

*Brandy Creek
Community Development District*

September 10, 2025

AGENDA

Brandy Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

September 3, 2025

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, September 10, 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 July 9, 2025, Meeting
- IV. Consideration of Proposals: *(will be sent under separate cover)*
 - A. Stormwater Pond Inspection Report
 - B. Sand Volleyball Court
 - C. Phase 2 Entrance Pergola Repair
- V. Ratification of Agreements:
 - A. The Lake Doctors for Aquatic Maintenance
 - B. C Buss Enterprises for Pool Refinishing Services
- VI. Discussion Items:
 - A. Pool Finish and Tile Colors
 - B. 10-Year Capital Outlook
- VII. Other Business

- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Discussion of Fiscal Year 2026 CDD Goals and Objectives
 - D. Operations Manager
 - 1. Report
 - 2. Yellowstone Report
 - 3. Lake Doctors Report
 - E. Amenity Manager
 - 1. Report
 - 2. Sheriff's Office Report
- IX. Supervisor's Requests and Audience Comments
- X. Financial Reports
 - A. Balance Sheet & Income Statement as of July 31, 2025
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
- XI. Next Scheduled Meeting – November 12, 2025, at 6:30 p.m. at Phase 2 Amenity Center
- XII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
BRANDY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District was held on Wednesday, July 9, 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 <i>by phone</i>	Vice Chairperson
Shawn Jolly	Supervisor
Thomas Metych	Supervisor
Clarence Blalock	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Matt Biagetti	GMS
Dan Fagen	Vesta/Amenity Services Group
Jim Masters	Vesta/Amenity Services Group
Jennifer Meadows	Vesta/Amenity Services Group
Jason Campbell	Yellowstone
Residents	

The following is a summary of the discussions and actions taken at the July 9, 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. Mr. Payne, Mr. Jolly, Mr. Blalock and Mr. Metych were present in person and Ms. Little was present by phone.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the May 7, 2025 Meeting**

Mr. Payne pointed out on Page 6, during the discussion on the capital reserves, where the assessment increased by \$17 per unit or a \$75,000 hit, there was confusion. This statement would be stricken from the final minutes as it did not make sense. However, there were some actions that needed to be taken by the engineer and staff. A resolution was adopted to donate some equipment and asked if this was undertaken. Mr. Masters did not donate it, because he had not called the Fire Department, but would contact them this week.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the Minutes of the May 7, 2025 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of Proposal for Stormwater Pond Inspection Report**

The item was tabled as the engineer was not present.

FIFTH ORDER OF BUSINESS**Introduction of Yellowstone Account Manager, Jason Campbell**

Mr. Master introduced Mr. Jason Campbell, the new Yellowstone Account Manager. He started a week before the last CDD meeting and lived in Gainesville, having been in the business for many years. The flower rotation that they had at the tip of Nature Walk Parkway on CR 2210, was run over by someone who drove into the island, wiping out half of the flowers, which Yellowstone replaced at no charge. Mr. Campbell pointed out that he graduated at the University of Florida in management of plant soils, having been in the industry for 36 years. This community was in good shape. His staff was working on trying to maintain the tree canopies, especially near the sidewalks and around the Amenity Center. The seasonal colors were just put into place. They were doing well in the middle of the drought, as they had good irrigation. However, there was turf that was in a state of decline on Nature Walk Parkway. They discussed options as to whether or not they needed to replace the turf with more shade tolerant turf or plant material, which would be more long term and strongly recommended filling in those areas with some nutrient rich top soil, to promote growth in that dense canopy. There were more shade tolerant plants than shade tolerant turf grasses. The shade tolerant turf grasses were not grown in

as much as typical St. Augustine, so the price per pallet was significantly more expensive. They would need a truckload of about 22 pallets to fill those areas and Mr. Campbell was working with some pricing from some vendors who owned farms, in order to purchase it wholesale. In either case, it would probably cost between \$16,000 and \$23,000 to have these areas sodded. To bid those areas out, would be in the \$15,000 to \$19,000 range.

Mr. Payne asked if there were any alternatives other than the grass and how close to the root system, they needed to get. Mr. Campbell indicated that areas next to the trunk were not included in the square footage, as the nutrients were depleted and the root systems were thick and vibrant, which the turf grasses could not compete with. The third option would be to leave it alone, as it would not look worse than it looked right now. It was thin Bermuda grass, which was a warm season grass that needed sunlight to thrive underneath the dense canopy. Mr. Payne questioned Mr. Campbell's thoughts on the community in terms of the aesthetics and upkeep of the grass. Mr. Campbell pointed out that the community was well maintained, but some of the plant material was overdone in some areas, as it encroached sidewalks, which was something that they needed to do something about in the long term. Mr. Masters approved a proposal to replace cord grasses that align Johns Creek Parkway, which significantly enhanced it, with the mulch, which in his opinion, was money well spent. Other than that, there was some dated and declining plant material, but for the most part, their fertilization program had been phenomenal. Mr. Payne looked forward to working with Mr. Campbell and receiving the proposals, especially to enhance Nature Walk Parkway, which has been an eyesore. Mr. Masters pointed out that there were eight areas that had dirt and roots that looked bad, but only a couple of residents complained about it. One resident who complained, spoke about the grasses in Phase 1, where there was St. Augustine, which was a natural grass, that would always overtake the area. There were a few times during the year, where the St. Augustine was green and the Bahia was brown. It was not a beautiful look, but it would take thousands of dollars to correct.

Mr. Jolly asked if they could use ivy as ground cover, which grows in thick. Mr. Campbell indicated that it would be hard to compete with any of the plantings, as there were spaces where the tree was going to be without dominant species. However, there were options of ivy and Jasmine, but there were going to be issues with the climate and it would be a constant battle of knocking it down, which would scar the base of the tree. There were several options and Mr. Campbell was getting someone from their design team to come onsite on July 28th, to walk

the area and take soil samples. Bahia, Bermuda and St. Augustine, grow at different rates. Some were dormant in the Winter, others stayed green in the Winter and some grow at a much faster rate than the Bermuda. When he provided the options, Mr. Campbell would provide some 2D and 3D images of the area, of what would look the best, last the longest and enhance the community. Mr. Payne pointed out that the Board was open to look at many options.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Pond Fountains Phase 1

Mr. Payne reported that the pond fountain at Phase 1 behind the pool, which was 15 years old, had stopped working. Mr. Masters indicated that the fountain was in this location, for almost eight years. It stopped working one time, since he had been here and had called Lake Doctors to come out, as they originally installed it. In that case, a wire had gotten burned, which they repaired at no charge. However, in this case, Lake Doctors deemed that the Phase 1 fountain lived its life and needed to be replaced and provided the following options: Option 1 was to do nothing and Option 2 was to do the basics, for example, installing a new 5 horsepower motor with no lights at a cost \$10,000. It would come with a one-year warranty. There was another proposal from Innovative Fountain for the same type of fountain in the amount of \$6,415. Ms. Little asked if there were currently lights on the fountain. Mr. Masters confirmed there were currently no lights. In addition, Lake Doctors proposed replacing the fountain with a spider arch or trellis fountain. Replacing the motor, installing lights and having a spider arch nozzle, would cost \$14,408 and include a three-year motor warranty and three-year light warranty. Alternatively, Lake Doctors could install a trellis fountain with colored lights and provide a five-year motor warranty and three-year light warranty for \$17,168. Innovative Fountain proposed a fountain with a three-horsepower motor with adjustable nozzles and white lights and a five-year pump motor warranty and two-year light warranty in the amount of \$15,156. For an additional \$588, the white lights could be switched out for colored lights. All of the proposals for colored lights, come with a remote, to change the colors.

Mr. Payne questioned whether the Board wanted to replace the fountain. Ms. Little wanted to replace it. Mr. Blalock agreed. Mr. Jolly questioned whether the current fountain had lights. Mr. Masters believed at one time there were white lights on the fountain, but they have not worked since he had been involved with the CDD. Mr. Jolly pointed out according to Lake Doctors, the lights did not work. Mr. Jolly asked if they could add lights to Option 1 of the

Innovative Fountain proposal. Mr. Masters believed that they could but did not recall the cost. Mr. Payne questioned the durability of the motor. Mr. Masters did not know; however, Innovative Fountain indicated that Aqua Control was a great motor, but there would be problems with it every year and recommended the Casco motor, as it had significantly less maintenance. Innovative Fountain had installed many fountains throughout Northeast Florida and performed pump and motor work on pools. Mr. Jolly pointed out according to ChatGPT, both motors were reliable, but Casco had replaceable parts and was easy to service. Mr. Payne questioned whether they needed a 3 or 5 horsepower motor. Mr. Masters indicated that Innovative Fountain felt that the 3-horsepower motor was more than sufficient. Mr. Payne asked if the price would decrease in the first proposal, if they wanted a 3-horsepower motor with lights. Mr. Masters would find out why one proposal was for a 5-horsepower fountain and the other was for a 3-horsepower fountain and the cost for lights. Mr. Payne wanted to get more bang for their buck and having something durable with a five-year warranty, was appealing.

Mr. Metych did not like having a one-year warranty and preferred having a three- or five-year warranty. Mr. Jolly favored the proposal from Lake Doctors over Innovative Fountain and not having colored lights. Ms. Little was in favor of having a five-year warranty and colored lights. Mr. Blalock questioned why they could not add lights to Option 1 of Innovative Fountain proposal. Mr. Masters felt that there was insufficient information to make a decision and wanted to contact Innovative Fountain tomorrow to ask these specific questions. *There was Board consensus for Mr. Masters to speak to Innovative Fountain on providing a three-to-five-year warranty on Option 1.* Mr. Metych recalled the proposal including fountain service of \$1,150, if they could not access a conduit and asked if this would be removed, if a conduit was available. Mr. Masters replied affirmatively. Mr. Payne was in favor of Innovative Fountain proposal for a fountain with colored lights in the \$14,700 range, a five-year warranty on the motor and three-year warranty on the lights and Mr. Masters going back to them to ask the questions regarding the warranty and color variation. Mr. Payne questioned whether to approve this expenditure now or waiting until Mr. Masters spoke to Innovative Fountain. Mr. Blalock was in favor of approving Option 2, subject to Mr. Masters getting his questions answered, as Option 1 only had a one-year warranty. Ms. Little agreed. Mr. Jolly would like to find out if there was a conduit, as the amount would decrease to \$13,244 and the cost for interchangeable nozzles.

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor Option 2 of the proposal with Innovation Fountain for a pond fountain in Phase 1 in an amount not-to-exceed \$15,000, subject to Mr. Masters speaking to Innovative Fountain on providing a three-to-five-year warranty on Option 1 and reduction on cost if there was a conduit was approved.

SEVENTH ORDER OF BUSINESS**Discussion of Phase 2 Pool Remarciting Process**

Mr. Masters recalled that the Phase 2 pool had the original marcite and they had been doing patches on the bottom of the pool for several years. The pool was built in 2013 and they typically get 10 to 12 years on a commercial pool, but they were at the point of where it needed to be remarcited. In talking to a couple of vendors, the price would be between \$115,000 and \$135,000. He wanted the Board to think about it and would get some proposals for the next meeting from several vendors, as it was stable for a few years, but there were new areas this year. The concern was that they were going into the season and would have to shut the pool down. Mr. Payne indicated that this item would be paid out of the capital reserve and questioned how long it would last. Mr. Masters anticipated it lasting a minimum of 12 years, if they choose the right vendor and use the right finish. Mr. Payne pointed out that this was the action that they had to take in order to maintain the community; two pools and two Amenity Centers. Mr. Masters believed that the Phase 1 pool was a year or two behind this one. *There was Board consensus for Mr. Masters to obtain proposals for the Board's review at the next meeting.* Mr. Blalock asked if Mr. Masters could prepare a 10 or 15 plan on items that needed to be addressed. Mr. Masters had one for the next five to seven years and would amend it.

EIGHTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2024 Audit Report**

Mr. Oliver stated as a unit of government, the CDD was required to have an annual audit performed by an independent Certified Public Accountant (CPA) firm, selected through the Request for Proposals (RFP) process by the Board of Supervisors, as required by Chapter 118 of the Florida Statutes. The Fiscal Year 2024 audit was included in the agenda package, which was prepared by Berger, Toombs, Elam, Gaines & Frank and filed by the June 30th deadline. It was a clean audit, as there were no current or prior year findings or recommendations, no deficiencies in internal controls, the District was not in a state of financial emergency and the financial

records were in accordance with the standards for the Auditor General of the State of Florida. There was a section on the long-term debt for the Series 2013 and 2015 special assessment refunding bonds, with the 2013 bonds maturing in 2033 and the 2015 bonds maturing in 2036. Today, he sent an email to the Investment Consultant, asking how the conditions looked for a refunding of both bonds, as it would provide some cash for the projects that the District was undertaking. Mr. Payne asked if it would change the timing. Mr. Oliver confirmed that it would not extend the time unless they had new money bonds. Mr. Payne recalled that the bonds were refinanced previously and the District received some funds.

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor the Fiscal Year 2024 audit was accepted.

The meeting was recessed at 7:24 p.m.

The meeting was reconvened at 7:29 p.m.

NINTH ORDER OF BUSINESS

Fiscal Year 2026 Budget

A. Overview of Budget

Mr. Oliver recalled at the May 7th meeting, the Board approved the budget for Fiscal Year 2026, which met the requirement for the Florida Statutes to approve the budget by June 15th. Mailed notices were sent, informing residents of the assessment increase and this budget hearing, on June 9th and a notice was published in the St. Augustine Record. Only five letters being returned. The reason for the increase was due to not having any carry forward surplus to subsidize the budget. In addition, there was a \$64,000 increase: \$24,000 due to having no carry forward surplus. There was also an increase of \$5,400 for administrative expenses, for a 3.8% increase. On the field side, the operation and maintenance (O&M) expenses to fund the Amenity Center, as well as the field operations, increased from \$704,000 to \$742,000, for an increase of \$38,000 or 5.38%. There were no line items that stand out as major increases, other than the general facility maintenance, which increased from \$30,000 to \$50,000, as this was an aging community. The total increase of all expenditures was 5.38%, which for all 583 units, resulted in an assessment increase on a net basis from \$1,469 to \$1,580. Mr. Payne recalled that the last time that this budget was discussed, the Board wanted an increase between 5% and 10% and felt

that they met that, with a 5% increase or \$110.45 per unit, which was reasonable and warranted, based on not having an increase in two years and their aging community.

B. Public Hearing Adopting the Budget for Fiscal Year 2024

Mr. Oliver pointed out that there were two public hearings: one adopting the budget and the annual appropriations and the other relating to special assessments and certifying an assessment roll.

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor the public hearing to adopt the budget for Fiscal Year 2026 was opened.

No residents were present.

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor the public hearing to adopt the budget for Fiscal Year 2026 was closed.

1. Consideration of Resolution 2025-04, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

On MOTION by Mr. Blalock seconded by Mr. Payne with all in favor Resolution 2025-04 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026 was adopted.

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

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor the public hearing to impose special assessments and certify an Assessment Roll for Fiscal Year 2026 was opened.

No residents were present.

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor the public hearing to impose special assessments and certify an Assessment Roll for Fiscal Year 2026 was closed.

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026 was adopted.

TENTH ORDER OF BUSINESS

Other Business

Mr. Blalock thanked Mr. Masters and his team for addressing the sign issues. Mr. Payne pointed out that this was a testament to the work that Jim and his team were doing. The Phase 2 tennis courts being locked with access cards, seemed to be working out well. Mr. Masters heard no complaints from anyone. Residents were given plenty of notice that this was happening and it was working great and felt that residents were appreciative that the Board went the extra mile in trying to keep non-residents out of the community.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert reported that it was quiet. Districts that are the same age as this one are looking into refinancing. There may be some options with banks that may be willing to do a lower rate loan compared to an open bond market refinancing. The District has a great underwriter, who could present options to the Board. Mr. Payne did not mind looking into options as long as it did not increase the time. Mr. Eckert pointed out that the District was locked into 30 years by Statute.

B. Engineer

Mr. Payne wanted consistency from Mr. Schaefer, as when Mr. Masters and Mr. Oliver contacted him, he had not responded and hoped that he was well. If it continued, they may need to take some action and requested that they continue to follow up between now and the next meeting.

C. Manager – Discussion of Fiscal Year 2026 Meeting Schedule

Mr. Oliver presented the proposed meeting schedule for Fiscal Year 2026, with meetings on the second Wednesday of each other month at 6:30 p.m. at this location. Special and

continued meetings could be added. Mr. Payne felt that the schedule was working well. There were only two instances, where there were back-to-back meetings, as there were items that needed to be addressed, such as the Traffic Study. Mr. Eckert pointed out that the Board would be approving the budget on May 13th and adopting it in July, but 60 days was not in between the meeting. Mr. Oliver would move the July meeting.

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor the Fiscal Year 2026 meeting schedule as amended was approved.

D Operations Manager

1. Report

2. Yellowstone Report

3. Lake Doctors Report

Mr. Masters presented the Operation Manager, Yellowstone and Lake Doctors Reports, which were included in the agenda package. Mr. Masters reported that the Yellowstone representative, Mr. Jason Campbell was present. Lake Doctors had a bit of a struggle on Pond 10, behind this Amenity Center. It took two and a half months to get it corrected, using new herbicides and algicides, at no additional cost, which were effective. It now looked good. Mr. Payne questioned the cause. Mr. Masters indicated that the Lake Doctors representative who had 25 years' experience, had never seen anything like it, but it was now back to a good look. The Vesta website has been up and running. It could be accessed through the Brandy Creek CDD website. It provides a new fresher look for the community and had a few features that would help residents communicate in another way, thanks to Ms. Meadows, who was now working with Fleming Island. However, she was assisting with the transition. Her position has not been filled, but several office staff, have been taking on her tasks. Everything was going well and there were no issues. A Health Department inspection occurred a week or two ago, which they passed with flying colors. Mr. Payne asked if it was just for the pool. Mr. Masters explained when the Health Department comes, they ensure that gates were closing, there were no trip hazards, all of the required safety equipment was in place and the rails going into the pool were secure. They also test the water and chemical content. Brandy Creek was in great shape for all three pools. The access control system was up and running with no issues. Staff was working on many projects. Mr. Masters new assistant was introduced at the last meeting. He was working out tremendously

with his work ethic, knowledge and get it done attitude. Many future projects were planned that they will do in-house, to save a tremendous amount of money.

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. She had not received the June Sheriff Report. As far as events, the start of Summer concert was held on Friday, May 30th. The weather was beautiful, but it was very hot. The music was fantastic. One of their maintenance people, who was a phenomenal performer, was their opening act and a band called Big Papa Fish, played behind him. There were kids and craft centers, for kids to have something to do during the event, as well as a food truck called Eats. Popsicle and Sandbar Day was on June 14th. The Summer Spectacular was this Saturday, July 12th. A DJ would be playing music and games. There would be a water slide for the kids. They were already planning for a Back-to-School event in August. Mr. Payne appreciated everything that Ms. Meadows has done for Brandy Creek. Ms. Meadows pointed out that Fleming Island was accommodating, if Mr. Masters needed her. Mr. Payne attended the concert and felt that it was a good live event. The attendance was not massive, but there were at least 30 people. It was hot, but the music was enjoyable.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Payne reported that the community garden was up and running and folks were participating. There was more produce than people could consume. All of the plots were used, but there were two more plots in three sections. Mr. Payne would continue to be part of it.

THIRTEENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement as of May 31, 2025

Mr. Oliver presented the May 31, 2025 Balance Sheet and Income Statement, which were included in the agenda package, showing a capital reserve balance of \$336,000. According to revenues, there was a \$5,000 surplus. As a result of tax certificate sales, in June they collected another \$6,000 of O&M. Therefore, assessments would be \$11,000 more than expected, due to penalties and fees that were collected. In addition, there was a \$31,000 cost variance for total

expenditures. In total, there was a \$40,000 positive variance and \$25,000 in carry forward surplus.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package, showing that the District was 100% collected.

C. Approval of Check Registers

Mr. Oliver presented the Check Register from April 1, 2025 to May 31, 2025 in the amount of \$199,195.75, which was included in the agenda package. Mr. Payne did not see anything different from what they have seen in the past.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the April 1, 2025 to May 31, 2025 in the amount of \$199,195.75 was approved.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 10, 2025 at 6:30 p.m. at Phase 2 Amenity Center

Mr. Payne stated that the next meeting was scheduled for September 10, 2025 at 6:30 p.m. at the Phase 2 Amenity Center.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Payne seconded by Mr. Jolly with all in favor the meeting was adjourned at 8:00 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

A.

AGREEMENT FOR AQUATIC MAINTENANCE SERVICES

THIS AGREEMENT (“Agreement”) is made and entered into this 16th day of July, 2025, by and between:

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

THE LAKE DOCTORS, INC., a Florida corporation, with a mailing address of 4651 Salisbury Rd, Suite 155, Jacksonville, FL 32256 (“Contractor,” together with District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Act”); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure including stormwater management facilities; and

WHEREAS, the District owns, operates, and maintains certain stormwater management facilities within the boundary of the District (“Ponds”) as more particularly identified in **Exhibit A**, attached hereto and incorporated by reference herein; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide pond maintenance services for the Ponds; and

WHEREAS, Contractor submitted the proposal attached hereto as **Exhibit A** and represents that it is qualified to provide professional pond maintenance services for the Ponds and has agreed to provide to the District those services as described in **Exhibit A** (“Services”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional pond maintenance services for the Ponds within presently accepted standards for the Facilities. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in Section 3 of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF POND MAINTENANCE SERVICES. The Contractor will provide pond maintenance services for the Ponds as identified in **Exhibit A**. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A** on a monthly basis. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any amendment, addendum or work authorization executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in Section 3 unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager or his or her designee to act as its representative.

(2) Upon request by the District Manager or his or her designee, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. PERMIT COMPLIANCE. Contractor agrees to provide all Services under this Agreement in compliance with the applicable permit conditions imposed by the South Florida Water Management District, as well as any other applicable permit(s) and to ensure that the District is meeting its maintenance related obligations under such permit(s).

SECTION 6. COMPENSATION; TERM.

A. As compensation for the Services described in **Exhibit A**, the District agrees to pay the Contractor Nine Hundred Ninety-Five Dollars and 00/100 Cents (\$995.00) per month. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

B. The term of this Agreement shall be from October 1, 2025, through September 30, 2026, unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either to terminate this Agreement in accordance with the terms provided herein.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date.

SECTION 7. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be

licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 8. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest, all as actually incurred.

SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 10. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 11. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor

employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 12. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 13. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 14. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 15. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing sixty (60) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 16. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 17. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 18. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor

shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 19. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 20. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 21. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 22. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 23. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 24. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Brandy Creek
Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: The Lake Doctors, Inc.
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 25. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 26. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party agrees to and consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be brought in a court of appropriate jurisdiction, in and for St. Johns County, Florida.

SECTION 27. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 W. TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092, (904) 940-5850, JOLIVER@GMSNF.COM.

SECTION 28. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 29. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 30. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such

counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 32. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 33. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 34. STATEMENT REGARDING PUBLIC INTEGRITY LAWS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement] the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*;
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*; and
- F. Section 787.06, *Florida Statutes*, titled *Human Trafficking*.


Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies under penalty of perjury that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day

and year first written above.

ATTEST:


**BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

Assistant Secretary

Signed by:

Chair, Board of Supervisors

WITNESS:


Signature of Witness
Jesse Mason
Print Name of Witness

THE LAKE DOCTORS, INC.



By: **Mark A Seymour**
Its: **Sales Manager**

Exhibit A: Proposal for Pond Maintenance Services

Exhibit A

Proposal for Pond Maintenance Services



The Lake Doctors, Inc.
Aquatic Management Services

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

Water Management Exhibit

MAS/709617R

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"

REQUESTED START DATE: _____

PURCHASE ORDER #: _____

The parties hereto agree to the following:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Eleven (11) lakes associated with Brandy Creek Community Development District, St. Johns Florida.

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds/algae.

Note: Term of current agreement ends September 30, 2025 however, service will continue month-to-month until receipt of an executed or amended agreement or notice of cancellation. *Contingent upon FWC Permit conditions, seasonal availability and customer approval.

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

1. Underwater and Floating Vegetation Control Program	\$	995.00 Monthly
2. Shoreline Grass and Brush Control Program	\$	INCLUDED
3. Additional Treatments, if Required	\$	INCLUDED
4. Free Callback Service	\$	INCLUDED
5. Monthly Service Reporting	\$	INCLUDED
6. Water quality testing and analysis, as required.	\$	INCLUDED
7. Permit & stocking up to 250 grass carp to biologically control aquatic weeds*	\$	2,750.00 upon stocking
Total of Services Accepted	\$	995.00 Monthly

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in monthly installments of **\$995.00 monthly**, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- 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 **October 24, 2025**.

THE LAKE DOCTORS, INC.

Mark Seymour, Sales Manager

CUSTOMER

Signed _____ Dated _____
Name _____

08/2019

©THE LAKE DOCTORS, INC.

B.

**AGREEMENT BETWEEN THE BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT AND C BUSS ENTERPRISES, INC.
FOR POOL REFINISHING SERVICES**

THIS AGREEMENT ("Agreement") is made and entered into this 27th day of AUGUST, 2025,
by and between:

Brandy Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

C Buss Enterprises, Inc. a Florida corporation with a mailing address of 152 Lipizzan Trail, St. Augustine, Florida 32095 ("Contractor", together with District, "Parties").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide commercial pool refinishing services; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide commercial pool refinishing services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DUTIES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

- A.** Contractor shall provide the Services, as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

- B. Services shall commence following execution of this Agreement and the District's swimming pool is fully drained. Services shall be completed within twenty-eight (28) calendar days of commencement of the Services, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A. The District shall pay Contractor One Hundred Forty-Five Thousand Six Hundred Fifty Dollars and 00/100 Cents (\$145,650.00) for the Services as identified in **Exhibit A** attached hereto. District shall pay Contractor 25% of the contract price after execution of this Agreement, 35% of the contract price two weeks prior to the commencement of the Services, and 40% of the contract price upon completion of the Services. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.
- B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

- C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all work provided by the Contractor pursuant to this Agreement shall be warranted for three (3) years, and all materials provided by the Contractor pursuant to this Agreement shall be warranted for fifteen (15) years, from the date of acceptance of the work by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

SECTION 5. INSURANCE.

- A. The Contractor shall maintain throughout the term of this Agreement the following insurance:
- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.

- (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days'

written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

Brandy Creek Community Development District
c/o Governmental Management Services – North Florida
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

C Buss Enterprises, Inc.
152 Lipizzan Trail
St. Augustine, Florida 32095

Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver**

("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, JOLIVER@GMSNE.COM, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has

knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

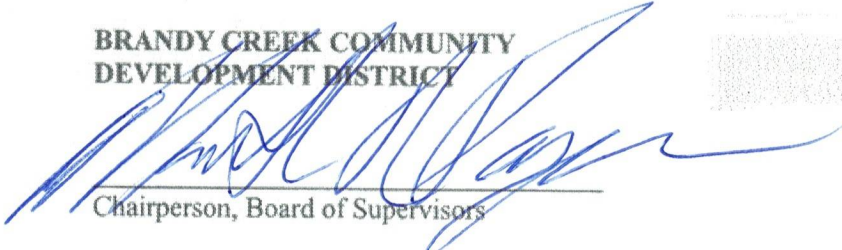
Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

[signatures on following page]

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

BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT


Chairperson, Board of Supervisors

C BUSS ENTERPRISES, INC.



By: CLAYTON BUSS
Its: PRESIDENT

Exhibit A: Scope of Services

Exhibit A
Scope of Services



☎ 904 710-8161
🌐 clayton@cbussenterprises.com
🌐 www.cbussenterprises.com
📍 1521 Superior Trl
St Augustine, FL 32095

August 25, 2025

Mr. Jim Masters
c/o Vesta Property Services
JMasters@VestaPropertyservices.com

Property: Brandy Creek CDD Phase 2
251 Huffner Hill Cir
St Augustine, FL 32092

COMMERCIAL POOL REFINISHING PROPOSAL
(VOID AFTER 30 DAYS)

SCOPE OF WORK:

- Complete Commercial Pool Refinish and Verification of Entrapment Safety – Features forms for St Johns County Department of Health.
- Obtain St Johns County Building Department Permit.
- The 2,480SQFT Pool shall be drained in a professional manner, using pump(s) and or existing well points as needed.
- Complete chip-out, mechanically scarify, 5000PSI hydro blast and prepare wall and bottom surfaces of pool.
- Cut off and chip out existing perimeter overflow gutter. Level overflow gutter drains. Rebuild and level gutter to maintain proper slope to gutter outlets and backsplash tiles.
- Inspect shell of pool and hydraulic pressure beneath pool through access hole.
- Replace hydrostatic valves.
- Chip out around all penetrations and lights and apply waterproofing hydraulic cement.
- Pneumatically Apply Multicoat bonding and waterproofing agents.
- Chip out Existing Backsplash and Waterline tiles.
- Install new 6X6 Backsplash Tile (\$6/Sqft Allowance)
- Install 2 New Tile Racing Lanes using 2X2 Non-Skid De-Glazed Tile.
- Install 4 New Tile Wall Cross' using 2X2 Non-Skid De-Glazed Tile.
- Leave Existing Brass Lap Lane Anchor Cups
- Install non-skid mudcap waterline tile at edge of perimeter overflow gutter.
- Install new floor and Leak stopper wall return fittings.
- Install new VGB main drain frames and grates.
- Apply plaster material to pool walls and bottom and hand trowel to proper finish.
- Refill and chemically balance water. Owner responsible for water bill.

Refinish Pool per above with CLI Cove Blue Pearl pebble\$145,650.00



904.710.8161
clayton@cbussenterprises.com
www.cbussenterprises.com
152 Lupton Road
Sent August 14, 2009

This Job is Expected to take 3-4 Weeks once pool is drained and work commences, weather permitting.

This project will be performed in a timely manner with myself as the contractor on the job during each phase of the work and completing the work at hand. This project will not run simultaneously with any other job and will be top priority. The jobsite will be kept clean and free from trash and rubbish. A 14' Dump Trailer will be left on site during construction and dumped periodically. All other tools will be picked up daily and not left on site. The pools will be drained in a professional manner and secured by a dewatering pump with well points (as needed) and relief holes through the pool shell/bottom to ensure proper ground water control.

Tile selections will be made and approved by Brandy Creek CDD B.O.D. There are many colors to choose from.

After the pool is plastered and filled with water, C. Buss Enterprises will initiate the National Plasters Council Start Up Process of the pool to ensure proper chemical balance and customer satisfaction. After the pool is chemically balanced and satisfactory, the County will be notified for reinspection to have the pool reopened.

Notes: This bid is based upon there being no hidden conditions that are not visible from deck side. A Three-year labor warranty from the Contractor applies. This bid is based on using existing wellpoints. Cementous finish materials are subject to natural variations in shade, color, and texture. The finish material is a hand mixed, hand troweled and hand exposed application and is subject to natural variations in appearance and workmanship. Examination of the finish shall be in accordance with the National Plasters Council guidelines. Repair of loose rail anchor cups, if needed, shall be a billable extra. Upon commencement of the work, the entire pool area shall become a designated construction site. Due to the inherent safety problems associated with the nature of the work, the area shall be closed to all homeowner and all resident access. The Contractor shall not be responsible for any damage due to vandalism caused by a lack of security. Repair of any damage caused by these activities shall be considered an extra. Subcontractors under the direction and supervision of the refinish contractor shall accomplish phases of this renovation. In the event that payment is not made as set out in this agreement, customer agrees to pay all costs of collection, including a reasonable attorney's fee and court costs.

Terms: Owners agrees to comply with the following schedule:
25% with Contract, 35% two weeks preceding Commencement, Remaining Balance due upon Water Fill.

EIGHTH ORDER OF BUSINESS

C.



Memorandum

To: Board of Supervisors

From: District Management

Date: September 10, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the attached key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Brandy Creek Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least five regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of five board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Brandy Creek Community Development District

Date: _____

District Manager: _____
Print Name: _____
Brandy Creek Community Development District

Date: _____

D.

1.



Brandy Creek CDD

Field Operation Manager's Report

Date of report: September 10, 2025

Submitted by: Jim Masters

YELLOWSTONE / LANDSCAPING:

- YellowStone crews service the community twice a week, Mondays and Tuesdays, but shortly the schedule will change to Wednesdays and Thursdays.
- Landscaping crews continue to cut back plants at the amenity centers and all common areas.
- YellowStone arbor division is currently cutting back and cleaning up all palm trees in the community.
- YellowStone service report attached.

LAKE DOCTORS:

- The ponds are inspected twice a month and Lake Doctors will come out additionally based on pond conditions.
- At the time of this report, all ponds are looking good.
- Lake Doctors service reports attached.

PHASE 1 POND FOUNTAIN UPDTAE:

- The installation of the new pond fountain is scheduled for 09.04.2025. +

PHASE 2 POOL REMARCITE UPDATE:

- The scheduled start date for pool remarcite is 01.05.2026.
- Projected timeline is 3 to 4 weeks.

PHASE 2 ENTRANCE PERGOLA REPLACEMENT:

- Discuss replacement of phase 2 entrance pergola.

PROJECTS UNDERWAY/COMPLETED:

- Many pavers around the phase 2 pool have been re-leveled.
- 2 carpet tiles at the phase 2 social room have been replaced.
- The garbage disposal in the phase 2 social room has been removed and the sink is now operational.
- Most of the information signs throughout the community have been repainted. Both shower poles at phase 1 and 2 have been repainted.
- Installed a new bench at the phase 1 activity field. Will install a new bench at phase 2 activity field.
- We have resealed and repainted several areas on the phase 2 basketball court.
- Replaced existing flock camera signs new larger signs. (4 total)
- Continue to pressure wash amenity centers and common area throughout community.

FUTURE PROJECTS:

- Replace 10' section of phase 1 activity track. (area where decorative bridge was previously located)
- Start decorating amenity centers for fall and community SpookFest event.

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 restored weekly.
- Trash pickup Monday through Friday, Amenity Centers, common areas and entrances.
- Trash pickup on County Road 2209 once per week.

2.



Brandy Creek CDD: August 2025 - Landscape Report

Irrigation Maintenance:

- The August irrigation inspection was completed on 8/18/25
- The repairs from this inspection included repairing and several heads/nozzles that were replaced.
- With the warmer temperatures, the irrigation watering schedule has been adjusted with the season, and currently it is running 4 days a week.

Fungus/Pest/Fertilizer applications:

- Our chem / fert team completed the most recent lawn treatment on 8/28/2025 – 8/29/2025.
- The technician noted that there were some turf weeds, mainly around the amenities center of phase 2 which were treated.
- This most recent turf application should start showing results in the next 2 weeks.

Maintenance:

- The landscape maintenance team is still on a weekly service schedule and starting in November will be moving to a bi-weekly service schedule.
- The maintenance crew has been focusing on detail work to include tree canopies, ornamental grass trimming and bed weeds
- This week specifically, the hard surfaces were edged at the amenities center in phase 2 and phase 1.
- The holly trees at the JEA lift stations were limbed up and the overgrowth removed.
- The retention pond trees are scheduled to be limbed up. We will try to do this in contract as time permits

Special Projects:

- The approved installation of 120 cordgrasses along John's Creek Parkway was completed on 8/15/25.

Jason Campbell
Account Manager – Yellowstone Landscape

3.

8-22-25



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: 2056159
Service Date: 8/22/2025
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 5B- Treated for underwater weeds
Pond 9- Treated for emergent shoreline weeds

Environmental Conditions

Weather:	Partly Cloudy
Temperature:	78.73
Wind Direction:	South
Wind Speed:	2.77
Humidity:	77.0000

Treated for Algae & Invasive Aquatic Weeds, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Eric

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



American Owned
& Operated



The Lake Doctors, Inc.
Aquatic Management Services®

8-5-25

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: 2056926
Service Date: 8/5/2025
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 5B- Treated for algae and emergent shoreline weeds
Pond 9- Treated for algae
Pond 3- Treated for algae and emergent shoreline weeds
Pond 2- Treated for algae and emergent shoreline weeds
Pond 1- Treated for algae and emergent shoreline weeds

Environmental Conditions

Weather:	Overcast
Temperature:	94.26
Wind Direction:	South
Wind Speed:	9.22
Humidity:	63.0000

Treated Shoreline Weeds, Treated for Algae

Services Completed by:

Customer Signature (if needed):

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



American Owned
& Operated



The Lake Doctors, Inc.
Aquatic Management Services®

7-21-25

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: 2049223

Completed Date: 7/21/2025

Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 5A- Treated for algae and emergent shoreline weeds
Pond 8- Treated pond for algae and underwater weeds
Pond 10- Treated pond for algae

Environmental Conditions

Weather:	Partly Cloudy
Temperature:	91.9
Wind Direction:	South
Wind Speed:	3
Humidity:	71.0000

Treated Shoreline Weeds, Treated for Algae & Invasive Aquatic Weeds

Services Completed by:

Customer Signature (if needed):

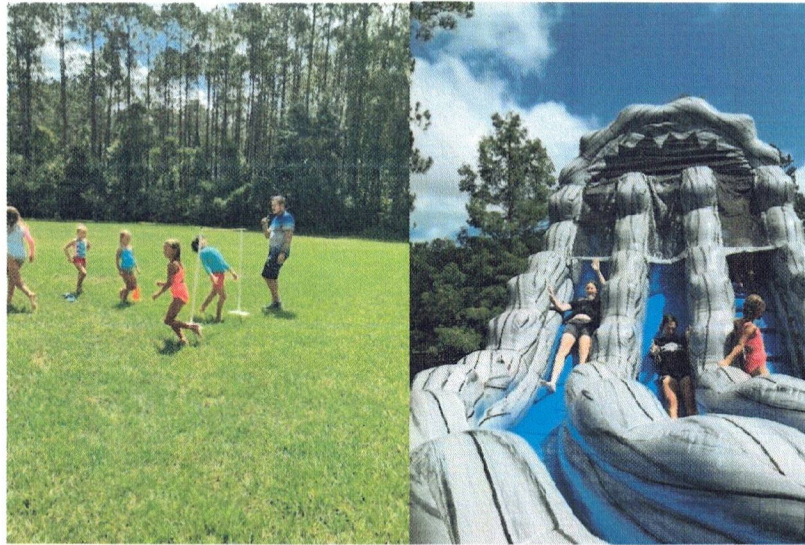
Eric

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



E.

1.



Brandy Creek CDD

Amenities Manager Report

September 10, 2025

Submitted by: Georgia Hamilton

Administration:

- Developing resident outreach and resident engagement efforts.
- Continuous updates of the Atrium system.
- Continuing with regular office duties, i.e. invoices, banking, newsletters, assisting residents, etc.

Activities- Ongoing:

- **Food Trucks** have continued to be successful. We will continue with Food Truck nights twice a month. The second and last Wednesday of the month.
 - August Food Trucks: Lumpia Lady and Twisted Okie BBQ and Tacos
 - September Food Trucks: Mama's Food and Cousins Maine Lobster
- **Re-introduction of Senior Breakfast**, by-monthly. Senior Sip & Share. (any age adult welcome)
 - This event will be reoccurring on the first and last Wednesday of each month in the phase 2 room at 9:00AM.
 - Coffee, tea, and a sweet treat will be provided.



Sheriff's Report:

- Reports will be available at the meeting.

Room Rentals – 2025

Rentals	January	February	March	April	May	June	July	August	Totals
Phase 2 Room	7	9	10	8	12	9	5	6	66
Phase 1 Breezeway	1	0	1	1	2	7	4	3	19
Phase 2 Pergola	0	0	0	0	2	0	0	2	4
Phase 1 Field	0	0	0	1	0	0	0	0	1
Totals	8	9	11	9	16	16	9	11	90

Special Events:

Recent Events:

- July 12th, 2025, Phase 1. The Phase 1 Independence Day Celebration was a successful and well received community event. Residents gathered on a beautiful summer day to enjoy festivities and connect with neighbors. The weather was sunny and pleasant, creating the perfect setting for an outdoor celebration. A double water slide was set up on the Phase 1 lawn, which was a major hit with children and families. The DJ kept the energy high with music, games, and interactive activities throughout the day. Popsicles were provided and enjoyed by attendees as a refreshing treat.
- August 2nd, 2025 Phase 1. Blood Drive.

Future Events:

- Last Call of Summer Party – Saturday, September 6
- Senior Sip & Share – Wednesday September 10 & 24
- Food Truck Wednesday – Wednesday September 10 & 24
- Ice Cream Sunday Bar – Friday September 19
- Blood Drive – October 4
- Community Yard Sale – October 11
- SpookFest – October 25
- Cookies with Santa – December 6

Community Outreach:

- Neighbor to Neighbor Business Advertising in Newsletter
- Call for Residents Volunteers for event planning assistance



TENTH ORDER OF BUSINESS

A.

Brandy Creek
Community Development District

Unaudited Financial Reporting
July 31, 2025



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9	<u>Assessment Receipt Schedules</u>
10	<u>Long Term Debt Summary</u>

Brandy Creek
Community Development District
Combined Balance Sheet
July 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	\$ -	\$ 54,704	\$ -	\$ 54,704
Cash - Hancock Bank	74,000	-	-	74,000
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)	146,909	240,938	-	387,847
Custody Acct - General Account	362,621	-	-	362,621
Custody Acct - Capital Reserve	-	42,847	-	42,847
<u>Series 2013A</u>				
Reserve	-	-	31,596	31,596
Revenue	-	-	92,780	92,780
<u>Series 2015</u>				
Reserve	-	-	89,814	89,814
Revenue	-	-	57,065	57,065
Prepaid Expenses	1,490	-	-	1,490
Deposits	2,000	-	-	2,000
Total Assets	\$ 587,020	\$ 338,488	\$ 271,255	\$ 1,196,763
Liabilities:				
Accounts Payable	\$ 18,164	10,667	\$ -	\$ 28,831
Accrued Expenses	9,729	-	-	9,729
FiCA Payable	-	-	-	-
Due to Debt Service	-	-	-	-
Due to General Fund	-	-	-	-
Due to Other	-	-	-	-
Total Liabilities	\$ 27,894	\$ 10,667	\$ -	\$ 38,561
Fund Balance:				
Nonspendable:				
Deposits	\$ 2,000	\$ -	\$ -	\$ 2,000
Restricted for:				
Debt Service	-	-	271,255	271,255
Assigned for:				
Capital Reserve Fund	-	327,821	-	327,821
Unassigned	555,636	-	-	555,636
Total Fund Balances	\$ 559,126	\$ 327,821	\$ 271,255	\$ 1,158,202
Total Liabilities & Fund Balance	\$ 587,020	\$ 338,488	\$ 271,255	\$ 1,196,763

Brandy Creek
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 856,994	\$ 856,994	\$ 861,950	\$ 4,956
Interest Income	12,000	12,000	18,803	6,803
Rental/Miscellaneous Income	6,000	5,000	6,450	1,450
Cost Sharing Revenue	11,159	9,299	11,557	2,258
Special Events Revenue	1,500	1,250	-	(1,250)
Swim Lessons Revenue	-	-	464	464
Total Revenues	\$ 887,652	\$ 884,542	\$ 899,223	\$ 14,681

Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 4,800	\$ 4,800	\$ -
PR-FICA	459	367	367	-
Engineering	15,000	12,500	2,460	10,040
Attorney	25,000	20,833	15,203	5,630
Annual Audit	3,685	3,685	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	49,746	49,746	-
Information Technology	1,723	1,436	1,436	-
Telephone	550	458	127	331
Postage & Delivery	1,000	833	1,551	(718)
Insurance General Liability/Public Officials	10,763	10,763	9,823	940
Printing & Binding	1,000	833	891	(58)
Legal Advertising	1,420	1,183	1,204	(21)
Other Current Charges	2,200	1,833	2,196	(362)
Office Supplies	100	83	7	77
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 142,669	\$ 123,430	\$ 107,509	\$ 15,921

Brandy Creek
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Insurance	\$ 39,274	\$ 39,274	\$ 39,055	\$ 219
Facility Administration/Events Coordinator	40,096	33,413	33,413	-
Facility Staffing (Contingency)	5,000	4,167	-	4,167
Pool Monitors	41,849	31,398	31,398	-
Field Operations Manager	76,684	63,903	63,903	-
Mobile App	2,500	-	-	-
Office Supplies/Mailings/ Printing	1,900	1,900	1,972	(72)
Pool Maintenance Service (Vesta)	37,176	30,980	31,500	(520)
Pool Chemicals (Poolsure)	19,000	15,833	15,274	560
Permit Fees	925	925	925	-
Landscape Maintenance	139,506	116,255	114,131	2,124
Landscape Contingency	25,000	20,833	20,322	511
Community Garden	5,000	2,308	2,308	-
Irrigation Maintenance	10,000	8,333	3,677	4,656
Sign Repairs	2,500	400	400	-
Lake Maintenance	11,580	9,650	9,650	-
General Facility Maintenance	30,000	30,000	41,221	(11,221)
Pet Waste Disposal	8,018	6,682	6,682	-
Streetlighting	42,834	35,695	31,770	3,925
Telephone	600	500	486	14
Cable	2,300	1,917	1,925	(8)
Electric	32,000	26,667	20,690	5,977
Water/Sewer/Irrigation	48,000	40,000	40,684	(684)
Security (RollKall)	12,000	10,000	10,041	(41)
Security Camera Lease & Maintenance	3,000	2,500	315	2,185
Security - License Plate Reader System	11,000	9,167	5,068	4,099
Refuse Service	4,080	3,400	3,571	(171)
Janitorial	30,067	25,056	25,056	-
Community Web Site Services	750	625	500	125
Special Events	12,000	12,000	13,910	(1,910)
Recreation Passes	1,200	367	367	-
Performance Incentive	9,000	9,000	8,876	124
Total Operations & Maintenance	\$ 704,839	\$ 593,147	\$ 579,088	\$ 14,059
Total Expenditures	\$ 847,508	\$ 716,578	\$ 686,598	\$ 29,980
Excess (Deficiency) of Revenues over Expenditures	\$ 40,144		\$ 212,626	
<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)	\$ 142,626	\$ -
Fund Balance - Beginning	\$ 29,856		\$ 416,500	
Fund Balance - Ending	\$ (0)		\$ 559,126	

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	\$ -	\$ 6,636	\$ 3,084	\$ -	\$ -	\$ 861,950
Interest Income	1,392	860	776	970	2,453	2,756	2,586	2,518	2,352	2,141	-	-	18,803
Rental/Miscellaneous Income	-	1,110	-	960	490	490	620	650	1,310	820	-	-	6,450
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	\$ 10,298	\$ 6,044	\$ -	\$ -	\$ 899,223
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 800	\$ 200	\$ 1,000	\$ -	\$ -	\$ 4,800
PR-FICA	-	77	-	77	-	61	-	61	15	77	-	-	367
Engineering	-	615	-	-	-	-	-	820	1,025	-	-	-	2,460
Attorney	353	2,457	228	1,723	588	2,373	736	3,306	873	2,566	-	-	15,203
Annual Audit	-	-	-	-	-	-	-	-	3,685	-	-	-	3,685
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	4,975	4,975	-	-	49,746
Information Technology	144	144	144	144	144	144	144	144	144	144	-	-	1,436
Telephone	-	59	-	14	-	15	-	14	-	25	-	-	127
Postage & Delivery	164	148	99	132	76	84	151	106	474	117	-	-	1,551
Insurance General Liability/Public Officials	9,823	-	-	-	-	-	-	-	-	-	-	-	9,823
Printing & Binding	37	-	28	5	15	14	39	21	729	4	-	-	891
Legal Advertising	-	69	-	-	-	70	66	-	999	-	-	-	1,204
Other Current Charges	367	173	190	197	186	163	352	148	238	183	-	-	2,196
Office Supplies	0	1	1	1	1	0	1	1	1	0	-	-	7
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 27,190	\$ 10,316	\$ 5,665	\$ 8,266	\$ 5,984	\$ 10,783	\$ 6,463	\$ 10,394	\$ 13,358	\$ 9,090	\$ -	\$ -	\$ 107,509

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	3,341	3,341	-	-	33,413
Facility Staffing (Contingency)	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	-	-	-	-	-	2,313	3,917	4,166	9,509	11,494	-	-	31,398
Field Operations Manager	6,390	6,390	6,390	6,390	6,390	6,390	6,390	6,390	6,390	6,390	-	-	63,903
Mobile App	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies/Mailings/ Printing	316	30	193	186	-	21	181	361	271	414	-	-	1,972
Pool Maintenance Service (Vesta)	2,806	2,806	2,806	2,806	2,806	3,678	4,379	3,799	2,806	2,806	-	-	31,500
Pool Chemicals (Poolsure)	1,476	1,476	1,476	1,550	1,550	1,550	1,550	1,550	1,550	1,550	-	-	15,274
Permit Fees	-	-	-	-	-	-	-	925	-	-	-	-	925
Landscape Maintenance	11,178	11,178	11,178	11,514	11,514	11,514	11,514	11,514	11,514	11,514	-	-	114,131
Landscape Contingency	3,472	2,250	-	-	3,800	-	350	9,800	650	-	-	-	20,322
Community Garden	-	-	383	1,052	153	419	301	-	-	-	-	-	2,308
Irrigation Maintenance	481	-	-	-	1,209	776	550	662	-	-	-	-	3,677
Sign Repairs	-	-	-	-	-	400	-	-	-	-	-	-	400
Lake Maintenance	965	965	965	965	965	965	965	965	965	965	-	-	9,650
General Facility Maintenance	2,221	6,884	4,595	3,221	11,487	3,232	706	6,332	1,170	1,372	-	-	41,221
Pet Waste Disposal	668	668	668	668	668	668	668	668	668	668	-	-	6,682
Streetlighting	3,151	3,151	3,151	3,151	3,192	3,206	3,206	3,206	3,206	3,147	-	-	31,770
Telephone	49	49	49	49	49	49	49	49	49	49	-	-	486
Cable	180	180	180	180	180	180	180	180	180	305	-	-	1,925
Electric	2,290	2,028	1,893	2,017	1,901	1,899	2,202	2,169	2,161	2,131	-	-	20,690
Water/Sewer/Irrigation	3,422	3,905	3,133	3,827	3,091	2,796	3,711	5,819	5,238	5,743	-	-	40,684
Security (RollKall)	173	1,906	866	1,393	866	347	1,891	866	866	866	-	-	10,041
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	357	355	-	-	3,571
Janitorial	2,506	2,506	2,506	2,506	2,506	2,506	2,506	2,506	2,506	2,506	-	-	25,056
Community Web Site Services	150	-	150	-	-	150	-	-	-	50	-	-	500
Special Events	3,631	2,622	1,253	1,103	379	966	1,766	1,431	245	514	-	-	13,910
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	\$ 50,993	\$ 67,057	\$ 53,642	\$ 56,179	\$ -	\$ -	\$ 579,088
Total Operations & Maintenance	\$ 86,988	\$ 61,936	\$ 45,533	\$ 46,274	\$ 61,472	\$ 49,014	\$ 50,993	\$ 67,057	\$ 53,642	\$ 56,179	\$ -	\$ -	\$ 579,088
Total Expenditures	\$ 114,178	\$ 72,252	\$ 51,197	\$ 54,541	\$ 67,456	\$ 59,798	\$ 57,456	\$ 77,451	\$ 67,000	\$ 65,269	\$ -	\$ -	\$ 686,598
Excess (Deficiency) of Revenues over Expenditures	\$ (112,322)	\$ (27,107)	\$ 62,785	\$ 548,283	\$ 26,367	\$ (56,552)	\$ (38,619)	\$ (74,283)	\$ (56,702)	\$ (59,224)	\$ -	\$ -	\$ 212,626
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)	\$ (38,619)	\$ (74,283)	\$ (56,702)	\$ (59,224)	\$ -	\$ -	\$ 142,626

Brandy Creek
Community Development District
Capital Reserve Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues				
Interest	\$ 7,500	\$ 6,250	\$ 13,208	\$ 6,958
Total Revenues	\$ 7,500	\$ 6,250	\$ 13,208	\$ 6,958
Expenditures:				
Capital Outlay - Equipment/Facilities	\$ 30,000	\$ 30,000	\$ 153,748	\$ (123,748)
Other Current Charges	450	375	125	250
Repair and Replacement	22,050	22,050	77,814	(55,764)
Community Garden	-	-	-	-
Total Expenditures	\$ 52,500	\$ 52,425	\$ 231,687	\$ (179,262)
Excess (Deficiency) of Revenues over Expenditures	\$ (45,000)		\$ (218,479)	
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		\$ (148,479)	
Fund Balance - Beginning	\$ 462,809		\$ 476,300	
Fund Balance - Ending	\$ 487,809		\$ 327,821	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 321,394	\$ 321,394	\$ 320,828	\$ (566)
Interest Income	7,500	6,250	7,512	1,262
Total Revenues	\$ 328,894	\$ 327,644	\$ 328,339	\$ 696
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		\$ 2,927	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,392	\$ -	\$ 2,927	\$ -
Fund Balance - Beginning	\$ 85,022		\$ 121,450	
Fund Balance - Ending	\$ 98,414		\$ 124,377	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 189,222	\$ 189,222	\$ 181,996	\$ (7,226)
Interest Income	7,500	6,250	6,490	240
Total Revenues	\$ 196,722	\$ 195,472	\$ 188,487	\$ (6,985)
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		\$ (6)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,948	\$ -	\$ (6)	\$ -
Fund Balance - Beginning	\$ 54,093		\$ 146,884	
Fund Balance - Ending	\$ 72,042		\$ 146,878	

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	65,054.53	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	599,042.02	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	79,323.07	125,596.71
8	4/5/2025	5,477.68	3,107.33	14,716.59	23,301.60
INTEREST 2	4/14/2025	340.49	193.15	914.76	1,448.40
9 - TAX SALE	6/13/2025	2,470.15	1,401.25	6,636.42	10,507.82
10	7/10/2025	1,147.79	651.11	3,083.71	4,882.61
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL RECEIVED		\$ 320,827.81	\$ 181,996.47	\$ 861,949.88	\$ 1,364,774.13

	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
BALANCE DUE	\$ (1,844.74)	\$ (1,046.47)	\$ (4,956.20)	\$ (7,847.41)
PERCENT COLLECTED	100.58%	100.58%	100.58%	100.58%

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	31,596
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	89,814
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**

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				
	6/1/25 - 6/30/25	2770-2792	\$ 55,636.36	
	7/1/25 - 7/31/25	2793-2808	52,199.57	
				\$ 107,835.93
<i>Utilities and Autopayments</i>				
	06/05/25	RollKall Technol	\$ 519.75	
	06/06/25	RollKall Technol	346.50	
	06/04/25	AT&T	48.61	
	06/09/25	JEA	5,237.80	
	06/24/25	HWB Credit Card	1,990.30	
	06/24/25	Florida High Speed Internet	125.00	
	06/24/25	FPL	5,367.82	
	06/30/25	RollKall Technol	866.26	
	07/07/25	AT&T	48.61	
	07/08/25	Republic Services	355.22	
	07/09/25	JEA	5,742.52	
	07/18/25	IRS FICA Payment	153.00	
	07/23/25	HWB Credit Card	1,571.76	
	07/24/25	Florida High Speed Internet	125.00	
	07/28/25	FPL	5,277.25	
		TOTAL UTILITIES PAID ONLINE OR AUTOPAY	\$	27,775.40
TOTAL				\$ 135,611.33

***Utilities and Autopayments available upon request**

BC -BRANDY CREEK- BPEREGRINO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	9/02/25	PAGE	2
*** CHECK DATES 06/01/2025 - 07/31/2025 ***														
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 #
6/16/25	00414	5/26/25 611801	202505 320-57200-49400	ENTERTAIN MEMORIAL DAY	*	375.00	
				JOHN HUBBS			375.00 002777
6/16/25	00414	5/30/25 611802	202505 320-57200-49400	5/30 ENTERTIANMENT	*	150.00	
				JOHN HUBBS			150.00 002778
6/16/25	00019	5/01/25 271072B	202505 320-57200-46800	MAY LAKE MAINTENANCE	*	965.00	
				THE LAKE DOCTORS INC			965.00 002779
6/16/25	00286	5/31/25 427085	202505 320-57200-34600	POOL MONITOR	*	4,165.62	
				VESTA PROPERTY SERVICES, INC.			4,165.62 002780
6/16/25	00044	5/01/25 05012025	202505 320-57200-42000	MAY INTERNET	*	54.95	
				WAVEFLY			54.95 002781
6/16/25	00044	6/01/25 06012025	202506 320-57200-42000	JUN INTERTNET	*	54.95	
				WAVEFLY			54.95 002782
6/16/25	00271	6/01/25 928387	202506 320-57200-46100	JUN LANDSCAPE MAINTENANCE	*	11,513.70	
				YELLOWSTONE LANDSCAPE			11,513.70 002783
6/24/25	00334	6/11/25 8340	202506 320-57200-46600	MAINTENANCE SUPPLIES	*	76.43	
				CRONIN ACE HARDWARE			76.43 002784
6/24/25	00334	6/17/25 8352	202506 320-57200-46600	MAINTENANCE SUPPLIES	*	38.03	
				CRONIN ACE HARDWARE			38.03 002785
6/24/25	00334	6/17/25 8355	202506 320-57200-46600	MAINTENANCE SUPPLIES	*	.36	
				CRONIN ACE HARDWARE			.36 002786
6/24/25	00400	6/17/25 2025-718	202506 310-51300-31100	JUN ENGINEERING SERVICES	*	1,025.00	
				DOMINION ENGINEERING GROUP INC			1,025.00 002787
6/24/25	00227	3/20/25 7230073A	202506 320-57200-46600	MAR PEST HUFFNER HILL CIR	*	93.09	
				PESTBEAR			93.09 002788

BC -BRANDY CREEK- BPEREGRINO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	9/02/25	PAGE	3
*** CHECK DATES 06/01/2025 - 07/31/2025 ***														
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 #
6/24/25	00019	6/01/25 279239B	202506 320-57200-46800	JUN LAKE MAINTENANCE	*	965.00	
				THE LAKE DOCTORS INC			965.00 002789
6/24/25	00286	5/31/25 427130	202505 320-57200-51000	ENVATO - SOFTWARE	*	22.00	
				VESTA PROPERTY SERVICES, INC.			22.00 002790
6/24/25	00271	5/01/25 903421	202505 320-57200-46100	MAY LANDSCAPE MAINTENANCE	*	11,513.70	
				YELLOWSTONE LANDSCAPE			11,513.70 002791
6/24/25	00271	6/10/25 934078	202505 320-57200-46300	MAY IRRIGATION REPAIRS	*	662.00	
				YELLOWSTONE LANDSCAPE			662.00 002792
7/03/25	00372	6/25/25 3583534	202505 310-51300-31500	MAY GENERAL SERVICES	*	3,305.86	
				KUTAK ROCK LLP			3,305.86 002793
7/03/25	00286	7/01/25 427253	202507 320-57200-34700	JUL FIELD MANAGEMENT SRVC	*	6,390.33	
		7/01/25 427253	202507 320-57200-34400	JUL OFFICE ADMIN/EVENTS	*	3,341.33	
		7/01/25 427253	202507 320-57200-34200	JUL JANITORIAL SERVICES	*	2,505.58	
		7/01/25 427253	202507 320-57200-46200	JUL POOL MAINTENANCE	*	2,806.34	
		7/01/25 427253	202507 320-57200-46700	JUL WASTE DISPOSAL SRVCS	*	668.17	
				VESTA PROPERTY SERVICES, INC.			15,711.75 002794
7/10/25	00292	7/02/25 07122025	202507 320-57200-49400	7/12 20FT WATERSLIDE	*	300.00	
				BOUNCERS SLIDES AND MORE INC			300.00 002795
7/10/25	00334	6/26/25 8379	202506 320-57200-46600	MAINTENANCE SUPPLIES	*	13.49	
				CRONIN ACE HARDWARE			13.49 002796
7/10/25	00334	6/26/25 8380	202506 320-57200-46600	MAINTENANCE SUPPLIES	*	27.89	
				CRONIN ACE HARDWARE			27.89 002797
7/10/25	00334	7/02/25 8396	202507 320-57200-46600	MAINTENANCE SUPPLIES	*	65.83	
				CRONIN ACE HARDWARE			65.83 002798

BC -BRANDY CREEK- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/10/25	00030	7/01/25	327	202507	310-51300-34000					*	4,974.58		
			JUL MANAGEMENT FEES										
		7/01/25	327	202507	310-51300-35100					*	143.58		
			JUL INFO TECH										
		7/01/25	327	202507	320-57200-34300					*	50.00		
			JUL WEBSITE ADMIN										
		7/01/25	327	202507	310-51300-51000					*	.39		
			OFFICE SUPPLIES										
		7/01/25	327	202507	310-51300-42000					*	116.71		
			POSTAGE										
		7/01/25	327	202507	310-51300-42500					*	4.20		
			COPIES										
		7/01/25	327	202507	310-51300-41000					*	24.97		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SERVICES			5,314.43	002799
7/10/25	00201	6/23/25	20117	202506	320-57200-49000					*	650.00		
			DROP 2 PINE TREES										
									TAYLOR TREE SERVICES, INC			650.00	002800
7/10/25	00044	7/01/25	07012025	202507	320-57200-42000					*	54.95		
			JUL INTERNET										
									WAVEFLY			54.95	002801
7/10/25	00271	7/01/25	946666	202507	320-57200-46100					*	11,513.70		
			JUL LANDSCAPE MAINTENANCE										
									YELLOWSTONE LANDSCAPE			11,513.70	002802
7/17/25	00033	5/21/25	391607	202505	320-57200-46600					*	135.00		
			SOFTWARE INSTALL										
									ATLANTIC SECURITY			135.00	002803
7/17/25	00368	7/02/25	372733	202506	310-51300-32200					*	3,685.00		
			FY24 ANNUAL AUDIT										
									BERGER TOOMBS ELAM GAINES & FRANK			3,685.00	002804
7/17/25	00401	7/08/25	90013713	202507	320-57200-46600					*	300.00		
			CLEAN PH2 AMENITY CENTER										
									STORM CLEAN INC			300.00	002805
7/17/25	00227	7/08/25	7375027	202507	320-57200-46600					*	63.00		
			JUL MOSQUITO CONTROL										
									PESTBEAR			63.00	002806
7/17/25	00341	7/01/25	13129562	202507	320-57200-46250					*	1,549.51		
			JUL POOL CHEMICALS										
									POOLSURE			1,549.51	002807
									BC -BRANDY CREEK- BPEREGRINO				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/17/25	00286	6/30/25 427299	202506 320-57200-34600	POOL MONITOR	*	9,509.16	
VESTA PROPERTY SERVICES, INC.							9,509.16 002808

TOTAL FOR BANK C						107,835.93	
TOTAL FOR REGISTER						107,835.93	

Advanced Direct Marketing Services

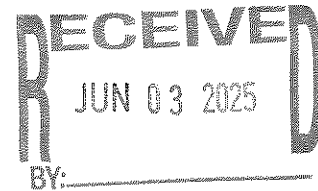
3733 Adirof Rd.
Jacksonville, FL 32207-4719
(V) 904.396.3028 (F) 396.6328

Invoice

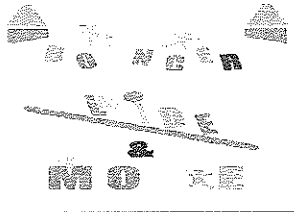
DATE	INVOICE #
6/3/2025	144705

BILL TO

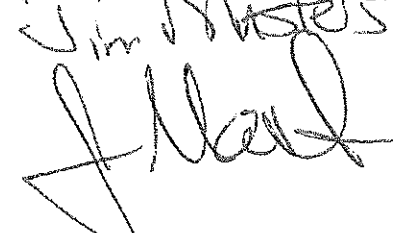
Brandy Creek CDD
475 West Town Place
Suite 114
St Augustine, FL 32092



	P.O. NO.	TERMS	PROJECT
		With Order	
SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Brandy Creek CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	583	0.12864	75.00
Form layout and preparation	1	37.50	37.50
Laser one sheet front & back in color	583	0.35	204.05
Fold customer materials	583	0.06443	37.56
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	583	0.09021	52.59
#10 Window Envelopes printed one color black ink	603	0.25713	155.05
Postage	583	0.73	425.59
Subtotal		\$987.34	
Sales Tax (7.5%)		\$0.00	
Total		\$987.34	

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: May 30th, 2025 Invoice Number: 05302025.09		
<u>Name / Address</u> Attn: Jen Meadows John's Creek Brandy Creek CDD 224 Johns Creek Pkwy St. Augustine, FL 32092		Additional Details: 6:30p-8:30p				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	55' Obstacle Course	1	\$350.00		\$300.00	\$300.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$300.00
		Sales Tax (0.0%)				N/A
		Total				\$300.00

RECEIVED
 MAY 31 2025
 BY: _____

5-30-25
 Jim Masters




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	JDB	5/29/25	11:48

Sold To:

BRANDY CREEK/JOHNS CREEK
224 JOHNS CREEK PARKWAY

ST AUGUSTINE FL 32092-3649

Ship To:

DOC# 8294 /1

TERM#553

* INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

LN#	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
1	1		EA	5291224	CORNER BRACE FLAT3-1/2ZN	5.99	1	5.99 /EA	5.99 N
2	1		EA	5392907	CORNER BRACE 2.5X1.5ZNC	7.59	1	7.59 /EA	7.59 N
3	20		EA	56	MISC. FASTENERS	.40	20	.40 /EA	8.00 N

gate repair
Phase 1

RECEIVED
MAY 31 2025
BY: _____

5-30-25
Jim Masters
J. Masters

** AMOUNT CHARGED TO STORE ACCOUNT **

19.42 TAXABLE 0.00

(JIM MASTERS)

NON-TAXABLE 21.58

SUBTOTAL 21.58

TD DISCOUNT -2.16

TAX AMOUNT 0.00

TOTAL AMOUNT 19.42

X

Received By



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

Invoice

Date
Invoice#

6/1/2025
131295629048

Terms	Net 20
Due Date	6/21/2025
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

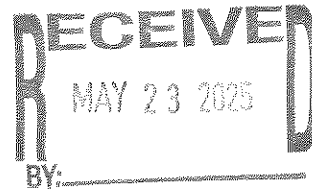
Amount Paid/Credit Applied \$0.00

Balance Due \$1,549.51

[Click Here to Pay Now](#)



5-23-25
Jim Masters
[Signature]



131295629048



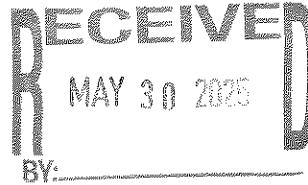
Invoice

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

Invoice # 426731
Date 06/01/2025
Terms Net 30
Due Date 06/30/2025
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

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

Invoice

Invoice #: 325
Invoice Date: 6/1/25
Due Date: 6/1/25
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 - June 2025		4,974.58	4,974.58
Information Technology - June 2025		143.58	143.58
Office Supplies		0.78	0.78
Postage		48.83	48.83
Copies		167.25	167.25
<div data-bbox="406 1102 722 1312"><p>RECEIVED JUN 04 2025 BY: _____</p></div>			

Total \$5,335.02

Payments/Credits \$0.00

Balance Due \$5,335.02

Figure 1

[illegible]

RECEIVED
JUN 02 1995

6-6-25
Jim Masters
A. Naul

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
St. Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
709617	6/3/2025	\$965.00

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

0000000022737001000000027107200000009650052

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 32092

Invoice Due Date **5/31/2025**

Invoice 271072B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/1/2025	Water Management - Twice per month		\$965.00	\$0.00	\$965.00

Please remit payment for this month's invoice.

RECEIVED
JUN 06 2025

BY:

6-6-25

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

Credits	\$0.00
Adjustment	\$0.00

Total Account Balance including this invoice:

\$1930.00

This Invoice Total:

\$965.00

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

Customer #: 709617

Portal Registration #: FBB0BC4A

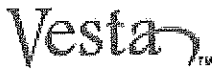
Customer E-mail(s): Jmasters@vestapropertyservices.com, jmeadows@vestapropertyservices.co

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



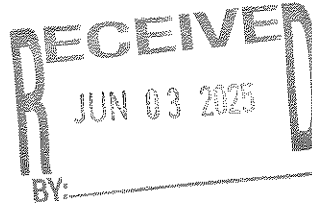
Invoice

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

Invoice # 427085
Date 05/31/2025
Terms Net 30
Due Date 06/30/2025
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	173.64	23.99	4,165.62

Thank you for your business.

Total 4,165.62

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Whitney Allen	\$23.99	3.9	93.56
Nakhil Amin	\$23.99	0	0.00
Karen Arnett	\$23.99	10.12	242.78
Liam Arnett	\$23.99	8.76	210.15
Maya Bell	\$23.99	0	0.00
Matthew Czepiel	\$23.99	4	95.96
Madison Gross	\$23.99	12.25	293.88
Marius Hunstad	\$23.99	13.02	312.35
Finn Rutledge	\$23.99	12.04	288.84
Total		64.09	1,537.52

April 26 - I

Allen, Whitney
5/3 - 3.90 hrs.

Amin, Nakhil

Arnett, Karen
4/27 - 3.60 hrs.
5/1 - 1.02 hrs.
5/3 - 4.50 hrs.
5/8 - 1.00 hrs.

Arnett, Liam
4/26 - 4.48 hrs.
5/3 - 4.28 hrs.

Bell, Maya

3.9

0

10.12

8.76

0

May 9, 2025 - Pool Monitor Hours

Czepiel, Matthew	Gross, Madison	Hunstad, Marius	Rutledge, Finn
5/4 -4.00 hrs.	4/26 -4.15 hrs.	4/26 -4.47 hrs.	4/26 -4.02 hrs.
	4/27 -4.05 hrs.	4/27 -8.55 hrs.	5/4 -8.02 hrs.
	5/3 -4.05 hrs.		

4	12.25	13.02	12.04
---	-------	-------	-------

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Whitney Allen	\$23.99	11.98	287.40
Nakhil Amin	\$23.99	26.76	641.97
Karen Arnett	\$23.99	2.42	58.06
Liam Arnett	\$23.99	5.15	123.55
Maya Bell	\$23.99	5.25	125.95
Matthew Czepiel	\$23.99	5.13	123.07
Madison Gross	\$23.99	13.35	320.27
Marius Hunstad	\$23.99	22.29	534.74
Finn Rutledge	\$23.99	13.47	323.15
Emma Willingham	\$23.99	3.75	89.96
Total		109.55	2,628.10

May 10 - N

Allen, Whitney	Amin, Nakhil	Arnett, Karen	Arnett, Liam	Bell, Maya
5/18 - 4.0	5/10 - 3.95	5/14 - 1.02	5/24 - 5.15	5/10 - 4.0
5/24 - 4.0	5/11 - 4.12	5/22 - 1.40		5/24 - 1.25
5/25 - 3.98	5/17 - 5.73			
	5/18 - 7.78			
	5.24 - 5.18			

11.98

26.76

2.42

5.15

5.25

May 25, 2025 - Pool Monitor Hours

Czepiel, Matthew	Gross, Madison	Hunstad, Marius	Rutledge, Finn
5/24 - 1.13	5/10 - 4.05	5/11 - 8.15	5/11 - 8.07
5/25 - 4.0	5/17 - 4.07	5/17 - 4.32	5/24 - 5.40
	5/24 - 1.15	5/18 - 4.62	
	5.25 - 4.08	5/24 - 1.20	
		5/25 - 4.0	

5.13

13.35

22.29

13.47

Willingham, Emma

5/24 - 1.75

5/24 - 2.0 (OB)

3.75

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

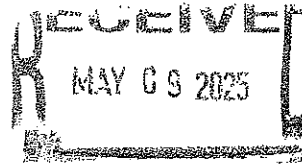
Account Number	Due Date
020-002701	5/20/2025

Account Summary

Billing Date 5/4/2025	Payments through: 4/30/25	
BRANDY CREEK CDD	Previous balance	\$54.95
224 JOHNS CREEK PKWY	(-) Payment (5/4/2025)	(\$54.95)
ST AUGUSTINE FL 32092-5054	(=) After Payments	\$0.00

Current Month Activity

Date	Description of Service	Amount
5/1/2025	Extreme 100/20 MB	\$79.99
5/4/2025	Extreme Discount	(\$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	Amt Enclosed
5/20/2025	020-002701	\$54.95	(\$54.95)	\$54.95	\$54.95	\$

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

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

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

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



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

6/20/2025

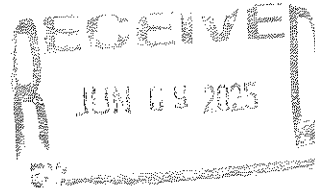
Account Summary

Billing Date 6/2/2025
BRANDY CREEK CDD
224 JOHNS CREEK PKWY
ST AUGUSTINE FL 32092-5054

Payments through: 5/31/25
Previous balance \$54.95
(-) Payments \$0.00
(=) After Payments \$54.95

Current Month Activity

Date	Description of Service	Amount
6/1/2025	Extreme 100/20 MB	\$79.99
6/2/2025	Extreme Discount	(\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$109.90



Service Address:

224 JOHNS CREEK PKWY
ST AUGUSTINE FL 32092-5054

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

Due Date	Account No.	Previous Bal.	Payments	Current Charges	Amount Due	Amt Enclosed
6/20/2025	020-002701	\$54.95	\$0.00	\$54.95	\$109.90	\$

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

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

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

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





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
928387	6/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

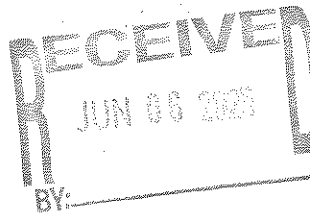
Invoice Due Date: July 1, 2025

Invoice Amount: \$11,513.70

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

6-6-25

Jim Masters
f. harten



Invoice Total

\$11,513.70

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

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 # 008340/1
DATE : 6/11/25
CLERK: HVC
TERM # 555

TIME : 12:26

* INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	1521053	LBMAN GATOR MOP SPNGBRSH	19.99	19.99 /EA	19.99 N
1	EA	72702	COUPL HOSE BARB3/4X3/4FM	8.59	8.59 /EA	8.59 N
1	EA	72699	COUPL HOSE BARB3/4X3/4ML	8.59	8.59 /EA	8.59 N
1	EA	7029018	KILLER WED & GRSS 35.2OZ	29.99	29.99 /EA	29.99SN
			Instant Savings			
1	EA	7437650	GARDEN SPRAYER 1GAL ACE	19.99	19.99 /EA	19.99 N
1	EA	IS477778	\$5 INSTANT SAVINGS-7029018	5.00	5.00 /EA	-5.00SNR
-			CREDIT RETURN			
<div> <div>RECEIVED</div> <div>JUN 13 2025</div> <div>(JIM MASTERS)</div> <div>BY: _____</div> <div>1.320.57200.46120</div> <div>(Garden Club)</div> </div>						
** AMOUNT CHARGED TO ACCOUNT **				76.43	TAXABLE	0.00
					NON-TAXABLE	82.15
					SUB-TOTAL	82.15
					DISCOUNT	5.72
					TAX AMOUNT	0.00
					TOTAL INVOICE	76.43

ACE REWARDS ID # 1982540284

X

Received By

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

INV # 008352/1
DATE : 6/17/25
CLERK: ANR
TERM # 555
TIME : 10:26

* 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	1534635	ULTRACVR GLS KONABRN 80Z	9.59	9.59 /EA	9.59 N
2	EA	1395656	SPRYPNT 2X SAT NUTMEG	7.99	7.99 /EA	15.98SN
1	EA	1395656	SPRYPNT 2X SAT NUTMEG	7.99	7.99 /EA	7.99SN
1	EA	1014224	BMAS Buy3Save\$5	6.99	6.99 /EA	6.99 N
4	EA	56	BM COLOR SAMPLE 3X 80Z	1.15	1.15 /EA	4.60 N
1	EA	VR104218	MISC. FASTENERS	5.00	5.00 /EA	-5.00SNR
-			\$5 INSTANT SAVINGS-1395656 CREDIT RETURN			
			<div>6-20-25</div> <div>Jim Masters</div> <div><i>[Signature]</i></div> <div>RECEIVED JUN 20 2025</div>			
** AMOUNT CHARGED TO ACCOUNT **				38.03	TAXABLE	0.00
					NON-TAXABLE	40.15
					SUB-TOTAL	40.15
					DISCOUNT	2.12
					TAX AMOUNT	0.00
					TOTAL INVOICE	38.03

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

BRANDY CREEK/JOHNS CREEK
224 JOHNS CREEK PARKWAY

ST AUGUSTINE FL 32092-3649

CUST # 10065
TERMS: NET EOM

INV # 008355/1
DATE : 6/17/25
CLERK: HVC
TERM # 555

TIME :12:18

* INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
-	EA	1534635	ULTRACVR GLS KONABRN 80Z RETURN FOR DEFECTIVE Orig: 008352/1 06/17/25 TX: RETURN FOR DEFECTIVE Price adjusted for original disc PAINT.5PT LEATHR BRN R-O	9.59	8.631/EA	-8.63*ND
1	EA	13062		9.99	9.99 /EA	9.99 N
RECEIVED JUN 20 2025 BY: _____						
** AMOUNT CHARGED TO ACCOUNT **				.36	TAXABLE	0.00
					NON-TAXABLE	1.36
					SUB-TOTAL	1.36
					DISCOUNT	1.00
					TAX AMOUNT	0.00
					TOTAL INVOICE	0.36

ACE REWARDS ID # 1982540284

(JIM MASTERS)

X
Received By _____

Jim Oliver
6-20-25

***** INVOICE *****



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

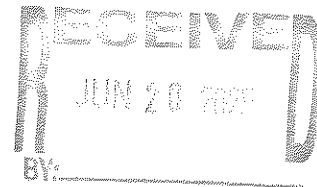
Date: June 17, 2025

Invoice Number 2025-7189

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	5	\$1025.00
TOTAL		5	\$1025.00

1. Attended CDD Meeting
2. Presented information from SJC
3. Followed up with SJC traffic

Total Amount Due \$1,025.00

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.

Service Slip/Invoice

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

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



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

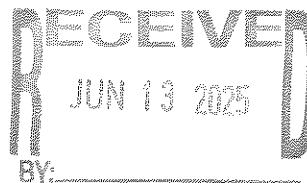
Work Location: [488124]
BRANDY CREEK ODD
251 HUFFNER HILL CIRCLE
ST AUGUSTINE, FL 32092

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

6-6-25
Tim Masters
[Signature]

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month or the maximum allowed by law.
Customer agrees to pay accepted services 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



The Lake Doctors, Inc.
 21201 E. 1st Avenue, Suite 200
 Aurora, CO 80011-1000
 (303) 751-1000

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CASE NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address helps in delivery and a change on reverse side

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

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

00000000022737001000000027923900000009650050

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 32092

Invoice Due Date 7/1/2025

Invoice 279239B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/1/2025	Water Management - Twice per month		\$965.00	\$0.00	\$965.00



Please remit payment for this month's invoice.

BY: _____

1. 320.57200. 46800
(Lake Maintenance)

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

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$1930.00

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

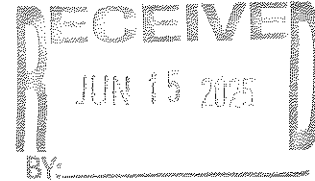
Invoice # 427130
Date 05/31/2025

Terms Net 30
Due Date 06/30/2025

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			22.00
Kevin Johnston - 2025-05-24 - ENVATO *70611742 - Brandy Creek Software			22.00
Total Billable Expenses			

Total 22.00

Date: 24 May 2025

Receipt No:

RCD41783372

To:

Vesta Property Services
245 Riverside Ave. #300
Jacksonville
Florida
32202
United States

From:

Envato USA Inc.
215 South State Street
Suite 1200
Salt Lake City
Utah
84111
United States

Received via	Description	Amount
Credit Card	Envato Credit to user kjvesta on Envato Market Envato Credit code - a5f1c424b2cc4385a155eac21c96a2a0	\$22.00

Total

USD \$22.00

All prices are shown in USD



YELLOWSTONE

INVOICE

INVOICE #	INVOICE DATE
903421	5/1/2025
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

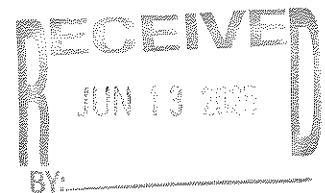
Invoice Due Date: May 31, 2025

Invoice Amount: \$11,513.70

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

Invoice Total \$11,513.70

1.320.57200.46100
(Landscape Maintenance)



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



INVOICE

INVOICE #	INVOICE DATE
934078	6/10/2025
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

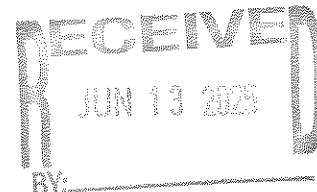
Invoice Due Date: July 10, 2025

Invoice Amount: \$662.00

Description	Current Amount
May irrigation repairs-2025	
Irrigation Repairs	\$662.00

Invoice Total

\$662.00



/ 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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 25, 2025

Check Remit To:

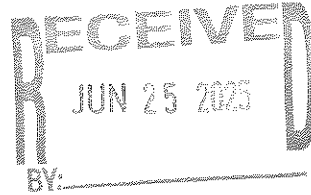
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3583534

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. 3583534

3323-1

Re: General

For Professional Legal Services Rendered

05/01/25	M. Eckert	1.00	385.00	Research cable rights; confer with Masters; attend agenda call
05/03/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
05/05/25	K. Haber	0.50	135.00	Prepare May board meeting agenda memorandum
05/06/25	M. Eckert	0.10	38.50	Prepare for board meeting
05/07/25	M. Eckert	4.20	1,617.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
05/08/25	M. Eckert	0.20	77.00	Follow up from board meeting
05/12/25	K. Haber	0.90	243.00	Prepare budget notices and appropriation resolutions; correspond with Oliver and Sweeting regarding same; correspond with Masters regarding preparation of license and service agreements and policy language

KUTAK ROCK LLP

Brandy Creek CDD

June 25, 2025

Client Matter No. 3323-1

Invoice No. 3583534

Page 2

05/13/25	K. Haber	0.20	54.00	Confer with Masters regarding preparation of license agreement and revised policy language
05/19/25	K. Haber	0.50	135.00	Research 2025 updated government ethics training courses; correspond with board members regarding same
05/20/25	K. Haber	1.20	324.00	Correspond with Masters regarding pond maintenance proposal; prepare pond maintenance agreement; correspond with Masters regarding same; prepare correspondence language regarding unauthorized access to district facilities
05/21/25	M. Eckert	0.10	38.50	Confer with Masters regarding security footage
05/21/25	K. Haber	0.30	81.00	Revise aquatic maintenance agreement; correspond with Masters regarding same
05/23/25	M. Eckert	0.20	77.00	Review status of pending matters
TOTAL HOURS		9.70		

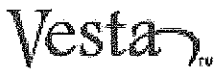
TOTAL FOR SERVICES RENDERED	\$3,284.50
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DISBURSEMENTS

Travel Expenses	21.36
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TOTAL DISBURSEMENTS	<u>21.36</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$3,305.86</u>
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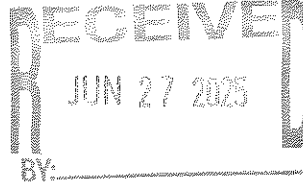
Invoice

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

Invoice # 427253
Date 07/01/2025
Terms Net 30
Due Date 07/31/2025
Memo Monthly Fees

Bill To

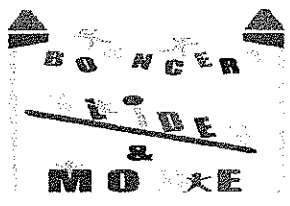
Brandy Creek C.D.D.
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092



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

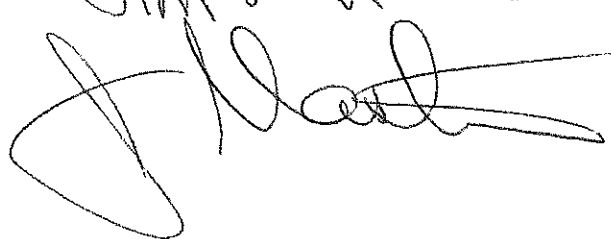
We appreciate your prompt payment.

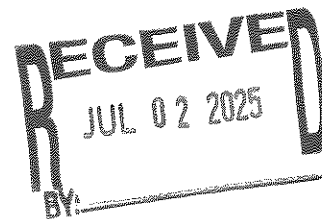
Total 15,711.75

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: July 12th, 2025 Invoice Number: 07122025.08		
<u>Name / Address</u> Attn: Jen Meadows John's Creek Brandy Creek CDD 224 Johns Creek Pkwy St. Augustine, FL 32092		Additional Details:				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	20ft Waterslide	1	\$300.00		\$300.00	\$300.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$300.00
		Sales Tax (0.0%)				N/A
		Total				\$300.00

7-2-24

Jim Masters





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

60-26-25

BRANDY CREEK/JOHNS CREEK
224 JOHNS CREEK PARKWAY

CUST # 10065
TERMS: NET EOM

ST AUGUSTINE FL 32092-3649

INV # 008379/1
DATE : 6/26/25
CLERK: ALR
TERM # 555

TIME :12:36

* INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	3929098	60W LED A19 5000K 10PK	14.99	14.99 /EA	14.99 N
<p>Replace burnt out lights</p> <p>RECEIVED JUL 02 2025 BY: _____</p> <p>(132057200 46600)</p>						
** 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)

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

st No	Job No	Purchase Order	Reference	Terms	Clerk	Date	Time
10065				NET EOM	ALR	6/26/25	1:07

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

Ship To:

TERM#553

DOC# 8380 /1

* INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

LN#	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
1	-1		EA	3929098	60W LED A19 5000K 10PK CREDIT RETURN	14.99	1	13.491/EA	-13.49R N
2					Orig: 008379/1 06/26/25 TX:				
3					Price adjusted for original disc				
4	2		EA	3929445	LED A19 E26 DL 100W 6PK	22.99	2	22.99 /EA	45.98 N

RECEIVED
JUL 02 2025
BY: _____

1320 57200 46600

7-2-25
Jim Masters
[Signature]

** AMOUNT CHARGED TO STORE ACCOUNT **

27.89 TAXABLE 0.00
NON-TAXABLE 32.49
SUBTOTAL 32.49
TD DISCOUNT -4.60

(JIM MASTERS)

TAX AMOUNT 0.00
TOTAL AMOUNT 27.89

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

No	Job No	Purchase Order	Reference	Terms	Clerk	Date	Time
10065				NET EOM	ANR	7/ 2/25	11:21

Sold To:

BRANDY CREEK/JOHNS CREEK
 224 JOHNS CREEK PARKWAY

ST AUGUSTINE FL 32092-3649

Ship To:

DOC# 8396 /1

TERM#553

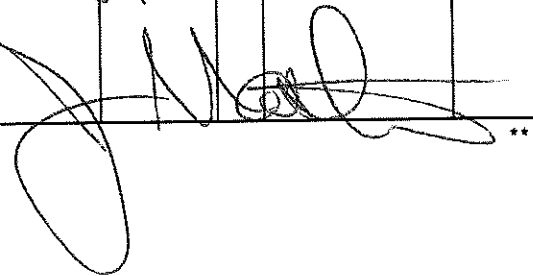
* INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

LN#	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
1	4		EA	5073531	KEY SCHLAGE SC1 250PK	5.99	4	5.99 /EA	23.96 N
2	2		EA	7185242	INSCT RPLNT SPRAY 4OZ	8.99	2	7.49 /EA	14.98 SN
					Return Value \$ 5.490				
3					Instant Savings				
4	1		EA	51488	DEADBOLT SGL AB VP	36.99	1	36.99 /EA	36.99 N
5	-1		EA	IS478463	\$2 INSTANT SAVINGS-7185242	2.00	1	2.00 /EA	-2.00RSN
					CREDIT RETURN				
6	-1		EA	IS478463	\$2 INSTANT SAVINGS-7185242	2.00	1	2.00 /EA	-2.00RSN
					CREDIT RETURN				

RECEIVED
 JUL 02 2025
 BY: _____

1 320 57200 46600

7-2-25
 Jim Masters


** AMOUNT CHARGED TO STORE ACCOUNT **

65.83	TAXABLE	0.00
	NON-TAXABLE	71.93
	SUBTOTAL	71.93
	TD DISCOUNT	-6.10
	TAX AMOUNT	0.00
	TOTAL AMOUNT	65.83

(JIM MASTERS)

X

Received By

Governmental Management Services, LLC

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

Invoice**Invoice #:** 327**Invoice Date:** 7/1/25**Due Date:** 7/1/25**Case:****P.O. Number:****Bill To:**

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

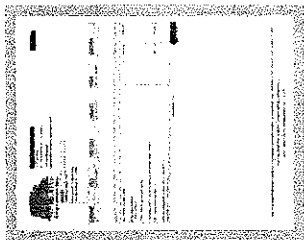
Description	Hours/Qty	Rate	Amount
Management Fees - July 2025		4,974.58	4,974.58
Information Technology - July 2025		143.58	143.58
Website Administration - July 2025		50.00	50.00
Office Supplies		0.39	0.39
Postage		116.71	116.71
Copies		4.20	4.20
Telephone		24.97	24.97
<div data-bbox="467 1297 779 1495">RECEIVED JUL 02 2025 BY: _____</div>			

Total \$5,314.43**Payments/Credits** \$0.00**Balance Due** \$5,314.43

e7e9dea8-d2c5-434...

1 / 1

55%



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



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

Invoice

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	RECEIVED
20117	05/23/2025	\$650.00	05/23/2025	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
502 Johns Creek Pkwy	1	350.00	350.00
drop 2 pine trees			
1 tree is dead			
1 has a bad spot and leans			
Cut trees down and put back unwooded area 10 feet			
1601 E Windy Willow Dr	1	300.00	300.00

BALANCE DUE
\$850.00

RECEIVED
JUL 02 2025
BY: _____

(1320 57200 H&100)

62-26-25
Jim & Krista
Hester

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

7/20/2025

Account Summary

Billing Date 7/1/2025

BRANDY CREEK CDD

224 JOHNS CREEK PKWY

ST AUGUSTINE FL 32092-5054

Payments through: 6/30/25

Previous balance

\$109.90

(-) Payment (6/30/2025)

(\$54.95)

(-) Payment (6/30/2025)

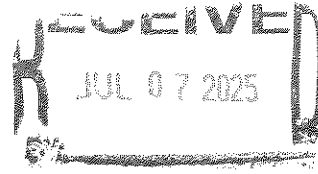
(\$54.95)

(=) After Payments

\$0.00

Current Month Activity

Date	Description of Service	Amount
7/1/2025	Extreme 100/20 MB	7/1-7/31 \$79.99
7/1/2025	Extreme Discount	7/1-7/31 (\$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	Amt Enclosed
7/20/2025	020-002701	\$109.90	(\$109.90)	\$54.95	\$54.95	\$

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

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

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

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





YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
946666	7/1/2025
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: July 31, 2025

Invoice Amount: \$11,513.70

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

Invoice Total \$11,513.70

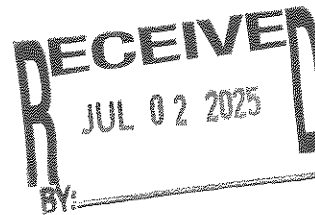
IN COMMERCIAL LANDSCAPING

(1320 57200 46100)

7-2-25

Jim Masters

[Signature]



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

Brandy Creek CDD
224 Johns Creek Pkwy
St Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
06/18/2025	\$135.00	05/21/2025

INVOICE NO. 391607

Site: 224 Johns Creek Pkwy St.
Augustine
Site Address: 224 Johns Creek Pkwy
St. Augustine FL 32092
Job No.: 87053
Job Name:
Order No.:

Description

If you have any further problems with your system please contact us. 21/05/2025 - Brent Touchet :

The job is complete.

We set up software on computer and test it

Get software back on computer

Service - Security

Item	Quantity	Unit Price	Total
Residential service	1.00 hrs	\$150.00	\$150.00
		Discount	\$-15.00
		Sub-Total ex Tax	\$135.00
		Tax	\$0.00
		Total	\$135.00

"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.

Incl. Discount	\$-15.00
Sub-Total ex Tax	\$135.00
Tax	\$0.00
Total inc Tax	\$135.00
Amount Applied	\$0.00
Balance Due	\$135.00

RECEIVED
JUL 11 2025
BY: _____

7-11-25
Jim Masters
[Signature]

1-320-57200-46600



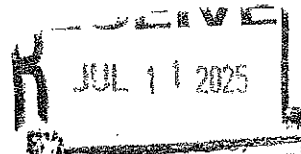
Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

*BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT
475 W TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092*



Invoice No. 372733
Date 07/02/2025
Client No. 21466

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 3,685.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Your invoice from Mr. Steamlux

Hi Brandy Creek CDD,

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

Invoice Number: #90013713

Service Date: Jul 08, 2025

Customer Name: Brandy Creek CDD

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

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

Subtotal \$300.00
Duval \$0.00

Total job price

Amount Due

\$300.00
\$300.00

Pay

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

(904) 813-1401 | aaronsemmens@me.com

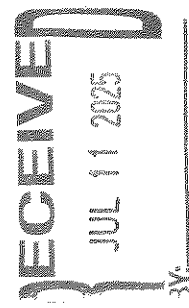
<http://www.mrsteamlux.com>

239 Meadow Creek Dr, Jacksonville, FL 32259

Terms & Conditions

1-320-57200-46600

7-11-25
Jim Masters
J. Masters



Service Slip/Invoice

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

INVOICE: 7375027
DATE: 07/08/2025
ORDER: 7375027



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
07/08/2025	01:21 PM		ADAM_HERCU	Adam Hercules
Purchase Order	Terms	Last Service	Map Code	Time Out
	COD	07/08/2025		

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

MOSQUITO	MOSQUITO CONTROL	\$60.00
PROCESSING FEE	PROCESSING FEE	\$3.00

Mosquito treatment completed thoroughly around pool and 2 main buildings

SUBTOTAL	\$63.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$63.00

7-11-25
Jim Masters
[Signature]

RECEIVED
JUL 11 2025
BY: _____

AMOUNT DUE \$63.00

To help cover increasing administrative and operational costs, a \$3 processing fee will now appear on customer invoices.

This fee applies to all payment methods and is not a credit card surcharge.

This small fee helps us continue to:

Provide fast, reliable customer support; invest in technician training and technology; and maintain top-tier service scheduling and communication.

If you have any questions, feel free to contact our office at:
www.pestbear.com or 813-818-9898

1-320-57200-46600

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#

7/1/2025
131295629759

Terms	Net 20
Due Date	7/21/2025
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

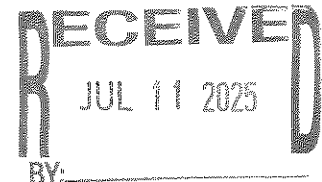
Amount Paid/Credit Applied \$0.00

Balance Due \$1,549.51

[Click Here to Pay Now](#)



7-11-25
Jim Masters
[Signature]



1-320-57200-46250



131295629759



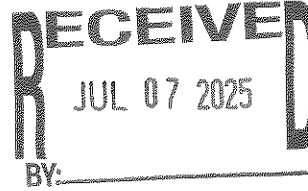
Invoice

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

Invoice # 427299
Date 06/30/2025
Terms Net 30
Due Date 07/30/2025
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	396.38	23.99	9,509.16

Thank you for your business.

Total 9,509.16

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Whitney Allen	\$23.99	11.97	287.16
Nakhil Amin	\$23.99	6.3	151.14
Karen Arnett	\$23.99	14.92	357.93
Liam Arnett	\$23.99	6.8	163.13
Maya Bell	\$23.99	8.45	202.72
Matthew Czepiel	\$23.99	19.91	477.64
Madison Gross	\$23.99	16.63	398.95
Marius Hunstad	\$23.99	32.99	791.43
Hailey Johnson	\$23.99	15.72	377.12
Finn Rutledge	\$23.99	12.07	289.56
Emma Willingham	\$23.99	16.11	386.48
Total		161.87	3,883.26

May 26 - June 9, 2021

Czepiel, Matthew

5/26 - 3.98

6/5 - 3.95

6/6 - 8.0

6/7 - 3.98

Bell, Maya

5/31 - 4.35

6/7 - 4.10

Arnett, Liam

5/30 - 3.38

6/3 - 3.42

Arnett, Karen

5/26 - 4.65

5/29 - 2.02

6/1 - 4.18

6/4 - 2.07

6/5 - 2.0

Amin, Nakhil

6/2 - 2.15

6/9 - 4.15

Allen, Whitney

5/31 - 3.97

6/1 - 4.0

6/8 - 4.0

19.91

8.45

6.8

14.92

6.3

11.97

5 - Pool Monitor Hours

Gross, Madison	Hunstad, Marius	Johnson, Hailey	Rutledge, Finn	Willingham, Emma
6/2 - 4.05	5/26 - 4.05	5/27 - 2.0 (OB)	5/31 - 3.97	6/5 - 4.08
6/4 - 4.45	5/30 - 6.11	5/31 - 5.67	6/1 - 4.03	6/6 - 4.05
6/5 - 4.03	5/31 - 4.28	6/1 - 4.0	6/2 - 4.07	6/8 - 4.08
6/8 - 4.10	6/4 - 6.20	6/5 - 4.05		6/9 - 3.90
	6/6 - 4.0			
	6/7 - 4.18			
	6/8 - 4.17			

16.63	32.99	15.72	12.07	16.11
-------	-------	-------	-------	-------

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Whitney Allen	\$23.99	14.99	359.61
Nakhil Amin	\$23.99	14.18	340.18
Karen Arnett	\$23.99	39.93	957.92
Liam Arnett	\$23.99	3.48	83.49
Maya Bell	\$23.99	3.18	76.29
Matthew Czepiel	\$23.99	19.98	479.32
Madison Gross	\$23.99	15.93	382.16
Marius Hunstad	\$23.99	49.74	1,193.26
Finn Rutledge	\$23.99	24.52	588.23
Hailey Johnson	\$23.99	16.2	388.64
Emma Willingham	\$23.99	32.38	776.80
Totals		234.51	5,625.89

June 2025 Pool Monito

Czepiel, Matthew

6/11 - 3.97

6/13 - 4.03

6/16 - 3.98

6/17 - 3.97

6/25 - 4.02

Bell, Maya

6/14 - 3.18

Arnett, Liam

6/15 - 3.48

Arnett, Karen

6/10 - 4.53

6/11 - 4.15

6/12 - 6.22

6/13 - 4.48

6/15 - .88

6/18 - 4.33

6/19 - 6.74

6/20 - 4.35

6/21 - 4.25

Amin, Nakhil

6/10 - 2.75

6/17 - 5.35

6/24 - 6.08

Allen, Whitney

6/10 - 4.42

6/12 - 4.02

6/14 - 6.55

19.98

3.18

3.48

39.93

14.18

14.99

IFS

Gross, Madison	Hunstad, Marius	Rutledge, Finn	Johnson, Hailey	Willingham, Emma
6/13 -4.00	6/11 -4.17	6/17 -4.07	6/12 -4.08	6/11 -4.08
6/16 -4.08	6/13 -4.17	6/18 -4.07	6/14 -4.05	6/12 -4.05
6/19 -3.83	6/14 -4.17	6/19 -4.05	6/19 -4.02	6/15 -4.02
6/23 -4.02	6/15 -6.18	6/20 -4.05	6/24 -4.05	6/18 -4.03
	6/18 -4.17	6/21 -4.25		6/20 -4.03
	6/20 -4.17	6/22 -4.03		6/21 -4.05
	6/21 -4.17			6/22 -4.05
	6/22 -8.17			6/23 -4.07
	6/24 -4.2			
	6/25 -6.17			

15.93

49.74

24.52

16.2

32.38