

*Brandy Creek
Community Development District*

November 12, 2025

Brandy Creek Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

November 6, 2025

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, November 12, 2025 at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the September 10, 2025, Meeting
- IV. Consideration of Proposal for Stormwater Pond Inspection Report (*will be sent under separate cover*)
- V. Consideration of Annual Incentive Awards
- VI. Ratification of Agreement with Invision Construction LLC for Trellis Restoration Services
- VII. Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 Capital Reserve Fund Budget
- VIII. Other Business
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Review of Fiscal Year 2025 Goals and Objectives

- D. Operations Manager (*will be sent under separate cover*)
 - 1. Report
 - 2. Yellowstone Report
 - 3. Lake Doctors Report
- E. Amenity Manager
 - 1. Report
 - 2. Sheriff's Office Report
- X. Supervisor's Requests and Audience Comments
- XI. Financial Reports
 - A. Balance Sheet & Income Statement as of September 30, 2025
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
- XII. Next Scheduled Meeting – January 14, 2026, at 6:30 p.m. at Phase 2 Amenity Center
- XIII. 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, September 10, 2025 at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, FL 32092.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Matt Biagetti	GMS
Jim Masters	Vesta/Amenity Services Group
Georgia Hamilton	Vesta/Amenity Services Group
Clayton Buss	C Buss Enterprises
Residents	

The following is a summary of the discussions and actions taken at the September 10, 2025 Brandy Creek Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the July 9, 2025 Meeting**

Mr. Payne reviewed the minutes of the July 9, 2025 meeting and did not have any comments; however, he thanked Mr. Oliver and Mr. Biagetti for preparing the minutes, as they were well written and documented.

On MOTION by Mr. Blalock seconded by Mr. Metych with all in favor the Minutes of the July 9, 2025 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of Proposals** *(will be sent under separate cover)***A. Stormwater Pond Inspection Report**

Mr. Payne asked if Mr. Oliver was in contact with the District Engineer. Mr. Oliver confirmed that he had not heard from him. Mr. Payne questioned whether the District Engineer was well. Mr. Oliver noted that the District Engineer was on the phone for another District that he attended earlier today and asked if the Board wanted to go out for Request for Proposals (RFP). Mr. Payne pointed out that the District Engineer was not in attendance more often than he was present. Mr. Metych felt that he should be there. Mr. Payne recalled that the stormwater pond inspection was something that they were required to do. Mr. Oliver pointed out that it needed to be done, according to the District Engineer. Mr. Eckert confirmed that under a new law, it had to be done. Mr. Jolly asked if they received exceptional service from the last one. Mr. Payne recalled that when they asked Mr. Brad Foran to be present, he was always present and was responsive to Mr. Masters. Mr. Masters pointed out that ETM was a large company, covering 75% of all CDDs, but they decided to get out of the CDD business. At that point, they interviewed some engineers and selected Mr. Bill Schaefer. He was a nice guy and provided good information, but he was not responsive. Mr. Blalock wanted to pay attention to their communication between now and the next meeting. Mr. Payne agreed. Mr. Blalock asked if there was a process to remove them. Mr. Eckert indicated they would not necessarily remove them, but their contract could be terminated and there was a process to select a new engineer. They would publish a Request for Qualifications and interested firms would provide their qualifications, but not their pricing, the Board would rank them based on who was the most qualified and negotiate

a contract with the number one firm. Mr. Payne requested between now and the next meeting, Mr. Masters and Mr. Oliver request that the District Engineer attend the next meeting.

B. Sand Volleyball Court

Mr. Masters reintroduced Ms. Georgia Hamilton, who was with Vesta on the property management side and previously with Julington Creek Plantation. Since she dealt with 103 ponds and vendors at Julington Creek Plantation, he asked Ms. Hamilton to perform some research on sand volleyball courts and also contacted Mr. Terry Rogers at Southern Recreation, who installed playgrounds in the community. He was supposed to provide a price to Mr. Masters this week. Ms. Hamilton indicated that she spent some time online researching sand volleyball courts and reached out to a local dirt and sand vendor to obtain a quote, in order to provide an idea of what to expect, depending on the level of court that they wanted to build. For this community, the price would be on the lower end. The sand alone would cost \$8,200 for the amount of sand that would be needed for a 30 by 60 court. In addition, gravel must be installed at the bottom for the drainage. The site preparation would not be as bad, as they did not need to clear trees. Mr. Payne appreciated this information, but was surprised at the cost, as he thought it would be less than \$10,000; however, he felt that they needed to have a volleyball court, in order to continue to enhance the community and make it enjoyable for residents. Mr. Blalock pointed out that the proposal had lighting and fencing. Ms. Hamilton explained that this was included in the higher end proposal and the actual cost was about \$17,000. Mr. Blalock recommended waiting for the quote that Mr. Masters was waiting for and going from there. *There was Board consensus.*

C. Phase 2 Entrance Pergola Repair

This item was discussed later in the meeting.

FIFTH ORDER OF BUSINESS

Ratification of Agreements:

- **C Buss Enterprises for Pool Refinishing Services (Item 5B)**

Mr. Payne recalled that the Board needed to ratify the agreement, as the proposal with C Buss Enterprises was approved at the last meeting. The agreement was signed by him and was within the price that the Board approved. Mr. Masters introduced Mr. Clayton Buss, President of C Buss Enterprises, who did the remarcite on the splash pool and provided a proposal to do the remarcite on the Phase 2 pool, which had a start date of January 5th. However, he did not feel

comfortable having the pool empty and worked on, when this room was rented out all the way to December 22nd. Therefore, he invited Mr. Buss to the meeting to provide marcite samples to the Board.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the agreement with C Buss Enterprises for the remarciting of the Phase 2 pool was approved.

Mr. Buss suggested looking at the marcite colors outside at the pool and selecting the colors. He provided four different samples; one that had a white finish, one called Code Blue, which had blue pebbles, one called Cove Teal, which had teal pebbles and one with a mixture of the two colors. The tile would play off of these finishes. The pebble finish by Temp Pool, was the best on the market. Most properties go with the Code Blue. It was not necessary to choose the color tonight, but before he left, Mr. Buss wanted the Board to choose the 6-by-6 tile, which should match the waterline tile. For the racing lanes, there were only three colors to choose from: black, blue and green. Mr. Payne questioned the difference between the tiles. Mr. Buss explained that there would be slip resistant 2-by-6 non-skid tiles on the stairs and 6-by-6 tiles would go around the perimeter of the pool. Mr. Masters pointed out that they have never re-done the pool since he had been here, as this was the original pool; however, this was a smooth process and questioned how long Mr. Buss was in this business. Mr. Buss indicated he had been in the business for almost 20 years and when this pool was built, he serviced it.

A. The Lake Doctors for Aquatic Maintenance

Mr. Payne reported that The Lake Doctors agreement for aquatic maintenance was for a monthly charge and restocking fee. Mr. Masters explained that The Lake Doctors indicated when they submitted the new proposal for this year, they suggested restocking some of the ponds, at a cost of \$2,750. The Board had not approved this at the time that their monthly increase was approved. Their monthly fee increased by \$30, but he wanted to discuss with them the restocking, to see if this was needed, as the ponds were stocked with fish that eat algae that grows off of the bottom. The Board did not need to make a decision at this meeting, as the right time to do it would be in March, but he needed specific ponds from The Lake Doctors, what they wanted to stock and why they wanted to stock those ponds. Mr. Payne asked if it was \$2,750 to

restock all of the ponds. Mr. Payne did not know and would find out and requested that the Board approve the increase in the monthly price that goes into effect on October 1st. Ms. Little asked if there was another company that they could obtain a proposal from for comparison purposes. Mr. Masters felt that one was not necessary, as The Lake Doctors has done a good job and were very responsive. However, they had a tough time with the pond behind the Amenity Center, as everything that could be used, was used, but they could not get it under control. The Lake Doctors started to use a new vendor for their chemicals and used a new product on the pond, which showed a drastic improvement in five or six days. However, if they used another company, he wondered if they needed to go out for RFP. Mr. Eckert replied no, as the contract was only \$12,000 per year and the threshold to go out for RFP was \$195,000.

Mr. Masters offered to contact Charles Aquatics, Solitude and Florida Waterways, to come out and provide an analysis on the ponds and present proposals to the Board. Ms. Little requested that he do so, as her pond has not looked good lately. Mr. Masters would seek other vendors, but anytime that Ms. Little's pond looked bad, he requested that she contact him, so that he could inform The Lake Doctors, as they would typically come out within two to three days. He received a message yesterday from a resident regarding a large U-shaped pond that needed treatment and Mr. Masters would have The Lake Doctors service Ms. Little's pond when they come out to service this one. Mr. Blalock questioned the amount of the increase. Mr. Masters confirmed that it was increasing from \$965 to \$995 per month. Mr. Jolly did not feel that they needed to look at other companies, if Mr. Masters was satisfied with their service and they were responsive. Mr. Masters was satisfied with them, as most of the complaints from residents, was regarding trash, which The Lake Doctors did not typically pick up. Ms. Little felt that it was worth checking out the pricing from other companies. Mr. Eckert noted that there was a 30-day notice of termination without cause in this agreement. Mr. Payne questioned whether The Lake Doctors serviced other Districts and what the feedback was. Mr. Masters had not heard anything negative. Typically, communities change vendors when their vendor did not respond. Ms. Hamilton recalled that Julington Creek Plantation was rather large and Florida Waterways just increased their price, in order to have four guys servicing the ponds twice per month. Mr. Masters confirmed that The Lake Doctors services the CDD ponds twice per month, but they also come out as many times as he called them, at no additional charge. Mr. Oliver pointed out that The Lake Doctors was a large company that was strong in lake maintenance and by ratifying

this agreement, did not mean that the Board could not obtain other proposals at any time. Mr. Payne was comfortable approving this agreement, as nothing egregious was said and having Mr. Masters research the restocking fee.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the agreement with The Lake Doctors for aquatic maintenance in the amount of \$995 per month was approved.

B. C Buss Enterprises for Pool Refinishing Services

This item was discussed.

SIXTH ORDER OF BUSINESS

Discussion Items

A. Pool Finish and Tile Colors

Mr. Payne requested at this time, going outside to look at the pool colors. No members of the public were in attendance. All Board Members went outside to the pool, where Mr. Buss showcased finish options of the marcite, waterline tile and gutter/underwater tiles for the Board to review. Mr. Payne questioned the best quality. Mr. Buss indicated that the most commonly used was the Code Blue, but all of the colors had the same quality. *Discussion ensued and there was Board consensus to choose Cove Teal for the marcite, Bay Water for the waterline 6" tile, A36-NS20 for the underwater tile, 2620 for the non-skid gutter tile and having new black tiles to replace the existing racing lines.*

- **Phase 2 Entrance Pergola Repair (Item 4C)**

Mr. Masters requested that they look at the pergola, while they were outside. The columns were in great shape, but there was rotting wood. In 2021, a company called Envision rebuilt one of the pergolas, due to rotting wood. At the time, this pergola did not look bad, but in the last six to eight months, wood was chipping out. The company that repaired the pergola previously, which charged \$17,300, provided a proposal earlier today for \$12,296. Mr. Masters felt that this amount was high, as the wood would cost \$4,700 and anticipated it costing between \$7,500 and \$9,500. Mr. Biagetti offered to provide the name of some companies that do this type of work. It should have lasted another eight years, but when the developer built the pergola, they did not let the boards dry out and they rotted from the inside out. According to Envision, something should have been applied to help prevent the water from sitting on it, which was

included in their proposal. In his opinion, the Pergola needed to be rebuilt this year before the next season and doing it in conjunction with the pool remarciting, was a good time to do it. Mr. Masters would ask Envision if they could go lower than \$12,296 and would inform the Board of what he comes back with.

B. 10-Year Capital Outlook

Mr. Masters prepared, at Mr. Blalock's request, a 10-year capital outlook, a copy of which was provided to the Board. This plan was prepared in conjunction with the Capital Reserve Plan, which was prepared in 2020. A large expenditure was just approved to remarcite the pool, which was in the \$150,000 range. Within two years, they would probably have to remarcite the Phase 1 pool, which was anticipated to cost between \$175,000 to \$225,000, as it was a much larger pool, 94,000 gallons versus the Phase 2 pool, which was 72,000 gallons. There was the Flock camera system, which was \$10,000 to \$11,000 per year. The splash pool motor was anticipated to be replaced this year, at a cost of \$2,500, as it also needed an impeller, which cost between \$600 to \$1,500. Fitness Center equipment was also included in the 10-year plan, as the equipment was getting older and recommended replacing one piece of equipment per year. The pool furniture looked good, but it needed to be re-strapped every year. This year, he was anticipating before the next season, spending \$2,000 to re-strap the chairs. There were also facility cameras, as there was a bad camera, which needed to be replaced. While the vendor was onsite, they would look at extending the memory on their security cameras. This plan was to look at costs that they would be incurring over the next several years. Once the pools were remarcited, they were good for 15 to 20 years. The Phase 1 retention wall was anticipated to be a large expense, as costs for bulkheads have increased since Hurricane Matthew. Trash cans cost \$1,000 each to replace, as they were heavy duty trash cans. He painted them, but they were getting to the point of where they were rusting and falling apart.

Mr. Masters reported that the 10-year plan also included re-sealing the parking lot, which in 2019, cost \$4,500 for Phase 1 and \$3,500 for Phase 2. Mr. Payne asked if projects that were done in-house at a cost, were an incremental cost. Mr. Masters indicated anything done in-house were items that he did with John, but they only charged for the cost of materials. For the painting of the restrooms in Phase 1, they would not charge a labor cost, only for the cost of materials. There was value, doing many of these projects in-house, which in the long run, would save the

CDD money. Mr. Payne asked if the Phase 1 fence was painted before. Mr. Masters indicated that the fence at the Phase 1 playground and pool looked horrible and they were at the point that they needed to paint it, so they did not have to replace it. Mr. Payne asked if there was a distinction between cleaning and painting the fence. Mr. Masters explained that part of the process was to pressure wash the fence, as there was a great deal of oxidation, before painting it. Typically, they clean the gates, because that was what the residents see when entering the gates. The tennis and basketball courts needed to be resurfaced at some point, but it would not be a tremendous cost. In 2019, they used a company to resurface the half basketball courts at the Amenity Center and Phase 1 for \$8,000. However, they did not do a good job, causing a loss of surface in some areas. They ended up having to clean those areas and repaint them. A different company resurfaced the Phase 1 tennis courts. They did a fantastic job and the courts would be good for three or four more years, but it needed to be soft washed. However, the TV in the Amenity Center was broken and needed to be replaced. It was purchased by the Board eight years ago. They could purchase an 80-inch TV for \$400. In addition, the grills needed be replaced at both facilities. These were \$400 to \$600 grills. *Discussion ensued and there was Board consensus for Mr. Masters to purchase new grills and a TV.*

Mr. Payne noted that this was a good plan to have, because next year, the Board must consider whether to have another assessment increase. Mr. Masters pointed out that this was a relatively small community of 583 homes that had two Amenity Centers. Mr. Blalock questioned the annual contribution to the capital reserves. Mr. Oliver confirmed for the current year, there was a balance of \$70,000. Ms. Little was happy that Mr. Masters included the two islands. Mr. Masters indicated that some plant material needed to be replaced, but if they used Yellowstone, the cost would be double what they could do it in-house for. The plants come with a one-year guarantee. They just replaced 120 cord grasses on Johns Creek Parkway from the Amenity Center to west and east of American Eagle. The first proposal from Yellowstone was \$24,000, but he talked them down to \$19,000. There was a well in Phase 1 and the only water cost that they had, was from Phase 2. They were researching whether St. Johns County allowed wells, because if they could get a well for Phase 2, it would pay for itself in two years, as the main use of the water in Phase 2, was from the Garden Club, who may not be turning off the hose. Mr. Payne recalled at one time, there was a hole in the hose. Mr. Masters pointed out that the Garden Club turned off the hose, but not the main turnoff valve. Mr. Payne requested that Mr. Masters

speak to the Garden Club about it, but was appreciative that Mr. Masters provided this plan, as it provided some guidance to the Board.

Mr. Masters spoke briefly to the Board about the Fitness Center, as there were issues with young children going in there to play and people not abiding by the rules. They wanted everyone to enjoy the Fitness Center and follow the rules. The staff member who worked in the office on Saturday from time to time, to ensure that the Fitness Center was clean, noticed a woman in there on Saturday who was working out, while her seven-year-old son was laying on the floor. When the staff member informed the mother that her son could not be in there, the woman got upset. The staff member called Mr. Masters for advice and he informed her that the mother needed to leave the Fitness Center with her child. The woman would not leave and wanted to sign a waiver. The bottom line was that people wanted to push the rules or not have any rules at all and as a result, Mr. Masters proposed having his assistant, come to the Fitness Center four times a week, since he lived in the community, with his Vesta shirt, to see what was going on, as most incidents happened between 5:00 p.m. to 8:00 p.m. Once word got out that people needed to wear the proper attire, people should not be sneaking in and there should not be kids, it could get under control. There was money left in the pool monitoring budget to pay for one month. Mr. Eckert felt it was a good suggestion but believed in providing a warning once and suspending upon the second violation. Therefore, if they had a rule, they needed to enforce it. Some facilities allowed 13-year-olds to use Gyms, but there was usually training and waivers and certainly the Board had some discretion. Durbin had a training program, in order to be able to use the Gym. Mr. Masters recalled that the minimum age was 14, which he was not thrilled with, as he wished the minimum age was 16. However, kids that were 10 years old were using the Gym, because someone let them in. Mr. Metych agreed with District Counsel that the rules needed to be enforced and suspending someone and bringing them before the Board. *There was Board consensus for the rules to be followed, for staff to enforce them and to pay for additional staff to monitor it for four hours per week.*

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Eckert reminded the Board that the four hours of ethics training must be completed by December 31st and requested that he attend some future meetings by phone, unless they have a suspension hearing, an incident, increase in assessments or public hearings. Mr. Payne felt this made sense and appreciated the offer. *There was Board consensus for Mr. Eckert to attend some future meetings by phone.* Ms. Little asked if the four-hour training that she did for a Condo Association counted. Mr. Eckert confirmed that it did not count, as a Condo Association was a private entity and this was training for public officials.

B. Engineer

There being no comments, the next item followed.

C. Manager – Discussion of Fiscal Year 2026 CDD Goals and Objectives

Mr. Oliver reported that in the 2024 Florida Legislative Session, there was a new law that required Special Districts to adopt annual goals and objectives prior to October 1st. The proposed rules and objectives for FY 2026, along with an annual reporting form, were included in the agenda package, which would be posted on the CDD website. GMS identified the areas of required statutory compliance, which were community communication and engagement, infrastructure and facilities maintenance, financial transparency and accountability. It included meeting a number of meetings per year, which the Board set at five. This goal would be met, as the Board was meeting six or seven times and had at least two sources of advertising and communication, as the meeting schedule was posted in the St. Augustine newspaper and on the CDD website. It also included inspections by the District Manager and Operations Manager and financial disclosures with the budget process, as the Board approved and adopted a budget. By December 1st of next year, the Board would measure themselves against those objectives. These were the same goals and objectives that were approved last year.

On MOTION by Mr. Blalock seconded by Ms. Little with all in favor the District's goals and objectives for FY 2026 were 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. Payne pointed out that everything was going well and questioned the relationship with the new manager for Yellowstone. Mr. Masters confirmed that there were no issues. However, they were going to change their service days to Wednesday and Thursday. Their current days were Monday and Tuesday and the community looked fantastic, but it looked horrible on the weekend. This would be on a trial basis, so that they could go into the weekend looking better. Mr. Blalock questioned the status of the fountain, as they were supposed to start on the 4th. Mr. Masters confirmed that the fountain was running but had not seen the lights and would drive by to see them. They had a remote and could change the color scheme. The lights come on at dark and run until 11:00 p.m. The fountain runs 24/7. Ms. Little saw the lights the other night and noted that they looked pretty.

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. Ms. Little complimented Ms. Hamilton and Mr. Masters for the wonderful end of the Summer party that was on Saturday. Mr. Masters noted that his wife showed up to hear his assistant sing. They had music around the pool, a big water slide and food trucks. Ms. Hamilton reported that the food truck events were successful, as many people were coming to those. They were doing them twice per month. Mama's Food was here today and Maine's Lobster Truck would be here in two weeks. They reintroduced the senior Sip and Share breakfast today. A couple of members showed up, but it was not super successful and she may do some additional advertising and get some signs made. There was an e-blast for it and it was included in the newsletter and posted on Facebook. She was also toying with rebranding it to an adults meet and greet, so it was not just focused on Seniors, as many people were working from home. They had the last Fall of Summer event, but unfortunately she was not unable to attend, as her daughter had her first softball tournament that weekend, but planned to attend all future events. They had 90 room rentals year to date and would keep track of it. A couple of additional

events were scheduled. They were having an ice cream bar on Friday, September 19th, when there was no school for St. Johns County. There was a community yard sale on October 11th, a Halloween event on October 25th and Holiday Christmas event on December 6th. They would continue to advertise for all of these events. She was having signs made for the special event on Saturday, so it was more visible to people driving through the community. Mr. Payne liked the branding of the Senior breakfast.

Mr. Blalock pointed out that many residents were commenting about a decorating contest for Halloween and Christmas. Ms. Hamilton stated that she talked to Mr. Masters about it and felt that a holiday decorating contest was a great idea, as many other communities do it, offering prizes for first, second and third place, such as a gift card to Home Depot or Lowes. They could definitely do a Halloween decorating contest and holiday light contest. Mr. Payne questioned who would judge it and where the money would come from. Ms. Hamilton explained in other communities, business owners donated money and then they would send out an e-blast. Mr. Payne asked if this was a CDD or POA thing. Mr. Eckert advised if it was money generated from special assessments and they were just giving it away to private people as a prize, that could be problematic and they might be able to do it without prize money and suggested they provide a yard sign to the winners. Mr. Metych asked if someone could donate a gift card and advertise in their newsletter. Mr. Eckert was not worried about that. Mr. Payne suggested that Mr. Masters and Ms. Hamilton speak to the POA about it. Mr. Masters indicated that they could try different things. However, if they could get outside advertisements and use that money, they would not have to spend CDD money. Mr. Masters reported that Ms. Hamilton had been trying to draw the community in, to help plan some events and come up with ideas. However, no one contacted them. Ms. Hamilton was looking at events that were more adult oriented events this year. Mr. Blalock felt that there would be a better response by posting something on Facebook. Mr. Masters felt that this was a great idea and would do so. Ms. Little questioned the date of the Christmas event. Mr. Masters indicated it was on December 6th, which was the only time that Santa was available. Ms. Hamilton included it in the Save the Date section. Mr. Payne attended the event on Saturday and felt that it was well attended.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being no comments, the next item followed.

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

Mr. Oliver presented the July 31, 2025 Balance Sheet and Income Statement, which were included in the agenda package, showing a balance of \$338,000 in the Capital Reserve Fund. They would add \$70,000 in Fiscal Year 2026.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package, showing that the District was 100.58% collected for Fiscal Year 2025. Mr. Payne questioned why people paid early. Mr. Oliver indicated that they were able to take a 4% discount if they paid by November 30th.

C. Approval of Check Registers

Mr. Oliver presented the Check Register from June 1, 2025 to July 31, 2025 in the amount of \$135,611.33, which was included in the agenda package. Mr. Payne noted that the expenses were normal and did not see any anomalies.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the June 1, 2025 to July 31, 2025 in the amount of \$135,611.33 was approved.

ELEVENTH ORDER OF BUSINESS**Next Scheduled Meeting – November 12, 2025 at 6:30 p.m. at Phase 2 Amenity Center**

Mr. Payne stated that the next meeting was scheduled for November 12, 2025 at 6:30 p.m. at the Phase 2 Amenity Center and asked if District Counsel would attend by phone. Mr. Eckert confirmed that he would be present in person.

TWELFTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

BRANDY CREEK COMMUNITY DEVELOPMENT

BONUS & COMPENSATION POLICY

(Adopted January 2021)

General Guidelines

- The bonus program is intended to apply to Brandy Creek Community Development District (“CDD”) employees and independent contractors providing general management services.
- The bonus program payout is not guaranteed pay. It is subject to funding, performance, and the discretion of the CDD Board of Supervisors (“Board”). The bonus program may be discontinued at any time.
- The Board will conduct evaluations on the individuals providing general management services.
- The provisions, application, and rewards of this bonus program are not subject to any grievance or dispute procedure.
- The bonus evaluation period for 2021 shall run from January 13, 2021 to December 31, 2021. Thereafter, the bonus evaluation period will run from January 1st to December 31st.
- Evaluation forms shall be prepared and maintained by the District Manager.

Manager Bonuses

- This bonus is available to the following positions: 1) operations manager and 2) events coordinator/administrative assistant, whether employed by the District or employed as an independent contractor.
- Bonuses will be awarded in January and shall be in an amount not to exceed 8% of the respective annual compensation of the general manager, amenity manager and property manager.
- The bonus shall be based on performance as rated by the Board. Performance includes staff management skills, record keeping, equipment/facility condition, resident satisfaction and overall quality of the work.

Brandy Creek CDD

Evaluation for Award of Annual Bonus

Contractors' Employee Name _____

Evaluation Criteria and Ranking

Board members: Please award points for each category, with a rising scale of 1-5, with 5 points for excellent. Scoring will be obtained from all five supervisors to determine bonus rating.

1. Resident Satisfaction _____
2. Overall Quality of Work _____
3. Staff Management Skills _____
4. Recordkeeping _____
5. Equipment/Facility Condition _____

Supervisor Name

Point Scale for Award of Bonus

21 – 25 points – maximum bonus per policy
16 - 20 points – 75% of maximum
13 - 15 points – 50% of maximum
0 – 12 points – no bonus awarded

SIXTH ORDER OF BUSINESS

**AGREEMENT BETWEEN THE BRANDY CREEK COMMUNITY
DEVELOPMENT DISTRICT AND INVISION CONSTRUCTION LLC
FOR TRELLIS RESTORATION SERVICES**

THIS AGREEMENT ("Agreement") is made and entered into this 14 day of OCTOBER, 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

Invision Construction LLC, a Florida limited liability company, with a mailing address of 9301 Old Kings Road #1401, Jacksonville, Florida 32257 ("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*; and

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 trellis repair and restoration services; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide trellis repair and restoration 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 upon execution of this Agreement and be completed within Thirty (30) calendar days of execution of this Agreement, 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 Ten Thousand Five Hundred Thirty-Five Dollars and 00/100 Cents (\$10,535.00) for the Services as identified in **Exhibit A** attached hereto. Contractor shall invoice the District for the Services pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of invoices which will include such supporting information as the District may reasonably require the Contractor to provide. 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 ~~Two (2)~~ One (1) year 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 Work, 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)~~ Three Hundred Thousand (\$300,000) 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
475 W. 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: Invision Construction LLC
9310 Old Kings Road #1401
Jacksonville, Florida 32257
Attn: Ryan Sparrell

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@GMSNF.COM, 475 W. 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").

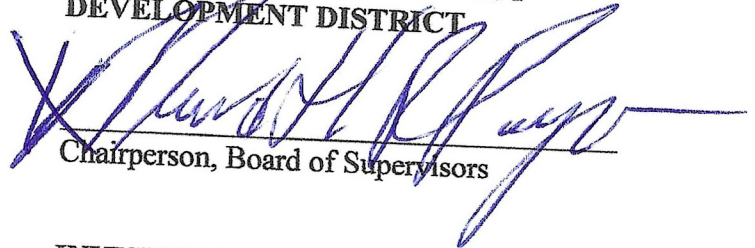
Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

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.

A handwritten signature in blue ink, consisting of stylized initials or a name, located in the bottom right corner of the 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

INVISION CONSTRUCTION LLC


By: RYAN SPACORE
Its: PRESIDENT

Exhibit A: Scope of Services

Exhibit A

Scope of Services



Invision Construction, LLC

9310 Old Kings Rd S Ste 1401 • Jacksonville, FL 32257-8100 • Phone: 904-345-0515

Jim Masters
Phone: 904-716-1370
Cell: +19047161370

Job Address:
252 Huffner Hill Circle
St Augustine, FL 32092

Print Date: 10-3-2025

Proposal for Brandy Creek Pergola

Business License: CBC1261890

We hereby propose to furnish labor and materials (as noted)- complete in accordance with the above specifications. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above the estimate. Any additional work shall be a "Change Order" and will incur additional charges. Contractor will not be responsible for any unknown wall, ceiling, or floor framing that is damaged, poorly constructed, defective and/or due to its condition require extra work. This would be addressed as a "Change Order".

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
Lumber 3110 - Framing Lumber	Pressure treated lumber will be left to dry properly prior to install and prior to painting sealer. structure will be replaced to be identical as current structure is	None	1	\$3,950.00	\$3,950.00
Stain/paint finish 5350 - Painting— exterior	prep, sand and stain, seal coat	Subcontractor	1	\$500.00	\$500.00
Structural Framing Labor 3210 - Framing labor	3 men 1.5 days to disassemble and install new pergola	Labor	36	\$78.00	\$2,808.00
Hydraulic Dump trailer 1480 - Dumpster	Contractor supplied dump trailer for removing jobsite debris. Service and dump fee.	Other	1	\$589.00	\$589.00
Supervision 1020 - Managemen t		None	8	\$75.00	\$600.00
General conditions 1020 - Managemen t	Admin, insurance, OOP, indirect, operations	None	1	\$1,800.00	\$1,800.00
Hardware (bolts and nuts) 5610 - Hardware	144 new nuts and bolts hot dipped galvanized	None	144	\$2.00	\$288.00

Total Price: \$10,535.00

Items NOT included in Proposal:

1. Permitting
2. drawings
3. electrical
4. new hardware plates, to re-use existing

*ALLOWANCE : means that this is a estimate and could be higher or lower based upon job environment. Subject to change.

1.BUYER'S RIGHT TO CANCEL (Florida Statutes § 501.031)This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment. DEPOSITS. All deposits are non-refundable

2. **PAYMENT.** All payments are due on billing. Final payment is due upon completion of the work or issued certificate of occupancy. If Purchaser fails to make any payment, all warranties will be void.

3. **CHANGES:** Any alteration or deviation from specifications involving extra costs or changed/extra work will be performed only upon a signed written change order and will become an extra charge. InVision Construction requires full payment in advance from Purchaser for change orders as a condition for performing the changes. All change orders will be marked up 20% to cover InVision's operation costs.

4. **CONTRACT TIME:** All dates for completion of the work are estimates. InVision Construction is not responsible for delays due to weather conditions; Supply chain difficulties; labor difficulties; accidents; availability of materials; circumstances beyond our control. InVision Construction's time for performance is not of the essence. Purchaser shall not be entitled to damages for delays.

5. **LIMITATION OF LIABILITY.** InVision's liability for damages to purchaser relating to or arising out of the performance or non-performance of the work, or for any cause whatsoever, and regardless of the form of the action, whether in contract or in tort including negligence, shall be limited to the contract price. The foregoing limitation of liability will not apply to claims for personal injury caused solely by InVision's negligence. InVision shall not be liable to purchaser or any person claiming through or against purchaser for any special, indirect or consequential damages (including lost profits, revenues, business opportunities or interruption of business) resulting from or arising out of performance, delay in or failure of the same. Even if purchaser has been advised of the possibility of such damages, InVision will not warrant any customer provided materials. All Specialty install requirements will need to be provided in writing prior to signing this agreement. Any warranty on materials will need to be through the supplier or manufacturer.

6. **ATTORNEYS' FEES & COSTS/ VENUE / GOVERNING LAW.** Purchaser agrees to pay reasonable attorney's fees and costs in the event an attorney is required to represent InVision for any reason related to the contract, through appeal, including all costs of collections. This contract shall be construed according to the laws of the State of Florida, and the exclusive venue for any dispute shall be a court of competent jurisdiction in St. Johns County, Florida.

7. **RISK OF LOSS.** Purchaser shall be responsible and bear the risk of loss to any material or equipment once delivered to the Project.

8. **REMEDIES.** In the event Purchaser fails to pay any amount due and owing hereunder and/or fails to perform any obligation hereunder, InVision shall have the right to exercise one or more of the following remedies: (a) recover the balance of all amounts due hereunder including interest on all unpaid sums; (b) recover InVision's anticipated lost profits on all work on yet performed; (c) enter the premises where the equipment might be located and take possession of the equipment and retain all prior payments as partial compensation for its use and depreciation; (d) incur collection and legal expenses (including) attorney's fees and costs in exercising any of its rights and remedies upon default; (e) suspend work and remove its equipment from the project; and/or (f) pursue any other remedy permitted by law.

9.a. **Exclusive Warranty.** For a period of one (1) year following the date of Substantial Completion, Builder warrants to Owner that the materials and equipment will be of good quality and new materials (unless otherwise specified herein or in any executed change order) and that its Work will substantially conform with the requirements of the operative plans and specifications. Work not conforming to this Exclusive Warranty, of which Builder received written notice from Owner within the Warranty Period, may be considered "Defective Work." In the event of any conflict between this Exclusive Warranty and any other term or provision contained within this Agreement, the terms of this Exclusive Warranty shall control as to alleged defects in workmanship and Builder supplied materials. This Exclusive Warranty excludes, without limitation, any defects caused, in whole or in part, by natural disasters, a defective design (if procured by Owner), any negligence, abuse, misuse, modification, improper or insufficient maintenance, improper operation, or normal wear and tear of the improvements. Owner agrees that defective work arising out of owner's separately procured labor, and materials are expressly excluded from this Exclusive Warranty. All natural stone, stone, countertops, tiles are not fully covered under the Exclusive Warranty.

9.b. **Exclusive Remedy.** During the Warranty Period, Builder will, at Builder's election, repair or replace and Defective Work unless said repair or replacement would be economically wasteful under the circumstances, in which event Builder shall compensate Owner for the diminished value of the Project directly attributable to the Defective Work. The Builder's obligation to repair or replace Defective Work (or, at its election, compensate Owner for the diminished value of Builder's Work due to such Defective Work) provides the sole and exclusive remedy to the Owner for any cause of action (and for any damages) asserted against Builder arising out of or relating to Builder's Work, whether Owner seeks to recover from Builder under theories of contract, warranty, tort, or any other theory of liability. In no event shall Builder be liable for any special, indirect, incidental or consequential damages.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

SEVENTH ORDER OF BUSINESS

RESOLUTION 2026-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Brandy Creek Community Development District, hereinafter referred to as “District”, Capital Reserve Fund Budget for fiscal year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The Capital Reserve Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 12th day of November, 2025 and be reflected in the monthly and fiscal Year End 9/30/25 Financial Statements and Audit Report of the District

*Brandy Creek
Community Development District*

by: _____
Chairman

Attest:

by: _____
Secretary

RESOLUTION 2026-01

EXHIBIT A

Brandy Creek
Community Development District
Capital Reserve Fund
Budget Amenement
For The Period Ending September 30, 2025

	Adopted	Increase	Amended	Acutal
	Budget	(Decrease)	Budget	Thru 9/30/25
Revenues				
Interest	\$ 7,500	\$ 7,656	\$ 15,156	\$ 15,156
Total Revenues	\$ 7,500	\$ 7,656	\$ 15,156	\$ 15,156
Expenditures:				
Capital Outlay - Equipment/Facilities	\$ 30,000	\$ 169,144	\$ 199,144	\$ 199,144
Other Current Charges	450	-	450	154
Repair and Replacement	22,050	55,764	77,814	77,814
Community Garden	-	-	-	-
Total Expenditures	\$ 52,500	\$ 224,908	\$ 277,408	\$ 277,112
Excess (Deficiency) of Revenues over Expenditures	\$ (45,000)	\$ (217,252)	\$ (262,252)	\$ (261,956)
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	\$ (217,252)	\$ (192,252)	\$ (191,956)
Fund Balance - Beginning	\$ 462,809		\$ 476,300	\$ 476,300
Fund Balance - Ending	\$ 487,809		\$ 284,048	\$ 284,344

NINTH ORDER OF BUSINESS

C.

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

October 1, 2024 – September 30, 2025

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 ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

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: November 12, 2025

Submitted by: Jim Masters

YELLOWSTONE / LANDSCAPING:

- YellowStone has begun their off-season schedule. Crews service the community every other week during the off-season.
- Landscaping crews continue to cut back cordgrasses throughout the community.
- YellowStone arbor division is currently cutting back trees along the back of Huffner Hill Circle Pond.

US MULCHING

- A mulch refresh was completed on October 24th around the amenity centers and community entrances.
- Cost: \$2,300

LAKE DOCTORS:

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

PHASE 1 POND FOUNTAIN UPDTAE:

- The fountain was installed on 09.04.2025. The fountain is operational and looks good. Residents are enjoying the color changing lights

PHASE 2 ENTERANCE PERGOLA REBUILD:

- The pergola rebuild was completed by Invision Construction on 10.28.2025.
- Cost: \$10,535

PROJECTS UNDERWAY/COMPLETED:

- Repaired loose tile at 210 monument entrance.
- Pine straw mulch was installed by staff at cul-de-sacs on West Johns Creek Parkway, and Autumn Breeze Drive.
- A new TV has been purchased for Phase 2 social hall.
- Purchasing new grills for Phase 1 and Phase 2 amenity centers.
- Replaced swing at Phase 2 playground.
- We are in the process of deep cleaning both amenity centers.
- Removed Halloween decorations.

FUTURE PROJECTS:

- Complete repair project of athletic track at phase 1.
- Install new grills at both amenity centers.
- Install new TV in phase 2 social hall.
- Start decorating amenity centers for winter holiday and community Cookies with Santa 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.

3.



The Lake Doctors, Inc.
Aquatic Management Services®

The Lake Doctors, Inc. is committed to the stewardship of water 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: 2064385
Service Date: 9/19/2025
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 2- Treated for algae and lilies
Pond 5A- Treated for algae and underwater weeds
Pond 7- Treated for algae and emergent shoreline weeds
Pond 3- Treated for algae
Pond 4- Treated for emergent shoreline weeds

Environmental Conditions

Weather:	Sunny
Temperature:	87.42
Wind Direction:	North
Wind Speed:	1.01
Humidity:	66.0000

Treated for Algae & Invasive Aquatic Weeds

Services Completed by:

Customer Signature (if needed):

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



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& Operated



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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: 2068862
Service Date: 10/9/2025
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 3- Pond looks much better, treated for remaining algae
Pond 6- Treated for emergent shoreline weeds
Pond 5A- Looks great, added dye
Pond 5B- Looks great, added dye

Environmental Conditions

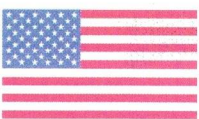
Weather:	Overcast
Temperature:	80.28
Wind Direction:	North
Wind Speed:	9.7
Humidity:	84.0000

Treated Shoreline Weeds, Treated for Algae

Services Completed by:

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

Customer Signature (if needed):



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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: 2069562
Service Date: 10/22/2025
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 1- Boat launch too wet
Pond 8- Treated for lilies and emergent shoreline weeds
Pond 4- Looks great
Pond 5A- Looks great
Pond 5B- Looks great
Pond 10- Treated for algae

Environmental Conditions

Weather:	Sunny
Temperature:	73.18
Wind Direction:	North-West
Wind Speed:	3.89
Humidity:	80.0000

Treated Invasive Aquatic Weeds, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

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



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& Operated



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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: 2070959
Service Date: 11/5/2025
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 1- Some algae, boat launch too wet
Pond 3- Treated for algae
Pond 4- Looks great
Pond 5A- Looks great, added dye
Pond 5B- Looks great, added dye
Pond 6- Looks good
Pond 7- Looks great
Pond 8- Looks great, added dye
Pond 10- Treated for algae and emergent shoreline weeds

Environmental Conditions

Weather:	Sunny
Temperature:	78.35
Wind Direction:	South-West
Wind Speed:	1.99
Humidity:	68.0000

Treated for Algae, Treated Shoreline Weeds

Services Completed by:

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

Customer Signature (if needed):



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& Operated

E.

1.



Brandy Creek CDD

Amenities Manager Report

November 12, 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.
 - October Food Trucks: Original Philly – 10/8 & 904 Burgers – 10/22
 - November Food Trucks: Alma Food Truck – 11/12 & Pandan Leaves – 11/26
- **Rebranded - Coffee and Community Connections**, monthly community meeting up.
 - This event will be held on the 3rd Wednesday of each month at the phase 1 breezeway at 10AM.
 - Coffee, tea, and a sweet treat will be provided.
 - Our first event held on October 15th was successful. The event brought together new and long-term residents. The residents shared pleasant conversations and enjoyed the hot coffee and sweet treats.

Sheriff's Report:

- Reports will be available at the meeting.



Rentals – 2025

Rentals	January	February	March	April	May	June	July	August	September	October	Totals
Phase 2 Room	7	9	10	8	12	9	5	6	5	7	78
Phase 1 Breezeway	1	0	1	1	2	7	4	3	3	2	24
Phase 2 Pergola	0	0	0	0	2	0	0	2	0	0	2
Phase 1 Field	0	0	0	1	0	0	0	0	0	0	1
Totals	8	9	11	10	16	16	9	11	8	9	105

Special Events:

Recent Events:

- September 19th Ice Cream Party. Chocolate and vanilla ice cream was provided along with several candy topping choices. Children and adults enjoyed the cool treat on a hot day. This event was held when St. Johns county schools were closed. This provided parents with an opportunity to get the kids out of the house and enjoy their day off from school.
- October 4th Garden Club Meeting. Bagels and coffee were provided.
- October 4th Blood Drive. The drive exceeded their goal for donations.
- October 11th and October 18th Community Yard Sale. The weather on October 11th prompted the community to hold another sale the following weekend. We received feedback from several residents their sales were successful.
- October 15th Coffee and Community Connections. Several Residents attended this event. Coffee and sweet treats were provided.
- October 25th Halloween Spookfest. This event was a success. Families enjoyed games, art and crafts, tattoo station, bounce house, cookies and juice, food truck, and of course candy and prizes. Residents also had an opportunity to take a photo with a spooky pumpkin man.

Future Events:

- Coffee and Community Connections – November 19th
- Thanksgiving Craft and Sweet Treat – November 24th
- Black Friday Run off the Turkey 5K – November 28th
- Cookies with Santa – December 6th
- Blood Drive – December 13th

Community Outreach:

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





ELEVENTH ORDER OF BUSINESS

A.

Brandy Creek
Community Development District

Unaudited Financial Reporting
September 30, 2025



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1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4-5	<u>Month to Month</u>
6	<u>Capital Reserve Fund Income Statement</u>
7	<u>Debt Service Fund Series 2013 Income Statement</u>
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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
September 30, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Cash - Wells Fargo	\$ -	\$ 83,518	\$ -	\$ 83,518
Cash - Hancock Bank	103,050	-	-	103,050
Assessment Receivable	-	-	-	-
Due From Debt Service	-	-	-	-
Due From Other	-	-	-	-
Due From Capital Reserve	-	-	-	-
Due From General Fund	-	-	5,401	5,401
Due From Other Gov'ts	14,660	-	-	14,660
Investments:				
State Board of Administration (SBA)	147,996	162,576	-	310,572
Custody Acct - General Account	165,260	-	-	165,260
Custody Acct - Capital Reserve	-	43,157	-	43,157
Series 2013A				
Reserve	-	-	31,821	31,821
Revenue	-	-	93,439	93,439
Series 2015				
Reserve	-	-	90,412	90,412
Revenue	-	-	57,444	57,444
Prepaid Expenses	48,895	-	-	48,895
Deposits	2,000	-	-	2,000
Total Assets	\$ 481,861	\$ 289,250	\$ 278,516	\$ 1,049,627
Liabilities:				
Accounts Payable	\$ 16,980	4,906	\$ -	\$ 21,887
Accrued Expenses	11,197	-	-	11,197
FiCA Payable	-	-	-	-
Due to Debt Service	5,401	-	-	5,401
Due to General Fund	-	-	-	-
Due to Other	-	-	-	-
Total Liabilities	\$ 33,579	\$ 4,906	\$ -	\$ 38,485
Fund Balance:				
Nonspendable:				
Deposits	\$ 2,000	\$ -	\$ -	\$ 2,000
Restricted for:				
Debt Service	-	-	278,516	278,516
Assigned for:				
Capital Reserve Fund	-	284,344	-	284,344
Unassigned	397,388	-	-	397,388
Total Fund Balances	\$ 448,282	\$ 284,344	\$ 278,516	\$ 1,011,143
Total Liabilities & Fund Balance	\$ 481,861	\$ 289,250	\$ 278,516	\$ 1,049,627

Brandy Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 856,994	\$ 856,994	\$ 871,209	\$ 14,215
Interest Income	12,000	12,000	22,528	10,528
Rental/Miscellaneous Income	6,000	6,000	7,770	1,770
Cost Sharing Revenue	11,159	11,159	11,557	398
Special Events Revenue	1,500	1,500	3,000	1,500
Swim Lessons Revenue	-	-	464	464
Total Revenues	\$ 887,652	\$ 887,652	\$ 916,527	\$ 28,875

Expenditures:

General & Administrative:

Supervisor Fees	\$ 6,000	\$ 6,000	\$ 6,600	\$ (600)
PR-FICA	459	459	505	(46)
Engineering	15,000	15,000	2,460	12,540
Attorney	25,000	25,000	19,876	5,124
Annual Audit	3,685	3,685	3,685	-
Assessment Administration	5,300	5,300	5,300	-
Arbitrage Rebate	600	600	1,200	(600)
Trustee Fees	8,000	8,000	7,939	61
Management Fees	59,695	59,695	59,695	-
Information Technology	1,723	1,723	1,723	(0)
Telephone	550	550	157	393
Postage & Delivery	1,000	1,000	1,763	(763)
Insurance General Liability/Public Officials	10,763	10,763	9,823	940
Printing & Binding	1,000	1,000	972	28
Legal Advertising	1,420	1,420	1,413	7
Other Current Charges	2,200	2,200	2,511	(311)
Office Supplies	100	100	8	92
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 142,669	\$ 142,669	\$ 125,804	\$ 16,865

Brandy Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Insurance	\$ 39,274	\$ 39,274	\$ 39,055	\$ 219
Facility Administration/Events Coordinator	40,096	40,096	40,096	-
Facility Staffing (Contingency)	5,000	5,000	-	5,000
Pool Monitors	41,849	41,849	42,042	(193)
Field Operations Manager	76,684	76,684	76,684	-
Mobile App	2,500	2,500	-	2,500
Office Supplies/Mailings/ Printing	1,900	1,900	2,223	(323)
Pool Maintenance Service (Vesta)	37,176	37,176	37,112	64
Pool Chemicals (Poolsure)	19,000	19,000	18,373	627
Permit Fees	925	925	925	-
Landscape Maintenance	139,506	139,506	137,158	2,347
Landscape Contingency	25,000	25,000	22,857	2,143
Community Garden	5,000	5,000	2,308	2,692
Irrigation Maintenance	10,000	10,000	4,903	5,097
Sign Repairs	2,500	2,500	400	2,100
Lake Maintenance	11,580	11,580	10,615	965
General Facility Maintenance	30,000	30,000	47,925	(17,925)
Pet Waste Disposal	8,018	8,018	8,018	-
Streetlighting	42,834	42,834	38,183	4,651
Telephone	600	600	583	17
Cable	2,300	2,300	2,159	141
Electric	32,000	32,000	24,812	7,188
Water/Sewer/Irrigation	48,000	48,000	51,830	(3,830)
Security (RollKall)	12,000	12,000	11,773	227
Security Camera Lease & Maintenance	3,000	3,000	4,209	(1,209)
Security - License Plate Reader System	11,000	11,000	5,068	5,932
Refuse Service	4,080	4,080	4,291	(211)
Janitorial	30,067	30,067	30,067	-
Community Web Site Services	750	750	600	150
Special Events	12,000	12,000	15,427	(3,427)
Recreation Passes	1,200	1,200	367	833
Performance Incentive	9,000	9,000	8,876	124
Total Operations & Maintenance	\$ 704,839	\$ 704,839	\$ 688,941	\$ 15,898
Total Expenditures	\$ 847,508	\$ 847,508	\$ 814,746	\$ 32,763
Excess (Deficiency) of Revenues over Expenditures	\$ 40,144		\$ 101,782	
<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)	\$ 31,782	\$ -
Fund Balance - Beginning	\$ 29,856		\$ 416,500	
Fund Balance - Ending	\$ (0)		\$ 448,282	

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	\$ -	\$ 9,259	\$ 871,209
Interest Income	1,392	860	776	970	2,453	2,756	2,586	2,518	2,352	2,141	1,882	1,844	22,528
Rental/Miscellaneous Income	-	1,110	-	960	490	490	620	650	1,310	820	430	890	7,770
Cost Sharing Revenue	-	-	-	-	11,557	-	-	-	-	-	-	-	11,557
Special Events Revenue	-	-	-	-	-	-	-	-	-	-	3,000	-	3,000
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	\$ 5,312	\$ 11,993	\$ 916,527
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 800	\$ 200	\$ 1,000	\$ 800	\$ 1,000	\$ 6,600
PR-FICA	-	77	-	77	-	61	-	61	15	77	61	77	505
Engineering	-	615	-	-	-	-	-	820	1,025	-	-	-	2,460
Attorney	353	2,457	228	1,723	588	2,373	736	3,306	873	2,566	886	3,788	19,876
Annual Audit	-	-	-	-	-	-	-	-	3,685	-	-	-	3,685
Assessment Administration	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	600	1,200
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	4,975	4,975	59,695
Information Technology	144	144	144	144	144	144	144	144	144	144	144	144	1,723
Telephone	-	59	-	14	-	15	-	14	-	25	6	24	157
Postage & Delivery	164	148	99	132	76	84	151	106	474	117	136	76	1,763
Insurance General Liability/Public Officials	9,823	-	-	-	-	-	-	-	-	-	-	-	9,823
Printing & Binding	37	-	28	5	15	14	39	21	729	4	63	18	972
Legal Advertising	-	69	-	-	-	70	66	-	999	-	140	69	1,413
Other Current Charges	367	173	190	197	186	163	352	148	238	183	159	156	2,511
Office Supplies	0	1	1	1	1	0	1	1	1	0	0	1	8
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	\$ 7,370	\$ 10,925	\$ 125,804

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	3,341	3,341	40,096
Facility Staffing (Contingency)	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	-	-	-	-	-	2,313	3,917	4,166	9,509	11,494	7,618	3,027	42,042
Field Operations Manager	6,390	6,390	6,390	6,390	6,390	6,390	6,390	6,390	6,390	6,390	6,390	6,390	76,684
Mobile App	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies/Mailings/ Printing	316	30	193	186	-	21	181	361	271	414	127	124	2,223
Pool Maintenance Service (Vesta)	2,806	2,806	2,806	2,806	2,806	3,678	4,379	3,799	2,806	2,806	2,806	2,806	37,112
Pool Chemicals (Poolsure)	1,476	1,476	1,476	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	18,373
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	11,514	11,514	137,158
Landscape Contingency	3,472	2,250	-	-	3,800	-	350	9,800	650	-	600	1,935	22,857
Community Garden	-	-	383	1,052	153	419	301	-	-	-	-	-	2,308
Irrigation Maintenance	481	-	-	-	1,209	776	550	662	-	-	-	1,226	4,903
Sign Repairs	-	-	-	-	-	400	-	-	-	-	-	-	400
Lake Maintenance	965	965	965	965	965	965	965	965	965	965	965	-	10,615
General Facility Maintenance	2,221	6,884	4,595	3,221	11,487	3,232	706	6,332	1,170	1,522	1,994	4,561	47,925
Pet Waste Disposal	668	668	668	668	668	668	668	668	668	668	668	668	8,018
Streetlighting	3,151	3,151	3,151	3,151	3,192	3,206	3,206	3,206	3,206	3,147	3,206	3,206	38,183
Telephone	49	49	49	49	49	49	49	49	49	49	49	49	583
Cable	180	180	180	180	180	180	180	180	180	180	180	180	2,159
Electric	2,290	2,028	1,893	2,017	1,901	1,899	2,202	2,169	2,161	2,131	2,132	1,990	24,812
Water/Sewer/Irrigation	3,422	3,905	3,133	3,827	3,091	2,796	3,711	5,819	5,238	5,743	6,244	4,903	51,830
Security (RollKall)	173	1,906	866	1,393	866	347	1,891	866	866	866	866	866	11,773
Security Camera Lease & Maintenance	-	-	-	-	-	-	315	-	-	-	-	3,894	4,209
Security - License Plate Reader System	-	-	-	-	5,068	-	-	-	-	-	-	-	5,068
Refuse Service	358	358	356	355	356	359	357	358	357	355	360	361	4,291
Janitorial	2,506	2,506	2,506	2,506	2,506	2,506	2,506	2,506	2,506	2,506	2,506	2,506	30,067
Community Web Site Services	150	-	150	-	-	150	-	-	-	50	50	50	600
Special Events	3,631	2,622	1,253	1,103	379	966	1,766	1,431	245	834	966	231	15,427
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	\$ 56,524	\$ 54,131	\$ 55,377	\$ 688,941
Total Operations & Maintenance	\$ 86,988	\$ 61,936	\$ 45,533	\$ 46,274	\$ 61,472	\$ 49,014	\$ 50,993	\$ 67,057	\$ 53,642	\$ 56,524	\$ 54,131	\$ 55,377	\$ 688,941
Total Expenditures	\$ 114,178	\$ 72,252	\$ 51,197	\$ 54,541	\$ 67,456	\$ 59,798	\$ 57,456	\$ 77,451	\$ 67,000	\$ 65,613	\$ 61,501	\$ 66,302	\$ 814,746
Excess (Deficiency) of Revenues over Expenditures	\$ (112,322)	\$ (27,107)	\$ 62,785	\$ 548,283	\$ 26,367	\$ (56,552)	\$ (38,619)	\$ (74,283)	\$ (56,702)	\$ (59,569)	\$ (56,190)	\$ (54,309)	\$ 101,782
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)	\$ (59,569)	\$ (56,190)	\$ (54,309)	\$ 31,782

Brandy Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues				
Interest	\$ 7,500	\$ 7,500	\$ 15,156	\$ 7,656
Total Revenues	\$ 7,500	\$ 7,500	\$ 15,156	\$ 7,656
Expenditures:				
Capital Outlay - Equipment/Facilities	\$ 30,000	\$ 30,000	\$ 199,144	\$ (169,144)
Other Current Charges	450	450	154	296
Repair and Replacement	22,050	22,050	77,814	(55,764)
Community Garden	-	-	-	-
Total Expenditures	\$ 52,500	\$ 52,500	\$ 277,112	\$ (224,612)
Excess (Deficiency) of Revenues over Expenditures	\$ (45,000)		\$ (261,956)	
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		\$ (191,956)	
Fund Balance - Beginning	\$ 462,809		\$ 476,300	
Fund Balance - Ending	\$ 487,809		\$ 284,344	

Brandy Creek
Community Development District
Debt Service Fund Series 2013A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 321,394	\$ 321,394	\$ 324,274	\$ 2,881
Interest Income	7,500	7,500	8,395	895
Total Revenues	\$ 328,894	\$ 328,894	\$ 332,669	\$ 3,775
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		\$ 7,256	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,392	\$ -	\$ 7,256	\$ -
Fund Balance - Beginning	\$ 85,022		\$ 121,450	
Fund Balance - Ending	\$ 98,414		\$ 128,706	

Brandy Creek
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 189,222	\$ 189,222	\$ 183,951	\$ (5,271)
Interest Income	7,500	7,500	7,468	(32)
Total Revenues	\$ 196,722	\$ 196,722	\$ 191,419	\$ (5,303)
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		\$ 2,926	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,948	\$ -	\$ 2,926	\$ -
Fund Balance - Beginning	\$ 54,093		\$ 146,884	
Fund Balance - Ending	\$ 72,042		\$ 149,810	

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
INTEREST 3	10/9/2025	24.97	14.17	67.10	106.24
EXCESS FEES	10/28/2025	3,421.28	1,940.79	9,191.76	14,553.83
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL RECEIVED		\$ 324,274.07	\$ 183,951.43	\$ 871,208.73	\$ 1,379,434.20

	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
BALANCE DUE	\$ (5,291.00)	\$ (3,001.43)	\$ (14,215.05)	\$ (22,507.48)
PERCENT COLLECTED	101.66%	101.66%	101.66%	101.66%

B.

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	\$31,301
Reserve Fund Balance	31,821
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	\$88,854
Reserve Fund Balance	90,412
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				
	8/1/25 - 8/31/25	2809-2831	\$ 55,357.10	
	9/1/25 - 9/30/25	2832-2842	89,765.29	
				\$ 145,122.39
<i>Utilities and Autopayments</i>				
	08/05/25	AT&T	48.59	
	08/12/25	JEA	6,243.98	
	08/22/25	IRS FICA Payment	122.40	
	08/25/25	HWB Credit Card	1,600.25	
	08/26/25	FPL	5,337.99	
	09/02/25	RollKall Technol	866.25	
	09/04/25	AT&T	48.59	
	09/08/25	Republic Services	360.61	
	09/08/25	JEA	4,902.59	
	09/12/25	IRS FICA Payment	153.00	
	09/23/25	HWB Credit Card	1,071.26	
	09/26/25	FPL	5,196.91	
	09/26/25	RollKall Technol	866.25	
	09/26/25	Florida High Speed Internet	125.00	
		TOTAL UTILITIES PAID ONLINE OR AUTOPAY	\$	26,943.67
TOTAL				\$ 172,066.06

***Utilities and Autopayments available upon request**

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
8/12/25	00395	5/02/25	3577 DISC KIT	202505	320-57200-46200				C BUSS ENTERPRISES INC	*	992.70	992.70	002809
8/12/25	00389	5/20/25	W0-45722 PREVENTATIVE MAINTENANCE	202505	320-57200-46600				FIRST PLACE FITNESS EQUIPMENT	*	149.95	149.95	002810
8/12/25	00280	7/23/25	281412 JUL HIGH SPEED INTERNET	202507	320-57200-42000				FLORIDA HIGH SPEED INTERNET	*	125.00	125.00	002811
8/12/25	00378	6/11/25	7198640 NTC BUDGET HEAR #11357927	202506	310-51300-48000				GANNETT FLORIDA LOCALIQ	*	999.33	999.33	002812
8/12/25	00030	8/01/25	328 AUG MANAGEMENT FEES	202508	310-51300-34000					*	4,974.58		
		8/01/25	328 AUG INFO TECH	202508	310-51300-35100					*	143.58		
		8/01/25	328 AUG WEBSITE ADMIN	202508	320-57200-34300					*	50.00		
		8/01/25	328 OFFICE SUPPLIES	202508	310-51300-51000					*	.48		
		8/01/25	328 POSTAGE	202508	310-51300-42000					*	136.22		
		8/01/25	328 COPIES	202508	310-51300-42500					*	63.30		
		8/01/25	328 TELEPHONE	202508	310-51300-41000					*	5.69		
									GOVERNMENTAL MANAGEMENT SERVICES			5,373.85	002813
8/12/25	00372	7/25/25	3598067 JUN GENERAL SERVICES	202506	310-51300-31500					*	873.00	873.00	002814
8/12/25	00341	8/01/25	13129563 AUG POOL CHEMICALS	202508	320-57200-46250					*	1,549.51	1,549.51	002815
8/12/25	00019	7/01/25	287438B JUL LAKE MAINTENANCE	202507	320-57200-46800					*	965.00	965.00	002816
8/12/25	00019	8/01/25	295777B AUG LAKE MAINTENANCE	202508	320-57200-46800					*	965.00	965.00	002817

BC - BRANDY CREEK- TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT	#
8/12/25	00286	7/31/25 427979	202507 320-57200-34600	POOL MONITOR	*	11,493.61		
				VESTA PROPERTY SERVICES, INC.			11,493.61	002818
8/12/25	00286	8/01/25 427661	202508 320-57200-34700	AUG FIELD MANAGEMENT SRVC	*	6,390.33		
		8/01/25 427661	202508 320-57200-34400	AUG OFFICE ADMIN/EVENTS	*	3,341.33		
		8/01/25 427661	202508 320-57200-34200	AUG JANITORIAL SERVICES	*	2,505.58		
		8/01/25 427661	202508 320-57200-46200	AUG POOL MAINTENANCE	*	2,806.34		
		8/01/25 427661	202508 320-57200-46700	AUG WASTE DISPOSAL SRVCS	*	668.17		
				VESTA PROPERTY SERVICES, INC.			15,711.75	002819
8/12/25	00044	8/04/25 08042025	202508 320-57200-42000	AUG INTERNET	*	54.95		
				WAVEFLY			54.95	002820
8/12/25	00271	8/01/25 968665	202508 320-57200-46100	AUG LANDSCAPE MAINTENANCE	*	11,513.70		
				YELLOWSTONE LANDSCAPE			11,513.70	002821
8/29/25	00292	8/22/25 09062025	202508 320-57200-49400	20FT WATERSLIDE	*	300.00		
		8/22/25 09062025	202508 320-57200-49400	GENERATOR	*	100.00		
				BOUNCERS SLIDES AND MORE INC			400.00	002822
8/29/25	00334	8/01/25 8460	202508 320-57200-46600	MAINTENANCE SUPPLIES	*	26.98		
				CRONIN ACE HARDWARE			26.98	002823
8/29/25	00334	8/06/25 8488	202508 320-57200-46600	MAINTENANCE SUPPLIES	*	16.56		
				CRONIN ACE HARDWARE			16.56	002824
8/29/25	00334	8/08/25 8493	202508 320-57200-46600	MAINTENANCE SUPPLIES	*	16.36		
				CRONIN ACE HARDWARE			16.36	002825
8/29/25	00334	8/08/25 8494	202508 320-57200-46600	MAINTENANCE SUPPLIES	*	3.91		
				CRONIN ACE HARDWARE			3.91	002826
BC -BRANDY CREEK- TLEE								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/29/25	00334	8/21/25	8523	202508 320-57200-46600	MAINTENANCE SUPPLIES	*	15.28		
					CRONIN ACE HARDWARE			15.28	002827
8/29/25	00414	8/22/25	611804	202508 320-57200-49400	9/6 ENTERTAINMENT @ POOL	*	300.00		
					JOHN HUBBS			300.00	002828
8/29/25	00372	8/14/25	3610661	202507 310-51300-31500	JUL GENERAL SERVICES	*	2,565.66		
					KUTAK ROCK LLP			2,565.66	002829
8/29/25	00401	8/19/25	90013924	202508 320-57200-46600	CARPET & CHAIR CLEANING	*	645.00		
					STORM CLEAN INC			645.00	002830
8/29/25	00201	8/20/25	20418	202508 320-57200-49000	TREES DROPPED IN PRESERVE	*	600.00		
					TAYLOR TREE SERVICES, INC			600.00	002831
9/05/25	00030	9/01/25	329	202509 310-51300-34000	SEP MANAGEMENT FEES	*	4,974.58		
		9/01/25	329	202509 310-51300-35100	SEP INFO TECH	*	143.58		
		9/01/25	329	202509 320-57200-34300	SEP WEBSITE ADMIN	*	50.00		
		9/01/25	329	202509 310-51300-51000	OFFICE SUPPLIES	*	.63		
		9/01/25	329	202509 310-51300-42000	POSTAGE	*	75.79		
		9/01/25	329	202509 310-51300-42500	COPIES	*	17.85		
		9/01/25	329	202509 310-51300-41000	TELEPHONE	*	23.91		
					GOVERNMENTAL MANAGEMENT SERVICES			5,286.34	002832
9/05/25	00227	8/22/25	7412270	202508 320-57200-46600	AUG MOSQUITO CONTROL	*	63.00		
					PESTBEAR			63.00	002833
9/05/25	00341	9/01/25	13129563	202509 320-57200-46250	SEP POOL CHEMICALS	*	1,549.51		
					POOLSURE			1,549.51	002834
9/05/25	00286	9/01/25	428152	202509 320-57200-34700	SEP FIELD MANAGEMENT SRVC	*	6,390.33		

BC -BRANDY CREEK- TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
		9/01/25	428152	202509 320-57200-34400		*	3,341.33		
			SEP OFFICE ADMIN/EVENTS						
		9/01/25	428152	202509 320-57200-34200		*	2,505.58		
			SEP JANITORIAL SERVICES						
		9/01/25	428152	202509 320-57200-46200		*	2,806.34		
			SEP POOL MAINTENANCE						
		9/01/25	428152	202509 320-57200-46700		*	668.17		
			SEP WASTE PISPOSAL SRVCS						
					VESTA PROPERTY SERVICES, INC.			15,711.75	002835
9/18/25	00334	9/02/25	8555	202509 320-57200-46600		*	11.86		
			MAINTENANCE SUPPLIES						
					CRONIN ACE HARDWARE			11.86	002836
9/18/25	00334	9/12/25	8586	202509 320-57200-46600		*	91.96		
			MAINTENANCE SUPPLIES						
					CRONIN ACE HARDWARE			91.96	002837
9/18/25	00150	9/16/25	29299	202509 300-15500-10000		*	47,405.00		
			FY26 INSURANCE RENEWAL						
					EGIS INSURANCE ADVISORS, LLC			47,405.00	002838
9/18/25	00378	8/31/25	7301368	202508 310-51300-48000		*	68.64		
			8/11 SPEC 8/20 #11557517						
		8/31/25	7301368	202508 310-51300-48000		*	71.36		
			8/14 FY26 SCHED #11501701						
					GANNETT FLORIDA LOCALIQ			140.00	002839
9/18/25	00286	7/18/25	427660	202507 320-57200-49400		*	319.68		
			SUMMER SPECTACULAR						
		8/31/25	428412	202508 320-57200-34600		*	7,617.54		
			POOL MONITOR						
					VESTA PROPERTY SERVICES, INC.			7,937.22	002840
9/18/25	00044	9/04/25	09042025	202509 320-57200-42000		*	54.95		
			SEP INTERNET						
					WAVEFLY			54.95	002841
9/18/25	00271	9/01/25	990968	202509 320-57200-46100		*	11,513.70		
			SEP LANDSCAPE MAINTENANCE						
					YELLOWSTONE LANDSCAPE			11,513.70	002842
					TOTAL FOR BANK C		145,122.39		
					TOTAL FOR REGISTER		145,122.39		
					BC -BRANDY CREEK- TLEE				

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to

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

Invoice details

Invoice no.: 3577
Terms: Net 30
Invoice date: 05/02/2025
Due date: 06/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL PARTS	INSTALL NEW 6" DISC KIT ON COM-PAC FILTER UNIT	1	\$692.70	\$692.70
2.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	2	\$150.00	\$300.00

Total

\$992.70

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

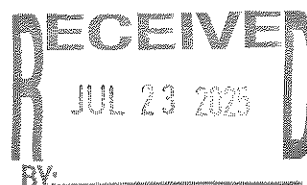
Overdue

06/01/2025

7-23-25

Jim Masters

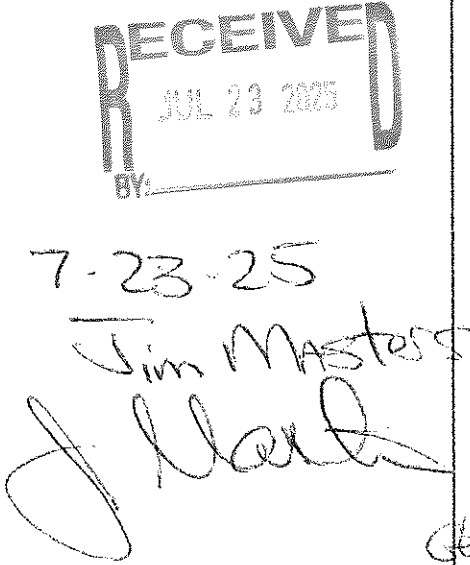
Pool Maintenance
1-320-57200-46200



First Place Fitness Equipment, Inc.
 8805 Southside Blvd.
 Jacksonville, FL 32256
 904-998-0738
 www.FirstPlaceFitnessEquipment.com

Invoice

Date	Invoice #
5/20/2025	WO-45722

Bill To		Ship To			
Johns Creek Brandy Creek CDD 224 Johns Creek Parkway St. Augustine, FL 32092 904-230-4208 jmasters@vestapropertyservices.c...		Johns Creek Brandy Creek CDD 224 Johns Creek Parkway St. Augustine, FL 32092			
P.O. No.		Terms		Rep	Z-LBJ
Item	Description	Qty	Site	Rate	Amount
Service Agreem...	SERVICE:\$149.96 Preventative Maintenance - Flat Rated  7-23-25 Jim Masters [Signature]	1		149.95	149.95
Customer's Signature _____		General Facility Maintenance 1-320-57200-146600			

INVOICE TERMS AND CONDITIONS - READ CAREFULLY

****All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.****

Payment Policy: All orders must be paid in full before leaving the store or being scheduled for delivery. If a deposit has been made, the remaining balance must be paid in full prior to pickup or delivery. No exceptions.

- All sales and quotations made by Seller are subject to each of the within terms and conditions.
- All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof.
- This agreement shall be deemed for all purposes to been made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder.
- Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carriers or suppliers and governmental action and regulations.
- All special order are final and are non-refundable and no-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc.
- Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received.
- Seller's failure to strictly enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Seller's right to strictly enforce such term or condition or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be deemed cumulative and may be exercised from time to time. Any waiver of Buyer's default hereunder must be in writing and shall not operate as a waiver of any other default or of the same default thereafter.

Subtotal	\$149.95
Sales Tax (7.5%)	\$0.00
Total	\$149.95
Payments/Credits	\$0.00

Balance Due
\$149.95

FLORIDA HIGH SPEED INTERNET1311 BEDFORD DRIVE
MELBOURNE, FL 32940Florida
HIGH SPEED INTERNET

Statement #

281412

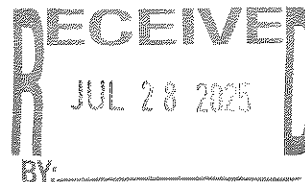
Service Period

Jul 23 2025 to Aug 22 2025

Statement Date

Jul 23 2025

Due Date

Aug 7 2025**ST. JOHNS: BRANDY CREEK CDD**251 HUFFNER HILL CIRCLE
ST. AUGUSTINE, FL 32092

Account Number

23504

Charges	\$125.00
Taxes / Fees	\$0.00
Credits	(\$0.00)
Payments Applied	(\$0.00)
Previous Balance	\$0.00
Total due by Aug 7 2025	\$125.00

Use of service subject to Terms and Conditions found at: FLHSI.com | Taxable items are subject to sales or CST tax. See flhsi.com/terms/tax/ for tax rates.
Late fees may apply to all past due invoices.

7-28-2025

Jim Masters

1-320-51200-42000

✕

Please detach and return this portion with your payment
Pay Online at <https://my.uct-usa.com>
Statement # 281412

Please make checks payable to Florida High Speed Internet

Due Date

Aug 7 2025

Amount Due

\$125.00

Amount Enclosed

Florida
HIGH SPEED INTERNET**FLORIDA HIGH SPEED INTERNET**1311 BEDFORD DRIVE
MELBOURNE, FL 32940

23504

**ST. JOHNS: BRANDY CREEK
CDD**251 HUFFNER HILL CIRCLE
ST. AUGUSTINE, FL 32092



ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	INV DATE 06/30/25
INVOICE # 0007198640	INVOICE PERIOD Jun 1- Jun 30, 2025	CURRENT INVOICE TOTAL \$999.33	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$999.33	

BILLING ACCOUNT NAME AND ADDRESS Brandy Creek Cdd ROOM 114 475 W Town Place Saint Augustine, FL 32092	PAYMENT DUE DATE: JULY 31, 2025 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
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BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

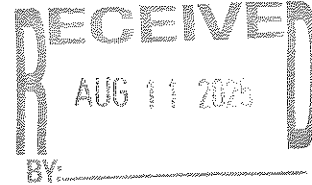
FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
6/1/25	Balance Forward	\$65.92
6/3/25	PAYMENT - THANK YOU	-\$65.92

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
6/11/25-6/18/25	SAG St Augustine Record	11357927	Notice of Budget Hearing		2	3.0000 x 15 in	\$999.33



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

Total Cash Amount Due	\$999.33
Service Fee 3.99%	\$39.87
*Cash/Check/ACH Discount	-\$39.87
*Payment Amount by Cash/Check/ACH	\$999.33
Payment Amount by Credit Card	\$1,039.20

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT NUMBER 765150		INVOICE NUMBER 0007198640		AMOUNT PAID \$999.33
CURRENT DUE \$999.33	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$999.33
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$1,039.20
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007651500000000000000071986400009993367172

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
Brandy Creek Cdd
475 W Town Place
ROOM 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

06/11/2025, 06/18/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/18/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$999.33

Tax Amount: \$0.00

Payment Cost: \$999.33

Order No: 11357927

Customer No: 765150

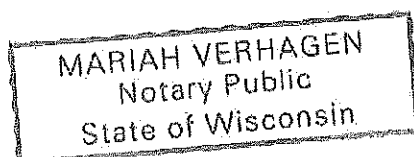
PO #:

of Copies:

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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors "Board" for the Brandy Creek Community Development District "District" will hold the following public hearings and regular meeting:

DATE: July 9, 2025
TIME: 6:30 p.m.
LOCATION: Phase II Amenity Center
2314 Hoffman Drive Circle
St. Augustine, FL 32092

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget "Proposed Budget", for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("ORM Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of ORM Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy ORM Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes ORM Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the ORM Assessments, and the properties to be improved and benefited from the ORM Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed ORM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed ORM Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	E A U / F R U Factor	Proposed ORM Assessment
Single Family	5093	1	\$1,581.00

*Includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAL/ERU") FACTORS, AND ORM ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed ORM Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.363(2)(c), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for ORM Assessments, such that no public hearing on ORM Assessments shall be held or notice provided in future years unless the ORM Assessments are proposed to be increased or another criterion within Section 197.363(2)(c), *Florida Statutes*, is met. Note: the ORM Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the ORM Assessments imposed on certain developed property and will directly collect the ORM Assessments on the remaining benefited property, if any, by sending out a bill at least thirty (30) days prior to the first assessment due date. It is important to pay your ORM Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed ORM Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect ORM Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

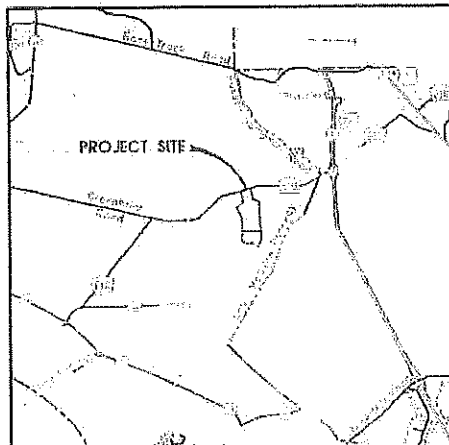
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, 175 W. Town Place, Suite 1B, St. Augustine, FL 32092 ("District Manager's Office") during normal business hours, or by visiting the District's website at brandyckeedd.com. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD), 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appeal at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jim Oliver
District Manager



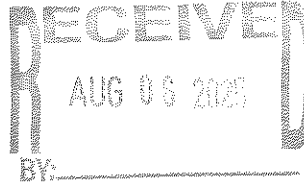
VICINITY MAP

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

Invoice

Invoice #: 328
Invoice Date: 8/1/25
Due Date: 8/1/25
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 - August 2025		4,974.58	4,974.58
Information Technology - August 2025		143.58	143.58
Website Administration - August 2025		50.00	50.00
Office Supplies		0.48	0.48
Postage		136.22	136.22
Copies		63.30	63.30
Telephone		5.69	5.69
Total			\$5,373.85
Payments/Credits			\$0.00
Balance Due			\$5,373.85

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 25, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

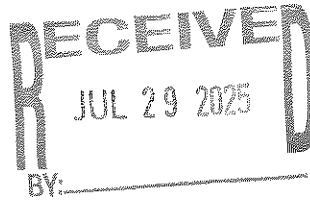
Omaha, NE 68103-1157

Reference: Invoice No. 3598067

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. 3598067
3323-1

Re: General

For Professional Legal Services Rendered

06/02/25	M. Eckert	0.20	77.00	Prepare budget and assessment documents; prepare for budget and assessment proceedings
06/02/25	K. Haber	0.60	162.00	Correspond with Masters regarding landscape maintenance amendment; prepare assessment resolution; correspond with Oliver and Sweeting regarding same
06/03/25	K. Haber	0.20	54.00	Correspond with Oliver and Sweeting regarding budget notices
06/16/25	M. Eckert	0.40	154.00	Review draft minutes and provide comments; prepare for board meeting
06/16/25	K. Haber	0.20	54.00	Correspond with Sweeting regarding landscape maintenance agreement
06/26/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
06/26/25	M. Eckert	0.10	38.50	Prepare response to auditor request
06/30/25	M. Eckert	0.70	269.50	Prepare for and attend agenda call; review audit
TOTAL HOURS		2.80		

KUTAK ROCK LLP

Brandy Creek CDD

July 25, 2025

Client Matter No. 3323-1

Invoice No. 3598067

Page 2

TOTAL FOR SERVICES RENDERED \$873.00

TOTAL CURRENT AMOUNT DUE \$873.00



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

Invoice

Date
Invoice#

8/1/2025
131295630563

Terms	Net 20
Due Date	8/21/2025
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

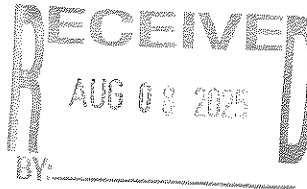
Subtotal \$1,549.51

Tax \$0.00

Total \$1,549.51

Amount Paid/Credit Applied \$0.00

Balance Due \$1,549.51



[Click Here to Pay Now](#)



8-8-25
Jim Masters
[Signature]



131295630563

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	8/7/2025	\$965.00

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

0000000002273700100000002874380000009650053

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 7/31/2025

Invoice 287438B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2025	Water Management - Twice per month		\$965.00	\$0.00	\$965.00

Please remit payment for this month's invoice.

I think we missed this one last month.

RECEIVED
AUG 08 2025
BY: *[Signature]*

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

MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.
Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA

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	8/1/2025	\$965.00

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

00000000022737001000000029577700000009650050

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 8/31/2025

Invoice 295777B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2025	Water Management - Twice per month		\$965.00	\$0.00	\$965.00

Please remit payment for this month's invoice.

8-8-25
Jim Masters
J. Masters

RECEIVED
AUG 08 2025
BY:

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



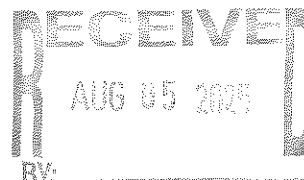
Invoice

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

Invoice # 427979
Date 07/31/2025
Terms Net 30
Due Date 08/30/2025
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	479.1	23.99	11,493.61

Thank you for your business.

Total 11,493.61

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Whitney Allen	\$23.99	12.51	300.11
Nakhil Amin	\$23.99	20.1	482.20
Karen Arnett	\$23.99	17.23	413.35
Liam Arnett	\$23.99		0.00
Maya Bell	\$23.99	3.35	80.37
Matthew Czepiel	\$23.99	7.95	190.72
Madison Gross	\$23.99	18.91	453.65
Marius Hunstad	\$23.99	37.61	902.26
Finn Rutledge	\$23.99	39.39	944.97
Hailey Johnson	\$23.99	20.54	492.75
Emma Willingham	\$23.99	28.24	677.48
Makayla Hammond	\$23.99	16.02	384.32
TOTALS		221.85	5,322.18

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Whitney Allen	\$23.99	24.33	583.68
Nakhil Amin	\$23.99	23.28	558.49
Karen Arnett	\$23.99	23.74	569.52
Liam Arnett	\$23.99	3.5	83.97
Maya Bell	\$23.99	13.37	320.75
Matthew Czepiel	\$23.99	12.53	300.59
Madison Gross	\$23.99	22.22	533.06
Marius Hunstad	\$23.99	41.17	987.67
Finn Rutledge	\$23.99	28.1	674.12
Hailey Johnson	\$23.99	15.55	373.04
Emma Willingham	\$23.99	27.17	651.81
Makayla Hammond	\$23.99	22.29	534.74
Totals		257.25	\$ 6,171.43



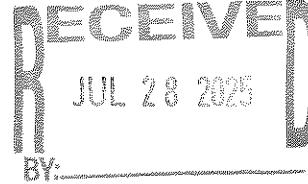
Invoice

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

Invoice # 427661
Date 08/01/2025
Terms Net 30
Due Date 08/31/2025
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

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

8/20/2025

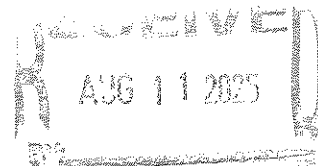
Account Summary

Billing Date 8/4/2025
BRANDY CREEK CDD
224 JOHNS CREEK PKWY
ST AUGUSTINE FL 32092-5054

Payments through: 7/31/25
Previous balance \$54.95
(-) Payment (7/30/2025) (\$54.95)
(=) After Payments \$0.00

Current Month Activity

Date	Description of Service	Amount
8/1/2025	Extreme 100/20 MB	\$79.99
8/4/2025	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
8/20/2025	020-002701	\$54.95	(\$54.95)	\$54.95	\$54.95	\$

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

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

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

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





INVOICE

INVOICE #	INVOICE DATE
968665	8/1/2025
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

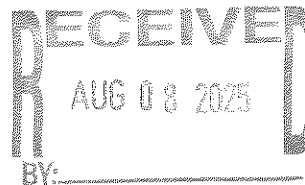
Invoice Due Date: August 31, 2025

Invoice Amount: \$11,513.70

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

Invoice Total

\$11,513.70



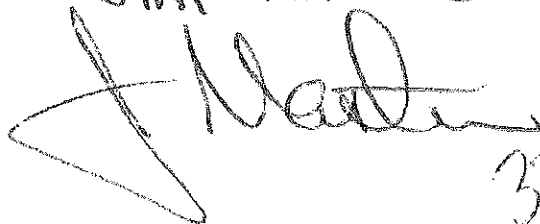
8-8-25
Tina Masters
J. Masters

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

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: Sept. 6th, 2025 Invoice Number: 09062025.08 11-2-		
<u>Name / Address</u> Attn: John's Creek Brandy Creek CDD 224 Johns Creek Pkwy St. Augustine, FL 32092		<u>Additional Details:</u>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	20ft Waterslide	1	\$350.00		\$300.00	\$300.00
2	Generator	1	\$125.00		\$100.00	\$100.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$400.00
		Sales Tax (0.0%)				N/A
		Total				\$400.00

RECEIVED
 AUG 22 2025
 BY: _____

8-22-25

Jim Masters


320-54200-49400

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

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

08/01/25 9:42AM JDB 553 SALE

76943 1 EA 9.99 EA N
 NOZZLE TWIST 4" BRASS 9.99
 7796804 1 EA 19.99 EA N
 UNVRSL LEADER HOSE 10' 19.99

SUB-TOTAL: \$ 29.98 TAX: \$.00
 DISCOUNT: -3.00 TOTAL: \$ 26.98
 CHARGE AMT: 26.98

Total Items:2



==> JRNL# B48715 INV# 8460/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 3.00 BY SHOPPING AT
 CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
 16059

 Tell us about your experience
 today and enter to win a \$500
 gift card!

To participate

* Visit: TalkToAceHardware.com
 or text HELPFUL to 223439

* This survey invitation is
 valid for 72 hours

* Store # 16059
 * Survey approximately 5 mins

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

Reference	Terms	Clerk	Date	Time
	NET EOM	JDB	8/ 1/25	9:42

DOC# 8460 /1

TERM#553

 * INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
NOZZLE TWIST 4" BRASS	9.99	1	9.99 /EA	9.99 N
UNVRSL LEADER HOSE 10'	19.99	1	19.99 /EA	19.99 N

** AMOUNT CHARGED TO STORE ACCOUNT **

26.98 TAXABLE 0.00
 NON-TAXABLE 29.98
 SUBTOTAL 29.98
 TD DISCOUNT -3.00

(JIM MASTERS)

TAX AMOUNT 0.00
 TOTAL AMOUNT 26.98

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

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

08/06/25 10:12AM ANR 553 SALE
 1895754 2 EA 1.99 EA N
 PATTI TRY LINR BLK 2QT 3.98
 1396027 1 EA 7.99 EA SN
 SPRYPNT 2X GLS APPLE RED 7.99
 Return Value : 6.49
 1396027 1 EA 7.99 EA SN
 SPRYPNT 2X GLS APPLE RED 7.99
 Return Value : 6.49
 BNAS_Buy2Save\$3
 VR106071 -1 EA 3.00 EA SNR
 \$3 INSTANT SAVINGS-1396027 -3.00
 SUB-TOTAL:\$ 16.96 TAX: \$.00
 DISCOUNT: -.40 TOTAL: \$ 16.56
 CHARGE AMT: 16.56
 Total Items:4



==> JRN# B49883 INV# 8488/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 3.40 BY SHOPPING AT
 CRONIN ACE SAINT JOHNS

YOU SAVED \$ 3.00 AS A MEMBER OF
 ACE REWARDS.

ACE STORE NUMBER
 16059

 Tell us about your experience
 today and enter to win a \$500
 gift card!

 To participate
 * Visit: Talkto.AceHardware.com
 or text HELPFUL to 223439

* This survey invitation is
 valid for 72 hours

* Store # 16059
 * Survey approximately 5 mins

No purchase necessary.
 Must be 18 or older to
 enter sweepstakes. Void
 where prohibited. See rules
 at: Talkto.AceHardware.com

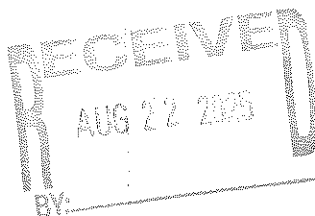
Reference	Terms	Clerk	Date	Time
	NET EOM	ANR	8/ 6/25	10:12

DOC# 8488 /1

 * INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
INT TRY LINR BLK 2QT	1.99	2	1.99 /EA	3.98 N
RYPNT 2X GLS APPLE RED	7.99	1	7.99 /EA	7.99 SN
urn Value \$ 6.490				
RYPNT 2X GLS APPLE RED	7.99	1	7.99 /EA	7.99 SN
urn Value \$ 6.490				
AS_Buy2Save\$3				
INSTANT SAVINGS-1396027	3.00	1	3.00 /EA	-3.00RSN
CREDIT RETURN				



AMOUNT CHARGED TO STORE ACCOUNT ** 16.56 TAXABLE 0.00
 NON-TAXABLE 16.96
 SUBTOTAL 16.96
 TD DISCOUNT -0.40
 TAX AMOUNT 0.00
 TOTAL AMOUNT 16.56

(JIM MASTERS)

56 6 EA 1.19 EA N
MISC. FASTENERS 7.14
56 6 EA 1.25 EA N
MISC. FASTENERS 7.50
56 6 EA .59 EA N
MISC. FASTENERS 3.54

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

SUB-TOTAL: \$ 16.13 TAX: \$.00
DISCOUNT: \$ -1.82 TOTAL: \$ 16.36
CHARGE AMT: \$ 16.36

Total Items: 18



==> JRNL# B50303 INV# 8493/1
CUST NO: 10065
ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 1.82 BY SHOPPING AT
CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
10059

Tell us about your experience
today and enter to win a \$500
gift card!

To participate
* Visit: TalkToAceHardware.com
or text HELPFUL to 223439

* This survey invitation is
valid for 72 hours

* Store # 10059
* Survey approximately 5 mins

No purchase necessary.
Must be 18 or older to
enter sweepstakes.

Open to legal residents of the 50 U.S. states/Washington, D.C.
Visit <http://www.TalkToAceHardware.com> for Official Rules, dates of entry, prize
description, odds and eligible Sponsor. Ace Hardware Corporation

Reference	Terms	Clerk	Date	Time
	NET EOM	JDB	8/ 8/25	10:26

DOC# 8493 /1

* INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
MISC. FASTENERS	1.19	6	1.19 /EA	7.14 N
MISC. FASTENERS	1.25	6	1.25 /EA	7.50 N
MISC. FASTENERS	.59	6	.59 /EA	3.54 N

RECEIVED
AUG 22 2025
BY: _____

8-22-25
Jim Masters
[Signature]

** AMOUNT CHARGED TO STORE ACCOUNT ** 16.36
(JIM MASTERS)
TAXABLE 0.00
NON-TAXABLE 18.18
SUBTOTAL 18.18
TD DISCOUNT -1.82

TAX AMOUNT 0.00
TOTAL AMOUNT 16.36

X
Received By _____

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

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

06/08/25 10:46AM KMC 555 SALE

56 3 EA 1.45 EA N 4.35
 MISC. FASTENERS

SUB-TOTAL: \$ 4.35 TAX: \$.00
 DISCOUNT: -.44 TOTAL: \$ 3.91
 CHANGE AMT: 3.91

Total Items: 3



JRNL# 850317 INV# 8494/1
 CUST NO: 10065
 ACE REMARKS ID # 19875407843

Customer Copy

YOU SAVED \$.44 BY SHOPPING AT
 CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
 16059

 Tell us about your experience
 today and enter to win a \$500
 gift card!

To participate
 * Visit: Talkto.Acehardware.com
 or text HELPFUL to 223439
 * This survey invitation is
 valid for 72 hours

* Store # 16059
 * Survey approximately 5 mins

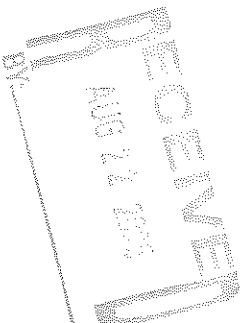
No purchase necessary.
 Must be 18 or older to
 enter sweepstakes. Void
 where prohibited. See rules

EEK
 Y
 CUST # 10065
 TERMS: NET EOM

92-3649

INV # 008494/1
 DATE: 8/08/25
 CLERK: KMC
 TERM # 555
 TIME: 10:46

 * INVOICE *



8-22-25
 Jim Masters
Jim Masters

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
MISC. FASTENERS	1.45	1.45 /EA	4.35 N
AMOUNT CHARGED TO ACCOUNT **	3.91		
TAXABLE			0.00
NON-TAXABLE			4.35
SUB-TOTAL			4.35
DISCOUNT			0.44
TAX AMOUNT			0.00
TOTAL INVOICE			3.91

(JIM MASTERS)

Charge Ace Hardware

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

08/21/25 12:17PM ALR 553 SALE
4223111 1 EA 6.99 EA N
DBL END TUBE 1-1/2"X16" 6.99
43782 1 EA 9.99 EA N
SINK STRAINER 3-1/2" 9.99

SUB-TOTAL: \$ 16.98 TAX: \$.00
DISCOUNT: 1.70 TOTAL: \$ 15.28
CHARGE AMT: 15.28

Total Items: 2



==> JRN# B53263 INV# 8523/1
CUST NO: 10067
ACE REWARDS ID # 19825402843

Customer Cor **8.22.25**
Tim Master

YOU SAVED \$ 1.70 BY SHOPPING AT
CROWN ACE SAINT JOHNS

ACE STORE NUMBER
16059

Tell us about your experience
today and enter to win a \$500
gift card!

To participate

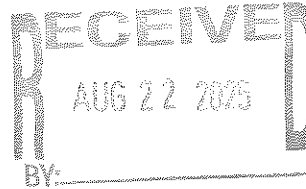
* Visit: TalkTo.AceHardware.com
or text HELPFUL to 223439

* This survey invitation is
valid for 72 hours

* Store # 16059

* Survey approximately 5 mins

No purchase necessary.
Must be 18 or older to
enter sweepstakes. Void
where prohibited. See rules
at: TalkTo.AceHardware.com



7

611804

Invoice

SOLD TO		SHIP TO	
Brandy Creek CDD		John Hubbs	
ADDRESS		ADDRESS	
224 Johns Creek Parkway		281 S. Field Crest Dr	
CITY, STATE, ZIP		CITY, STATE, ZIP	
St. Augustine FL		St. Augustine FL 32092	
CUSTOMER ORDER NO.	SOLD BY	TERMS	DATE
	John		

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		Entertainment @ Pool			
		September 6 th 2005			300.00
		300-57200-4940			
		8-22-25			
		Jim Masters			
		<i>[Signature]</i>			

RECEIVED
AUG 22 2005
BY: _____

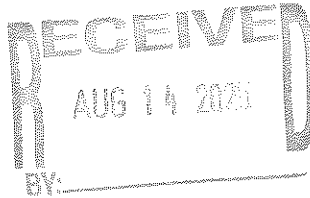
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 14, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3610661

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. 3610661
3323-1

Re: General

For Professional Legal Services Rendered

07/02/25	M. Eckert	0.20	77.00	Review agenda package; prepare for board meeting
07/02/25	K. Haber	0.20	54.00	Correspond with Sweeting regarding budget resolutions
07/07/25	K. Haber	0.40	108.00	Prepare July board meeting agenda memorandum
07/08/25	M. Eckert	1.50	577.50	Prepare for and travel to board meeting
07/09/25	M. Eckert	3.10	1,193.50	Prepare for, travel to and attend board meeting; return travel; follow up
07/10/25	M. Eckert	0.20	77.00	Follow up from board meeting
07/10/25	K. Haber	0.20	54.00	Correspond with Masters regarding fountain proposal
07/16/25	K. Haber	0.20	54.00	Correspond with Sweeting and Masters regarding pond fountain agreement
07/18/25	K. Haber	0.50	135.00	Prepare fountain services agreement; correspond with Masters and Sweeting regarding same

KUTAK ROCK LLP

Brandy Creek CDD

August 14, 2025

Client Matter No. 3323-1

Invoice No. 3610661

Page 2

07/24/25	K. Haber	0.40	108.00	Review amenity policies regarding age restrictions
07/29/25	K. Haber	0.20	54.00	Prepare form of parental consent and waiver for amenities usage by minors
07/31/25	M. Eckert	0.10	38.50	Confer with Masters regarding tree damage

TOTAL HOURS	7.20
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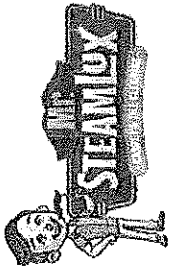
TOTAL FOR SERVICES RENDERED	\$2,530.50
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DISBURSEMENTS

Travel Expenses	35.16
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TOTAL DISBURSEMENTS	<u>35.16</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$2,565.66</u>
--------------------------	-------------------



Review & pay your invoice from Mr. Steamlux

As low as

\$29.44 / mo

Pay total now

\$645.00 due

Add a tip

10%

15%

20%

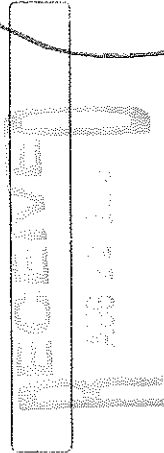
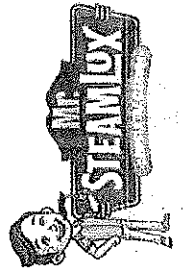
No Tip

Custom

Payment Method

- ☐ Credit or debit card
- ☐ Monthly payments with financing

Invoice Summary



Carpet & Chair cleaning

8-22-25
Jim Masters

Invoice #90013924
Service Date Aug 19, 2025
Payment Terms Upon receipt
Due Date Aug 19, 2025
290-59200 - 4600

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

(904) 504-1904
brandycreekmanager@yahoo.com

AMOUNT DUE **\$645.00**

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

CONTACT US
239 Meadow Creek Dr
Jacksonville, FL 32259

(904) 813-1401
aaronsemmens@me.com

Service completed by: Branden McDonald

INVOICE

Services	qty	unit price	amount
Custom Job	1.0	\$300.00	\$300.00
Clean amenity center per estimate			
Chair -Small Seat	23.0	\$15.00	\$345.00
Dining style chair.			

Subtotal	\$645.00
Total Tax	\$0.00
Duval (7%)	\$0.00
Job Total	\$645.00
Amount Due	\$645.00

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

See our Terms & Conditions (<https://pro.housecallpro.com/MrSteamlux/48954/terms>)



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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20418	08/20/2025	\$600.00	08/20/2025	Due on receipt	

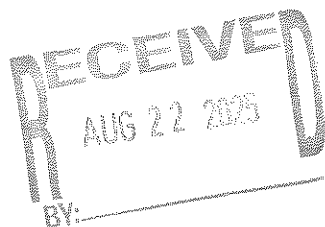
SCOPE

Trees will be dropped and left in preserve area at
304 Johns Creek Parkway, Preserve area on the side of house
1516 West Windy Willow Dr
1 tree behind the house
Drop both trees above in wooded area

QTY	RATE	AMOUNT
1	600.00	600.00

BALANCE DUE

\$600.00



8-22-25

Jim Masters
[Signature]

320-59200-49000

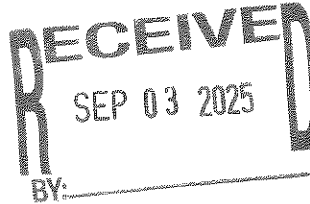
Our mailing address recently changed, please make changes to our vendor information and please use mailing address above. New mailing address is
4600 Ave B, St. Augustine, FL 32095.

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

Invoice

Invoice #: 329
Invoice Date: 9/1/25
Due Date: 9/1/25
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 - September 2025		4,974.58	4,974.58
Information Technology - September 2025		143.58	143.58
Website Administration - September 2025		50.00	50.00
Office Supplies		0.63	0.63
Postage		75.79	75.79
Copies		17.85	17.85
Telephone		23.91	23.91
Total			\$5,286.34
Payments/Credits			\$0.00
Balance Due			\$5,286.34

Service Slip/Invoice

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

INVOICE: 7412270
DATE: 08/22/2025
ORDER: 7412270



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

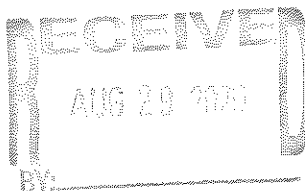
Work Date	Time	Target Pest	Technician	Time In
08/22/2025	02:17 PM		COLE_MANDT	COLE MANDT
Purchase Order	Terms	Last Service	Map Code	Time Out
	COD	08/22/2025		

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

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

Today I completed your mosquito service in which I inspected and treated with the necessary insecticide needed. It is a pleasure having you as a customer.

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



8-29-25
Nathan

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

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 at the event of collection.

This invoice is not valid until the completion of all services listed and until the receipt of service is received.

PLEASE PAY FROM THIS INVOICE



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

Invoice

Date
Invoice#

9/1/2025
131295631408

Terms	Net 20
Due Date	9/21/2025
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

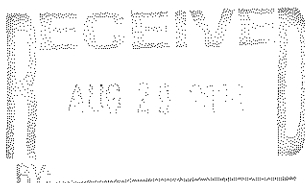
Tax \$0.00

Total \$1,549.51

Amount Paid/Credit Applied \$0.00

Balance Due \$1,549.51

[Click Here to Pay Now](#)



8.29.25

Tim Motors
J. Maule



131295631408



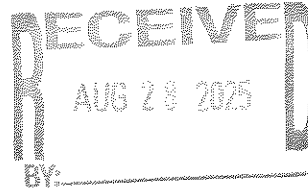
Invoice

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

Invoice # 428152
Date 09/01/2025
Terms Net 30
Due Date 10/01/2025
Memo Monthly Fees

Bill To

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



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

We appreciate your prompt payment.

Total 15,711.75

9-5-25
 Jim Masters
[Signature]

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

INV # 008555/1
 DATE : 9/02/25
 CLERK: SB
 TERM # 555

TIME : 1:46

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

RECEIVED
 SEP 05 2025
 BV

92-3649

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

09/02/25 1:46PM SB 555 SALE
 1586700 1 EA 4.50 EA N
 KRAZY GLUE MAXBD GEL 2PK 4.59
 1586718 1 EA 8.59 EA N
 RUBBER CEMENT NO WRNKL80Z 8.59
 SUB-TOTAL: \$ 13.18 TAX: \$.00
 DISCOUNT: -1.32 TOTAL: \$ 11.86
 CHARGE AMT: 11.86

Total Items: 2



==> JKRL# B55918 INV# 8555/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 1.32 BY SHOPPING AT
 CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
 16059

 Tell us about your experience
 today and Enter to win a \$500
 gift card!

 To participate
 * Visit: TalkToAceHardware.com
 or text HELPFUL to 223439

* This survey invitation is
 valid for 72 hours

* Store # 16059
 * Survey approximately 5 mins

No purchase necessary.

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
KRAZY GLUE MAXBD GEL 2PK	4.59	4.59 /EA	4.59 N
RUBBER CEMENT NO WRNKL80Z	8.59	8.59 /EA	8.59 N
** AMOUNT CHARGED TO ACCOUNT **			0.00
			13.18
			13.18
			1.32
			0.00
			11.86
			11.86

TAXABLE
 NON-TAXABLE
 SUB-TOTAL
 DISCOUNT
 TAX AMOUNT
 TOTAL INVOICE

(JIM MASTERS)

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

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

09/12/25 10:43AM AIR 555 SALE

4021382 1 EA 9.99 EA N
 DUCT TAPE 60YDS BLK ACE 9.99
 71492 1 EA 14.99 EA N
 CORD SB NYLON 3/16"X50' 14.99
 73197 1 EA 54.99 EA N
 TARP POLY BLUE/BRN 16X20 54.99
 7437668 1 EA 19.99 EA SN
 GARDEN SPRAYER 2GAL ACE 19.99
 Regular Price: 25.99
 You Saved: 6.00

SUB-TOTAL: \$ 99.96 TAX: \$.00
 DISCOUNT: -8.00 TOTAL: \$ 91.96
 CHARGE AMT: 91.96

Total Items: 4



==> JRL# B57862 INV# 858671
 CUST NO: 10065
 ALC REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 14.00 BY SHOPPING AT
 CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
 16059

 Tell us about your experience
 today and enter to win a \$500
 gift card!

To participate
 * Visit: falkin.AceHardware.com
 or text HELPFUL to 223439

* This survey invitation is
 valid for 72 hours

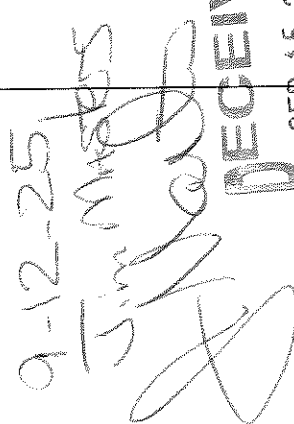
INV # 008586/1
 DATE : 9/12/25
 CLERK: ANE
 TERM # 555

TIME : 10:43

 * INVOICE *****

CUST # 10065
 TERMS: NET EOM

2-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
DUCT TAPE 60YDS BLK ACE	9.99	9.99 /EA	9.99 N
CORD SB NYLON 3/16"X50'	14.99	14.99 /EA	14.99 N
TARP POLY BLUE/BRN 16X20	54.99	54.99 /EA	54.99 N
GARDEN SPRAYER 2GAL ACE	25.99	19.99 /EA	19.99SN
 RECEIVED SEP 15 2025			
** AMOUNT CHARGED TO ACCOUNT **			
	91.96	TAXABLE	0.00
		NON-TAXABLE	99.96
		SUB-TOTAL	99.96
		DISCOUNT	8.00
		TAX AMOUNT	0.00
		TOTAL INVOICE	91.96

(JIM MASTERS)



Brandy Creek Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

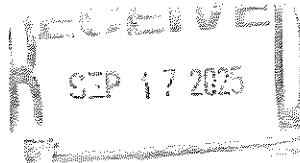
Customer	Brandy Creek Community Development District
Acct #	279
Date	09/16/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 47,405.00
Payment Amount	
Payment for:	Invoice#29299
	100125541



Customer: Brandy Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
29299	10/01/2025	Renew policy	Policy #100125541 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	47,405.00



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 47,405.00

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/16/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	



ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	INV DATE 08/31/25
INVOICE # 0007301368	INVOICE PERIOD Aug 1- Aug 31, 2025	CURRENT INVOICE TOTAL \$140.00	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$140.00	

BILLING ACCOUNT NAME AND ADDRESS

Brandy Creek Cdd
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649


PAYMENT DUE DATE: SEPTEMBER 30, 2025

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

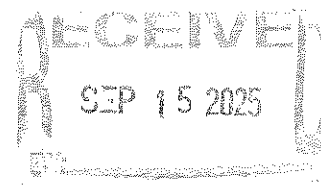
FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
8/1/25	Balance Forward	\$999.33
8/20/25	PAYMENT - THANK YOU	-\$999.33

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/11/25	11557517	SAG St Augustine Record	Special meeting Aug 20		\$68.64
8/14/25	11501701	SAG St Augustine Record	FY26 Meeting Schedule		\$71.36



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

Total Cash Amount Due	\$140.00
Service Fee 3.99%	\$5.59
*Cash/Check/ACH Discount	-\$5.59
*Payment Amount by Cash/Check/ACH	\$140.00
Payment Amount by Credit Card	\$145.59

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT NUMBER 765150		INVOICE NUMBER 0007301368		AMOUNT PAID \$140.00
CURRENT DUE \$140.00	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$140.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$145.59
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007651500000000000000073013680001400067179

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
Brandy Creek Cdd
475 W Town Place
ROOM 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

08/11/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/11/2025

Legal Clerk

Notary, State of WI. County of Brown

My commission expires

Publication Cost:	\$68.64	
Tax Amount:	\$0.00	
Payment Cost:	\$68.64	
Order No:	11557517	# of Copies:
Customer No:	765150	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF SPECIAL MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Brandy Creek Community Development District will be held on Wednesday, August 20, 2025 at 10:00 a.m. at the Phase II Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
Brandy Creek Cdd
475 W Town Place
ROOM 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

08/14/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/14/2025

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

8.25.26

My commission expires

Publication Cost: \$71.36

Tax Amount: \$0.00

Payment Cost: \$71.36

Order No: 11501701

Customer No: 765150

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETINGS BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

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

November 12, 2025

January 14, 2026

March 11, 2026

May 13, 2026

July 15, 2026 (third Wednesday)

September 9, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager



Invoice

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

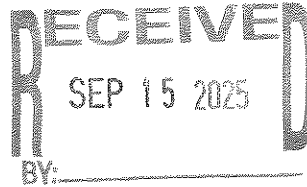
Invoice # 427660
Date 07/18/2025

Terms Net 30
Due Date 08/17/2025

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
Summer spectacular	11.84	27.00	319.68

Thank you for your business.

Total 319.68

Non-Contracted Billable Services

<u>Community</u>	Johns Creek	<u>Month:</u>		7/31/2025
		Total Billable hours	Billable Hourly Rate	Amount billable
Date of Service				
7/12/2025	Virginia Del Prado - Summer Spectacular	3.82	\$27.00	\$103.14
7/12/2025	Liam Arnett - Summer Spectacular	3.50	\$27.00	\$94.50
7/12/2025	John Hubbs-Summer Spectacular	4.52	\$27.00	\$122.04
	Total	11.84		\$319.68



Invoice

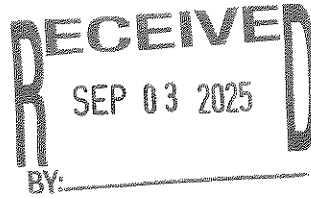
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 428412
Date 08/31/2025

Terms Net 30
Due Date 09/30/2025
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	317.53	23.99	7,617.54

Thank you for your business.

Total 7,617.54

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Whitney Allen	\$23.99	13.61	326.50
Nakhil Amin	\$23.99	21.84	523.94
Karen Arnett	\$23.99	1.02	24.47
Liam Arnett	\$23.99	0	0.00
Maya Bell	\$23.99	18.12	434.70
Matthew Czepiel	\$23.99	24.18	580.08
Madison Gross	\$23.99	15.99	383.60
Marius Hunstad	\$23.99	54.75	1,313.45
Finn Rutledge	\$23.99	37.44	898.19
Hailey Johnson	\$23.99	4.02	96.44
Emma Willingham	\$23.99	24	575.76
Makayla Hammond	\$23.99	0	0.00
Freshia Hoffman		5.03	
Totals		220	

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Whitney Allen	\$23.99		0.00
Nakhil Amin	\$23.99	26.65	639.33
Karen Arnett	\$23.99	1.02	24.47
Liam Arnett	\$23.99		0.00
Maya Bell	\$23.99		0.00
Matthew Czepiel	\$23.99		0.00
Madison Gross	\$23.99	3.98	95.48
Marius Hunstad	\$23.99	32.86	788.31
Finn Rutledge	\$23.99	8.02	192.40
Hailey Johnson	\$23.99		0.00
Emma Willingham	\$23.99		0.00
Makayla Hammond	\$23.99		0.00
Freshia Hoffman			
John Hubbs		8.5	
Virginia Del Prado		16.5	

Totals

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

904-940-9525

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

Account Number	Due Date
020-002701	9/20/2025

Account Summary

Billing Date 9/4/2025	Payments through: 8/30/25	
BRANDY CREEK CDD	Previous balance	\$54.95
224 JOHNS CREEK PKWY	(-) Payment (9/2/2025)	(\$54.95)
ST AUGUSTINE FL 32092-5054	(=) After Payments	\$0.00

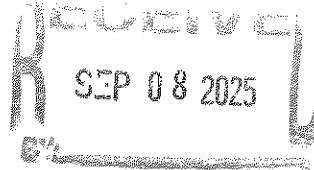
Current Month Activity

Date	Description of Service	Amount
9/1/2025	Extreme 100/20 MB	9/1-9/30 \$79.99
9/3/2025	Extreme Discount	9/1-9/30 (\$25.04)
	Total Current Charges	\$54.95
	Total Due	\$54.95

Billing Questions Please Call:

904-940-9525

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



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
9/20/2025	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





Benchmark Communications | 9801 Leo Maguire Pkwy, St. Augustine, FL 32092

Dear Valued Customer,

We are writing to inform you that Wavefly plans to discontinue Internet and Phone (VoIP) services in your community as of October 31st, 2025. Cable services will be discontinued as of September 30th, 2025.

It has truly been a pleasure serving your community. However, we can no longer sustain operations under the current retail environment. Large national operators benefit from significant public subsidies, which makes it impossible for a local business like ours to compete on a household-by-household basis. Our model has always worked best when an entire community commits to Wavefly service through its Homeowners Association (HOA). Since we have been pushed into a retail environment, where we must compete home by home against subsidized national providers, continuing forward is not possible. **Please note that all Wavefly services for customers in Florida will cease to function after October 31st, 2025. We recommend arranging for alternative service(s) prior to this date to ensure continuity.**

The FCC will normally authorize this proposed discontinuance of service unless it is shown that customers would be unable to receive service or a reasonable substitute from another carrier or that the public convenience and necessity is otherwise adversely affected. If you wish to object, you should file your comments as soon as possible, but no later than 15 days after the Commission releases public notice of the proposed discontinuance. You may file your comments electronically through the FCC's Electronic Comment Filing System using the docket number established in the Commission's public notice for this proceeding, or you may address them to the Federal Communications Commission, Wireline Competition Bureau, Competition Policy Division, Washington, DC 20554, and include in your comments a reference to the § 63.71 Application of Wavefly. Comments should include specific information about the impact of this proposed discontinuance upon you or your company, including any inability to acquire reasonable substitute service.

Thank you for the opportunity to serve you over the years. We deeply appreciate your trust and support, and we wish you and your community the very best moving forward.

Sincerely,
The Wavefly Team



9801 Leo Maguire Pkwy
St Augustine, FL, 32092
wavefly.com



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
990968	9/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2025

Invoice Amount: \$11,513.70

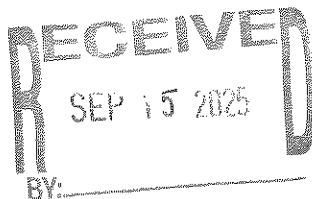
Description	Current Amount
Monthly Landscape Maintenance September 2025	\$11,513.70

Invoice Total **\$11,513.70**

9-12-25

Jim Masters

J. Masters



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

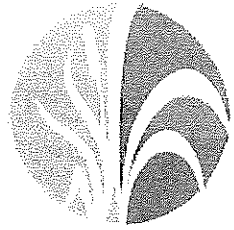
CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/12/25	00386	7/16/25 2029190	202507 600-53800-60000	DEPOSIT FOR POND FOUNTAIN	*	7,372.00	
				INNOVATIVE FOUNTAIN SERVICES			7,372.00 000191
8/29/25	00033	8/08/25 391611-C	202505 600-53800-60000	FNL PMT-PH2 BASKETBALL CT	*	3,295.00	
		8/08/25 391611-C	202505 600-53800-60000	FNL PMT-PH2 BASKETBALL CT	V	3,295.00-	
				ATLANTIC SECURITY			.00 000192
9/18/25	00395	9/15/25 4397	202509 600-53800-60000	1ST DRAW: POOL REMODEL	*	36,412.50	
				C BUSS ENTERPRISES INC			36,412.50 000193
9/18/25	00386	9/09/25 2029573	202509 600-53800-60000	FINAL PMT POND FOUNTAIN	*	7,372.00	
				INNOVATIVE FOUNTAIN SERVICES			7,372.00 000194
TOTAL FOR BANK B						51,156.50	
TOTAL FOR REGISTER						51,156.50	

BC -BRANDY CREEK- TLEE

INVOICE

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

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



Bill to

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

Invoice details

P.O. Number: Brandy Creek

Invoice no.: 2029190
Terms: Net 30
Invoice date: 07/16/2025
Due date: 08/15/2025

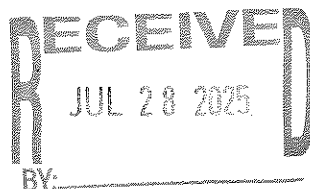
#	Product or service	Description	Qty	Amount
1.	Fountain Service	Deposit Invoice for Estimate 4293 Innovative Fountain Services proposes to provide all necessary materials, labor, and equipment to perform the following services: -Remove the existing floating fountain -Install new 3HP 240V 3PH floating fountain with 150' of heavy-duty underwater pump cable. Approximate display for the fountain display is 20.5'H x 38'W. Includes 6LED color-changing light set with underwater lighting cable.	1	\$7,372.00
2.	Fountain Service	Fountain package carries a five-year manufacturer's warranty/LED lights two-year warranty.		\$0.00

Total

\$7,372.00

50% Deposit

1-320-57200-46600



7-28-25
Jim Masters
A. M. [Signature]



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

Brandy Creek CDD
224 Johns Creek Pkwy
St Augustine FL 32092

AMOUNT
\$3,295.00

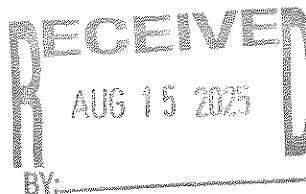
Date

08/08/2025

STATEMENT

Date	Job No.	Site Address	Description	Debit	Credit	Balance
05/22/2025	84148	251 Huffner Hill Cir	Inv# 391611 - Claim # 2	\$3,295.00	\$0.00	\$3,295.00

Remaining balance for access control
Basketball Court - Phase 2.



8-15-25
J. Master
J. Master

Current	1-30 Days	31-60 Days	61-90 Days	91+ Days	Total
\$0.00	\$0.00	\$3,295.00	\$0.00	\$0.00	\$3,295.00

How To Pay



Credit Card (MC, Visa, Amex, Discover)

Pay Online atlanticcompanies.simprosuite.com/payment/
Call 904-743-8444 to pay over the phone.

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesary Blvd
Jacksonville, FL 32211

Customer
Reference:

863

Customer
Name:

Brandy Creek CDD

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



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

Invoice details

PO: PHASE 2 POOL

Invoice no.: 4397
Terms: Net 30
Invoice date: 09/15/2025
Due date: 10/15/2025

Product or service

Description

Qty

Rate

Amount

1. POOL REMODEL

1ST DRAW: CONTRACT

0.25

\$145,650.00

\$36,412.50

Total

\$36,412.50

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

9-15-25

Jim Masters

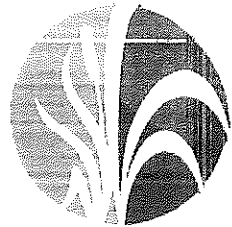
[Handwritten signature]

RECEIVED
SEP 15 2025
BY: _____

INVOICE

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

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



Bill to

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

Invoice details

Invoice no.: 2029573
Terms: Net 30
Invoice date: 09/09/2025
Due date: 10/09/2025

P.O. Number: Brandy Creek

#	Product or service	Description	Qty	Amount
1.	Fountain Service	Final Invoice for Estimate 4293 Innovative Fountain Services proposes to provide all necessary materials, labor, and equipment to perform the following services: -Remove the existing floating fountain -Install new 3HP 240V 3PH floating fountain with 150' of heavy-duty underwater pump cable. Approximate display for the fountain display is 20.5'H x 38'W. Includes 6LED color-changing light set with underwater lighting cable.	1	\$7,372.00
2.	Fountain Service	Fountain package carries a five-year manufacturer's warranty/LED lights two-year warranty.		\$0.00

Total

\$7,372.00

9-12-25
Jim Masters
f Masters

Balance

