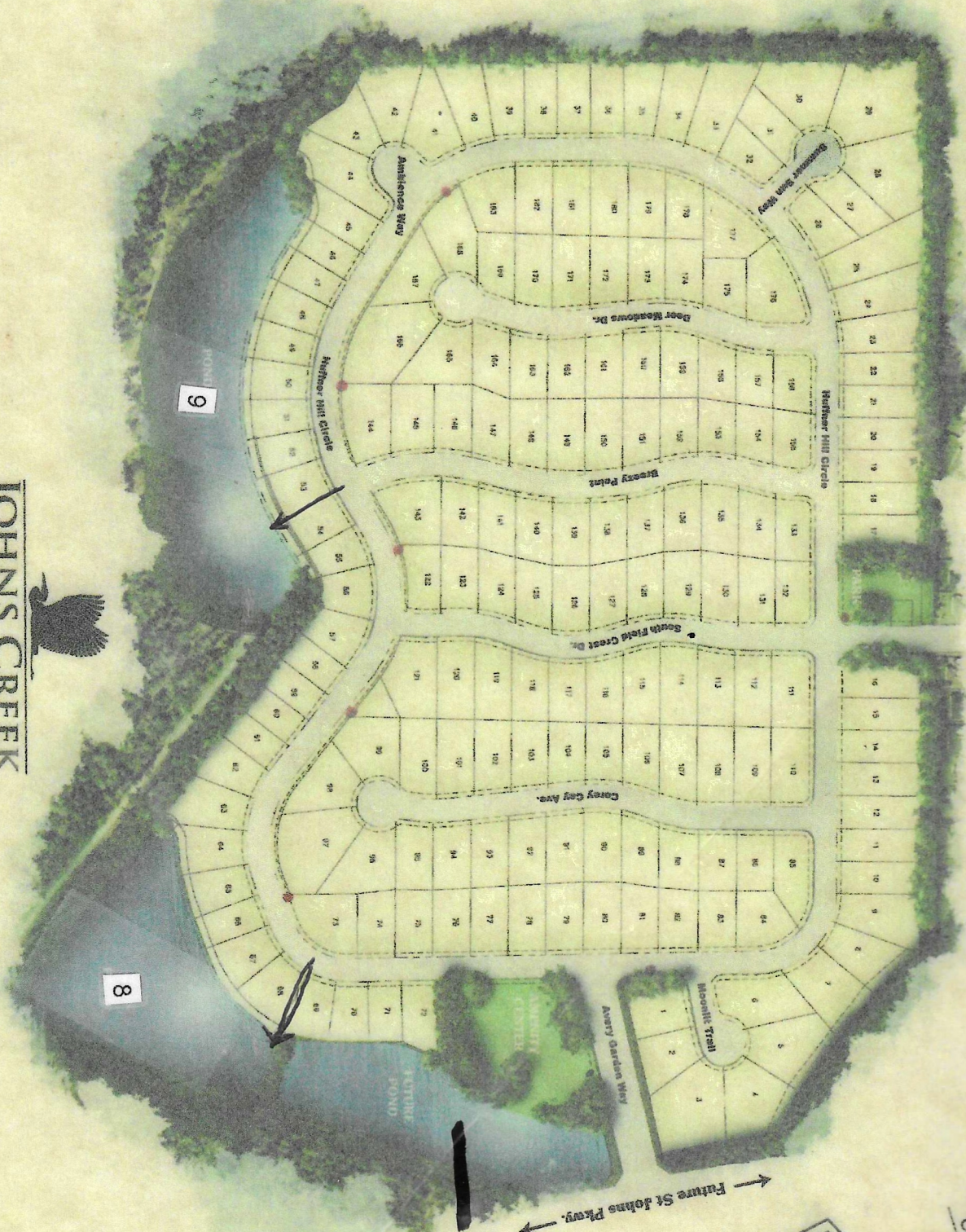


American Owned
& Operated

England-Thims & Miller, Inc.
 Note: The information on this map was prepared by England-Thims & Miller, Inc. based on information provided by the local government. The information is not a guarantee of accuracy and is not intended to be used for any purpose other than for general information.



JOHNS CREEK Phase 2



Pond 10

JOHNS CREEK

This rendering is intended to provide general information only on the land shown herein. Road alignments, location and size of water bodies, lot configuration and open space/buffer areas are subject to change prior to construction at the discretion of the owner and subject to approval of the final plan from the Johns County.

VILLAGE	LOT SUMMARY	SIZE	#D/U
I		60'X110'	99
II		60'X110'	47
III		70'X110'	76
IV		70'X110'	15
IV		90'X125'	35
IV		65'X110'	128
PARK/OPEN SPACE			
BUFFER AREA			
WETLAND			
COMMERCIAL			
POND			
TOTAL:			400 LOTS

* INDICATES MODEL HOME SITE



EXIST. 100' EASEMENT

EXIST. 100' EASEMENT

200' PROPOSED NORTH/SOUTH ROAD CORRIDOR

OPEN SPACE (WETLAND CONSERVATION AREA)

OPTIONAL FUTURE ACCESS

England-Thims & Miller, Inc.

E.

1.



Amenities Manager Report

July 9, 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 continue to be successful. We will continue with Food Truck nights twice a month.

Sheriff's Report:

- Reports will be available at the meeting

Special Events:

Recent Events:

- On Friday, May 30th we hosted our Start of Summer Concert and what an incredible night it was! We were grateful the storms stayed away, but it was definitely a hot one! We started off the evening with Smooth Sailing with Johnny Hubbs, our very own resident and maintenance guru! Following his phenomenal performance, we welcomed Big Papa Fish to



the stage! The band played an array of different tunes that everyone enjoyed while relaxing in their lawn chairs. The kids were kept busy with an obstacle course and an adorable color your own guitar station. We also kept our bellies full with delicious food from EATS, who also had cold treats to keep us from melting in the evening heat! This was an amazing night and a perfect start to our summer!

- On Saturday, June 14th we held a popsicle and sand art day. The kids were able to enjoy a delicious complimentary popsicle while creating adorable sand art photos! It's become a fun summer favorite to create sand art!

Future Events:

- Summer Spectacular – Saturday, July 12
- Back to School Bash – Saturday, August 9



THIRTEENTH ORDER OF BUSINESS

A.

Brandy Creek
Community Development District

Unaudited Financial Reporting
May 31, 2025



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

Brandy Creek
Community Development District
Combined Balance Sheet
May 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Cash - Wells Fargo	\$ -	\$ 54,737	\$ -	\$ 54,737
Cash - Hancock Bank	108,708	-	-	108,708
Assessment Receivable	-	-	-	-
Due From Debt Service	-	-	-	-
Due From Other	-	-	-	-
Due From Capital Reserve	-	-	-	-
Due From General Fund	-	-	-	-
Due From Other Gov'ts	-	-	-	-
<u>Investments:</u>				
State Board of Administration (SBA)	145,819	239,150	-	384,970
Custody Acct - General Account	449,499	-	-	449,499
Custody Acct - Capital Reserve	-	42,545	-	42,545
<u>Series 2013A</u>				
Reserve	-	-	31,377	31,377
Revenue	-	-	88,539	88,539
<u>Series 2015</u>				
Reserve	-	-	89,229	89,229
Revenue	-	-	54,652	54,652
Prepaid Expenses	1,490	-	-	1,490
Deposits	2,000	-	-	2,000
Total Assets	\$ 707,516	\$ 336,432	\$ 263,797	\$ 1,307,744
Liabilities:				
Accounts Payable	\$ 18,228	-	\$ -	\$ 18,228
Accrued Expenses	8,863	-	-	8,863
FiCA Payable	(31)	-	-	(31)
Due to Debt Service	-	-	-	-
Due to General Fund	-	-	-	-
Due to Other	-	-	-	-
Total Liabilities	\$ 27,060	\$ -	\$ -	\$ 27,060
Fund Balance:				
Nonspendable:				
Deposits	\$ 2,000	\$ -	\$ -	\$ 2,000
Restricted for:				
Debt Service	-	-	263,797	263,797
Assigned for:				
Capital Reserve Fund	-	336,432	-	336,432
Unassigned	676,966	-	-	676,966
Total Fund Balances	\$ 680,455	\$ 336,432	\$ 263,797	\$ 1,280,684
Total Liabilities & Fund Balance	\$ 707,516	\$ 336,432	\$ 263,797	\$ 1,307,744

Brandy Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 856,994	\$ 856,994	\$ 852,230	\$ (4,764)
Interest Income	12,000	8,000	14,310	6,310
Rental/Miscellaneous Income	6,000	4,000	4,320	320
Cost Sharing Revenue	11,159	7,439	11,557	4,118
Special Events Revenue	1,500	1,000	-	(1,000)
Swim Lessons Revenue	-	-	464	464
Total Revenues	\$ 887,652	\$ 877,433	\$ 882,881	\$ 5,448

Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 3,600	\$ 3,600	\$ -
PR-FICA	459	275	275	-
Engineering	15,000	10,000	1,435	8,565
Attorney	25,000	16,667	8,458	8,208
Annual Audit	3,685	-	-	-
Assessment Administration	5,300	5,300	5,300	-
Arbitrage Rebate	600	600	600	-
Trustee Fees	8,000	8,000	7,939	61
Management Fees	59,695	39,797	39,797	-
Information Technology	1,723	1,149	1,149	-
Telephone	550	367	102	264
Postage & Delivery	1,000	667	960	(293)
Insurance General Liability/Public Officials	10,763	10,763	9,823	940
Printing & Binding	1,000	667	158	509
Legal Advertising	1,420	947	205	742
Other Current Charges	2,200	1,467	1,775	(308)
Office Supplies	100	67	6	61
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 142,669	\$ 100,505	\$ 81,756	\$ 18,750

Brandy Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Insurance	\$ 39,274	\$ 39,274	\$ 39,055	\$ 219
Facility Administration/Events Coordinator	40,096	26,731	26,731	-
Facility Staffing (Contingency)	5,000	3,333	-	3,333
Pool Monitors	41,849	10,395	10,395	-
Field Operations Manager	76,684	51,123	51,123	-
Mobile App	2,500	-	-	-
Office Supplies/Mailings/ Printing	1,900	1,267	1,287	(20)
Pool Maintenance Service (Vesta)	37,176	24,784	24,894	(110)
Pool Chemicals (Poolsure)	19,000	12,667	12,175	492
Permit Fees	925	925	925	-
Landscape Maintenance	139,506	93,004	91,104	1,900
Landscape Contingency	25,000	16,667	15,872	794
Community Garden	5,000	2,355	2,355	-
Irrigation Maintenance	10,000	6,667	3,677	2,989
Sign Repairs	2,500	400	400	-
Lake Maintenance	11,580	7,720	7,720	-
General Facility Maintenance	30,000	30,000	42,194	(12,194)
Pet Waste Disposal	8,018	5,345	5,345	-
Streetlighting	42,834	28,556	25,417	3,139
Telephone	600	400	389	11
Cable	2,300	1,533	1,440	94
Electric	32,000	21,333	16,398	4,935
Water/Sewer/Irrigation	48,000	32,000	29,703	2,297
Security (RollKall)	12,000	8,000	7,442	558
Security Camera Lease & Maintenance	3,000	2,000	315	1,685
Security - License Plate Reader System	11,000	7,333	5,068	2,265
Refuse Service	4,080	2,720	2,858	(138)
Janitorial	30,067	20,045	20,045	-
Community Web Site Services	750	500	450	50
Special Events	12,000	13,151	13,151	-
Recreation Passes	1,200	367	367	-
Performance Incentive	9,000	9,000	8,876	124
Total Operations & Maintenance	\$ 704,839	\$ 479,594	\$ 467,170	\$ 12,424
Total Expenditures	\$ 847,508	\$ 580,099	\$ 548,926	\$ 31,174
Excess (Deficiency) of Revenues over Expenditures	\$ 40,144		\$ 333,955	
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve - Transfer Out	(70,000)	(70,000)	(70,000)	-
Total Other Financing Sources/(Uses)	\$ (70,000)	\$ (70,000)	\$ (70,000)	\$ -
Net Change in Fund Balance	\$ (29,856)	\$ (70,000)	\$ 263,955	\$ -
Fund Balance - Beginning	\$ 29,856		\$ 416,500	
Fund Balance - Ending	\$ (0)		\$ 680,455	

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	\$ 79,323	\$ -	\$ 15,631	\$ -	\$ -	\$ -	\$ -	\$ -	852,230
Interest Income	1,392	860	776	970	2,453	2,756	2,586	2,518	-	-	-	-	14,310
Rental/Miscellaneous Income	-	1,110	-	960	490	490	620	650	-	-	-	-	4,320
Cost Sharing Revenue	-	-	-	-	11,557	-	-	-	-	-	-	-	11,557
Special Events Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Swim Lessons Revenue	464	-	-	-	-	-	-	-	-	-	-	-	464
Total Revenues	\$ 1,856	\$ 45,145	\$ 113,982	\$ 602,824	\$ 93,823	\$ 3,246	\$ 18,837	\$ 3,168	\$ -	\$ -	\$ -	\$ -	\$ 882,881
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	3,600
PR-FICA	-	77	-	77	-	61	-	61	-	-	-	-	275
Engineering	-	615	-	-	-	-	-	820	-	-	-	-	1,435
Attorney	353	2,457	228	1,723	588	2,373	736	-	-	-	-	-	8,458
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	-	600
Trustee Fees	5,853	-	-	-	-	2,085	-	-	-	-	-	-	7,939
Management Fees	4,975	4,975	4,975	4,975	4,975	4,975	4,975	4,975	-	-	-	-	39,797
Information Technology	144	144	144	144	144	144	144	144	-	-	-	-	1,149
Telephone	-	59	-	14	-	15	-	14	-	-	-	-	102
Postage & Delivery	164	148	99	132	76	84	151	106	-	-	-	-	960
Insurance General Liability/Public Officials	9,823	-	-	-	-	-	-	-	-	-	-	-	9,823
Printing & Binding	37	-	28	5	15	14	39	21	-	-	-	-	158
Legal Advertising	-	69	-	-	-	70	66	-	-	-	-	-	205
Other Current Charges	367	173	190	197	186	163	352	148	-	-	-	-	1,775
Office Supplies	0	1	1	1	1	0	1	1	-	-	-	-	6
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 27,190	\$ 10,316	\$ 5,665	\$ 8,266	\$ 5,984	\$ 10,783	\$ 6,463	\$ 7,088	\$ -	\$ -	\$ -	\$ -	\$ 81,756

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	\$ -	\$ -	\$ -	\$ -	\$ 1,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39,055
Facility Administration/Events Coordinator	3,341	3,341	3,341	3,341	3,341	3,341	3,341	3,341	-	-	-	-	26,731
Facility Staffing (Contingency)	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	-	-	-	-	-	2,313	3,917	4,166	-	-	-	-	10,395
Field Operations Manager	6,390	6,390	6,390	6,390	6,390	6,390	6,390	6,390	-	-	-	-	51,123
Mobile App	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies/Mailings/ Printing	316	30	193	186	-	21	181	361	-	-	-	-	1,287
Pool Maintenance Service (Vesta)	2,806	2,806	2,806	2,806	2,806	3,678	4,379	2,806	-	-	-	-	24,894
Pool Chemicals (Poolsure)	1,476	1,476	1,476	1,550	1,550	1,550	1,550	1,550	-	-	-	-	12,175
Permit Fees	-	-	-	-	-	-	-	925	-	-	-	-	925
Landscape Maintenance	11,178	11,178	11,178	11,514	11,514	11,514	11,514	11,514	-	-	-	-	91,104
Landscape Contingency	3,472	2,250	-	-	-	-	350	9,800	-	-	-	-	15,872
Community Garden	-	-	383	1,052	153	419	348	-	-	-	-	-	2,355
Irrigation Maintenance	481	-	-	-	1,209	776	550	662	-	-	-	-	3,677
Sign Repairs	-	-	-	-	-	400	-	-	-	-	-	-	400
Lake Maintenance	965	965	965	965	965	965	965	965	-	-	-	-	7,720
General Facility Maintenance	2,221	6,884	4,595	3,221	15,287	3,232	706	6,047	-	-	-	-	42,194
Pet Waste Disposal	668	668	668	668	668	668	668	668	-	-	-	-	5,345
Streetlighting	3,151	3,151	3,151	3,151	3,192	3,206	3,206	3,206	-	-	-	-	25,417
Telephone	49	49	49	49	49	49	49	49	-	-	-	-	389
Cable	180	180	180	180	180	180	180	180	-	-	-	-	1,440
Electric	2,290	2,028	1,893	2,017	1,901	1,899	2,202	2,169	-	-	-	-	16,398
Water/Sewer/Irrigation	3,422	3,905	3,133	3,827	3,091	2,796	3,711	5,819	-	-	-	-	29,703
Security (RollKall)	173	1,906	866	1,393	866	347	1,891	-	-	-	-	-	7,442
Security Camera Lease & Maintenance	-	-	-	-	-	-	315	-	-	-	-	-	315
Security - License Plate Reader System	-	-	-	-	5,068	-	-	-	-	-	-	-	5,068
Refuse Service	358	358	356	355	356	359	357	358	-	-	-	-	2,858
Janitorial	2,506	2,506	2,506	2,506	2,506	2,506	2,506	2,506	-	-	-	-	20,045
Community Web Site Services	150	-	150	-	-	150	-	-	-	-	-	-	450
Special Events	3,631	2,622	1,253	1,103	379	966	1,766	1,431	-	-	-	-	13,151
Recreation Passes	-	367	-	-	-	-	-	-	-	-	-	-	367
Performance Incentive	-	8,876	-	-	-	-	-	-	-	-	-	-	8,876
Total Operations & Maintenance	\$ 86,988	\$ 61,936	\$ 45,533	\$ 46,274	\$ 61,472	\$ 49,014	\$ 51,040	\$ 64,913	\$ -	\$ -	\$ -	\$ -	467,170
Total Operations & Maintenance	\$ 86,988	\$ 61,936	\$ 45,533	\$ 46,274	\$ 61,472	\$ 49,014	\$ 51,040	\$ 64,913	\$ -	\$ -	\$ -	\$ -	467,170
Total Expenditures	\$ 114,178	\$ 72,252	\$ 51,197	\$ 54,541	\$ 67,456	\$ 59,798	\$ 57,503	\$ 72,002	\$ -	\$ -	\$ -	\$ -	548,926
Excess (Deficiency) of Revenues over Expenditures	\$ (112,322)	\$ (27,107)	\$ 62,785	\$ 548,283	\$ 26,367	\$ (56,552)	\$ (38,666)	\$ (68,833)	\$ -	\$ -	\$ -	\$ -	333,955
Other Financing Sources/Uses:													
Capital Reserve - Transfer Out	-	-	-	-	(70,000)	-	-	-	-	-	-	-	(70,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (70,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(70,000)
Net Change in Fund Balance	\$ (112,322)	\$ (27,107)	\$ 62,785	\$ 548,283	\$ (43,633)	\$ (56,552)	\$ (38,666)	\$ (68,833)	\$ -	\$ -	\$ -	\$ -	263,955

Brandy Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues				
Interest	\$ 7,500	\$ 5,000	\$ 11,119	\$ 6,119
Total Revenues	\$ 7,500	\$ 5,000	\$ 11,119	\$ 6,119
Expenditures:				
Capital Outlay - Equipment/Facilities	\$ 30,000	\$ 30,000	\$ 143,081	\$ (113,081)
Other Current Charges	450	300	92	208
Repair and Replacement	22,050	22,050	77,814	(55,764)
Community Garden	-	-	-	-
Total Expenditures	\$ 52,500	\$ 52,350	\$ 220,986	\$ (168,636)
Excess (Deficiency) of Revenues over Expenditures	\$ (45,000)		\$ (209,868)	
Other Financing Sources/(Uses)				
Capital Reserve Transfer In	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Total Other Financing Sources (Uses)	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Net Change in Fund Balance	\$ 25,000		\$ (139,868)	
Fund Balance - Beginning	\$ 462,809		\$ 476,300	
Fund Balance - Ending	\$ 487,809		\$ 336,432	

Brandy Creek
Community Development District
Debt Service Fund Series 2013A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 321,394	\$ 321,394	\$ 317,210	\$ (4,184)
Interest Income	7,500	5,000	6,669	1,669
Total Revenues	\$ 328,894	\$ 326,394	\$ 323,878	\$ (2,515)
Expenditures:				
Interest - 11/1	\$ 42,751	\$ 42,751	\$ 42,751	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	42,751	42,751	42,662	89
Principal - 5/1	230,000	230,000	230,000	-
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 315,502	\$ 315,502	\$ 325,412	\$ (9,911)
Excess (Deficiency) of Revenues over Expenditures	\$ 13,392		\$ (1,534)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,392	\$ -	\$ (1,534)	\$ -
Fund Balance - Beginning	\$ 85,022		\$ 121,450	
Fund Balance - Ending	\$ 98,414		\$ 119,916	

Brandy Creek
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 189,222	\$ 189,222	\$ 179,944	\$ (9,278)
Interest Income	7,500	5,000	5,546	546
Total Revenues	\$ 196,722	\$ 194,222	\$ 185,490	\$ (8,732)
Expenditures:				
Interest - 11/1	\$ 32,149	\$ 32,149	\$ 32,054	\$ 95
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	31,625	31,625	31,439	186
Principal - 5/1	115,000	115,000	115,000	-
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 178,774	\$ 178,774	\$ 188,493	\$ (9,719)
Excess (Deficiency) of Revenues over Expenditures	\$ 17,948		\$ (3,003)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,948	\$ -	\$ (3,003)	\$ -
Fund Balance - Beginning	\$ 54,093		\$ 146,884	
Fund Balance - Ending	\$ 72,042		\$ 143,881	

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	31,377
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)
Less: May 1, 2025	(\$230,000)
Less: May 1, 2025 (Prepayment)	(\$5,000)

Current Bonds Outstanding **\$2,155,000**

Series 2015 Special Assessment Bonds

Interest Rate:	3.70%
Maturity Date:	5/1/1936
Reserve Fund Definition	50% Max Annual
Reserve Fund Requirement	\$89,162
Reserve Fund Balance	89,229
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)
Less: May 1, 2025	(\$115,000)
Less: May 1, 2025 (Prepayment)	(\$5,000)

Current Bonds Outstanding **\$1,570,000**

B.

Brandy Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - St Johns County
Fiscal Year 2025

ASSESSED	#UNITS ASSESSED	SERIES 2003 / 2013 DEBT ASMNT	SERIES 2006 / 2015 DEBT ASMT	O&M ASMT	TOTAL ASSESSED
NET ASSESSMENTS TAX ROLL	583	318,983.07	180,950.00	856,993.68	1,356,926.75

	DATE	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
1	11/5/2024	605.18	343.30	1,625.91	2,574.39
2	11/15/2024	7,170.56	4,067.66	19,264.74	30,502.96
3	11/19/2024	8,294.58	4,705.28	22,284.59	35,284.45
4	12/6/2024	24,214.05	13,735.94	65,054.52	103,004.52
5	12/18/2024	17,922.67	10,167.02	48,151.83	76,241.52
6	1/9/2025	222,970.44	126,484.77	599,042.01	948,497.23
INTEREST 1	1/14/2025	689.23	390.98	1,851.71	2,931.92
7	2/20/2025	29,524.97	16,748.67	79,323.06	125,596.71
8	4/5/2025	5,477.68	3,107.33	14,716.58	23,301.60
INTEREST 2	4/14/2025	340.49	193.15	914.77	1,448.40
TAX SALE	6/13/2025	2,470.18	1,401.26	6,636.48	10,507.92
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL RECEIVED		\$ 319,680.04	\$ 181,345.37	\$ 858,866.20	\$ 1,359,891.62

	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
BALANCE DUE	\$ (696.97)	\$ (395.37)	\$ (1,872.52)	\$ (2,964.87)
PERCENT COLLECTED	100.22%	100.22%	100.22%	100.22%

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				
	4/1/25 - 4/30/25	2721-2749	\$ 60,605.04	
	5/1/25 - 5/31/25	2750-2769	43,225.50	
				\$ 103,830.54
Capital Reserve Fund				
	4/10/25	189	\$ 7,985.00	
	5/30/25	190	59,368.45	
				\$ 67,353.45
Utilities and Autopayments				
	04/03/25	RollKall Technol	\$ 1,198.32	
	04/04/25	AT&T	48.62	
	04/07/25	JEA	3,710.70	
	04/22/25	HWB Credit Card	1,620.56	
	04/23/25	RollKall Technol	692.99	
	04/24/25	Florida High Speed Internet	125.00	
	04/28/25	FPL	5,408.17	
	05/06/25	AT&T	48.61	
	05/07/25	Republic Services	357.21	
	05/07/25	Republic Services	358.42	
	05/07/25	JEA	5,818.63	
	05/13/25	IRS FICA Payment	153.00	
	05/27/25	Florida High Speed Internet	125.00	
	05/27/25	HWB Credit Card	2,045.76	
	05/28/25	FPL	5,375.42	
	05/29/25	DEPT OF HEALTH Pool Permit	925.35	
		TOTAL UTILITIES PAID ONLINE OR AUTOPAY	\$	28,011.76
TOTAL				\$ 199,195.75

*Utilities and Autopayments available upon request

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	6/27/25	PAGE	1
*** CHECK DATES 04/01/2025 - 05/31/2025 ***														
BRANDY CREEK - GENERAL FUND														
BANK C BRANDY - HANCOCK GF														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/01/25	00304	3/28/25 20903	202503 320-57200-46300	BACKFLOW TEST	*	326.28	
							326.28 002721
BOB'S BACKFLOW & PLUMBING SERVICES							
4/01/25	00413	4/12/25 4122025	202504 320-57200-49400	PETTING FARM-4/12/25	*	750.00	
							750.00 002722
FARM TO YOU REVUE LLC							
4/01/25	00372	3/19/25 3539238	202502 310-51300-31500	FEB GENERAL COUNSEL	*	588.00	
							588.00 002723
KUTAK ROCK LLP							
4/01/25	00227	3/20/25 7230008	202503 320-57200-46600	MAR PEST JOHN CREEK PKWY	*	129.60	
							129.60 002724
PESTBEAR							
4/01/25	00227	3/20/25 7230073	202503 320-57200-46600	MAR PEST HUFFNER HILL CIR	*	93.09	
		3/20/25 7230073	202503 320-57200-46600	MAR PEST HUFFNER HILL CIR	V	93.09-	
							.00 002725
PESTBEAR							
4/01/25	00227	3/20/25 7230835	202503 320-57200-46600	MAR MOSQUITO CONTROL	*	60.00	
							60.00 002726
PESTBEAR							
4/01/25	00034	3/27/25 5461	202503 320-57200-46400	"RESIDENTS ONLY" SIGN	*	400.00	
							400.00 002727
SUNDANCER SIGN GRAPHICS, INC.							
4/01/25	00083	3/25/25 7694647	202503 310-51300-31300	FY25 TRUSTEE FEES DS2013	*	2,085.44	
		3/25/25 7694647	202503 300-15500-10000	FY26 TRUSTEE FEES DS2013	*	1,489.56	
							3,575.00 002728
US BANK							
4/01/25	00286	4/01/25 425479	202504 320-57200-34700	APR FIELD MANAGEMENT SVCS	*	6,390.33	
		4/01/25 425479	202504 320-57200-34400	APR OFFICE ADMIN/EVENTS	*	3,341.33	
		4/01/25 425479	202504 320-57200-34200	APR JANITORIAL SERVICES	*	2,505.58	
		4/01/25 425479	202504 320-57200-46200	APR POOL MAINTENANCE	*	2,806.34	
		4/01/25 425479	202504 320-57200-46700	APR PET DISPOSAL SVCS	*	668.17	
							15,711.75 002729
VESTA PROPERTY SERVICES, INC.							
BC -BRANDY CREEK- BPEREGRINO							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/17/25	00318	4/15/25 13	202504 310-51300-49000		*	100.00	
		SE2013 5/1 PREPAY \$5K					
		4/15/25 13	202504 310-51300-49000		*	100.00	
		SE2015 5/1 PREPAY \$5K					
				DISCLOSURE SERVICES LLC			200.00 002740
4/17/25	00201	4/09/25 19802	202504 320-57200-49000		*	350.00	
		1 PINE TREE PRESERVE AREA					
				TAYLOR TREE SERVICES, INC			350.00 002741
4/17/25	00286	3/31/25 425919	202503 320-57200-46200		*	196.23	
		TAYLOR SOLUTION/PIRANHA					
				VESTA PROPERTY SERVICES, INC.			196.23 002742
4/17/25	00286	4/07/25 425879	202504 320-57200-46200		*	1,572.22	
		POOL COFFIN COVERS REPAIR					
				VESTA PROPERTY SERVICES, INC.			1,572.22 002743
4/17/25	00286	4/07/25 425918	202504 320-57200-49400		*	154.98	
		MTG & SPRING EVENT					
				VESTA PROPERTY SERVICES, INC.			154.98 002744
4/17/25	00044	4/01/25 04012025	202504 320-57200-42000		*	54.95	
		APR INTERNET					
				WAVEFLY			54.95 002745
4/17/25	00271	3/01/25 870106	202503 320-57200-46100		*	11,513.70	
		MAR LANDSCAPE MAINTENANCE					
				YELLOWSTONE LANDSCAPE			11,513.70 002746
4/17/25	00271	4/01/25 892031	202504 320-57200-46100		*	11,513.70	
		APR LANDSCAPE MAINTENANCE					
				YELLOWSTONE LANDSCAPE			11,513.70 002747
4/24/25	00378	3/05/25 7039445	202503 310-51300-48000		*	70.00	
		3/5 MAR MTG #11023362					
				GANNETT FLORIDA LOCALIQ			70.00 002748
4/24/25	00372	4/18/25 3553090	202503 310-51300-31500		*	2,373.07	
		MAR GENERAL SERVICES					
				KUTAK ROCK LLP			2,373.07 002749
5/16/25	00334	4/22/25 8207	202504 320-57200-46600		*	63.87	
		MAINTENANCE SUPPLIES					
				CRONIN ACE HARDWARE			63.87 002750

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/16/25	00400	5/08/25 2025-714	202505 310-51300-31100	MAY ENGINEERING SERVICES	*	820.00	
				DOMINION ENGINEERING GROUP INC			820.00 002751
5/16/25	00030	5/01/25 324	202505 310-51300-34000	MAY MANAGEMENT FEES	*	4,974.58	
		5/01/25 324	202505 310-51300-35100	MAY INFO TECH	*	143.58	
		5/01/25 324	202505 310-51300-51000	OFFICE SUPPLIES	*	.63	
		5/01/25 324	202505 310-51300-42000	POSTAGE	*	105.53	
		5/01/25 324	202505 310-51300-42500	COPIES	*	20.85	
		5/01/25 324	202505 310-51300-41000	TELEPHONE	*	14.42	
				GOVERNMENTAL MANAGEMENT SERVICES			5,259.59 002752
5/16/25	00401	5/06/25 90013458	202505 320-57200-46600	CLEAN PH2 AMENITY CENTER	*	300.00	
				STORM CLEAN INC			300.00 002753
5/16/25	00227	4/26/25 7266320	202504 320-57200-46600	APR MOSQUITO CONTROL	*	60.00	
				PESTBEAR			60.00 002754
5/16/25	00341	5/01/25 13129562	202505 320-57200-46250	MAY POOL CHEMICALS	*	1,549.51	
				POOLSURE			1,549.51 002755
5/16/25	00397	5/02/25 100026	202505 320-57200-46600	RPLC STRAPS CHAIR/LOUNGE	*	2,920.00	
				THE POOL AND PATIO SHOP LLC			2,920.00 002756
5/16/25	00393	4/21/25 INV66471	202504 320-57200-34510	SECURITY CAMERA MAINT	*	315.00	
				SECURITY 101 HOLDINGS LLC			315.00 002757
5/16/25	00286	4/30/25 426676	202504 320-57200-34600	POOL MONITOR	*	3,916.85	
				VESTA PROPERTY SERVICES, INC.			3,916.85 002758
5/16/25	00286	5/01/25 426037	202505 320-57200-34700	MAY FIELD MANAGEMENT SVCS	*	6,390.33	
		5/01/25 426037	202505 320-57200-34400	MAY OFFICE ADMIN/EVENTS	*	3,341.33	

BC -BRANDY CREEK- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...						VENDOR NAME	STATUS	AMOUNT	.....CHECK.....	
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS				AMOUNT	#
		5/01/25	426037	202505	320	57200	34200			*	2,505.58		
			MAY JANITORIAL SERVICES										
		5/01/25	426037	202505	320	57200	46200			*	2,806.34		
			MAY POOL MAINTENANCE										
		5/01/25	426037	202505	320	57200	46700			*	668.17		
			MAY PET DISPOSAL SRVCS										
									VESTA PROPERTY SERVICES, INC.			15,711.75	002759
5/30/25	00033	5/22/25	391612	202505	320	57200	46600			*	927.50		
			ACCESS CTRL/PANEL FINAL										
									ATLANTIC SECURITY			927.50	002760
5/30/25	00334	5/09/25	8254	202505	320	57200	46600			*	50.36		
			MAINTENANCE SUPPLIES										
									CRONIN ACE HARDWARE			50.36	002761
5/30/25	00334	5/14/25	8258	202505	320	57200	46600			*	1.35		
			MAINTENANCE SUPPLIES										
									CRONIN ACE HARDWARE			1.35	002762
5/30/25	00334	5/19/25	8271	202505	320	57200	46600			*	15.27		
			MAINTENANCE SUPPLIES										
									CRONIN ACE HARDWARE			15.27	002763
5/30/25	00334	5/20/25	8273	202505	320	57200	46600			*	57.53		
			MAINTENANCE SUPPLIES										
									CRONIN ACE HARDWARE			57.53	002764
5/30/25	00378	4/30/25	7091637	202504	310	51300	48000			*	65.92		
			5/7 BOS MTG #11223783										
									GANNETT FLORIDA LOCALIQ			65.92	002765
5/30/25	00372	5/20/25	3567750	202504	310	51300	31500			*	736.00		
			APR GENERAL SERVICES										
									KUTAK ROCK LLP			736.00	002766
5/30/25	00227	5/15/25	7302411	202505	320	57200	46600			*	60.00		
			MAY MOSQUITO CONTROL										
									PESTBEAR			60.00	002767
5/30/25	00269	5/20/25	12965497	202505	320	57200	49400			*	595.00		
			7/5 SUMMER EVENT										
									PROGRESSIVE ENTERTAINMENT			595.00	002768
5/30/25	00376	5/23/25	3245	202505	320	57200	49000			*	9,800.00		
			J. CREEK GOLD/PINE STRAW										
									HOME-FIELD ADVANTAGE LANDSCAPING			9,800.00	002769
									TOTAL FOR BANK C		103,830.54		
									BC -BRANDY CREEK- BPEREGRINO				

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										103,830.54	

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

20903

Invoice Date

3/28/2025

Bill To

Brandy Creek CDD
224 Johns Creeks Pkwy
Saint Augustine, FL 32092

Job Location

Brandy Creek CDD
371 Johns Creek Pkwy.
Saint Augustine, FL 32092



P.O. Number	Terms	Due Date
	Net 30	4/27/2025

Serviced	Description	Quantity	Price Each	Amount
3/27/2025	1-1/2" Wilkins 975XL2 S#:4827738 - Irrigation Labor to replace #1 check rubber, RV rubber kit, clean, flush, test, and certify	2	100.00	200.00
	Wilkins RK114-950XLR 950/975 Double Check Kit 1.25'-2' 2 Each	0.5	89.76	44.88
	Wilkins RK114-975RV 975 Relief Valve Kit 1 1/4'-2'	1	81.40	81.40
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00
<p>3-28-25 Jim Masters <i>[Signature]</i></p>				
<div>RECEIVED By Tara Lee at 12:37 pm, Mar 31, 2025</div>				

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

Total	\$326.28
Payments/Credits	\$0.00
Balance Due	\$326.28

BEAUTIFUL CREATURES FARM TO YOU REVUE

Mailing Address
19410 SW 25th Place
Dunnellon, FL 34431

Call/text 518-1239
Email: farmtoyourevue@icloud.com
www.FarmToYouRevue.com

Invoice

Date: April 12, 2025
Invoice #: 4122025

Attention:	Jennifer Meadow	Project Title:	Zoo
Title:		Project Description:	
Company Name:	Brandy Creek CDD	P.O. Number:	
Address:	224 Johns Creek Parkway	Invoice Number:	251204
City, State Zip Code:	St Augustine, FL 32092	Term:	4/12/25
Phone:	904-230-4208		

Description	Quantity	Unit Price	Cost
Barnyard Petting Farm 2 hours 4/12/25	1	\$550.00	\$550.00
			\$0.00
Travel Fee	1	\$200.00	\$200.00
			\$0.00
			\$0.00
	1	Subtotal	\$750.00
Not For Profit	Tax	0.00%	\$0.00
Total			\$750.00

Payment Information:

Please make payments to Farm To You Revue. A 50% Non-refundable deposit is due at the time of scheduling. Balances are due one day before day of service. Payments can be made via Zelle, Venmo, paypal, credit card, organizational check or cash.

Thank you very much for your business!

Candice & Scott Miller.

RECEIVED

By Tara Lee at 12:24 pm, Mar 31, 2025

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 19, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Notifica

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

Invoice No. 3539238
3323-1

Re: General

For Professional Legal Services Rendered

02/01/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
02/11/25	M. Eckert	0.10	38.50	Confer with Masters regarding various issues
02/14/25	M. Eckert	0.30	115.50	Review swim lesson proposal and company information; confer with Masters
02/14/25	K. Haber	0.60	162.00	Prepare drain system agreement; correspond with Masters regarding same
02/21/25	M. Eckert	0.50	192.50	Review draft minutes and provide comments; follow up from board meeting
TOTAL HOURS		1.80		

KUTAK ROCK LLP

Brandy Creek CDD

March 19, 2025

Client Matter No. 3323-1

Invoice No. 3539238

Page 2

TOTAL FOR SERVICES RENDERED

\$588.00

TOTAL CURRENT AMOUNT DUE

\$588.00

RECEIVED

By Tara Lee at 8:49 am, Mar 20, 2025

Service Slip/Invoice

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

INVOICE: 7230008
DATE: 03/20/2025
ORDER: 7230008



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
03/20/2025	12:17 PM		THOMAS_HAR	Thomas Harpe
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	03/20/2025		

Service	Description	Price
PS	Pest Control Service	\$129.60
Today I diagnosed your residence and applied corrective insecticide treatment. I also cleaned all of the eaves for spider webs and applied insecticide in landscaping for active Roach control. I treated the cracks and crevices around your doors and windows. I knocked down some flying insect nests. Please have children or pets not touch treated areas until dry. Allow treatment up to 7 to 10 days for maximum pesticide results to be achieved. I also treated perimeter by the base of the house for active roaches. We are pleased to have you as a customer.		
SUBTOTAL		\$129.60
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$129.60
AMOUNT DUE		\$129.60

Mosquito Control Program Needed

Mosquito-Borne Diseases

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

For more information go to PESTBEAR.COM or call us 1-888-697-6758

RECEIVED

By Tara Lee at 12:37 pm, Mar 31, 2025

3-28-25
Tim Masters

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

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

PLEASE PAY FROM THIS INVOICE

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

Service Slip/Invoice

INVOICE: 7230073
DATE: 03/20/2025
ORDER: 7230073



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
03/20/2025	12:47 PM		THOMAS_HAR	Thomas Harpe
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	03/20/2025		

Service	Description	Price
PS	Pest Control Service	\$93.09
Today I diagnosed your residence and applied corrective insecticide treatment. I also cleaned all of the eaves for spider webs and applied insecticide in landscaping for active Roach control. I treated the cracks and crevices around your doors and windows. I knocked down some flying insect nests. Please have children or pets not touch treated areas until dry. Allow treatment up to 7 to 10 days for maximum pesticide results to be achieved. I also treated perimeter by the base of the house for active roaches. We are pleased to have you as a customer.		
SUBTOTAL		\$93.09
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$93.09
AMOUNT DUE		\$93.09

Mosquito Control Program Needed

Mosquito-Borne Diseases

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

For more information go to PESTBEAR.COM or call us 1-888-697-6758

RECEIVED

By Tara Lee at 12:37 pm, Mar 31, 2025

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

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

PLEASE PAY FROM THIS INVOICE

Service Slip/Invoice

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

INVOICE: 7230835
DATE: 03/20/2025
ORDER: 7230835



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
03/20/2025	12:17 PM		THOMAS_HAR	Thomas Harpe
Purchase Order	Terms	Last Service	Map Code	Time Out
	COD	03/20/2025		

Service	Description	Price
MOSQUITO	MOSQUITO CONTROL	\$60.00
Today I treated the property for your mosquito control, cutting down their ability to hatch, breed, and nest around your property. You will likely still have some coming neighboring yards as we can't prevent that. Feel free to call or text with any questions or concerns, thank you for being our customer and have a great day!		
Thomas 904-891-4049		
		SUBTOTAL \$60.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$60.00
		AMOUNT DUE \$60.00
Mosquito Control Program Needed		
Mosquito-Borne Diseases		
Mosquitoes cause more human suffering than any other organism. According to World Health Organization (WHO) mosquito-borne diseases kill approx 725,000 per year. Not only can mosquitoes carry diseases that afflict humans, but they also transmit several diseases and parasites that dogs and horses are very susceptible to as well. These include dog heartworm, West Nile virus (WNV) and Eastern equine encephalitis (EEE). In addition, mosquito bites can cause severe skin irritation through an allergic reaction to the mosquito's saliva.		
For more information go to PESTBEAR.COM or call us 1-888-697-6758		
RECEIVED By Tara Lee at 12:37 pm, Mar 31, 2025		
3-28-24 Jim Masters <i>[Signature]</i>		

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 certify that the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



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

INVOICE

BILL TO

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

SHIP TO

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

INVOICE # 5461

DATE 03/27/2025

DUE DATE 04/01/2025

TERMS Due on receipt

SALES REP

tc

ACTIVITY	QTY	RATE	AMOUNT
Amenity Sign 23"x23" CNC Routed ACM Sign Face with Digital Print. "RESIDENTS ONLY"	4	100.00	400.00T

SUBTOTAL	400.00
TAX	0.00
TOTAL	400.00
BALANCE DUE	\$400.00

RECEIVED

By Tara Lee at 12:38 pm, Mar 31, 2025



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

Invoice Number:	7694647
Account Number:	203282000
Invoice Date:	03/25/2025
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Brandy Creek CDD
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St Augustine, FL 32092
United States

Brandy Creek Community Development District Special Assessment Refunding Bonds, Series 2013

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$3,575.00

All invoices are due upon receipt.

RECEIVED

By Tara Lee at 12:27 pm, Mar 31, 2025

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

**Brandy Creek Community Development District
Special Assessment Refunding Bonds, Series 2013**

Invoice Number:	7694647
Account Number:	203282000
Current Due:	\$3,575.00
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 7694647
Invoice Date: 03/25/2025
Account Number: 203282000
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

3/3

**Brandy Creek Community Development District
Special Assessment Refunding Bonds, Series 2013**

Accounts Included 203282000 203282001 203282002 203282003 203282004 203282005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,750.00	100.00%	\$2,750.00
04120 Paying Agent	1.00	825.00	100.00%	\$825.00
Subtotal Administration Fees - In Advance 03/01/2025 - 02/28/2026				\$3,575.00
TOTAL AMOUNT DUE				\$3,575.00





Invoice

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

Invoice # 425479
Date 04/01/2025

Terms Net 30
Due Date 05/01/2025
Memo Monthly Fees

Bill To

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

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

We appreciate your prompt payment.

Total 15,711.75

RECEIVED

By Tara Lee at 12:54 pm, Mar 31, 2025

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

PAGE NO 1

Cust No	Job No	Purchase Order	Reference	Terms	Clerk	Date	Time
10065				NET EOM	HVC	3/31/25	2:11

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

Ship To:

DOC# 8147 /1

* INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

LN#	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
1	4		EA	52375	CONCRETE MIX 60#QUIKRETE	7.99	4	7.99 /EA	31.96 N
<div data-bbox="613 1024 922 1228" data-label="Text"> <p>RECEIVED APR 04 2025 BY: _____</p> </div> <div data-bbox="872 1310 1554 1436" data-label="Text"> <p>1.320.57200.46600 General Facility Maintenance</p> </div>									

** AMOUNT CHARGED TO STORE ACCOUNT **

28.76 TAXABLE 0.00
NON-TAXABLE 31.96
SUBTOTAL 31.96
TD DISCOUNT -3.20

(JIM MASTERS)

TAX AMOUNT 0.00
TOTAL AMOUNT 28.76

X

Received By

Governmental Management Services, LLC

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

Invoice**Invoice #:** 323**Invoice Date:** 4/1/25**Due Date:** 4/1/25**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 - April 2025		4,974.58	4,974.58
Information Technology - April 2025		143.58	143.58
Office Supplies		0.75	0.75
Postage		151.47	151.47
Copies		38.70	38.70
<div><div>RECEIVED</div><div>APR 03 2025</div><div>By: _____</div></div>			
Total			\$5,309.08
Payments/Credits			\$0.00
Balance Due			\$5,309.08



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

Invoice

Date
Invoice#

4/1/2025
131295627866

Terms	Net 20
Due Date	4/21/2025
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

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	\$1,549.51

Subtotal \$1,549.51

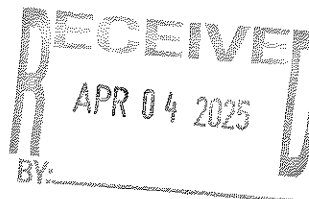
Tax \$0.00

Total \$1,549.51

Amount Paid/Credit Applied \$0.00

Balance Due \$1,549.51

[Click Here to Pay Now](#)



4-5-25

Jim Masters



131295627866

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
709617	4/1/2025	\$965.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000000022737001000000026279100000009650053

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

BRANDY CREEK CDD-JOHNS CREEK JOHNS CREEK PKWY, ST AUGUSTINE, FL ST. AUGUSTINE, FL 32092
Invoice Due Date 5/1/2025 Invoice 262791B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
4/1/2025	Water Management - Twice per month		\$965.00	\$0.00	\$965.00



Please remit payment for this month's invoice.

BY:

1.320.51200.46800
Lake Maintenance

4-5-25
Jim Masters
J. Masters

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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$965.00

This Invoice Total:

\$965.00

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

Customer #: 709617

Portal Registration #: FBB0BC4A

Customer E-mail(s): Jmasters@vestapropertyservices.com, jmeadows@vestapropertyservices.co

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

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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



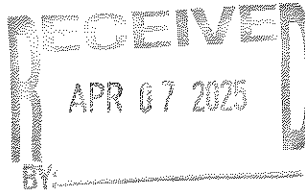
Invoice

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

Invoice # 425888
Date 03/31/2025
Terms Net 30
Due Date 04/30/2025
Memo Lifeguard Hours

Bill To

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



Description	Quantity	Rate	Amount
Pool monitor	96.4	23.99	2,312.64

Thank you for your business.

Total 2,312.64

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Karen Arnett	\$23.99	18.27	438.30
Liam Arnett	\$23.99	13.87	332.74
Madison Gross	\$23.99	22.98	551.29
Marius Hunstad	\$23.99	41.28	990.31
Finn Rutledge	\$23.99	0	0.00
Total		96.4	2,312.64



YELLOWSTONE LANDSCAPE

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

INVOICE

INVOICE #	INVOICE DATE
886577	4/2/2025
TERMS	PO NUMBER
Net 30	

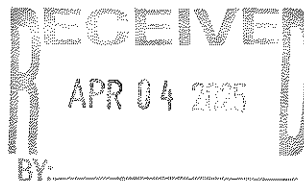
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 2, 2025

Invoice Amount: \$549.50

Description	Current Amount
Locate and replace valve for annuals-zone 2	
Irrigation Repairs	\$549.50



Invoice Total

\$549.50

4-5-25

Jim Masters

1-320-57200-46300

Irrigation maintenance

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/06/2025	\$303.75	04/08/2025

Brandy Creek CDD
 224 Johns Creek Pkwy
 St Augustine FL 32092

INVOICE NO. 385224

Site: 224 Johns Creek Pkwy St.
 Augustine
Site Address: 224 Johns Creek Pkwy
 St. Augustine FL 32092
Job No.: 86165
Job Name:
Order No.:

Description

If you have any further problems with your system please contact us. 08/04/2025 - Brent Touchet :

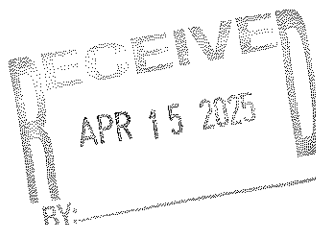
The job is complete. Was able to put back on network phase 2 by checking the router and rebooting. Seems to have internet issue there connectivity going in and out

Customer having issues with phase 2 card reader not communicating with phase 1 building

P.O.C. Jim (904)716-1370

Jennifer Meadows (904)230-4208

Service - Security



Discount	\$-33.75
Sub-Total ex Tax	\$303.75
Tax	\$0.00
Total	\$303.75

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

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

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

Incl. Discount	\$-33.75
Sub-Total ex Tax	\$303.75
Tax	\$0.00
Total inc Tax	\$303.75
Amount Applied	\$0.00
Balance Due	\$303.75

1-320-57200-46600
 General Facility Maintenance



Donates \$10,000 annually
to Children's Miracle Network Hospitals
Experience the difference

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

PAGE NO 1

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

CUST # 10065
TERMS: NET EOM

INV # 008170/1
DATE : 4/07/25
CLERK: HVC
TERM # 555

TIME : 2:46

* INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	2007821	BLADE SAWZAL 6" 10T PK5	13.99	13.99 /EA	13.99SN
- 1	EA	IS478970	Instant Savings \$3.50 INSTANT SAVINGS-2007821 CREDIT RETURN	3.50	3.50 /EA	-3.50SNR
<div>4-14-25 Jim Masters Hand</div> <div>RECEIVED APR 15 2025 BY: _____</div>						
** AMOUNT CHARGED TO ACCOUNT **				10.49	TAXABLE NON-TAXABLE SUB-TOTAL TAX AMOUNT TOTAL INVOICE	0.00 10.49 10.49 0.00 10.49

ACE REWARDS ID # 1982540284

(JIM MASTERS)

1.320.57200.46600

General Facility maintenance

X _____
Received By

As Local Business
We want you to win a
Grand Prize

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

PAGE NO 1

INV # 008179/1
DATE : 4/11/25
CLERK: ANR
TERM # 555

CUST # 10065
TERMS: NET EOM

BRANDY CREEK/JOHNS CREEK
224 JOHNS CREEK PARKWAY

ST AUGUSTINE FL 32092-3649

TIME : 2:46

* INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
12	EA	56	MISC. FASTENERS	33	33 /EA	3.96 N
1	EA	4309746	QTVALVE5/8ODX3/8ODANGLE	14.99	14.99 /EA	14.99 N
1	EA	052000328660	FRUIT PUNCH GATORADE	3.49	3.49 /EA	3.49 N
1	EA	052000208078	GATORADE ORANGE	3.49	3.49 /EA	3.49 N
** AMOUNT CHARGED TO ACCOUNT **						
4-14-25 Jim Masters [Signature]						
23.34 TAXABLE						0.00
NON-TAXABLE						25.93
SUB-TOTAL						25.93
DISCOUNT						2.59
TAX AMOUNT						0.00
TOTAL INVOICE						23.34

ACE REWARDS ID # 1982540284

(JIM MASTERS)

1.320.57200.46600

General Facility Maintenance

X
Received By



BRANDY CREEK/JOHNS CREEK
224 JOHNS CREEK PARKWAY

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

INV # 008188/1
DATE : 4/14/25
CLERK: CWC
TERM # 555
TIME : 1:18

* INVOICE *

CUST # 10065
TERMS: NET EOM

BRANDY CREEK/JOHNS CREEK
224 JOHNS CREEK PARKWAY

ST AUGUSTINE FL 32092-3649

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	3004688	CABLETIE 11"75#BLK 100PK	14.99	14.99 /EA	14.99 N
14-25 Jim Masters Mark						
RECEIVED APR 15 2025 BY						
** AMOUNT CHARGED TO ACCOUNT **						
				13.49	TAXABLE	0.00
					NON-TAXABLE	14.99
					SUB-TOTAL	14.99
					DISCOUNT	1.50
					TAX AMOUNT	0.00
					TOTAL INVOICE	13.49

ACE REWARDS ID # 1982540284

(JIM MASTERS)

1-320-57200-46000

General Facility Maintenance

X

Received By

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/15/2025	13

Bill To
Brandy Creek CDD c/o GMS, LLC

Terms	Due Date
Net 30	5/15/2025

Description	Amount
Amortization Schedule Series 2013 5-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2015 5-1-25 Prepay \$5,000	100.00
<div>RECEIVED APR 16 2025 BY: _____</div>	

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



Taylor Tree Services, Inc.
4600 Ave B
St. Augustine, FL 32095 US
+19046922008
taylortreeservicesinc@gmail.com

Invoice

BILL TO

Brandy Creek CDD
224 Johns Creek Pkwy
Jacksonville, FL 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19802	04/09/2025	\$350.00	04/09/2025	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
419 Huffier Hill Cir St. Augustine, FL 32092	1	350.00	350.00

Drop dead pine tree in wooded preserve area
LEAVE debris in wooded area

BALANCE DUE

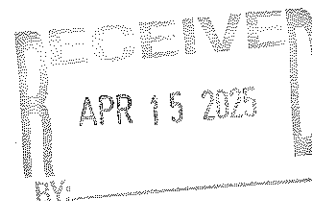
\$350.00

1.320.57200.49000
Landscape Contingency

4-14-25

J. Masters

[Signature]



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



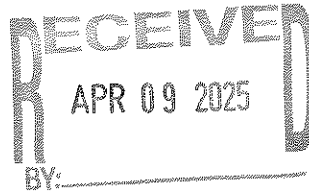
Invoice

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

Invoice # 425919
Date 03/31/2025
Terms Net 30
Due Date 04/30/2025
Memo

Bill To

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



Description	Quantity	Rate	Amount
Billable Expenses			
Atlas Epoxybond White, Taylor Solution #1 3/4oz, Taylor Solution #3 3/4oz, Taylor Solution #4 3/4oz, Taylor Solution #1 2oz, Taylor Solution #3 2oz, Taylor Solution #4 2oz, Piranha Replacement Lip (2).			196.23
Total Billable Expenses			196.23

Total 196.23

HornerXpress South Florida, Inc.
5755 Powerline Rd
Fort Lauderdale, FL 33309
USA
(954) 772-6966
www.hornerxpress.com

INVOICE



Bill to: C01340900
Vesta Property Services
245 Riverside Ave Ste 300
Jacksonville, FL 32202-4929
USA
904-355-1831

Invoice number: CIN077064
Creation date: 3/18/2025
Invoice date: 3/18/2025
Sales order: SO-000095494
Payment terms: 1% 10th 20th
Terms of sale:
Transportation method: COUNTER

Ship to:
HX - Jacksonville
8297 Philips Hwy
Jacksonville, FL 32256-8201
USA

From:
To:
Insurance:

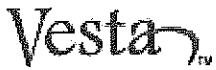
Item number	Item description	Quantity	Unit	Unit price	Amount
SO DOCUMENT #SO-000095494					
**** POJOHNS CREEK ****					
EPB-2-1	Atlas Epoxybond White (1 Blue Tube & 1 White Tube)	1.00	PK	17.88	17.88
R0001-A	Taylor Solution #1 - 3/4oz	1.00	EA	5.98	5.98
R0003-A	Taylor Solution #3 - 3/4oz	1.00	EA	6.69	6.69
R0004-A	Taylor Solution #4 - 3/4oz	1.00	EA	5.42	5.42
R0001-C	Taylor Solution #1 - 2oz	1.00	EA	11.29	11.29
R0003-C	Taylor Solution #3 - 2oz	1.00	EA	12.77	12.77
R0004-C	Taylor Solution #4 - 2oz	1.00	EA	9.07	9.07
PA575	Piranha Replacement Lip	2.00	EA	9.36	18.72
PA590	Piranha Fine Mesh	2.00	EA	47.36	94.72

Sales subtotal amount	Total charges	Net amount	Sales tax	Total
182.54	0.00	182.54	13.69	196.23 USD

Due date: 4/20/2025

When payment before 4/10/2025, 1.83 USD is granted in cash discount.

STANDARD CREDIT TERMS: Past due accounts are not entitled to any discounts. Amounts not paid according to the terms bear interest thereafter at 18% per annum, and all costs of collection, including attorneys fees, are the obligation of the customer. Please contact us within 30 days for any disputes or discrepancies.



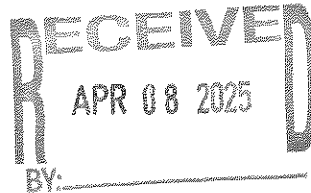
Invoice

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

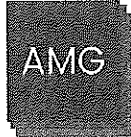
Invoice # 425879
Date 04/07/2025
Terms Net 30
Due Date 05/07/2025
Memo Maintenance Services

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
Repair pool coffin covers	1	1,572.22	1,572.22
Total			1,572.22



AMENITY
MAINTENANCE
GROUP

CUSTOMER INVOICE NO. 227

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

Order No: 3425
Valid For: 30 Days 03/04/2025

Description:

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

AMG will provide all labor and materials for the successful completion of this project.

This proposal will include repairing the pool coffin covers on seven pool coffins located at Johns Creek. This will entail installing 7 sets of new 50 and 65 LB. pneumatic arms (one locking and one non-locking) and 6 new hinges on a total of 7 coffins. All materials necessary for proper mounting are included.

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	\$1,572.22
--------------	-------------------



Invoice

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

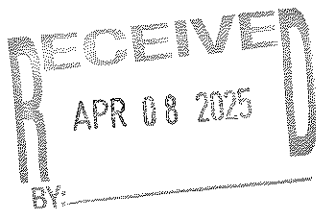
Invoice # 425918
Date 04/07/2025

Terms Net 30
Due Date 05/07/2025

Memo

Bill To

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



Description	Quantity	Rate	Amount
CDD meeting and spring event	5.74	27.00	154.98

Thank you for your business.

Total 154.98

Non-Contracted Billable Services

<i>Community</i>		Johns Creek	<i>Month:</i>	3/31/24	
Date of Service	Services Provided		Total Billable hours	Billable Hourly Rate	Amount billable
3/12/25	Jennifer Meadows - CDD Meeting		2.06	\$27.00	\$55.62
3/21/25	Virginia Del Prado - Spring Break Activity		3.68	\$27.00	\$99.36

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

904-940-9525

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

Billing Questions Please Call:

904-940-9525

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

Account Number

020-002701

Due Date

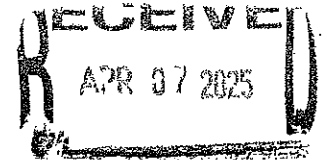
4/20/2025

Account Summary

Billing Date 4/1/2025	Payments through: 3/31/25	
BRANDY CREEK CDD	Previous balance	\$54.95
224 JOHNS CREEK PKWY	(-) Payment (3/31/2025)	(\$54.95)
ST AUGUSTINE FL 32092-5054	(=) After Payments	\$0.00

Current Month Activity

Date	Description of Service	Amount
4/1/2025	Extreme 100/20 MB	4/1-4/30 \$79.99
4/1/2025	Extreme Discount	4/1-4/30 (\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$54.95



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	Am't Enclosed
4/20/2025	020-002701	\$54.95	(\$54.95)	\$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





INVOICE

INVOICE #	INVOICE DATE
870106	3/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Brandy Creek CDD

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2025

Invoice Amount: \$11,513.70

Description	Current Amount
Monthly Landscape Maintenance March 2025	\$11,513.70

Invoice Total

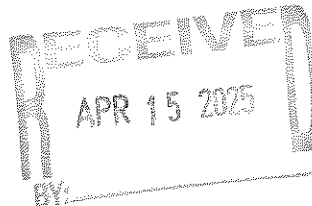
\$11,513.70

4-14-25

Jr. Masters

J. Mac

1.320.51200.46100
Landscape Maintenance



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

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



YELLOWSTONE LANDSCAPE

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

INVOICE

INVOICE #	INVOICE DATE
892031	4/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2025

Invoice Amount: \$11,513.70

Description	Current Amount
Monthly Landscape Maintenance April 2025	\$11,513.70

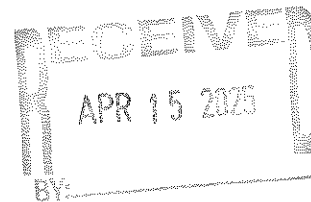
Invoice Total

\$11,513.70

4-14-25
Master
J. [Signature]

1.320.57200.46100
Landscape Maintenance

IN COMMERCIAL LANDSCAPING




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	INV DATE 03/31/25
INVOICE # 0007039445	INVOICE PERIOD Mar 1- Mar 31, 2025	CURRENT INVOICE TOTAL \$70.00	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$70.00	

BILLING ACCOUNT NAME AND ADDRESS Brandy Creek Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	PAYMENT DUE DATE: APRIL 30, 2025 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

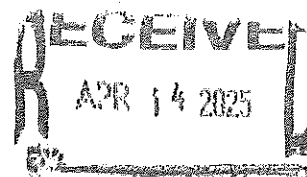
FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
3/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/5/25	11023362	SAG St Augustine Record	March Meeting		\$70.00



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$70.00
Service Fee 3.99%	\$2.79
*Cash/Check/ACH Discount	-\$2.79
*Payment Amount by Cash/Check/ACH	\$70.00
Payment Amount by Credit Card	\$72.79

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT NUMBER 765150		INVOICE NUMBER 0007039445		AMOUNT PAID \$70.00
CURRENT DUE \$70.00	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* \$70.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$72.79
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007651500000000000000070394450000700067176

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

03/05/2025

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 03/05/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$70.00

Tax Amount: \$0.00

Payment Cost: \$70.00

Order No: 11023362

Customer No: 765150

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District will be held on Wednesday, March 12, 2025 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
March 5, 2025 (11023362)

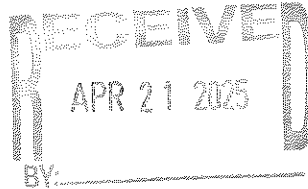
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 18, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3553090

Client Matter No. 3323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3553090

3323-1

Re: General

For Professional Legal Services Rendered

03/05/25	M. Eckert	0.20	77.00	Review staff reports; prepare for board meeting
03/06/25	M. Eckert	0.20	77.00	Prepare for board meeting; review agenda
03/07/25	K. Haber	0.50	135.00	Prepare March board meeting agenda memorandum
03/08/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
03/12/25	M. Eckert	3.10	1,193.50	Prepare for, travel to and attend board meeting; return travel; meeting follow up
03/13/25	M. Eckert	0.20	77.00	Follow up from board meeting
03/17/25	K. Haber	0.50	135.00	Correspond with Sweeting regarding bulkhead replacement services; correspond with Sweeting regarding swim school proposal; correspond with Masters regarding surplus property resolution
03/18/25	M. Eckert	0.10	38.50	Prepare for budget and assessment proceedings

KUTAK ROCK LLP

Brandy Creek CDD

April 18, 2025

Client Matter No. 3323-1

Invoice No. 3553090

Page 2

03/18/25	K. Haber	0.40	108.00	Prepare surplus property resolution; correspond with Masters regarding same
03/19/25	K. Haber	0.70	189.00	Prepare faceplate replacement agreement; correspond with Oliver and Masters regarding same
03/24/25	K. Haber	0.50	135.00	Prepare agreement for amenity center swim lessons; correspond with Masters and Oliver regarding same
03/31/25	K. Haber	0.30	81.00	Correspond with Little regarding ethics training requirements

TOTAL HOURS 7.00

TOTAL FOR SERVICES RENDERED \$2,361.50

DISBURSEMENTS

Travel Expenses 11.57

TOTAL DISBURSEMENTS 11.57TOTAL CURRENT AMOUNT DUE \$2,373.07

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

Cust No	Job No	Purchase Order	Reference	Terms	Clerk	Date	Time
10065				NET EOM	ANR	4/22/25	12:55

Sold To:

BRANDY CREEK/JOHNS CREEK
224 JOHNS CREEK PARKWAY

ST AUGUSTINE FL 32092-3649

Ship To:

DOC# 8207 /1

TERM#553

* INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

LN#	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
1	1		EA	7437668	GARDEN SPRAYER 2GAL ACE	23.99	1	23.99 /EA	23.99 N
2	1		EA	7029018	KILLER WED & GRSS 35.2OZ	29.99	1	29.99 /EA	29.99 N
3	1		EA	6406391	FLEX TAPE BLACK 4"X5'	16.99	1	16.99 /EA	16.99 N

** AMOUNT CHARGED TO STORE ACCOUNT **

(JIM MASTERS)

63.87 TAXABLE 0.00
NON-TAXABLE 70.97
SUBTOTAL 70.97
TD DISCOUNT -7.10

TAX AMOUNT 0.00
TOTAL AMOUNT 63.87

RECEIVED
MAY 07 2025
BY: _____

1-320-57200-46600
General Facility Maintenance

X

Received By

***** INVOICE *****



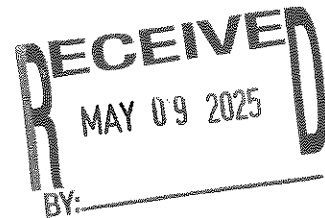
Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: May 8, 2025

Invoice Number 2025-7140

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	4	\$820.00
TOTAL		4	\$820.00

1. Prepare intersection presentation
2. Phone meetings with SJC traffic with regards to possible improvements

Total Amount Due \$820.00

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.

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 324
Invoice Date: 5/1/25
Due Date: 5/1/25
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 - May 2025		4,974.58	4,974.58
Information Technology - May 2025		143.58	143.58
Office Supplies		0.63	0.63
Postage		105.53	105.53
Copies		20.85	20.85
Telephone		14.42	14.42
<div data-bbox="391 1083 699 1272"><p>RECEIVED MAY 07 2025 BY: _____</p></div>			
Total			\$5,259.59
Payments/Credits			\$0.00
Balance Due			\$5,259.59



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

(904) 504-1904
brandycreekmanager@yahoo.com

INVOICE	#90013458
SERVICE DATE	May 06, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	May 06, 2025
AMOUNT DUE	\$300.00

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

CONTACT US
239 Meadow Creek Dr
Jacksonville, FL 32259

(904) 813-1401
aaronsemmens@me.com

Service completed by: Aaron Semmens

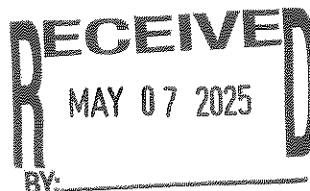
INVOICE

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
Custom Job	1.0	\$300.00	\$300.00
Clean phase 2 amenity center			

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

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

See our Terms & Conditions



1-320-51200-46600
General Facility Maintenance

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

Service Slip/Invoice

INVOICE: 7266320
DATE: 04/26/2025
ORDER: 7266320



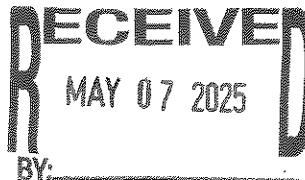
Bill To: [275238]
BRANDY CREEK
224 JOHNS CREEK PKWY
ST AUGUSTINE, FL 32092-5054

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
04/26/2025	10:12 AM		THOMAS_HAR	Thomas Harpe
Purchase Order	Terms	Last Service	Map Code	Time Out
	COD	04/26/2025		

Service	Description	Price
MOSQUITO	MOSQUITO CONTROL	\$60.00
Today I treated the property for your mosquito control, cutting down their ability to hatch, breed, and nest around your property. You will likely still have some coming neighboring yards as we can't prevent that. Feel free to call or text with any questions or concerns, thank you for being our customer and have a great day!		
SUBTOTAL		\$60.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$60.00

Thomas
904-891-4049



AMOUNT DUE **\$60.00**

Mosquito Control Program Needed

Mosquito-Borne Diseases

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

For more information go to PESTBEAR.COM or call us 1-888-697-6758

1-320-57200-46600
General Facility Maintenance

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

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

PLEASE PAY FROM THIS INVOICE



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

Invoice

Date
Invoice#

5/1/2025
131295628410

Terms	Net 20
Due Date	5/21/2025
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

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	\$1,549.51

Subtotal \$1,549.51

Tax \$0.00

Total \$1,549.51

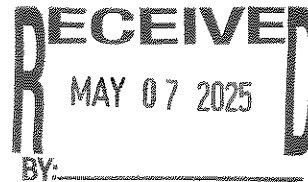
Amount Paid/Credit Applied \$0.00

Balance Due \$1,549.51

[Click Here to Pay Now](#)



1.320.57200.46250
Pool Chemicals



131295628410

THE POOLand Patio Shop
1408 Griffet Rd
Jacksonville, FL 32211

Invoice

Number 100026

Date 5/2/2025

Bill To
John's creek

Ship To

PO Number Terms Project

Date	Description	Hours	Rate	Amount
	Replace straps on chair	28.00	\$60.00	\$1,680.00
	replace straps on chaise lounge	13.00	\$80.00	\$1,040.00
	Pickup/Delivery	1.00	\$200.00	\$200.00

Amount Paid \$0.00

Amount Due \$2,920.00

Discount \$0.00

Shipping Cost \$0.00

Sub Total \$2,920.00

Total \$2,920.00

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$2,920.00	\$0.00	\$0.00	\$0.00	\$2,920.00

RECEIVED
MAY 07 2025
BY: _____

1-320-57200-46600
General Facility Maintenance

INVOICE



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

DATE:

4/21/2025

INVOICE #:

INV66471

BILL TO

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

SHIP TO

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

SALES REP	PO #	JOB	DUE DATE	TERMS
		S267149 (267149)	5/21/2025	Net 30

DESCRIPTION	TAX AMOUNT	QTY	RATE	AMOUNT
-------------	------------	-----	------	--------

4/18/2025: Hours of Service Labor from 01:45 PM to 02:00 PM

\$0.00

1

\$165.00

\$165.00

4/18/2025: Trip Charge

\$0.00

1

\$150.00

\$150.00

Service Ticket #267149 dated for 4/18/2025 requested by Jennifer Meadows

We would like to schedule a service for the phase 1 Amenity Center at 224 Johns Creek Parkway. We had some repairs done with our card readers and think a few plugs/wires may have been affected by this.

04/18/2025 Had to trace out the HDMI cable from the monitor to the NVR and reconnect. They can see the cameras now. Jennifer was updated.

SUBTOTAL \$315.00

TAX \$0.00

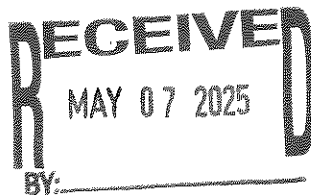
TOTAL \$315.00

AMOUNT PAID \$0.00

AMOUNT DUE \$315.00

1-320-57200-34510

Security Camera Maintenance



1 of 2



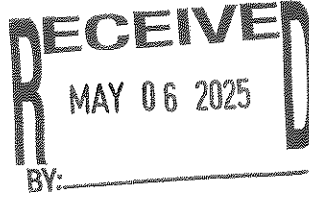
Invoice

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

Invoice # 426676
Date 04/30/2025
Terms Net 30
Due Date 05/30/2025
Memo Lifeguard Hours

Bill To

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



Description	Quantity	Rate	Amount
Pool monitor	163.27	23.99	3,916.85

Thank you for your business.

Total 3,916.85

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Whitney Allen	\$23.99	15.41	369.69
Nakhil Amin	\$23.99	2	47.98
Karen Arnett	\$23.99	9.78	234.62
Liam Arnett	\$23.99	9.83	235.82
Maya Bell	\$23.99	7.82	187.60
Matthew Czepiel	\$23.99	20.51	492.03
Madison Gross	\$23.99	9.55	229.10
Marius Hunstad	\$23.99	57.97	1,390.70
Finn Rutledge	\$23.99	30.4	729.30
Total		163.27	3,916.85



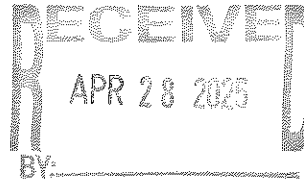
Invoice

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

Invoice # 426037
Date 05/01/2025
Terms Net 30
Due Date 05/31/2025
Memo Monthly Fees

Bill To

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



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

We appreciate your prompt payment.

Total 15,711.75



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

Brandy Creek CDD
224 Johns Creek Pkwy
St Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/19/2025	\$927.50	05/22/2025

INVOICE NO. 391612 - FINAL INVOICE

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

Equipment & Installation
Access Control

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

C/O
Change Order dated 4-28-25 to delete Access Control Panel

Sub-Total ex Tax	\$-1,562.50
Tax	\$0.00
Total	\$-1,562.50
Previous Claim Amount (0.00%)	\$0.00
This Claim Amount (100.00%)	\$-1,562.50
Claim Remaining (0.00%)	\$0.00

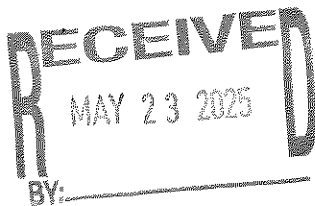
"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

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	\$927.50
Tax	\$0.00
Total inc Tax	\$927.50
Amount Applied	\$0.00
Balance Due	\$927.50



5-23-25
Jim Masters
[Signature]



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

PAGE NO 1

Cust No	Job No	Purchase Order	Reference	Terms	Clerk	Date	Time
10065				NET EOM	ANR	5/ 9/25	1:04

Sold To:

BRANDY CREEK/JOHNS CREEK
224 JOHNS CREEK PARKWAY

ST AUGUSTINE FL 32092-3649

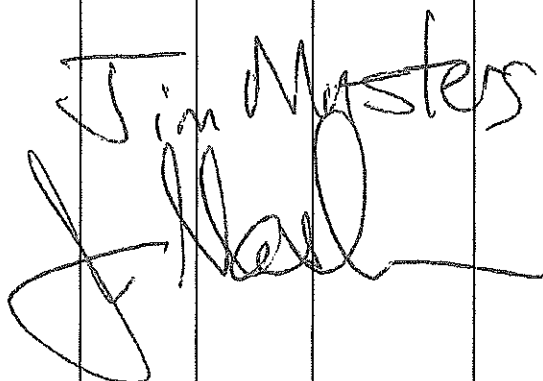
Ship To:

TERM#553

DOC# 8254 /1

* INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

LN#	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
1	3		EA	3926201	LED A19 E26 BW 100W 2PK	13.99	3	13.99 /EA	41.97 N
2	1		EA	3926334	LED A21 E26 DL 100W 2PK	13.99	1	13.99 /EA	13.99 N
<div>1-320-571200-46600 General Facility Maintenance</div> <div>5-16-25</div> <div>RECEIVED MAY 16 2025</div> <div>BY: </div>									

** AMOUNT CHARGED TO STORE ACCOUNT **

50.36 TAXABLE 0.00

NON-TAXABLE 55.96

(JIM MASTERS)

SUBTOTAL 55.96

TD DISCOUNT -5.60

TAX AMOUNT 0.00

TOTAL AMOUNT 50.36

X

Received By

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

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

CUST # 10065
TERMS: NET EOM

INV # 008258/1
DATE : 5/14/25
CLERK: ANR
TERM # 555

TIME :11:03

* INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
10	EA	56	MISC. FASTENERS	.15	.15 /EA	1.50 N
<div> <div> RECEIVED MAY 16 2025 </div> <div> 5-16-25 JL Masters [Signature] </div> </div>						
			1-320-57200-46600 General Facility Maintenance			
** AMOUNT CHARGED TO ACCOUNT **				1.35	TAXABLE	0.00
					NON-TAXABLE	1.50
					SUB-TOTAL	1.50
					DISCOUNT	0.15
					TAX AMOUNT	0.00
					TOTAL INVOICE	1.35

ACE REWARDS ID # 1982540284

(JIM MASTERS)

X
Received By

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

PAGE NO 1

BRANDY CREEK/JOHNS CREEK
224 JOHNS CREEK PARKWAY

ST AUGUSTINE FL 32092-3649

CUST. # 10065
TERMS: NET EOM

INV # 008271/1
DATE : 5/19/25
CLERK: HVC
TERM # 555

TIME : 2:57

* INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
2	EA	7415136	WASP&HORNET KILLR 17.5OZ	4.99	4.99 /EA	9.98 N
1	EA	11935	REMOVR RUST NAVL JELY8OZ	6.99	6.99 /EA	6.99 N
<div> <div>5-23-25</div> <div>Jim Masters</div> </div>						
** AMOUNT CHARGED TO ACCOUNT **				15.27	TAXABLE	0.00
					NON-TAXABLE	16.97
					SUB-TOTAL	16.97
					DISCOUNT	1.70
					TAX AMOUNT	0.00
					TOTAL INVOICE	15.27

ACE REWARDS ID # 1982540284

(JIM MASTERS)

X
Received By

RECEIVED
MAY 23 2025
BY:

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

PAGE NO 1

BRANDY CREEK/JOHNS CREEK
224 JOHNS CREEK PARKWAY

ST AUGUSTINE FL 32092-3649

CUST # 10065
TERMS: NET EOM

INV # 008273/1
DATE : 5/20/25
CLERK: MTD
TERM # 555

TIME : 1:02

* INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
8	EA	58173	PLAY SAND QUIKRETE 50#	7.99	7.99 /EA	63.92 N
<div> <div> <div>RECEIVED</div> <div>MAY 23 2025</div> <div>BY: _____</div> </div> <div> <div>Fix Area's Around track</div> <div>Phase 1</div> <div>5-23-25</div> <div>J. Masters</div> <div><i>[Signature]</i></div> </div> </div>						
** AMOUNT CHARGED TO ACCOUNT **				57.53	TAXABLE	0.00
					NON-TAXABLE	63.92
					SUB-TOTAL	63.92
					DISCOUNT	6.39
					TAX AMOUNT	0.00
					TOTAL INVOICE	57.53

ACE REWARDS ID # 1982540284

(JIM MASTERS)

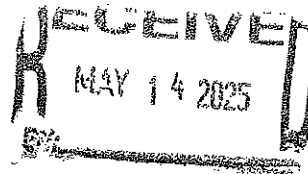
X
Received By _____



ACCOUNT NAME		ACCOUNT #	INV DATE
Brandy Creek Cdd		765150	04/30/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007091637	Apr 1- Apr 30, 2025	\$65.92	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$135.92	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: MAY 31, 2025
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	
Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.	
FEDERAL ID 47-2390983	

Date	Description	Amount			
4/1/25	Balance Forward	\$70.00			
Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/30/25	11223783	SAG St Augustine Record	MEETING		\$65.92



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	\$135.92
Service Fee 3.99%	\$5.42
*Cash/Check/ACH Discount	-\$5.42
*Payment Amount by Cash/Check/ACH	\$135.92
Payment Amount by Credit Card	\$141.34

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT NUMBER 765150		INVOICE NUMBER 0007091637		AMOUNT PAID \$65.92
CURRENT DUE \$65.92	30 DAYS PAST DUE \$70.00	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* \$135.92
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$141.34
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007651500000000000000070916370001359267177

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

04/30/2025

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 04/30/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$65.92

Tax Amount: \$0.00

Payment Cost: \$65.92

Order No: 11223783

Customer No: 765150

PO #:

of Copies:

1

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, May 7, 2025 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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

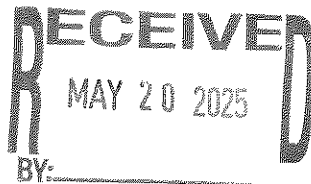
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

May 20, 2025



Reference: Invoice No. 3567750

Client Matter No. 3323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3567750
3323-1

Re: General

For Professional Legal Services Rendered

04/04/25	K. Haber	0.20	54.00	Prepare proposed budget approval resolution
04/05/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
04/16/25	K. Haber	0.20	54.00	Correspond with Oliver and Sweeting regarding budget approval resolution
04/22/25	M. Eckert	0.60	231.00	Review draft minutes and provide comments; prepare for board meeting; research workers' compensation insurance issue
04/22/25	K. Haber	0.20	54.00	Correspond with Oliver and Masters regarding surplus property resolution
04/24/25	K. Haber	0.50	135.00	Revise agreement for swim lessons at amenity center; correspond with Masters and Oliver regarding same
04/29/25	M. Eckert	0.10	38.50	Prepare for board meeting
04/29/25	K. Haber	0.20	54.00	Revise swim lesson agreement; correspond with Sweeting regarding same

TOTAL HOURS 2.30

KUTAK ROCK LLP

Brandy Creek CDD

May 20, 2025

Client Matter No. 3323-1

Invoice No. 3567750

Page 2

TOTAL FOR SERVICES RENDERED	\$736.00
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TOTAL CURRENT AMOUNT DUE	<u>\$736.00</u>
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PESTBEAR JACKSONVILLE
5274 Ramona Blvd.
Jacksonville, FL 32205
813-818-9898

INVOICE:	7302411
DATE:	05/15/2025
ORDER:	7302411



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	
05/15/2025	10:53 AM		THOMAS_HAR	Thomas Harpe	
Purchase Order		Terms	Last Service	Map Code	Time Out
		COD	05/15/2025		

Service	Description	Price
MOSQUITO	MOSQUITO CONTROL	\$60.00
Today I treated the property for your mosquito control, cutting down their ability to hatch, breed, and nest around your property. You will likely still have some coming neighboring yards as we can't prevent that. Feel free to call or text with any questions or concerns, thank you for being our customer and have a great day!		
		SUBTOTAL \$60.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$60.00
Thomas		

Thomas
904-891-4049

RECEIVED
MAY 16 2025
BY: _____

AMOUNT DUE **\$60.00**

Mosquito Control Program Needed

Mosquito-Borne Diseases

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

For more information go to PESTBEAR.COM or call us 1-888-697-6758

1.320.57200.46600
General Facility
Maintenance

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

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

PLEASE PAY FROM THIS INVOICE



Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 5/20/2025

Invoice # 12965497

Terms: due at event

PO#

Customer name:

Brandy Creek CDD

Event type: Summer Event

Billing address:

224 Johns Creek Parkway, St. Augustine, FL 32092

Original contact person:

Jennifer Meadows W-230-4208

C: 904-874-4532

E-mail/ fax: jmeadows@vestapropertyservices.com

Additional contacts:

Jim Masters

W-230-4208

C: 904-716-1370

Event date: Saturday July 5, 2025

Hours of event: 10:00 am - 1:00 pm

Hours of service: Same

Approximate set up time:

Between: 8:30-9:00 am

Location name and address:

Soccer Field

Where to set up at location:

Near Court

Power within 75': Yes

Set up-grass or pavement:

Grass

Water within 75': NA

Covered area for entertainer: NA

Notes:

Preferred Customer Discount

SERVICES NEEDED:

* Mobile DJ Service

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

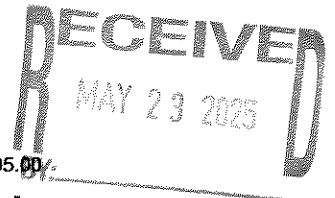
Reg. Cost \$ 695.00 Your Cost \$ 595.00

Reg. Cost \$ 50.00 Your Cost \$ -

Reg. Total \$ 745.00 Your Total \$ 595.00

Your Total Savings \$150

5-23-25
Jim Masters
[Signature]



Sub Total: \$ 595.00

Sales Tax: \$ -

Invoice Total: \$ 595.00

50 % Deposit required \$ -

Balance due at set up \$ 595.00

Payments received \$ -

Current Balance \$ 595.00

Due Prior to event date

CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY

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

Customer signature required x _____ Date: _____

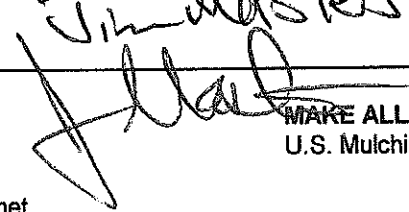
U.S. MULCHING - JACKSONVILLE

409 Queen Anne Court
St. Augustine, FL 32092

**INVOICE**

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

INVOICE NUMBER 3245
INVOICE DATE May 23, 2025
Reference Code
TERMS Net 20

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
200	Install Gold : Johns Creek	\$46.00	\$9,200.00
100	Install Pine straw:Johns Creek	\$6.00	\$600.00
<div>RECEIVED MAY 23 2025 BY: _____</div> <div>5-23-25 Jim Masters </div>		SUBTOTAL	\$9,800.00
		TAX	0.00
			\$9,800.00
		PAY THIS AMOUNT	

DIRECT ALL INQUIRIES TO:

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

MAKE ALL CHECKS PAYABLE TO:
U.S. Mulching

THANK YOU FOR YOUR BUSINESS!

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/10/25	00402	3/18/25	BRANDYCR 202503 600-53800-61000 BULK HEAD FACE PLATE RPLC	TAP AQUATICS, LLC	*	7,985.00	7,985.00 000189
5/30/25	00089	4/10/25	38845 202504 600-53800-61000 SNP-REFURBISH PLAYGROUND	COM-PAC FILTRATION, INC.	*	59,368.45	59,368.45 000190
TOTAL FOR BANK B						67,353.45	
TOTAL FOR REGISTER						67,353.45	

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#

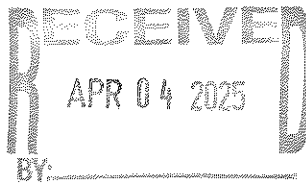
BRANDY CREEK BULK

Invoice Date

Mar 18, 2025

Due Date

Mar 18, 2025



Item Name	Quantity	Rate	Amount
280 LINEAR FEET OF BULK HEAD FACE PLATE REPLACEMENT	1	7985	7985.00

Subtotal

7985.00

4-5-25
Tim Masters
[Signature]

Total

\$7985.00

Notes

50% OF TOTAL COST TO BEGIN SCORE OF WORK . REMAINING COST UPON COMPLETION.WORK ZONE CAUTION TAPED OFF AND BARRICADED .HEAVY VEGETATION ALONG WOODED AREAS TO REMOVE

33,400.53800
Capitol Reserve

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



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

Invoice

Date	Invoice Number
4/10/2025	38845

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

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

							SO Number	
							112024-1	
Terms		PO Number	Project Name	WO Number	Quote Number	Due Date	Ship Via	Ship Date
COD		signed contract	Johns Creek		093024-STA	4/10/2025	our truck	4/16/2025
Qty	Item	Description					Rate	Amount
1	Item SNP	SNP-Refurbish Complete Playground or SNP Feature Refurbishment to like new status Includes: Mobilization to take down the playground and transport to our facility, Complete sandblasting of the stainless steel metal components, fiberglass features to be replaced and resurfaced as required, replace decking grate, powder coating the metal components to customer chosen colors, transporting the playground back to the site and installing everything. We are not responsible for pool surfacing issues that may arise from aftermarket companies refinishing around any of our playground mounts incorrectly Convert to SS webbing panels and block off crawl web area and add water cannon on deck next to new guard rail where crawl web area was. Subtotal Preferred Customer Discount (Vailid if paid within term limits) Subtotal 25% Deposit from Customer 38445 Shipping and Handling					233,954.25	233,954.25T
	Discount						-49.50%	233,954.25 -115,807.35 118,146.90
1	Deposit						-59,073.45	-59,073.45
1	Freight						295.00	295.00

RECEIVED
MAY 16 2025
BY: _____

5-15-25
F. J. [Signature]
[Signature]

RECEIVED
MAY 16 2025
BY: _____

Q

5-15-25
F. J. Masters
f. j. masters

<div>Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5% finance charge compounded monthly until paid in full. Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms. Please Note: 30 Days On Returns No Returns On Custom Made Items.</div>	Subtotal	USD 59,368.45
	Sales Tax (0.0%)	USD 0.00
	Additional Payments/Credits	USD 0.00
	Balance Due	USD 59,368.45

Capital
33.600.53800.61000