

*Brandy Creek
Community Development District*

March 11, 2026

AGENDA

**Brandy Creek
Community Development District**

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

March 4, 2026

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Audit Committee Meeting is scheduled for **Wednesday, March 11, 2026 at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092**. Immediately following will be the regular business meeting.

Following is the advance agenda for the meeting:

Audit Committee Meeting

- I. Roll Call

- II. Review and Ranking of Proposals Received in Response to the RFP
 - A. Berger, Toombs, Elam, Gains & Frank

 - B. Grau and Associates

 - C. McIntosh CPA

- III. Other Business

- IV. Adjournment

Regular Business Meeting

- I. Roll Call

- II. Public Comment

- III. Approval of the Minutes of the January 14, 2026 Meetings

- IV. Acceptance of the Minutes of the January 14, 2026 Audit Committee Meeting

- V. Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2026
- VI. Review of Pond Inspection Report
- VII. Consideration of RFQ for District Engineering Services
- VIII. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2027 Budget
- IX. Other Business
- X. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager
 - 1. Report
 - 2. Yellowstone Report
 - 3. Lake Doctors Report
 - E. Amenity Manager
 - 1. Report
 - 2. Sheriff's Office Report
- XI. Supervisor's Requests and Audience Comments
- XII. Financial Reports
 - A. Balance Sheet & Income Statement as of February 28, 2026
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
- XIII. Next Scheduled Meeting – May 13, 2026 at 6:30 p.m. at Phase 2 Amenity Center
- XIV. 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, January 14, 2026 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
Wes Haber	District Counsel
Jim Masters	Vesta/Amenity Services Group
Georgia Hamilton	Vesta/Amenity Services Group
Mike Yuro	Yuro & Associates
Residents	

The following is a summary of the actions taken at the January 14, 2026 Brandy Creek Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Resident voiced concern with e-bikes. Dr. Payne noted that this item was on the agenda.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 20, 2025 and November 12, 2025 Meetings

Dr. Payne reviewed the minutes of the August 20, 2025 meeting and had no comments or corrections.

On MOTION by Dr. Payne seconded by Mr. Blalock with all in favor the Minutes of the August 20, 2025 Meeting were approved as presented.

Dr. Payne reviewed the minutes of the November 12, 2025 meeting and had no comments or corrections.

On MOTION by Dr. Payne seconded by Mr. Jolly with all in favor the Minutes of the November 12, 2025 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Proposal from Yuro & Associates, LLC for Stormwater Inspection

Mr. Masters introduced Mr. Mike Yuro from Yuro & Associates, LLC., an engineering firm, who was interested in providing a stormwater plan and inspection that was required by the State of Florida. Mr. Yuro, President of Yuro & Associates, indicated that he started his company in 2008 and have been working with CDDs since 2001. He resides in St. Johns Golf and Country Club and was on the Board of Supervisors. Currently, he works with eight different Community Development Districts as their District Engineer. As required by the St. Johns Water Management District (SJWMD) permit, the District was required to have their stormwater system inspected every two years. They would get the permit plans, review the details of the ponds, not just inspecting the ponds for erosion and whether they were functioning properly, but checking the elevation of the control structures, to ensure that there were no blockages. Dr. Payne appreciated Mr. Yuro coming before the Board.

On MOTION by Dr. Payne seconded by Mr. Metych with all in favor approval of the proposal from Yuro & Associates, LLC. for a stormwater inspection was ratified.

Dr. Payne welcomed Mr. Yuro to the CDD. Mr. Yuro pointed out that he would coordinate with Mr. Masters and get started as soon as he could. Dr. Payne questioned what Mr. Yuro was seeing with their ponds. Mr. Yuro indicated that the biggest issue with the ponds was the erosion that occurred where the sod line stopped and the dirt caused normal water elevation. In times of drought, the water level would drop and there would be exposed soil, which gets washed out when it rains. As a result, instead of having a nice 4:1 slope, there would end up being a drop off. This was fairly common, but unfortunately, there was not a great fix for it. The most critical element would be to ensure that the control structures were clean and functioning properly, so the pond was staging up and discharging as it was designed. Dr. Payne hoped that their ponds were in good shape, but some had steep banks in certain areas and requested that Mr. Yuro pay close attention to those and provide recommendations.

FIFTH ORDER OF BUSINESS

Review of Pond Inspection Report

Dr. Payne requested that this item be tabled. Mr. Yuro questioned how often the CDD Board met. Dr. Payne confirmed that they meet every other month. Mr. Yuro anticipated completing the inspection by March.

SIXTH ORDER OF BUSINESS

Acceptance of Audit Committee’s Recommendation; Approval of Audit Criteria and Authorization for Staff to Publish an RFP for Auditing Services

Dr. Payne recalled that the Audit Committee meeting was held prior to this meeting and requested that the CDD Board ratify the actions taken to approve the audit criteria and authorize staff to publish the Request for Proposals (RFP) for auditing services.

On MOTION by Dr. Payne seconded by Mr. Metych with all in favor accepting the Audit Committee’s recommendation for the Auditor Evaluation Criteria and authorization for staff to publish an RFP for audit services was approved.

SEVENTH ORDER OF BUSINESS

Discussion of E-Bikes

Dr. Payne reported that there were a number of concerns about e-bikes, not necessarily at this meeting, but from residents who posted it on social media. There were also concerns raised

by the Operations Manager, about e-bike use on CDD property, causing damage that needed to be repaired. There were three classifications of e-bikes:

- **Class 1:** Pedal assist only up to 20 miles-per-hour (MPH), have a classification decal, no motor vehicle requirements and kids under 16 years of age, must wear a helmet.
- **Class 2:** Throttle and pedal assist up to 20 MPH, have a classification decal, no motor vehicle requirements and kids under 16 years of age, must wear a helmet.
- **Class 3:** Faster pedal assist up to 28 MPH, have a classification decal, no motor vehicle requirements and kids under 16 years of age, must wear a helmet.

Dr. Payne wondered if e-bikes go faster than 20 MPH, as when driving through the community, some kids were zooming past him on e-bikes. From the extent of enforcement, Dr. Payne believed that the District had the authority to restrict usage on CDD property, as well as in the common areas, including the playgrounds. He did not expect to ban people from coming onto District property and parking their e-bikes in the parking lot, the same way as a bicycle, to enjoy the amenities, as opposed to riding them around their facilities. It was his understanding that Mr. Masters and Ms. Hamilton sent out communications regarding riders of e-bikes wearing helmets, speeding, having to follow traffic requirements, stopping at stop signs and stop lights, riding in the same direction as vehicles and yielding to pedestrians. According to statistics provided by Mr. Masters, there have been 120 serious e-bike accidents in St. Johns County with two fatalities. Mr. Metych questioned how they could enforce it, but felt that it comes down to speaking with the parents. Due to the damage to CDD property caused by the e-bikes, he did not want e-bikes to be on CDD property. Mr. Jolly felt the same and wondered whether Deputy Lauren had a process when they see kids causing damage with their e-bikes. Mr. Masters confirmed that Deputy Lauren had the same concerns. When she sees a group of kids on e-bikes, she would walk over to them and discuss e-bike safety and stopped any e-bike riders that run stop signs and on their fields. In schools, they show films about e-bike safety. Mr. Masters asked Deputy Lauren to call the parents of kids who were running stop signs and on CDD property. CDD staff was also educating the e-bike riders. By getting the word out there, they slowed down some of the e-bike riders.

Mr. Jolly further recommended having a policy for residents to call the Sheriff's Department if they see e-bike riders breaking the law. Dr. Payne wanted residents to call their

County Commissioners and representatives about this issue, so they could enforce a law or policy. Ms. Little worked with people with brain injuries and suggested showing the e-bike rider a short video of a brain injury person, as well as having intense parental communication. Dr. Payne noted these were excellent points. Mr. Blalock pointed out two issues; one that e-bike riders were tearing up common areas and parks and the CDD having no jurisdiction of e-bikes on roadways. If the CDD banned e-bikes from parks and CDD owned pond areas, the CDD could take away amenity privileges. Dr. Payne pointed out to the extent that the CDD banned e-bikes from CDD property, they could still come into the area to park their e-bikes to use CDD facilities and they must be clear in terms of guidance. Mr. Haber indicated that they represent CDDs all over the State, many of which were in St. Johns County and many CDD Boards had similar conversations. In his view, this CDD Board was well educated or better educated on this issue than most CDD Boards. It was anticipated to be a topic at the State level and there may be State Laws on enforcement in county owned roadways and sidewalks.

Mr. Haber further pointed out that the CDD Board had the right to restrict and penalize for violations on CDD owned property and most CDDs were doing exactly what Dr. Payne stated, which was that they could ride their e-bike within a CDD owned parking lot or sidewalk, for transportation purposes. At that point, amenity staff had a great deal of discretion, to determine if any other use of an e-bike on CDD owned property, was a violation of the CDD policy. If it was, they could enforce the policy, meaning a suspension at the staff level, up until the next Board meeting, at which time, the Board could decide to extend it, based on the severity of the violation. Mr. Blalock asked if they revoked someone's amenity privileges and caught them riding in the park again, whether Deputy Lauren could trespass them. Mr. Haber confirmed that she could trespass them, as they were using amenity properties from which they were suspended from. A Resident (John) voiced concern about safety. Approximately 95% to 97% of kids were good, but there were a handful of kids that were disrespectful, had no regard for authority and were becoming more empowering, because they did not have the authority to stop them or do anything about it. In his opinion, the solution to the problem was educating the parents about the behavior of the children and the responsibility for their child hurting someone else. Another resident pointed out that kids do not just go on the road, they were on the sidewalk as well, where people were walking their pets. Dr. Payne appreciated the residents for sharing their views.

Mr. Blalock recalled Mr. Eckert saying at the last meeting that there was already a policy in place for e-bikes. Mr. Masters confirmed that there was a policy in place, whereby if children were on the playground, fields or on pond banks, their privileges could be taken away, but he was the only full-time person onsite and they could not police it enough. It was a matter of catching those kids and calling their parents. Dr. Payne asked if the policy was sufficient. Mr. Masters indicated that Ms. Hamilton was providing the Board with a policy. Ms. Hamilton explained that the policy she provided, breaks it down per location of all the amenities. Mr. Masters felt that their policy covers all of the areas. Dr. Payne asked if they needed to be more specific. Mr. Haber felt that it provided enough specificity, but e-bikes could be included in that policy. Dr. Payne wanted to ensure that the policies were specific and call out e-bikes. Mr. Jolly asked if Mr. Masters was allowed to suspend people on his own or if it required a meeting. Mr. Haber explained that the suspension policy was updated to give District staff the ability to suspend up until the next meeting and then it was up to the Board to determine whether or not to extend it for a longer period of time. Mr. Metych felt that it would make sense to include something about trespassing, as it might influence parents stepping up and telling their kids what they were doing was right or wrong.

On MOTION by Dr. Payne seconded by Mr. Metych with all in favor including e-bikes in the CDD policy, some requirements around trespassing and CDD staff having the right to suspend violators until the next Board meeting was approved.
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Dr. Payne pointed out that the policies would be adjusted to be made clearer and the changes would become effective immediately but asked if the Board needed to wait until the next meeting to ratify them. Mr. Haber suspected that the suspension policy already gives Mr. Masters the authority to suspend. Ms. Hamilton included on the bottom of the suspension policy, the right to suspend amenity privileges. Mr. Blalock pointed out that it stated that the Board had the right to do so. Dr. Payne requested that Mr. Haber work with Mr. Masters to modify the policy. Mr. Masters pointed out that staff has been sending out e-blasts regarding e-bikes, would fine tune the language and continue to send out this information, to ensure that residents were aware of the laws, the CDD policy and possible penalties for not following it. Dr. Payne requested that e-bikes usage be included in all e-blasts and communications. Mr. Blalock asked

if the e-blasts were sufficient. Mr. Masters did not think so, which was why they also included a post on the Brandy Creek Facebook page. Mr. Blalock suggested having a mailing and including a link to sign up for the e-blast. Mr. Masters had no problem sending out a mailing, once they had the proper language. Dr. Payne pointed out that they would formalize the communication by putting it in the e-blast, reinforcing it on Facebook and send out a special mailing to all residents.

Ms. Little questioned how they could let residents know who to contact if they feel jeopardized by an e-biker or see a violation of their policy, so it was confidential. Mr. Haber felt that residents needed to be well educated to understand what the violation of the CDD policies were, versus just a general violation out in the community, because the CDD would not be able to do anything about violations on sidewalks and streets that were owned by the county. As far as the confidentiality, residents must fully understand when they communicate with the CDD, especially in writing, it would become a public record. If they wanted it to be confidential, they must create a note or email, to protect their own identity. Mr. Blalock pointed out that it would labor intensive for staff to answer inquiries for every potential violation and then determine whether it was under the CDD policy, the county policy or State Law. Dr. Payne noted that the other piece was whether or not to increase the presence of the deputies from 15 hours per month, to 30 hours per month, for three or six months, to see how it worked out. Mr. Metych was in favor of it for one or two days per week with a patrol car, paying attention to just those specific areas, as he recalled at a prior meeting, the Board went through a process of approving more hours for traffic control and felt that this was more important. Mr. Jolly would like to dictate the times that they would be coming out.

Mr. Masters requested that the deputies use an unmarked vehicle and not only look for e-bike violations. In addition, he would like the St. Johns Sheriff's Department to come out and teach an e-bike safety class. Ms. Little agreed that the deputy should be in an unmarked car. Dr. Payne was in favor of having a deputy for an additional 15 hours per month and dictating the time and location for having an unmarked vehicle. Mr. Blalock estimated if it was the same rate as Deputy Lauren, the cost would be \$900 per month. Mr. Masters suggested starting on a monthly basis and tracking it and then decide to do another month. Dr. Payne confirmed that they would start at 15 hours per month, location and time specific, in an unmarked vehicle on a month-to-month basis or do it for two months until the next Board meeting. *There was Board consensus to do it for two months.* Mr. Masters would contact someone that Deputy Lauren

recommended at the St. Johns County Sheriff’s Department who would provide e-bike safety classes. A Resident suggested combining it with another event, such as an ice cream social. Dr. Payne felt that it was worth a shot, as well as enlisting the POAs and having a town hall with residents, to have a community discussion. A Resident suggested having a disclaimer at the bottom of the letter, to let residents know who to contact if there was an incident. Mr. Masters directed residents to contact the non-emergency number at the Sheriff’s Department. Dr. Payne requested that language be added at the bottom of the newsletter, to contact the Sheriff’s Department for any law enforcement concerns.

Ms. Little left the meeting at 7:30 p.m.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber was filling in for Mr. Mike Eckert, who he spoke with before the meeting and had no report. Dr. Payne thanked Mr. Haber for attending, as well as the residents, who left the meeting.

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver reported that he sent letters to the trustee for the District, who managed the 2013 and 2015 bond funds, asking that they transfer the excess funds to the Capital Projects Fund. There was approximately \$75,000 in excess funds. Dr. Payne reviewed the reserves and felt that they needed to increase reserves, as expenses were forthcoming.

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. The pool was empty, as there were plans to plaster it this Friday; however, the weather would put them a few days behind. He anticipated having a pool full of water in the middle of next week. It would take 10 days to get the water conditioned. There were no issues so far and the area was blocked out, fairly well, to keep everyone out of this area. Yellowstone has been cutting back cord grasses at the entrances and Amenity Centers. Every three to four years, Taylor Tree Service went through the community, to cut the weed line in common areas and along Johns Creek Parkway. This was not one of the services that Yellowstone performed but could do so through their arbor division; however, it would cost 40% to 50% more. Therefore, he preferred to use Taylor Tree Service, as they do a good job and provide good rates. He was approved by the Chairman to spend \$6,500 and they were currently going through the neighborhood and cutting trees. They were also cutting 12 trees in the preserve that looked like they were going to fall on resident's homes. Lake Doctors was slow this time of year with the cooler weather. They were out today, as there was some algae growth on Pond 9. The pool renovation was going well.

Dr. Payne pointed out that the pool renovation was a massive undertaking and requested that Mr. Masters include pictures in the e-blast, to show residents the level of detail. Mr. Masters reported speaking with Ms. Hamilton about including a before and after picture of the pool in the February newsletter. Regarding future projects, they were planning on painting the interior of the Fitness Center, to provide a fresh look and welcomed Board Members to assist and provide a suggested color. During the holidays, they decorated quite a bit, as well as handling projects that they do, to try to keep the community looking good and current. Dr. Payne asked about the painting of the fence. Mr. Masters recalled last April, providing a proposal to the Board to paint the fence around the Phase 1 pool, but the Board directed him to table it for one year. However, the fence was in bad condition and recommended that it be painted now. The proposal for this year included pressure washing around the fence area and Phase 1 playground and painting all visible areas for \$5,200. Mr. Blalock asked if it would be the same color. Mr. Masters recalled discussing painting it black. Dr. Payne had no color preference. Mr. Masters pointed out that if they changed to black, every scape would show up green and if it was the same color as it was currently, they would get a longer look. Mr. Blalock agreed to keep it the same color. Dr. Payne liked green, as it matched the color scheme of the facility.

On MOTION by Dr. Payne seconded by Mr. Blalock with all in favor painting and soft pressure washing the fence around the Phase 1 pool in a not-to-exceed amount of \$6,000 was approved.

E. Amenity Manager

1. Report

Ms. Hamilton presented the Amenity Manager Report, which was included in the agenda package. The coffee and community connections was discontinued, due to low turnout, but would try to bring it back in the Summer. She started to do small, inexpensive events once a month for families and kids. In November, they had a Thanksgiving craft for kids, where they offered ice cream and candy toppings and in December, they offered donuts and hot chocolate at the roundabout. Both events were successful. Kids came up on their bikes to get the hot chocolate. The big highlight was Cookies with Santa, which she received great feedback on. 120 kids showed up and every kid went home with a stuffed animal. One resident volunteered to help with the Halloween and Christmas events. Mr. Blalock suggested providing a Certificate of Appreciation to the resident. Ms. Hamilton reported that there was a Daddy Daughter Dance in February and was thinking about doing a mother son event, such as a potato sack race or three-legged race. She discussed with Mr. Masters about doing a grand reopening for the Phase 2 pool in the Spring. Mr. Masters noted that it was planned for the end of March or early April and there would be an obstacle course in the field. Dr. Payne pointed out that he participated in a number of events, such as the Christmas and coffee events. They were well attended and he appreciated the effort from Ms. Hamilton and Mr. Masters.

2. Sheriff's Office Report

Ms. Hamilton presented the Sheriff's Office Report, which was included in the agenda package. Dr. Payne pointed out that they were standard and liked that she was checking on the kids. Hopefully with this improved surveillance, they would have some improvement in compliance with their policies.

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

Mr. Jolly suggested having additional parking on Nature Walk Parkway for overflow parking. Mr. Masters pointed out that they already park their vehicles on Nature Walk Parkway and set up cones, so residents realize that they could park on Nature Walk Parkway, instead of the parking lot. Dr. Payne felt that was a good idea but believed that it would be costly and that the temporary alignment worked out well. Mr. Jolly questioned the status of the current District Engineer. Mr. Oliver reported that he was on a call with Mr. Bill Schaefer today for another CDD and asked if Mr. Schaefer wanted to attend this meeting by phone, but he did not call in. Therefore, he recommended that the Board terminate Mr. Schaefer and his firm and hire Mr. Yuro as District Engineer, as he was responsive and lived right down the street. They would not have to go out for RFP, if the cost was less than \$35,000. Dr. Payne requested that a letter be sent to Mr. Schaefer's firm, terminating its services.

On MOTION by Dr. Payne seconded by Mr. Metych with all in favor the termination of DEG as District Engineer was approved.

Dr. Payne requested that Mr. Haber and Mr. Eckert handle this matter and at the next meeting, facilitate the process to bring Mr. Yuro on board. Mr. Haber would speak with Mr. Eckert regarding the waiver of the Request for Qualifications (RFQ) process. Dr. Payne thanked Mr. Jolly for bringing this matter to the Board.

ELEVENTH ORDER OF BUSINESS**Financial Reports****A. Balance Sheet & Income Statement as of November 30, 2025**

Mr. Oliver presented the November 30, 2025 Balance Sheet and Income Statement, which were included in the agenda package. They were two months into the new fiscal year and there were no unusual variances. There was a positive variance of \$25,000 and a balance of \$274,000 in the Capital Reserve Fund. Another \$70,000 was budgeted for this fiscal year and as mentioned earlier, the trustee was asked to transfer \$79,000 to the Capital Reserve Fund, which would provide a balance \$424,000. Dr. Payne recalled that they still had to pay the second piece for the pool renovation. Mr. Masters reported that the CDD paid the initial payment and within

three weeks, they would have a bill for the entire work, as the contractor would be completed. The full amount was \$145,650.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package, showing that the District was 13.38% collected for Fiscal Year 2026. This was due to there not being many receipts processed and received from St. Johns County, in November and early December. However, every year, the District was fully collected. Even if someone did not pay their property tax bill, the tax certificate for the property could be sold.

C. Approval of Check Registers

Mr. Oliver presented the Check Register from October 1, 2025 to November 30, 2025 in the amount of \$144,981.71, which was included in the agenda package. Dr. Payne noted upon cursory review, everything was standard in terms of expenses incurred on a monthly basis. There was nothing unusual.

On MOTION by Dr. Payne seconded by Mr. Blalock with all in favor the October 1, 2025 to November 30, 2025 in the amount of \$144,981.71 was approved.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – February 11, 2026 at 6:30 p.m. at Phase 2 Amenity Center

Dr. Payne stated that the next meeting was scheduled for March 11, 2026 at 6:30 p.m. at the Phase 2 Amenity Center. There would be no meeting in February.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Dr. Payne seconded by Mr. Blalock with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
BRANDY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Brandy Creek Community Development District was held on Wednesday, January 14, 2026 at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, FL 32092.

Present were:

Meredith Payne
Barbara Little
Shawn Jolly
Thomas Metych
Clarence Blalock

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Jim Masters	Vesta/Amenity Services Group
Georgia Hamilton	Vesta/Amenity Services Group
Mike Yuro	Yuro & Associates
Residents	

The following is a summary of the actions taken at the January 14, 2026 Brandy Creek Community Development District's Audit Committee Meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Auditor Selection Evaluation Criteria

Mr. Oliver explained that because the CDD was a unit of government in Florida, they were required by Chapter 218 of the Florida Statutes, to go through the Request for Proposals (RFP) process, in order to select an auditor. The CDD was also required to have an audit

performed each year. The Audit Committee would approve the Audit Selection Evaluation Criteria, in order to go out for proposals. When the proposals were submitted, the Audit Committee would rank the proposals based on the following criteria: Ability of Personnel, Proposers Experience, Understanding Scope of Work, Ability to Furnish the Required Services and Price.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the Auditor Selection Evaluation Criteria was approved.

THIRD ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor the Audit Committee meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

To: Jim Masters
Brandy Creek CDD

From: Michael J. Yuro, PE
President

RE: Brandy Creek –Stormwater Inspection Report
Permit No. 4-109-85049-6

Date: February 19, 2026

Jim,

Attached please find the filled out and signed Operation and Maintenance Inspection Certification. My understanding is that it is not required that you submit this to the SJRWMD unless requested to do so, but please make sure a representative of the CDD (Permittee) signs page 2 and that you keep a copy of this with your files on this project.

You will see by the attached that ***it is my opinion that the stormwater management system for this permit is functioning in substantial compliance with the permit*** and we didn't note any immediate repairs that were necessary. However, I did want to make you aware of the following items as I believe they may help to ensure the continued compliance with the permit:

- The outfall structure on pond #7 has overgrown vegetation and should be cleared
- There are several areas near inlets that should be monitored for changes that could indicate a settlement issue
- There are a couple mitered end sections at pond 2 & 5a that appear damaged. They are still functioning fine, but we recommend monitoring these areas
- ***See the attached map for our inspection comments***

I appreciate the opportunity to assist you with this effort. Please don't hesitate to reach out to me if you have any questions.

Sincerely,

Michael J. Yuro, P.E.

President

Florida PE No. 65247

OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

Instructions: Submit this form to the Agency within 30 days of completion of the inspection after any failure of a stormwater management system or deviation from the permit. This form may also be used to document inspections required under Section 12.4 of Applicant's Handbook Volume I, however submittal to the Agency is not required unless requested by the Agency.

Permit No.: 4-109-85049-6 Application No.: _____ Date Issued: 3/15/2005

Identification or Name of Stormwater Management System: Johns Creek

Phase of Stormwater Management System (if applicable): Operation & Maintenance

Inspection Date: 2/12/2026

Inspection results: (check all that apply)

The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.

The following maintenance was conducted since the last inspection (attach additional pages if needed):

The undersigned hereby certifies that I or my designee under my direct supervision has inspected this surface water management system and the system does not appear to be functioning in substantial conformance with the permit. I am aware that maintenance or alteration is required to bring the system into substantial compliance with the terms and conditions of the permit. As appropriate, I have informed the owner of the following:

- (a) The system does not appear to be functioning properly;
- (b) That maintenance or repair is required to bring the system into compliance; and
- (c) If maintenance or repair measures are not adequate to bring the system into compliance, the system may have to be replaced or an alternative design constructed subsequent to approval by the agency below.

The following components of the system do not appear to be functioning properly (attach additional pages if needed):

Any components of the constructed system that are not in substantial conformance with the permitted system shall require a written request to modify the permit in accordance with the provisions of Rule 62-330.315, F.A.C. If such modification request is not approved by the agency below, the components of the system that are not in conformance with the permit are subject to enforcement action under Sections 373.119, .129, .136, and .430, F.S.



Name of Inspector: Michael J. Yuro Florida Registration Number: 65247

Company Name: Yuro & Associates, LLC

Mailing Address: 145 Hilden Road, Unit 108

City: Ponte Vedra State: FL Zip Code: 32081

Phone: 904-342-5199 Fax: _____ Email: myuro@mjyuro.com



Signature of Inspector

2/19/2026
Date

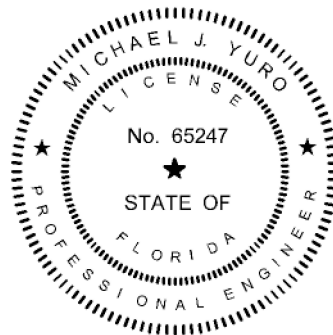
Report Reviewed by Permittee:

Name of Permittee: _____

Signature of Permittee

Date

Title (if any)



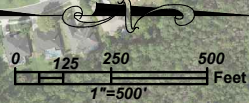
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



PREVIOUS REPAIRS NEAR CURB INLETS
MONITOR FOR CHANGES



MINOR EROSION
MONITOR FOR CHANGES

CURB SLIGHTLY UNDERMINED
MONITOR FOR CHANGES

POTHOLE FORMING
MONITOR FOR CHANGES

DAMAGED MES; STABLE
NO ACTION, NOTE FOR FUTURE REFERENCE

CURB SLIGHTLY UNDERMINED
MONITOR FOR CHANGES

DAMAGED MES; STABLE
NO ACTION, NOTE FOR FUTURE REFERENCE

CONTROL STRUCTURE IS OVERGROWN
RECOMMEND CLEARING VEGETATION

ST. JOHNS PKWY

SEVENTH ORDER OF BUSINESS

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The Brandy Creek Community Development District (“**District**”), located in the St. Johns County, Florida, announces that professional engineering services will be required on a continuing basis related to the District’s capital improvement plan, including stormwater management system, landscaping improvements, hardscape, recreation, utilities, roadway improvements, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with St. Johns County; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, Florida Statutes (“CCNA”). All applicants interested must submit eight (8) copies of Standard Form No. 330 and Qualification Statement by [REDACTED] a/p.m. on [REDACTED] to the attention of [REDACTED] (“District Manager’s Office”).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations for a continuing contract. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to

object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of _____ Dollars (\$_____). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

Publish on: _____ (must be published at least 14 days prior to submittal deadline in a newspaper of general circulation)

BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

TENTH ORDER OF BUSINESS

D.

1.

Brandy Creek CDD



Field Operation Manager's Report

Date of report: March 11, 2026

Submitted by: Jim Masters

YELLOWSTONE / LANDSCAPING:

- Yellowstone off-season schedule continues through March. Starting April 1st Yellowstone will provide 2 days of service weekly.
- Yellowstone account rep will attend meeting to discuss ongoing projects and report on plant damage due to weather conditions.

US MULCHING:

- All three playgrounds will receive a mulch refresh in March.
- Johns Creek will receive annual mulch installation throughout community in April.

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 2 POOL RENOVATION:

- Construction completed and inspected.
- Pool is open and residents have been enjoying the new renovations.

FLORIDA INSURANCE ALLIANCE (EGIS)

- The community was inspected by EGIS Insurance on Tuesday January 20th, 2026. Matt Biagetti (GMS) and Jim Masters were present for the inspection.
- Some maintenance repairs were suggested and those have been completed.
- EGIS recommended additional signage for all 3 playgrounds as the play feature at phase 1 splash pool.

PROJECTS COMPLETED:

- Phase 1 and Phase 2 pool areas have received a spring refresh to include pool deck pressure washing, pool furniture cleaning, and sign-post paint touch-up. (We are ready for spring break!)
- Pump motor for Phase 1 splash feature was re-built and installed.
- Replaced gas grills at Phase 1 and Phase 2
- Deck repairs completed at pocket park playground.
- Installed an additional waterline for Garden Club area
- Replaced monument spotlight at Phase 1
- Woodline along common areas were cutback and cleaned up. (Taylor Tree Service)
- All sports court surfaces were soft washed/pressure washed for annual clean up. (Putting on Pressure)

FUTURE PROJECTS:

- Interior painting of fitness center has begun. Anticipated completion, end of March. (In-house)
- Paint permanent shade structure posts around Phase 1 pool. (In-House)
- New signs ordered for amenity centers, new verbiage to include E-bikes prohibited.
- Phase 1 fence is scheduled to be painted on April 13th (Investment Painting)

REGULAR SERVICES:

- Regular services and cleaning are done according to contract.
- Pool maintenance; cleaning, chemical checks and balancing, filter and pump cleaning/monitoring.
- 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. (14 Stations)
- Trash pickup Monday through Friday, Amenity Centers, common areas and entrances.
- Trash pickup on County Road 2209 once per week.
- Trash pickup along all common area ponds weekly.

3.



The Lake Doctors, Inc.
Aquatic Management Services®

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

Completed Work Order Information

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

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

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

Event Name: Water Management - Twice per
Work Order Number: 2098564
Service Date: 1/26/2026
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Overall, ponds look good. Treated a few ponds for a small amount of algae.

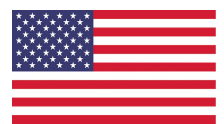
<u>Environmental Conditions</u>	
Weather:	Overcast
Temperature:	62.33
Wind Direction:	North-West
Wind Speed:	7
Humidity:	83.0000

Treated for Algae

Services Completed by:

Customer Signature (if needed):

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



**American Owned
& Operated**



The Lake Doctors, Inc.
Aquatic Management Services®

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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: 2119883
Service Date: 2/6/2026
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 8- Looks good
Pond 9- Looks good
Pond 10- Treated for algae
Pond 5A- Added algicide
Pond 5B- Added algicide
Pond 4- Looks good

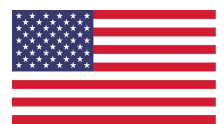
<u>Environmental Conditions</u>	
Weather:	Sunny
Temperature:	53.1
Wind Direction:	North-East
Wind Speed:	3
Humidity:	45.0000

Treated for Algae

Services Completed by:

Customer Signature (if needed):

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



**American Owned
& Operated**



The Lake Doctors, Inc.
Aquatic Management Services®

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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: 2119180
Service Date: 2/23/2026
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Pond 10- Treated for algae
Pond 8- Look good, added dye
Pond 3- Looks good, added dye
Pond 5A- Looks good, added dye
Pond 5B- Looks good, added dye

<u>Environmental Conditions</u>	
Weather:	Sunny
Temperature:	43.81
Wind Direction:	South
Wind Speed:	8.01
Humidity:	44.0000

Treated for Algae, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

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



**American Owned
& Operated**

E.

1.



Brandy Creek CDD

Amenities Manager Report

January 14, 2026

Submitted by: **Georgia Hamilton**

Administration:

- Continuous updates of the Atrium system.
- Continuing with regular office duties, i.e. invoices, banking, newsletters, assisting residents, etc.

Activities- Ongoing:

- **Food Trucks**
 - Food Trucks have continued to be successful. We will continue with Food Truck nights twice a month. The second and last Wednesday of the month.
 - December Food Trucks: Bites By Ema – 12/10
 - January Food Trucks: Hapa Li – 1/14 and Mochi Café – 1/28
 - February Food Trucks: Mission Impastable – 2/11 and Twisted Okie BBQ – 2/25
- **Small Family/Youth Oriented Events**
 - Once Monthly the CDD will host a small event for the community.
 - February: Valentines Craft & Sweet Treat
 - March: St. Patrick's Day Treat
- **Coffee & Community Connections**
 - We have discontinued this event for the moment as the participation rates have been low. We will reinstate this event in the summer months in hopes of gaining more participation.



E – Blasts:

- Two community announcement e-blasts were distributed during this reporting period. The first addressed recent vandalism incidents at the parks and Phase 1 restrooms, providing awareness and reinforcing community responsibility. The second e-blast focused on e-bike usage, outlining safety guidelines and clarifying the appropriate locations for riding. These topics are also discussed in the January newsletter.

Sheriff’s Report:

- Reports will be available at the meeting.

Rentals – 2025

Rentals	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Phase 2 Room	7	9	10	8	12	9	5	6	5	7	9	6	82
Phase 1 Breezeway	1	0	1	1	2	7	4	3	3	2	1	0	25
Phase 2 Pergola	0	0	0	0	2	0	0	2	0	0	0	0	4
Phase 1 Field	0	0	0	1	0	0	0	0	0	0	0	0	1
Totals	8	9	11	10	16	16	9	11	8	9	10	6	112

Special Events:

- Recent Events:
 - November: We hosted Thanksgiving-themed crafts and Ice Cream Sundays for the community. Youth participants enjoyed creating turkey bookmarks and silly turkey-face sticker crafts, fostering creativity and seasonal engagement. Ice Cream Sundays were well attended by both children and adults, who enjoyed a wide variety of candy toppings and the opportunity to connect in a relaxed, family-friendly setting.
 - December: The Cookies with Santa event was a significant success. Activities included photos with Santa, cookies and hot chocolate, an inflatable obstacle course, games with prizes, and the highly popular Noah’s Ark stuffed animal creation station. Children selected and assembled one of three stuffed animals, which was a highlight of the event. Additionally, on December 22, we hosted a Donuts and Hot Chocolate gathering at the roundabout. Many children and parents attended by bike, making it a festive and well-received way to kick off winter break and encourage community connection.
- Upcoming Events:
 - Daddy Daughter Dance
 - Mother Son Event
 - Grand Re-opening of Phase 2 Amenity Center



TWELFTH ORDER OF BUSINESS

A.

Brandy Creek
Community Development District

Unaudited Financial Reporting
January 31, 2026



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

Brandy Creek
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Cash - WellsFargo	\$ -	\$ 16,573	\$ -	\$ 16,573
Cash - Hancock Bank	89,110	-	-	89,110
Assessment Receivable	-	-	-	-
Due From Debt Service	-	-	-	-
Due From Other	-	-	-	-
Due From Capital Reserve	480	-	-	480
Due From General Fund	-	-	-	-
Due From Other Gov'ts	-	-	-	-
Investments:				
State Board of Administration (SBA)	49,049	164,820	-	213,870
Custody Acct - General Account	938,914	-	-	938,914
Custody Acct - Capital Reserve	-	43,715	-	43,715
Series 2013A				
Reserve	-	-	31,546	31,546
Revenue	-	-	360,412	360,412
Series 2015				
Reserve	-	-	89,612	89,612
Revenue	-	-	200,327	200,327
Prepaid Expenses	-	-	-	-
Deposits	2,000	-	-	2,000
Total Assets	\$ 1,079,553	\$ 225,108	\$ 681,898	\$ 1,986,559
Liabilities:				
Accounts Payable	\$ 9,831	59,260	\$ -	\$ 69,091
Accrued Expenses	8,863	-	-	8,863
FiCA Payable	-	-	-	-
Due to Debt Service	-	-	-	-
Due to General Fund	-	480	-	480
Due to Other	-	-	-	-
Total Liabilities	\$ 18,694	\$ 59,740	\$ -	\$ 78,434
Fund Balance:				
Nonspendable:				
Deposits	\$ 2,000	\$ -	\$ -	\$ 2,000
Restricted for:				
Debt Service	-	-	681,898	681,898
Assigned for:				
Capital Reserve Fund	-	165,368	-	165,368
Unassigned	1,058,859	-	-	1,058,859
Total Fund Balances	\$ 1,060,859	\$ 165,368	\$ 681,898	\$ 1,908,125
Total Liabilities & Fund Balance	\$ 1,079,553	\$ 225,108	\$ 681,898	\$ 1,986,559

Brandy Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 921,386	\$ 881,658	\$ 881,658	\$ -
Interest Income	15,000	3,790	3,790	-
Rental/Miscellaneous Income	6,000	1,630	1,630	-
Cost Sharing Revenue	11,557	11,557	11,746	189
Special Events Revenue	1,500	500	1,500	1,000
Swim Lessons Revenue	500	-	-	-
Total Revenues	\$ 955,943	\$ 899,135	\$ 900,325	\$ 1,189
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 6,000	\$ 2,000	\$ 2,000	\$ -
PR-FICA	459	153	153	-
Engineering	15,000	5,000	-	5,000
Attorney	25,000	8,333	1,002	7,331
Annual Audit	4,000	-	-	-
Assessment Administration	5,565	5,565	5,565	-
Arbitrage Rebate	600	-	-	-
Trustee Fees	8,662	5,934	5,934	-
Management Fees	62,680	20,893	20,893	-
Information Technology	1,809	603	603	-
Telephone	300	100	25	75
Postage & Delivery	1,400	467	380	87
Insurance General Liability/Public Officials	11,778	11,778	10,413	1,365
Printing & Binding	1,000	333	85	249
Legal Advertising	1,420	473	237	236
Other Current Charges	2,200	733	938	(204)
Office Supplies	100	33	2	32
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 148,148	\$ 62,575	\$ 48,404	\$ 14,171

Brandy Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Insurance	\$ 41,114	\$ 41,114	\$ 38,287	\$ 2,827
Facility Administration/Events Coordinator	41,299	13,766	13,766	-
Facility Staffing (Contingency)	5,000	-	-	-
Pool Monitors	44,778	567	567	-
Field Operations Manager	78,985	26,328	26,328	-
Mobile App	2,500	-	-	-
Office Supplies/Mailings/ Printing	1,900	633	225	409
Pool Maintenance Service (Vesta)	38,291	12,764	12,764	-
Pool Chemicals (Poolsure)	20,352	6,784	6,260	524
Permit Fees	925	308	-	308
Landscape Maintenance	142,309	47,436	46,400	1,036
Landscape Contingency	25,000	8,333	8,950	(617)
Community Garden	5,000	1,667	470	1,197
Irrigation Maintenance	10,000	3,333	1,909	1,425
Sign Repairs	2,500	-	-	-
Lake Maintenance	13,430	4,477	3,980	497
General Facility Maintenance	50,000	16,667	6,685	9,982
Pet Waste Disposal	8,259	2,753	2,753	-
Streetlighting	42,834	14,278	12,826	1,452
Telephone	600	200	195	5
Cable	2,300	767	1,087	(321)
Electric	32,000	10,667	8,251	2,416
Water/Sewer/Irrigation	48,000	16,000	19,457	(3,457)
Security (RollKall)	12,000	4,000	4,046	(46)
Security Camera Lease & Maintenance	3,000	1,000	-	1,000
Security - License Plate Reader System	11,000	3,667	-	3,667
Refuse Service	4,500	1,500	1,643	(143)
Janitorial	30,969	10,323	10,323	-
Community Web Site Services	750	250	250	-
Special Events	12,000	5,503	5,503	-
Recreation Passes	1,200	-	-	-
Performance Incentive	10,000	10,000	7,118	2,882
Total Operations & Maintenance	\$ 742,795	\$ 265,086	\$ 240,044	\$ 25,041
Total Expenditures	\$ 890,943	\$ 327,661	\$ 288,448	\$ 39,212
Excess (Deficiency) of Revenues over Expenditures	\$ 65,000		\$ 611,876	
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve - Transfer Out	(70,000)	-	-	-
Total Other Financing Sources/(Uses)	\$ (70,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (5,000)	\$ -	\$ 611,876	\$ -
Fund Balance - Beginning	\$ 5,000		\$ 448,982	
Fund Balance - Ending	\$ -		\$ 1,060,859	

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	\$ -	\$ 42,278	\$ 80,976	\$ 758,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 881,658
Interest Income	1,382	753	750	906	-	-	-	-	-	-	-	-	3,790
Rental/Miscellaneous Income	-	950	-	680	-	-	-	-	-	-	-	-	1,630
Cost Sharing Revenue	-	-	11,746	-	-	-	-	-	-	-	-	-	11,746
Special Events Revenue	-	-	1,500	-	-	-	-	-	-	-	-	-	1,500
Swim Lessons Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 1,382	\$ 43,980	\$ 94,972	\$ 759,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,325
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
PR-FICA	-	77	-	77	-	-	-	-	-	-	-	-	153
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	548	-	455	-	-	-	-	-	-	-	-	-	1,002
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,565	-	-	-	-	-	-	-	-	-	-	-	5,565
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	5,934	-	-	-	-	-	-	-	-	-	-	-	5,934
Management Fees	5,223	5,223	5,223	5,223	-	-	-	-	-	-	-	-	20,893
Information Technology	151	151	151	151	-	-	-	-	-	-	-	-	603
Telephone	15	0	-	10	-	-	-	-	-	-	-	-	25
Postage & Delivery	131	138	7	104	-	-	-	-	-	-	-	-	380
Insurance General Liability/Public Officials	10,413	-	-	-	-	-	-	-	-	-	-	-	10,413
Printing & Binding	36	14	22	13	-	-	-	-	-	-	-	-	85
Legal Advertising	-	70	-	167	-	-	-	-	-	-	-	-	237
Other Current Charges	376	155	203	204	-	-	-	-	-	-	-	-	938
Office Supplies	0	1	0	0	-	-	-	-	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 28,567	\$ 6,829	\$ 6,060	\$ 6,949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,404

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	\$ 36,992	\$ -	\$ -	\$ 1,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,287
Facility Administration/Events Coordinator	3,442	3,442	3,442	3,442	-	-	-	-	-	-	-	-	13,766
Facility Staffing (Contingency)	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	567	-	-	-	-	-	-	-	-	-	-	-	567
Field Operations Manager	6,582	6,582	6,582	6,582	-	-	-	-	-	-	-	-	26,328
Mobile App	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies/Mailings/ Printing	62	-	101	62	-	-	-	-	-	-	-	-	225
Pool Maintenance Service (Vesta)	3,191	3,191	3,191	3,191	-	-	-	-	-	-	-	-	12,764
Pool Chemicals (Poolsure)	1,550	1,550	1,550	1,611	-	-	-	-	-	-	-	-	6,260
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	11,514	11,514	11,514	11,859	-	-	-	-	-	-	-	-	46,400
Landscape Contingency	2,300	-	-	6,650	-	-	-	-	-	-	-	-	8,950
Community Garden	163	307	-	-	-	-	-	-	-	-	-	-	470
Irrigation Maintenance	746	-	1,163	-	-	-	-	-	-	-	-	-	1,909
Sign Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	995	995	995	995	-	-	-	-	-	-	-	-	3,980
General Facility Maintenance	2,009	1,580	2,100	995	-	-	-	-	-	-	-	-	6,685
Pet Waste Disposal	688	688	688	688	-	-	-	-	-	-	-	-	2,753
Streetlighting	3,206	3,206	3,206	3,206	-	-	-	-	-	-	-	-	12,826
Telephone	49	49	49	49	-	-	-	-	-	-	-	-	195
Cable	180	390	259	259	-	-	-	-	-	-	-	-	1,087
Electric	2,031	1,953	1,987	2,280	-	-	-	-	-	-	-	-	8,251
Water/Sewer/Irrigation	5,559	4,838	4,715	4,346	-	-	-	-	-	-	-	-	19,457
Security (RollKall)	911	977	1,172	986	-	-	-	-	-	-	-	-	4,046
Security Camera Lease & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Security - License Plate Reader System	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse Service	431	431	331	450	-	-	-	-	-	-	-	-	1,643
Janitorial	2,581	2,581	2,581	2,581	-	-	-	-	-	-	-	-	10,323
Community Web Site Services	63	63	63	63	-	-	-	-	-	-	-	-	250
Special Events	832	650	3,468	553	-	-	-	-	-	-	-	-	5,503
Recreation Passes	-	-	-	-	-	-	-	-	-	-	-	-	-
Performance Incentive	-	7,118	-	-	-	-	-	-	-	-	-	-	7,118
Total Operations & Maintenance	\$ 86,644	\$ 52,103	\$ 49,155	\$ 52,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,044
Total Operations & Maintenance	\$ 86,644	\$ 52,103	\$ 49,155	\$ 52,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,044
Total Expenditures	\$ 115,210	\$ 58,931	\$ 55,215	\$ 59,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 288,448
Excess (Deficiency) of Revenues over Expenditures	\$ (113,829)	\$ (14,951)	\$ 39,757	\$ 700,899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 611,876
Other Financing Sources/Uses:													
Capital Reserve - Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (113,829)	\$ (14,951)	\$ 39,757	\$ 700,899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 611,876

Brandy Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest	\$ 7,500	\$ 2,500	\$ 2,803	\$ 303
Total Revenues	\$ 7,500	\$ 2,500	\$ 2,803	\$ 303
Expenditures:				
Capital Outlay - Equipment/Facilities	\$ 30,000	\$ 11,035	\$ 11,035	\$ -
Other Current Charges	450	150	26	124
Repair and Replacement	22,050	22,050	110,717	(88,667)
Community Garden	-	-	-	-
Total Expenditures	\$ 52,500	\$ 33,235	\$ 121,778	\$ (88,543)
Excess (Deficiency) of Revenues over Expenditures	\$ (45,000)		\$ (118,976)	
Other Financing Sources/(Uses)				
Capital Reserve Transfer In	\$ 70,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 70,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 25,000		\$ (118,976)	
Fund Balance - Beginning	\$ 341,312		\$ 284,344	
Fund Balance - Ending	\$ 366,312		\$ 165,368	

Brandy Creek
Community Development District
Debt Service Fund Series 2013A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 321,394	\$ 305,229	\$ 305,229	\$ -
Interest Income	6,000	2,000	1,490	(510)
Total Revenues	\$ 327,394	\$ 307,229	\$ 306,720	\$ (510)
Expenditures:				
Interest - 11/1	\$ 38,467	\$ 38,467	\$ 38,467	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	38,467	-	-	-
Principal - 5/1	235,000	-	-	-
Special Call - 5/1	-	-	-	-
Total Expenditures	\$ 311,934	\$ 38,467	\$ 43,467	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 15,460		\$ 263,253	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 15,460	\$ -	\$ 263,253	\$ -
Fund Balance - Beginning	\$ 91,912		\$ 128,706	
Fund Balance - Ending	\$ 107,372		\$ 391,959	

Brandy Creek
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 189,222	\$ 173,148	\$ 173,148	\$ -
Interest Income	6,000	2,000	1,671	(329)
Total Revenues	\$ 195,222	\$ 175,148	\$ 174,819	\$ (329)
Expenditures:				
Interest - 11/1	\$ 29,690	\$ 29,690	\$ 29,690	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	29,206	-	-	-
Principal - 5/1	120,000	-	-	-
Special Call - 5/1	-	-	-	-
Total Expenditures	\$ 178,897	\$ 29,690	\$ 34,690	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 16,325		\$ 140,129	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 16,325	\$ -	\$ 140,129	\$ -
Fund Balance - Beginning	\$ 55,301		\$ 149,810	
Fund Balance - Ending	\$ 71,626		\$ 289,939	

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	31,546
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)
Less: November 1, 2025 (Prepayment)	(\$5,000)

Current Bonds Outstanding **\$2,150,000**

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	89,612
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)
Less: November 1, 2025 (Prepayment)	(\$5,000)

Current Bonds Outstanding **\$1,565,000**

C.

Brandy Creek
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

<i>Fund</i>	<i>Date</i>	<i>check #'s</i>	<i>Amount</i>	<i>Amount</i>
General Fund				
	12/1/25 - 12/31/25	2886-2900	\$ 39,418.92	
	1/1/26 - 1/31/26	2901-2910	40,336.56	
				\$ 79,755.48
Capital Reserve Fund				
	12/1/25 - 12/31/25	197	\$ 11,035.00	
	1/1/26 - 1/31/26	198	\$ 50,977.50	
				\$ 62,012.50
Utilities and Autopayments				
	12/01/25	RollKall Technol	976.50	
	12/04/25	AT&T	48.70	
	12/09/25	JEA	4,714.59	
	12/16/25	RollKall Technol	195.30	
	12/24/25	Florida High Speed Internet	125.00	
	12/24/25	HWB Credit Card	1,183.34	
	12/29/25	FPL	5,193.80	
	12/29/25	RollKall Technol	976.50	
	01/05/26	AT&T	49.33	
	01/08/26	JEA	4,345.89	
	01/13/26	Republic Services	450.48	
	01/16/26	IRS FICA Payment	153.00	
	01/26/26	HWB Credit Card	1,466.05	
	01/26/26	Florida High Speed Internet	125.00	
	01/27/26	FPL	5,486.16	
	01/28/26	RollKall Technol	985.95	
		TOTAL UTILITIES PAID ONLINE OR AUTOPAY		\$ 26,475.59
TOTAL				\$ 168,243.57

*Utilities and Autopayments available upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/02/25	00033	11/19/25 417390	202511 320-57200-46600	RESET UP - INTERNET/DEMO	*	303.75	
				ATLANTIC SECURITY			303.75 002886
12/02/25	00334	11/20/25 8812	202511 320-57200-46600	MAINTENANCE SUPPLIES	*	6.83	
				CRONIN ACE HARDWARE			6.83 002887
12/02/25	00372	11/14/25 3656254	202510 310-51300-31500	OCT GENERAL SERVICES	*	547.50	
				KUTAK ROCK LLP			547.50 002888
12/02/25	00286	12/01/25 429546	202512 320-57200-34700	DEC FIELD MANAGEMENT SRVC	*	6,582.08	
		12/01/25 429546	202512 320-57200-34400	DEC OFFICE ADMIN/EVENTS	*	3,441.58	
		12/01/25 429546	202512 320-57200-34200	DEC JANITORIAL SERVICES	*	2,580.75	
		12/01/25 429546	202512 320-57200-46200	DEC POOL MAINTENANCE	*	3,190.92	
		12/01/25 429546	202512 320-57200-46700	DEC WASTE DISPOSAL SRVCS	*	688.25	
				VESTA PROPERTY SERVICES, INC.			16,483.58 002889
12/03/25	00378	11/04/25 7454904	202511 310-51300-48000	11/4 MONTHLY MTG#11763128	*	70.00	
				GANNETT FLORIDA LOCALIQ			70.00 002890
12/04/25	00334	10/30/25 8757	202510 320-57200-46600	MAINTENANCE SUPPLIES	*	23.37	
		11/04/25 8767	202511 320-57200-46600	MAINTENANCE SUPPLIES	*	16.18	
				CRONIN ACE HARDWARE			39.55 002891
12/04/25	00030	12/01/25 333	202512 310-51300-34000	DEC MANAGEMENT FEES	*	5,223.33	
		12/01/25 333	202512 310-51300-35100	DEC INFO TECH	*	150.75	
		12/01/25 333	202512 320-57200-34300	DEC COMMUNITY WEB SRVCS	*	62.50	
		12/01/25 333	202512 310-51300-51000	OFFICE SUPPLIES	*	.27	
		12/01/25 333	202512 310-51300-42000	POSTAGE	*	6.66	
		12/01/25 333	202512 310-51300-42500	COPIES	*	21.90	
				GOVERNMENTAL MANAGEMENT SERVICES			5,465.41 002892

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/04/25	00274	8/12/25 12062025	202512 320-57200-49400 12/6 3HR SANTA EVENT	PATRICK MULLEN	*	495.00	495.00 002893
12/04/25	00341	11/01/25 13129563	202511 320-57200-46250 NOV POOL CHEMICALS	POOLSURE	*	1,549.51	1,549.51 002894
12/23/25	00415	12/06/25 12062025	202512 320-57200-42000 INTERNET FOR PHASE 1	COMCAST	*	133.72	133.72 002895
12/23/25	00227	12/15/25 7569262	202512 320-57200-46600 DEC PH1 PEST CONTROL	PESTBEAR	*	136.49	136.49 002896
12/23/25	00227	12/15/25 7569316	202512 320-57200-46600 DEC PH2 PEST CONTROL	PESTBEAR	*	98.88	98.88 002897
12/23/25	00286	10/17/25 429083	202510 320-57200-46600 PRESSURE WASHING	VESTA PROPERTY SERVICES, INC.	*	1,800.00	1,800.00 002898
12/23/25	00271	12/01/25 1048779	202512 320-57200-46100 DEC LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE INC	*	11,513.70	11,513.70 002899
12/23/25	00271	12/15/25 1057489	202512 320-57200-46600 PH2 SOD RPLC ENTRY WAY	YELLOWSTONE LANDSCAPE INC	*	775.00	775.00 002900
TOTAL FOR BANK C						39,418.92	
TOTAL FOR REGISTER						39,418.92	



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/17/2025	\$303.75	11/19/2025

Brandy Creek CDD
224 Johns Creek Pkwy
St Augustine FL 32092

INVOICE NO. 417390

Site: 224 Johns Creek Pkwy St.
Augustine
Site Address: 224 Johns Creek Pkwy
St. Augustine FL 32092
Job No.: 90251
Job Name:
Order No.:

Description

If you have any further problems with your system please contact us. 19/11/2025 - Brent Touchet

The job is complete.

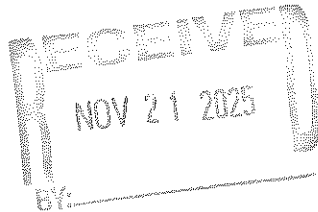
Reset up for Internet and demo

Not connecting or poor connection and cannot get on to software for new cards

P.O.C. James Masters (904)716-1370

Service - Security

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



11-21-25
 Jim Masters
[Signature]



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/17/2025	\$303.75	11/19/2025

INVOICE NO. 417390

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

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

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

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

How To Pay



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

Credit Card No.

Card Holder's Name: CCV:

Expiry Date: / Signature:

NAME: Brandy Creek CDD **DUE DATE:** 12/17/2025 **AMOUNT DUE:** \$303.75

Please Reference: 417390



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

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

11/20/25 8:50AM JDB 555 SALE
 20362 1 EA 7.59 EA N 7.59
 STAPLE 5/16" T-50 1250PK
 SUB-TOTAL: \$ 7.59 TAX: \$.00
 DISCOUNT: .76 TOTAL: \$ 6.83
 CHARGE AMT: 6.83

Total Items: 1



==>> JRNL# 872508 INV# 8812/1
 COST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$.76 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.

RECEIVED
 NOV 21 2025
 BY: *J. Masters*

INV # 008812/1
 DATE : 11/20/25
 CLERK: JDB
 TERM # 555
 TIME : 8:50

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

11-21-25
J. Masters

EEK
 AY
 092-3649

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
STAPLE 5/16" T-50 1250PK	7.59	7.59 /EA	7.59 N
** AMOUNT CHARGED TO ACCOUNT **			
	6.83		0.00
			7.59
			7.59
			0.76
			0.00
			6.83

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

84

(JIM MASTERS)

KUTAK ROCK LLP

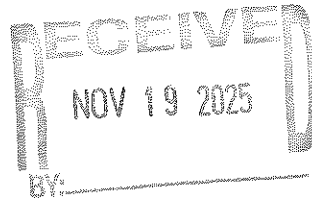
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 14, 2025



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3656254

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. 3656254

3323-1

Re: General

For Professional Legal Services Rendered

10/03/25	K. Haber	0.70	189.00	Prepare trellis restoration services agreement; correspond with Masters and Oliver regarding same
10/11/25	M. Eckert	0.20	77.00	Research and prepare 2026 DEO registration form; provide to district manager for submission and payment
10/14/25	K. Haber	0.60	162.00	Prepare amendment to pool services agreement; correspond with Masters regarding same
10/15/25	K. Haber	0.30	81.00	Revise pool services agreement; correspond with Masters regarding same
10/29/25	M. Eckert	0.10	38.50	Review draft agenda
TOTAL HOURS		1.90		

KUTAK ROCK LLP

Brandy Creek CDD

November 14, 2025

Client Matter No. 3323-1

Invoice No. 3656254

Page 2

TOTAL FOR SERVICES RENDERED \$547.50

TOTAL CURRENT AMOUNT DUE \$547.50

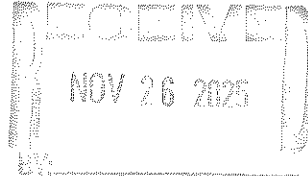


Invoice

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

Invoice # 429546
Date 12/01/2025
Terms Net 30
Due Date 12/31/2025
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	6,582.08	6,582.08
Office Administrator & Events Coordinator	1	3,441.58	3,441.58
Janitorial Services	1	2,580.75	2,580.75
Pool Maintenance	1	3,190.92	3,190.92
Pet Waste Disposal Services	1	688.25	688.25

We appreciate your prompt payment.

Total 16,483.58



Florida
GANNETT

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT # 765150	INV DATE 11/30/25
INVOICE # 0007454904	INVOICE PERIOD Nov 1- Nov 30, 2025	CURRENT INVOICE TOTAL \$70.00	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$70.00	

BILLING ACCOUNT NAME AND ADDRESS Brandy Creek Cdd ROOM 114 475 W Town Place Saint Augustine, FL 32092	PAYMENT DUE DATE: DECEMBER 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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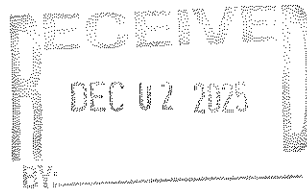
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

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 going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
11/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
11/4/25	11763128	SAG St Augustine Record	Notice of Monthly Meeting		\$70.00



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

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

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Brandy Creek Cdd		ACCOUNT NUMBER 765150		INVOICE NUMBER 0007454904		AMOUNT PAID \$70.00
CURRENT DUE \$70.00	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$70.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$72.79
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

00007651500000000000000074549040000700067171

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katelyn Beach
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:

SAG St Augustine Record 11/04/2025
SAG staugustine.com 11/04/2025

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 11/04/2025

M Jacobs
Legal Clerk

MMH
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$70.00
Tax Amount: \$0.00
Payment Cost: \$70.00
Order No: 11763128 # of Copies:
Customer No: 765150 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District will be held on Wednesday, November 12, 2025 at 6:30 p.m. at the Phase II Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

James Oliver
District Manager
Pub: Nov 4, 2025; #11763128

THANK YOU FOR SHOPPING AT
 CROWN ACE SAINT JOHNS
 2945 COUNTY ROAD 210 WEST
 SUITE 101
 SAINT JOHNS, FL 32259
 (904) 217-3324

CROWN ACE SAINT JOHNS
 2945 COUNTY ROAD 210 WEST
 SUITE 101
 SAINT JOHNS, FL 32259
 PHONE: (904) 217-3324

10/30/25 3:11PM A/R 553 SALE
 1005578 1 EA 4.99 EA N
 LIQUID NAILS HVY DTY100Z 4.99
 56 10 EA .50 EA N
 MISC. FASTENERS 5.00
 52375 2 EA 7.99 EA N
 CONCRETE MIX 60#QUIKRETE 15.98
 SUB-TOTAL: \$ 25.97 TAX: \$.00
 DISCOUNT: -2.60 TOTAL: \$ 23.37
 CHARGE AMT: 23.37

NET EOM A/R 10/30/25 3:18

TERM#553 DOC# 8757 /1

 * INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
LIQUID NAILS HVY DTY100Z	4.99	1	4.99 /EA	4.99 N
MISC. FASTENERS	.50	10	.50 /EA	5.00 N
CONCRETE MIX 60#QUIKRETE	7.99	2	7.99 /EA	15.98 N

Total Items: 13



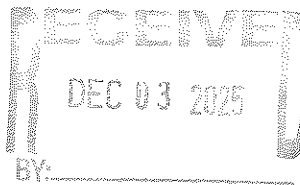
==> JRM# 058018 INV# 8757/1
 POST NO: 10065
 ALI REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 2.60 BY SHOPPING AT
 CROWN ACE SAINT JOHNS

ACE STORE NUMBER
 16059

10-10-25
 Jim Master
 J. Master



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

 to participate
 * Visit: 1337to.AceHardware.com
 or text HELPFUL to 223439

** AMOUNT CHARGED TO STORE ACCOUNT **
 (JIM MASTERS)

23.37 TAXABLE 0.00
 NON-TAXABLE 25.97
 SUBTOTAL 25.97
 TD DISCOUNT -2.60
 TAX AMOUNT 0.00
 TOTAL AMOUNT 23.37

* 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

1-320-57200-46600

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

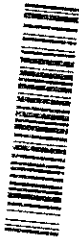
11/04/25 11:00AM ANR 555 SALE
 11935
 REMOVR RUST NAVL JELY80Z 1 EA 6.99 EA N
 13045
 SR COLD GALV COMPND 160Z 1 EA 10.99 EA N
 SUB-TOTAL: \$ 17.98 TAX: \$.00
 DISCOUNT: -1.80 TOTAL: \$ 16.18
 CHARGE AMT: 16.18

EEK
 AY
 092-3649
 CUST # 10065
 TERMS: NET EOM

INV # 008767/1
 DATE : 11/04/25
 CLERK: ANR
 TERM # 555
 TIME : 11:00

 * INVOICE *

total Items: 2



>> JRN# 869156 INV# 8767/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402643

Customer Copy

SAVED \$ 1.80 BY SHOPPING AT
 CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
 16059

 us about your experience
 y and Enter to win a \$500
 card!

 rticipate
 : TalkTo.Acellardware.com
 HELPFUL to 223439

urvey invitation is
 for 72 hours

f 16059
 approximately 5 mins

ase necessary,
 18 or older to
 eepstakes. Void

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
REMOVR RUST NAVL JELY80Z	6.99	6.99 /EA	6.99 N
SR COLD GALV COMPND 160Z	10.99	10.99 /EA	10.99 N
RECEIVED DEC 03 2005			
** AMOUNT CHARGED TO ACCOUNT ** 16.18			TAXABLE 0.00 NON-TAXABLE 17.98 SUB-TOTAL 17.98 DISCOUNT 1.80 TAX AMOUNT 0.00 TOTAL INVOICE 16.18

10-10-25
 Jim Masters
 J. Masters

10284

(JIM MASTERS

1320-57200-46600

Governmental Management Services, LLC

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

Invoice

Invoice #: 333

Invoice Date: 12/1/25

Due Date: 12/1/25

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 - December 2025		5,223.33	5,223.33
Information Technology - December 2025		150.75	150.75
Community Website Services - December 2025		62.50	62.50
Office Supplies		0.27	0.27
Postage		6.66	6.66
Copies		21.90	21.90

RECEIVED
DEC 03 2025
BY: _____

Total \$5,465.41

Payments/Credits \$0.00

Balance Due \$5,465.41

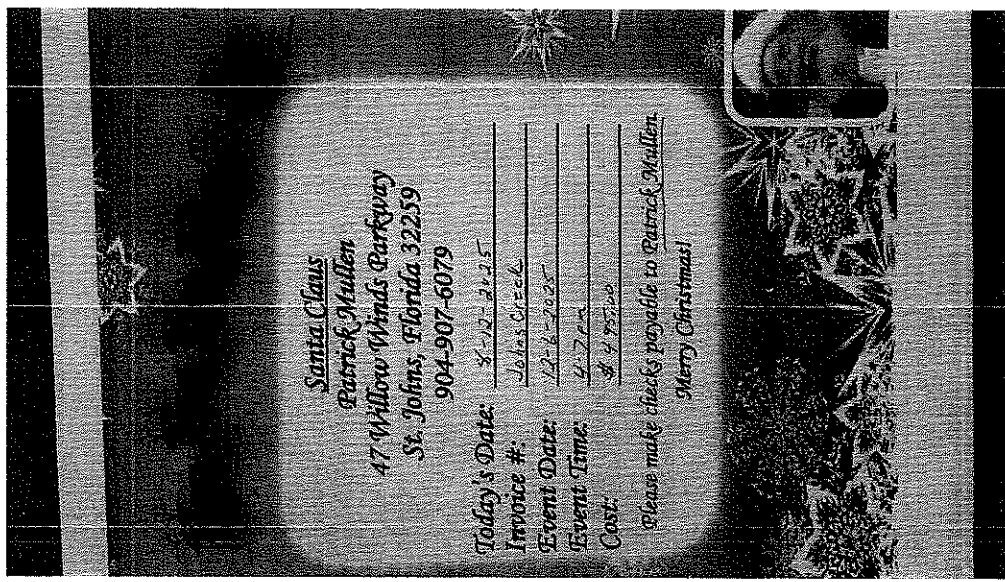
Holiday Event
Santa

RECEIVED
DEC 03 2025
BY

10-10-25

Jim Masters
J. Master

\$ 495.00



1-320-57200-49400



Invoice

Date Invoice#

11/1/2025
131295632644

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

Terms	Net 20
Due Date	11/21/2025
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

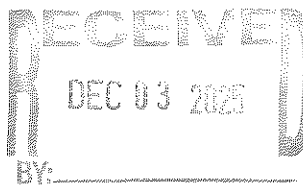
Subtotal \$1,549.51

Tax \$0.00

Total \$1,549.51

Amount Paid/Credit Applied \$0.00

Balance Due \$1,549.51



[Click Here to Pay Now](#)



10-29-25
Jim Mastos
[Signature]

1-320-57200-46600



131295632644

Hello Brandy Creek Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

For 224 JOHNS CREEK PKWY, SAINT AUGUSTINE, FL,
32092-5054

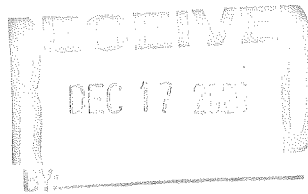
Previous balance		\$264.97
Payment - thank you	Nov 25	-\$264.97
Balance forward		\$0.00
Regular monthly charges	Page 3	\$127.95
One-time charges	Page 3	\$3.95
Taxes, fees and other charges	Page 3	\$1.82
New charges		\$133.72

Amount due Dec 27, 2025 \$133.72

Your bill explained

- Your one-time charges are \$3.95 due to Paper Statement Fee charge(s).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Dec 06, 2025 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

Need help?
Visit business.comcast.com/help or see page 2 for other ways to contact us.



Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
06330310 DY RP 06 20251206 NNNNNNNY 0000195 0001

BRANDY CREEK CDD
ATTN JIM MASTERS
224 JOHNS CREEK PKWY
SAINT AUGUSTINE FL 32092-5054

Phase 1 Internet

Account number
Payment due

Please pay

Amount enclosed

8495 74 140 1929041
Dec 27, 2025

\$133.72

Make checks payable to Comcast
Do not send cash

12-16-25

Jim Masters

[Signature]

Send payment to

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574140192904100133728

Service Slip/Invoice

INVOICE: 7569262
 DATE: 12/15/2025
 ORDER: 7569262

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



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

Phase 1

Work Date	Time	Target Pest	Technician	Time In
12/15/2025	09:26 AM		JERAMIAH_C	
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	12/15/2025		

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

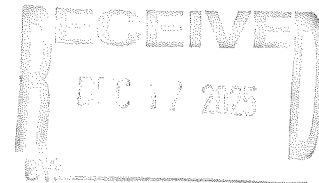
PS	Pest Control Service	\$133.49
PROCESSING FEE	PROCESSING FEE	\$3.00

Treated accessible areas

12-16-25
Jim Masters
[Signature]

SUBTOTAL	\$136.49
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$136.49

AMOUNT DUE \$136.49



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

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

This small fee helps us continue to:

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

If you have any questions, feel free to contact our office at:

www.pestbear.com or 813-818-9898

1-320-57200-4600

Service Slip/Invoice

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

INVOICE: 7569316
 DATE: 12/15/2025
 ORDER: 7569316



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

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

Phase 2

Work Date	Time	Target Pest	Technician	Time In
12/15/2025	08:28 AM		JERAMIAH_C	
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 10	12/15/2025		

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

PS	Pest Control Service	\$95.88
PROCESSING FEE	PROCESSING FEE	\$3.00

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

SUBTOTAL	\$98.88
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$98.88

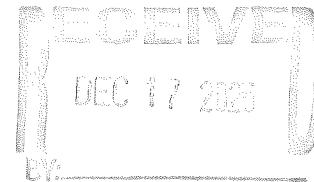
AMOUNT DUE **\$98.88**

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

12-16-25
Jim Masters
Maite
 1-320-57200-46600



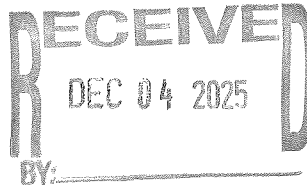


Invoice

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

Invoice # 429083
Date 10/17/2025
Terms Net 30
Due Date 11/16/2025
Memo Maintenance Services

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



Description	Quantity	Rate	Amount
Pressure washing	1	1,800.00	1,800.00
Total			1,800.00

COMPLETED



CUSTOMER DESCRIPTION NO. 231

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

Order No: 92325
Valid For: 30 Days 09/23/2025

Description:

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

AMG will provide all labor and materials for the successful completion of this project. This proposal will include pressure washing the front monument beginning at the corner of Avrey Garden Place and CR 2209, including the sidewalks at that entrance. To follow Avery Garden Place to Huffner Hill Circle. Then again to include the intersection. Each of the sidewalks and curbs on both sides of the road will be completed in this proposal. That includes 1500 linear feet of sidewalk which 4 feet wide.

There is a 30-day warranty on workmanship.

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

Thank you for your business!

Total \$1800.00



INVOICE

INVOICE #	INVOICE DATE
1048779	12/1/2025
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: December 31, 2025

Invoice Amount: \$11,513.70

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

Invoice Total **\$11,513.70**

* Jim Masters
[Signature]
12-4-25

RECEIVED
DEC 05 2025
BY: _____

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



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
1057489	12/15/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

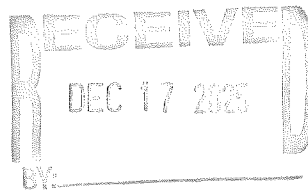
Invoice Due Date: January 14, 2026

Invoice Amount: \$775.00

Description	Current Amount
Phase 2 Sod Replacement	
Sod Installation <i>Entry Way</i>	\$775.00

12-16-25
Jim Masters
[Signature]

Invoice Total **\$775.00**



1-320-57200-46600

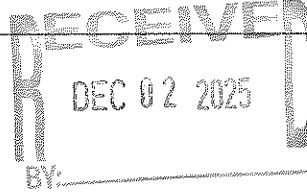
Should you have any questions or inquiries please call (386) 437-6211.

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/02/25	00049	11/07/25	MAST-001 202511 600-53800-60000	BRANDY CREEK PERGOLA	*	10,535.00	
		11/26/25	MAST-002 202511 600-53800-60000	PERGOLA ADDITIONAL COST	*	500.00	
							11,035.00 000197

						TOTAL FOR BANK B	11,035.00
						TOTAL FOR REGISTER	11,035.00



Invision Construction, LLC
 9310 Old Kings Rd S Ste 1401, Jacksonville, FL 32257-8100
 Phone: 904-345-0515
 CBC1261890



Bill to:
 Jim Masters
 252 Huffner Hill Circle
 st augustine, FL 32092

Invoice ID: MAST-001
Amount due: \$10,535.00
Due date: Nov 7, 2025

Masters_Brandy Creek Pergola: Brandy Creek Pergola

Items	Cost types	Description	Qty/Unit	Unit price	Price
Supervision 1020 - Management			8.00	\$75.00	\$600.00
General conditions 1020 - Management		Admin, insurance, OOP, indirect, operations	1.00	\$1,800.00	\$1,800.00
Hydraulic Dump trailer 1480 - Dumpster	Other	Contractor supplied dump trailer for removing jobsite debris. Service and dump fee.	1.00	\$589.00	\$589.00
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	1.00	\$3,950.00	\$3,950.00
Structural Framing Labor 3210 - Framing labor	Labor	3 men 1.5 days to disassemble and install new pergola	36.00	\$78.00	\$2,808.00
Stain/paint finish 5350 - Painting —exterior	Subcontractor	prep, sand and stain. seal coat	1.00	\$500.00	\$500.00
Hardware (bolts and nuts)		144 new nuts and bolts hot dipped galvanized	144.00	\$2.00	\$288.00

5610 - Hardware					
Totals:					\$10,535.00

Description of invoice
<p>*ALLOWANCE : means that this is a estimate and could be higher or lower based upon job environment. Subject to change. Company Hours of operations are 8:00am to 5:00 PM Monday - Friday. After hours work will be by emergency only and subject to hourly fee in addition to the proposed project above at \$160 per hour.</p> <p>1. DEPOSITS. All deposits are non-refundable</p> <p>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.</p> <p>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 invisions' operation costs.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>7 RISK OF LOSS. Purchaser shall be responsible and bear the risk of loss to any material or equipment once delivered to the Project.</p> <p>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.</p> <p>9.a. <u>Exclusive Warranty</u>. 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</p>

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 is 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.

Please use the "Pay Online" button to submit your payment. If you have additional questions about how to pay online, please call Buildertrend Support at 1-888-415-7149.



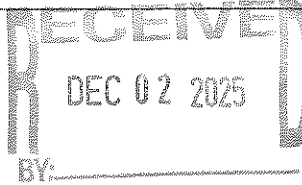
b Buildertrend | Payments

To make a payment online, use your mobile device to scan the QR code or visit **buildertrend.net/pay** and enter the code **TTJX BF4G** along with the invoice amount **\$10,535.00**. If partial payments have already been made towards this invoice, the amount due may be less than the invoice amount.



Invision Construction, LLC
 9310 Old Kings Rd S Ste 1401, Jacksonville, FL 32257-8100
 Phone: 904-345-0515
 CBC1261890

Bill to:
 Jim Masters
 252 Huffner Hill Circle
 st augustine, FL 32092



Invoice ID: MAST-002
Amount due: \$500.00
Due date: Nov 26, 2025

Masters_Brandy Creek Pergola: Additional cost

Items	Cost types	Description	Qty/Unit	Unit price	Price	Taxable
Per Jim Masters _ Paint, Labor, supplies 1020 - Management			1.00	\$500.00	\$500.00	Non-Taxable
Totals:					\$500.00	

Description of invoice

*ALLOWANCE : means that this is a estimate and could be higher or lower based upon job environment. Subject to change. Company Hours of operations are 8:00am to 5:00 PM Monday - Friday. After hours work will be by emergency only and subject to hourly fee in addition to the proposed project above at \$160 per hour.

1. 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.
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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 is 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.

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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.

Please use the "Pay Online" button to submit your payment. If you have additional questions about how to pay online, please call Buildertrend Support at 1-888-415-7149.

Subtotal	\$500.00
Total tax	\$0.00
Total price	\$500.00



b Buildertrend | Payments

To make a payment online, use your mobile device to scan the QR code or visit buildertrend.net/pay and enter the code **QMDY BB7W** along with the invoice amount **\$500.00**. If partial payments have already been made towards this invoice, the amount due may be less than the invoice amount.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/13/26	00334	1/05/26	8949	202601	320	57200	46600		MAINTENANCE SUPPLIES	*	44.98		
									CRONIN ACE HARDWARE			44.98	002901
1/13/26	00334	12/17/25	8899	202512	320	57200	46600		MAINTENANCE SUPPLIES	*	8.09		
									CRONIN ACE HARDWARE			8.09	002902
1/13/26	00334	12/21/25	8911	202512	320	57200	46600		MAINTENANCE SUPPLIES	*	5.64		
									CRONIN ACE HARDWARE			5.64	002903
1/13/26	00030	1/01/26	334	202601	310	51300	34000		JAN MANAGEMENT FEES	*	5,223.33		
		1/01/26	334	202601	310	51300	35100		JAN INFO TECH	*	150.75		
		1/01/26	334	202601	320	57200	34300		JAN COMMUNITY WEB SRVCS	*	62.50		
		1/01/26	334	202601	310	51300	51000		OFFICE SUPPLIES	*	.33		
		1/01/26	334	202601	310	51300	42000		POSTAGE	*	103.76		
		1/01/26	334	202601	310	51300	42500		COPIES	*	13.35		
		1/01/26	334	202601	310	51300	41000		TELEPHONE	*	9.87		
									GOVERNMENTAL MANAGEMENT SERVICES			5,563.89	002904
1/13/26	00372	1/09/26	3686910	202512	310	51300	31500		DEC GENERAL SERVICES	*	454.50		
									KUTAK ROCK LLP			454.50	002905
1/13/26	00341	12/01/25	13129563	202512	320	57200	46250		DEC POOL CHEMICALS	*	1,549.51		
		1/01/26	13129563	202601	320	57200	46250		JAN POOL CHEMICALS	*	1,611.49		
									POOLSURE			3,161.00	002906
1/13/26	00019	1/01/26	336555B	202601	320	57200	46800		JAN LAKE MAINTENANCE	*	995.00		
									THE LAKE DOCTORS INC			995.00	002907
1/13/26	00286	12/31/25	430292	202512	320	57200	49400		COOKIES WITH SANTA	*	597.69		
		1/01/26	430018	202601	320	57200	34700		JAN FIELD MANAGEMENT SRVC	*	6,582.08		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/01/26	430018	202601	320	57200	34400		JAN OFFICE ADMIN/EVENTS	*	3,441.58		
		1/01/26	430018	202601	320	57200	34200		JAN JANITORIAL SRVCS	*	2,580.75		
		1/01/26	430018	202601	320	57200	46200		JAN POOL MAINTENANCE	*	3,190.92		
		1/01/26	430018	202601	320	57200	46700		JAN WASTE DISPOSAL SRVCS	*	688.25		
----- VESTA PROPERTY SERVICES, INC. -----											17,081.27	002908	
1/13/26	00271	1/01/26	1078461	202512	320	57200	46300		DEC IRRIGATION REPAIRS	*	1,163.08		
----- YELLOWSTONE LANDSCAPE INC -----											1,163.08	002909	
1/13/26	00271	1/01/26	1078660	202601	320	57200	46100		JAN LANDSCAPE MAINTENANCE	*	11,859.11		
----- YELLOWSTONE LANDSCAPE INC -----											11,859.11	002910	

TOTAL FOR BANK C											40,336.56		
TOTAL FOR REGISTER											40,336.56		

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

05/26 2:52PM HVC 555 SALE

39316 2 EA 24.99 EA N 49.98
 BLE COMBINATION 3/8X5
 JB-TOTAL \$ 49.98 TAX: \$.00
 DISCOUNT: -5.00 TOTAL: \$ 44.98
 CHARGE AMT: 44.98

Total Items: 2



==> JRN# 882949 INV# 8949/1
 CUST NO: 10065
 ACE REWARDS ID # 19625402843

Customer Copy

YOU SAVED \$ 5.00 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: 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
 participate. Void

INV # 008949/1
 DATE : 1/05/26
 CLERK: HVC
 TERM # 555
 TIME : 2:53

 * INVOICE *

CUST # 10065
 TERMS: NET EOM

2-3649

DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
BLE COMBINATION 3/8X5	24.99	24.99 /EA	49.98 N
<p>RECEIVED JAN 09 2026 BY: <i>Jim Masters</i></p>			
AMOUNT CHARGED TO ACCOUNT **	44.98	TAXABLE	0.00
		NON-TAXABLE	49.98
		SUB-TOTAL	49.98
		DISCOUNT	5.00
		TAX AMOUNT	0.00
		TOTAL INVOICE	44.98

(JIM MASTERS)

CRONIN ACE SAINT JOHNS
843 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

12/17/25 1:55PM LJD 553 SALE

4266318 1 EA 8.99 EA N
 DRAIN GEN PURP PVC 20R3" 8.99

SUB-TOTAL:\$ 8.99 TAX: \$.00
 DISCOUNT: -.99 TOTAL: \$ 8.09
 CHARGE AMT: 3.09

Total Items:1



==>> JRNL# B78959 INV# 8899/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$.99 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 273439

* 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	LJD	12/17/25	1:55

			DOC# 8899 /1

			* INVOICE *

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
DRAIN GEN PURP PVC 20R3"	8.99	1	8.99 /EA	8.99 N

12-24-25
J. Masters

RECEIVED
 JAN 02 2026
 BY: _____

** AMOUNT CHARGED TO STORE ACCOUNT **	8.09	TAXABLE	0.00
		NON-TAXABLE	8.99
(JIM MASTERS)		SUBTOTAL	8.99
		TD DISCOUNT	-0.90
		TAX AMOUNT	0.00
		TOTAL AMOUNT	8.09

X
 Received By _____

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

INV # 008911/1
 DATE : 12/21/25
 CLERK: BLM
 TERM # 555
 TIME : 5:22

 * INVOICE *

CUST # 9999
 TERMS: NET EOM

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

12/22/25 1:45PM SDD 555 SALE
 36229 1 EA 16.99 EA N 16.99
 DUR BATT LHM 245 1PK
 SUB-TOTAL:\$ 16.99 TAX: \$.00
 DISCOUNT: -1.70 TOTAL: \$ 15.29
 CHARGE AMT: 15.29

Total Items:1



====> JRNL# 880124 INV# 8913/1
 CUST NO: 10065
 ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED \$ 1.70 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.

DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
PURELL ADV ALOE 80Z PUMP	4.99	2.82 /EA	5.64C
<p>12-24-25</p> <p><i>J. Johns</i></p> <p>RECEIVED JAN 02 2026 BY: _____</p>			
** AMOUNT CHARGED TO ACCOUNT **			
	6.01	TAXABLE	5.64
		NON-TAXABLE	0.00
		SUB-TOTAL	5.64
		TAX AMOUNT	0.37
		TOTAL INVOICE	6.01

Governmental Management Services, LLC

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

Invoice

Invoice #: 334

Invoice Date: 1/1/26

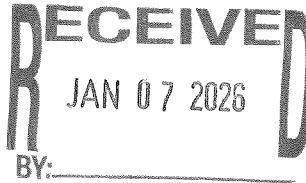
Due Date: 1/1/26

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 - January 2026		5,223.33	5,223.33
Information Technology - January 2026		150.75	150.75
Community Website Services - January 2026		62.50	62.50
Office Supplies		0.33	0.33
Postage		103.76	103.76
Copies		13.35	13.35
Telephone		9.87	9.87
Total			\$5,563.89
Payments/Credits			\$0.00
Balance Due			\$5,563.89

KUTAK ROCK LLP

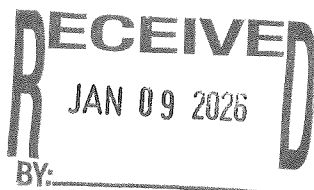
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 9, 2026



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

Reference: Invoice No. 3686910
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. 3686910
3323-1

Re: General

For Professional Legal Services Rendered

12/12/25	M. Eckert	0.50	192.50	Review draft minutes and provide comments
12/13/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
12/23/25	M. Eckert	0.10	38.50	Review storm water inspection proposal from Yuro; confer with Masters
12/29/25	K. Haber	0.40	108.00	Correspond with Little regarding ethics training requirements
TOTAL HOURS		1.30		
TOTAL FOR SERVICES RENDERED				\$454.50
TOTAL CURRENT AMOUNT DUE				<u>\$454.50</u>



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

Invoice

Date Invoice# 12/1/2025 131295633163

Terms	Net 20
Due Date	12/21/2025
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

I thought I processed a check for this invoice when I printed the combined invoices for Brandy Creek on 12.05.25. But, I must have misplaced it or someone by accidentally grabbed it off the printer before I got to the printer. My apologies for any inconvenience that this might have caused.
TP 01/09/26

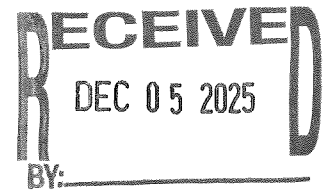
Subtotal \$1,549.51
Tax \$0.00
Total \$1,549.51

Amount Paid/Credit Applied \$0.00
Balance Due \$1,549.51

[Click Here to Pay Now](#)



11-25-25
Jim Masters
[Signature]



131295633163



Invoice

Date Invoice#

1/1/2026
131295633401

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

Terms	Net 20
Due Date	1/21/2026
PO #	

Bill To
Attn: AP Department 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
	Water Management Flat Billing Rate	1	ea	\$1,611.49

Subtotal \$1,611.49
Tax \$0.00
Total \$1,611.49

Amount Paid/Credit Applied \$0.00
Balance Due \$1,611.49

RECEIVED
JAN 02 2026
BY: _____

[Click Here to Pay Now](#)



12-24-25
Tim Masters
[Signature]



131295633401

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	1/1/2026	\$995.00

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

000000002273700100000003365550000009950050

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 1/31/2026

Invoice 336555B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
1/1/2026	Water Management - Twice per month		\$995.00	\$0.00	\$995.00

Please remit payment for this month's invoice.

1-9-26
Jim Masters
[Signature]

RECEIVED
JAN 09 2026
BY: _____

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:

\$1990.00

This Invoice Total:

\$995.00

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

Customer #: 709617
Portal Registration #: FBB0BC4A
Customer E-mail(s): Jmasters@vestapropertyservices.com
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



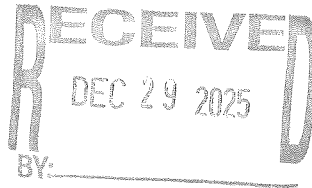
Invoice

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

Invoice # 430018
Date 01/01/2026
Terms Net 30
Due Date 01/31/2026
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	6,582.08	6,582.08
Office Administrator & Events Coordinator	1	3,441.58	3,441.58
Janitorial Services	1	2,580.75	2,580.75
Pool Maintenance	1	3,190.92	3,190.92
Pet Waste Disposal Services	1	688.25	688.25

We appreciate your prompt payment.

Total 16,483.58

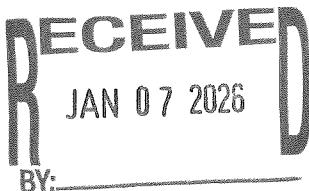


Invoice

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

Invoice # 430292
Date 12/31/2025
Terms Net 30
Due Date 01/30/2026
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
Cookies with Santa	20.61	29.00	597.69

Thank you for your business.

Total 597.69



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
1078461	1/1/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 31, 2026

Invoice Amount: \$1,163.08

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

December irrigation repairs-2025

Irrigation Repairs

\$1,163.08

1-9-26

Jim Masters

Invoice Total

\$1,163.08

RECEIVED
R JAN 09 2026 D
BY: _____

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

1 of 2



YELLOWSTONE LANDSCAPE

INVOICE

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 DATE
1078660	1/1/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 31, 2026

Invoice Amount: \$11,859.11

Description	Current Amount
Monthly Landscape Maintenance January 2026	\$11,859.11

Invoice Total **\$11,859.11**

1-9-26
Jim Masters
[Signature]

RECEIVED
JAN 09 2026
BY: _____

IN COMMERCIAL LANDSCAPE

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 #
1/13/26	00395	1/05/26 5195	202601 600-53800-61000 2ND DRAW: POOL REMODEL	C BUSS ENTERPRISES INC	*	50,977.50	50,977.50 000198
-----						TOTAL FOR BANK B	50,977.50
						TOTAL FOR REGISTER	50,977.50

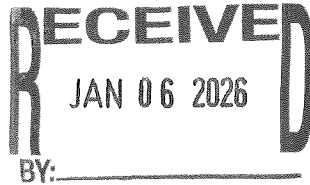
INVOICE

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.: 5195
Terms: Net 30
Invoice date: 01/05/2026
Due date: 02/04/2026

PO: PHASE 2 POOL

#	Product or service	Description	Qty	Rate	Amount
1.	POOL REMODEL	2ND DRAW: COMMENCEMENT	0.35	\$145,650.00	\$50,977.50
				Total	\$50,977.50

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