Brandy Creek
Community Development District

November 4, 2026

AGENDA

Brandy Creek
Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092
***District Website*: www.BrandyCreekCDD.com**

October 28, 2026

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, November 4, 2026, at 6:30 p.m.** at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092.

Following is the advance agenda for the meeting:

I. Roll Call

II. Public Comment *(regarding agenda items listed below)*

III. Approval of the Minutes of the September 9, 2026 Meeting

IV. Consideration of Resolution 2027-01, Re-Designating Registered Agent

V. Consideration of Resolution 2027-02, Amending the Fiscal Year 2026 General Fund & Capital Reserve Fund Budget

VI. Ratification for Aquatic Maintenance Services Agreement with The Lake Doctors

VII. Consideration of Proposals
A. First Place Fitness for Upright Bike

B. The Lake Doctors for Carp Install

VIII. Discussion of Community Garden

IX. Consideration of Annual Incentive Awards

X. Other Business

XI. Staff Reports
A. Attorney

B. Engineer

C. Manager – Fiscal Year 2026 Goals & Objectives

D. Operations Manager
1. Report

2. Yellowstone Report

3. Lake Doctors Report

E. Amenity Manager
1. Report

2. Sheriff's Office Report

XII. Supervisor's Requests and Audience Comments

XIII. Financial Reports
A. Balance Sheet & Income Statement as of September 30, 2026

B. Assessment Receipt Schedule

C. Approval of Check Register

XIV. Next Scheduled Meeting – January 13, 2027 at 6:30 p.m. at Phase 2 Amenity Center

XV. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
BRANDY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District was held on Wednesday, September 9, 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:

Michael Biagetti	District Manager
Mike Eckert *(via phone)*	District Counsel
Mike Yuro	District Engineer
Georgia Hamilton	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group
Brad Correia	Crown Pools
Clayton Buss	CBuss Enterprises
Zach Sullivan	Big Z Pool Services

The following is a summary of the discussions and actions taken at the September 9, 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**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the August 19, 2026 Meeting**

Dr. Payne reviewed the minutes of the August 19, 2026 meeting and had no comments or corrections.

> On MOTION by Dr. Payne seconded by Mr. Jolly with all in favor the Minutes of the August 19, 2026 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Proposals for Phase 1 Rec Pool Re-Marcite**

Ms. Hamilton presented proposals for the Phase 1 pool Rec pool re-marcite from CBuss Enterprises in the amount of $154,583 for Krystal Kreet Quartz and $178,040 for Element Series Cobalt White Pebble. There were also proposals from Big Z Pool Services in the amount of $221,966.28 for Element Pool Pebble Plaster and Crown Pools for CL Industries Sandstone Pearl Cove Blue in the amount of $190,828.

Mr. Brad Correia of Crown Pools presented a proposal, which included the entire interior of the pool, including the tile; however, pool lights were listed as a separate line item. If awarded the project, Crown Pools would install a handrail. The process would begin by neutralizing the pool and reducing the chlorine level as much as possible, before draining the pool. As the water level decreased, holes would be drilled to relieve pressure. Once the pool was drained, the existing surface would be chipped and any loose material removed before the new finish was installed.

Crown Pools offered two finish options: quartz and pebble. The pebble finish had a longer warranty, while the quartz finish was a stronger product. The cost difference between the pebble and quartz finishes, was approximately $3 to $4 per square foot. Mr. Correia explained that if the chemicals were properly balanced, the quartz finish would have a similar lifespan to the pebble finish. Furthermore, if the finish was properly applied and the pool shell was properly prepared, there should be no issues with the plaster. John Temple would perform the surface preparation and plaster work. The tile would be 6x6 non-skid bulldoze tile. They would completely remove all of the tiles, float out the surface and install new tiles.

The Board questioned whether the excavation would extend to the original surface, the labor warranty and estimated start date. Mr. Correia explained that the work would not involve a complete chip-out, as chipping a sound, bonded surface could create additional issues. A complete

chip-out was not necessary, as long as all loose material was removed after the pool was drained. There was a material warranty on the product used, which was a CL Industries product for the pebble finish. There were few issues with material failure, as most issues resulted from improper installation or preparation. If the Board made a decision that day, Crown Pools would provide samples and could begin the work within 30 days. The work was expected to take approximately 45 days. Mr. Correia left the meeting.

Mr. Clayton Buss of CBuss Enterprises reported that his company had previously refinished the Phase 3 and Splash Pad pools. The Board asked whether CBuss Enterprises would perform a complete chipping, whether there could be multiple layers and when the company would be available to begin the work. Mr. Buss indicated that the Splash Pad pool had been chipped down to the substrate and recommended the same approach for this pool to provide the best warranty and lifespan. Once the pool was chipped, it would be sealed and waterproofed. All of the tiles would be replaced, resulting in a pool that would look brand-new. He recommended matching the tiles with the other pool.

Mr. Buss did not recommend applying multiple layers, as doing so could compromise the pool. He recommended removing the existing finish and installing new pebble plaster directly onto the shell. An Element Series finish with a 15-year warranty was recommended. The tile and plaster work would be subcontracted. The anticipated start date was mid-October. Dr. Payne requested a 10-year labor warranty. Ms. Hamilton requested that the project begin in January, due to two major events scheduled in October and December. Mr. Buss had no issue with providing a 10-year labor warranty and starting the project in January, noting that his plaster company takes a two-week break at the end of the year and resumes work on January 1. Mr. Payne proposed that the selected company provide a final presentation and material samples at the November meeting, with the project beginning at the start of the following year.

Mr. Zach Sullivan of Big Z Pool Services presented their proposal, whereby John Temple would provide the plaster and perform the preparation work to provide a 15-year warranty. The Board questioned what the preparation work would entail and whether the pool lights were functioning. Mr. Sullivan recalled that the Phase 1 pool was constructed in 2019 by Epic Pools and recommended a complete chipping, due to an issue with Epic Pools' application of the quartz finish, which was the reason for his higher preparation cost. A subcontractor would perform the preparation work. Mr. Sullivan confirmed that the pool lights were functioning and were not

included in the proposal; however, a handrail at the entry steps was too low and needed to be set below 28 inches. Dr. Payne noted that the proposal included a one-year labor warranty and recalled that the industry standard was five years. Mr. Sullivan agreed to provide a five-year labor warranty and 15-year materials warranty. Dr. Payne questioned the anticipated project duration. Mr. Sullivan estimated that the project would take four to five weeks and the company was available during the December-to-January timeframe.

Mr. Blalock favored CBuss' proposal for the pebble finish, based on the analysis provided by Mr. Buss and the cost. Ms. Little and Mr. Jolly agreed with the CBuss proposal, based on the company's prior history with the community, the financial aspects of the proposal and the fact that the work would not be subcontracted. Dr. Payne concurred, noting that CBuss was providing an additional five years of labor warranty and that the proposal was $12,000 less than Crown Pools' proposal. Mr. Metych liked that Mr. Buss had increased the labor warranty and was pleased with the condition of the pools previously refinished by CBuss. Dr. Payne questioned the recommendation from District Counsel and the District Engineer. The District Engineer deferred to Mr. Buss' expertise, noting that he had known Mr. Buss for 20 years and felt that he had performed good work. Mr. Eckert advised that the CDD was required to obtain a payment and performance bond if the contract amount exceeded $200,000, but not if it was under $100,000. However, a bond would provide protection if the vendor failed to pay subcontractors or employees or abandoned the project. Mr. Blalock was not in favor of the CDD obtaining a payment and performance bond.

> On MOTION by Mr. Blalock seconded by Ms. Little with all in favor the Proposal from CBuss Enterprises for Element Series Cobalt White Pebble re-marcite with a 10-year labor warranty and not obtaining a performance bond in the amount of $178,040 was approved.

FIFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Manager

There being no comments, the next item followed.

D. Operations Manager

1. Report

2. Yellowstone Report

3. Lake Doctors Report

Ms. Hamilton presented the Operations Manager, Yellowstone, and Lake Doctors Reports. Over the preceding three weeks, all of the swings at the playground had been replaced. Attachments for the Smith machine at the Fitness Center, along with a new rack to store the attachments, had been purchased and a dip in the track at the Phase 1 athletic field had been repaired. A nighttime lighting inspection was conducted throughout the community, and eight burned-out lights were reported to Florida Power & Light (FPL). Seven of the eight lights had been replaced. Lake Doctors had missed a treatment in July and would provide additional treatments. Mr. Metych questioned the status of the leak on Spring Meadows. Ms. Hamilton reported that JEA had responded the same day, as it was initially believed to be a JEA leak; however, it was determined to be an irrigation leak, which Yellowstone was repairing.

E. Amenity Manager

1. Report

2. Sheriff's Office Report

Ms. Hamilton presented the Amenity Manager and Sheriff's Office Reports and reported that there had been 72 total rentals to date this year. An ice cream social was held on Labor Day, with assistance from Deputy Lauren. A community yard sale, Halloween event and Christmas event were planned. Letters were sent to the county regarding the traffic study and data collection devices were placed on the roads. The county was also asked to evaluate the roads for repaving. A county-wide repaving initiative was expected to begin in the fall.

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

Mr. Jolly reported that a pond at the southwest corner had a metal grate that moved in and out. He requested that the grates be adjusted to allow water to spill at a lower level, as bats lived in the culverts and the current configuration forced the bats out of the culverts and into residential areas, until the water receded and the culverts were no longer filled with water. The District Engineer explained that the control structure had a metal skimmer around it to help catch trash and prevent it from discharging into the wetlands as the pond filled. The elevation of the control structure could not be changed, because it was based on a specific design. However, the District Engineer offered to evaluate the pond and review the design. Mr. Blalock appreciated the offer, as the issue should be evaluated while the water level was low. Mr. Metych expressed his appreciation for having a District Engineer on staff.

Dr. Payne reported that a representative of the Garden Club was scheduled to attend the meeting but had been injured and planned to address the Board at the November meeting. Despite the heat, the garden remained in good condition and was a good community activity.

EIGHTH ORDER OF BUSINESS **Approval of Check Register**

Mr. Biagetti reported that there was not sufficient time to include the August financial statements in the agenda package. Heading into Fiscal Year 2027, the capital reserve balance was expected to be $307,000, with an additional transfer-in of $122,000, which was included in the budget. Following the re-marciting project, approximately $200,000 was expected to remain in the capital reserve balance at the beginning of Fiscal Year 2028. In addition, $55,000 in additional expenses was included in the budget for other planned projects during Fiscal Year 2027. A total of approximately $230,000 was anticipated to be spent in Fiscal Year 2027, inclusive of the re-marciting project.

Mr. Biagetti presented the Check Register from August 1, 2026 to August 31, 2026 in the amount of $56,467.04.

On MOTION by Dr. Payne seconded by Ms. Little with all in favor the August 1, 2026 to August 31, 2026 Check Register in the amount of $56,467.04 was approved.

NINTH ORDER OF BUSINESS **Next Scheduled Meeting – November 4, 2026 at 6:30 p.m. at Phase 2 Amenity Center**

Dr. Payne reported that the next meeting was scheduled for November 4, 2026 at 6:30 p.m. at the Phase 2 Amenity Center.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Dr. Payne seconded by Mr. Blalock with all in favor the meeting was adjourned at 7:23 p.m.

Secretary/Assistant Secretary Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING THE CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE OF BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, the Brandy Creek Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within St. Johns County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes.*

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

SECTION 1. Wesley S. Haber of Kutak Rock LLP is hereby designated as the Registered Agent for the District.

SECTION 2. The District's Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301, Phone: 850-692-7300; e-mail Wesley.Haber@KutakRock.com.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this Resolution with St. Johns County and the Florida Department of Commerce.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 4th day of November, 2026.

ATTEST:

_____
Secretary/Assistant Secretary

BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

FIFTH ORDER OF BUSINESS

RESOLUTION 2027-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Brandy Creek Community Development District, hereinafter referred to as "District", General Fund and Capital Reserve Fund Budget for fiscal year 2026, and

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

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

1. The General Fund and Capital Reserve Fund Budget is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 4th day of November, 2026 and be reflected in the monthly and fiscal Year End 9/30/26 Financial Statements and Audit Report of the District

Brandy Creek
Community Development District

by: _____
Chairman

Attest:

by: _____
Secretary

RESOLUTION 2027-02

EXHIBIT A

Brandy Creek

Community Development District

General Fund

Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual 9/30/26
Revenues:				
Special Assessments - Tax Roll	$ 921,386	$ 16,045	$ 937,431	$ 937,431
Interest Income	15,000	$ 7,750	$ 22,750	22,750
Rental/Miscellaneous Income	6,000	$ (380)	$ 5,620	5,620
Cost Sharing Revenue	11,557	$ 189	$ 11,746	11,746
Special Events Revenue	1,500	$ -	$ 1,500	1,500
Swim Lessons Revenue	500	$ (500)	$ -	-
Total Revenues	**$ 955,943**	**$ 23,104**	**$ 979,047**	**$ 979,047**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 6,000	$ (200)	$ 5,800	$ 5,800
PR-FICA	459	(15)	444	444
Engineering	15,000	(7,125)	7,875	7,875
Attorney	25,000	(5,083)	19,917	19,917
Annual Audit	4,000	(200)	3,800	3,800
Assessment Administration	5,565	-	5,565	5,565
Arbitrage Rebate	600	(600)	-	-
Trustee Fees	8,662	(438)	8,224	8,224
Management Fees	62,680	0	62,680	62,680
Information Technology	1,809	(0)	1,809	1,809
Telephone	300	(186)	114	114
Postage & Delivery	1,400	473	1,873	1,873
Insurance General Liability/Public Officials	11,778	(1,365)	10,413	10,413
Printing & Binding	1,000	565	1,565	1,565
Legal Advertising	1,420	705	2,125	2,125
Other Current Charges	2,200	431	2,631	2,631
Office Supplies	100	(94)	6	6
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	**$ 148,148**	**$ (13,132)**	**$ 135,016**	**$ 135,016**
Operations & Maintenance				
Field Expenditures				
Insurance	$ 41,114	$ (1,308)	$ 39,806	$ 39,806
Facility Administration/Events Coordinator	41,299	(0)	41,299	41,299
Facility Staffing (Contingency)	5,000	(5,000)	-	-
Pool Monitors	44,778	(3,214)	41,564	41,564
Field Operations Manager	78,985	(0)	78,985	78,985
Mobile App	2,500	(2,500)	-	-
Office Supplies/Mailings/Printing	1,900	(617)	1,283	1,283
Pool Maintenance Service (Vesta)	38,291	7,805	46,096	46,096
Pool Chemicals (Poolsure)	20,352	(1,039)	19,313	19,313
Permit Fees	925	0	925	925
Landscape Maintenance	142,309	(1,036)	141,273	141,273
Landscape Contingency	25,000	10,955	35,955	35,955
Community Garden	5,000	(2,337)	2,663	2,663
Irrigation Maintenance	10,000	13,160	23,160	23,160
Sign Repairs	2,500	(942)	1,558	1,558
Lake Maintenance	13,430	(1,490)	11,940	11,940

Brandy Creek
Community Development District
General Fund
Budget Amendment
For The Period Ending September 30, 2026

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual 9/30/26
General Facility Maintenance	50,000	(9,435)	40,565	40,565
Pet Waste Disposal	8,259	-	8,259	8,259
Streetlighting	42,834	838	43,672	43,672
Telephone	600	(19)	581	581
Cable	2,300	661	2,961	2,961
Electric	32,000	(5,961)	26,039	26,039
Water/Sewer/Irrigation	48,000	951	48,951	48,951
Security (RollKall)	12,000	4,325	16,325	16,325
Security Camera Lease & Maintenance	3,000	(2,685)	315	315
Security - License Plate Reader System	11,000	(1,000)	10,000	10,000
Refuse Service	4,500	947	5,447	5,447
Janitorial	30,969	-	30,969	30,969
Community Web Site Services	750	-	750	750
Special Events	12,000	101	12,101	12,101
Recreation Passes	1,200	(1,200)	-	-
Performance Incentive	10,000	(2,882)	7,118	7,118
Excess (Deficiency) of Revenues over Expenditures	$ 65,000	$ 39,158	$ 104,158	$ 104,158
Other Financing Sources/(Uses):				
Excess Revenue Transfer In	$ -	$ 79,259	$ 79,259	$ 79,259
Capital Reserve - Transfer Out	(70,000)	$ (79,259)	$ (149,259)	(149,259)
Total Other Financing Sources/(Uses)	**$ (70,000)**	**$ -**	**$ (70,000)**	**$ (70,000)**
Net Change in Fund Balance	**$ (5,000)**	**$ 39,158**	**$ 34,158**	**$ 34,158**
Fund Balance - Beginning	$ 5,000	$ 442,049	$ 447,049	$ 447,049
Fund Balance - Ending	$ -	$ 481,207	$ 481,207	$ 481,207

Brandy Creek
Community Development District
Capital Reserve Fund
Budget Amendment
For The Period Ending September 30, 2026

	Adopted Budget	Increase (Decrease)	Amended Budget	Actual 9/30/26
Revenues:				
Interest Income	$ 7,500	$ 2,039	$ 9,539	$ 9,539
Expenditures:				
Capital Outlay - Equipment/Facilities	$ 30,000	$ (18,965)	$ 11,035	$ 11,035
Other Current Charges	450	46	496	496
Repair and Replacement	22,050	102,942	124,992	124,992
Excess (Deficiency) of Revenues over Expenditures	**$ (45,000)**	**$ (81,983)**	**$ (126,983)**	**$ (126,983)**
Other Financing Sources/(Uses):				
Capital Reserve Transfer In	$ 70,000	$ 79,259	$ 149,259	$ 149,259
Total Other Financing Sources/(Uses)	**$ 70,000**	**$ 79,259**	**$ 149,259**	**$ 149,259**
Net Change in Fund Balance	**$ 25,000**	**$ (2,725)**	**$ 22,275**	**$ 22,275**
Fund Balance - Beginning	$ 341,312	$ (56,968)	$ 284,344	$ 284,344
Fund Balance - Ending	$ 366,312	$ (59,692)	$ 306,619	$ 306,619

SIXTH ORDER OF BUSINESS

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AGREEMENT FOR AQUATIC MAINTENANCE SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this 8th day of October, 2026, by and between:

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

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

RECITALS

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

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

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

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

WHEREAS, Contractor submitted the proposal attached hereto as **Exhibit A** and represents that it is qualified to provide professional pond maintenance services for the Ponds and has agreed to provide to the District those services as described in **Exhibit A**, except for any services related to the permitting, procurement, stocking, or maintenance of grass carp, which are expressly excluded from the scope of services under this Agreement ("Services"); and

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

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

B. While providing the Services, the Contractor shall assign such staff as may be

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required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

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

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

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

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

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

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

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

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

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

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

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

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maintenance related obligations under such permit(s).

SECTION 6. COMPENSATION; TERM.

A. As compensation for the monthly aquatic management services described in **Exhibit A**, excluding the permitting, procurement, stocking, or maintenance of grass carp, the District agrees to pay the Contractor One Thousand Twenty-Five Dollars and 00/100 Cents ($1,025.00) per month. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Any services related to grass carp may be authorized by the District as additional services in accordance with terms of this Agreement. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

B. The term of this Agreement shall be from October 1, 2026, through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either to terminate this Agreement in accordance with the terms provided herein.

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

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

SECTION 7. INSURANCE.

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

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

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

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

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

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

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

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

SECTION 8. INDEMNIFICATION.

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

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

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

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

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violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 11. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

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

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

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

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

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

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

SECTION 18. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal

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or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

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

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

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

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

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

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

A.	**If to District:**	Brandy Creek Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32092 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	**If to the Contractor:**	The Lake Doctors, Inc. 4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256 Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for

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the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

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

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

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

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

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

SECTION 29. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and

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selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 30. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

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

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

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

A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;

B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;

C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;

D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*;

E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*; and

F. Section 787.06, *Florida Statutes*, titled *Human Trafficking*.

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

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

ATTEST:

Signed by:
Matt Biagetti
EB6F0021B668403...

Assistant Secretary

BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Meredith Payne
F90EE6B0C57E452...

Chair, Board of Supervisors

WITNESS:

Jesse Mason

Signature of Witness

Print Name of Witness
Jesse Mason

THE LAKE DOCTORS, INC.

Mark A Sey

By: Mark A. Seymour
Its: Sales Manager

Exhibit A: Proposal for Pond Maintenance Services

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Exhibit A
Proposal for Pond Maintenance Services

The Lake Doctors, Inc.
Aquatic Management Services

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

Water Management Exhibit

MAS/709617R

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

PROPERTY NAME (*Community/Business/Individual*) Brandy Creek Community Development District

MANAGEMENT COMPANY Vesta Property Services

INVOICING ADDRESS 224 Johns Creek Parkway

CITY St. Johns **STATE** Florida **ZIP** 32092 **PHONE** ( )904-230-4208

EMAIL ADDRESS jmasters@vestapropertyservices.com **EMAIL INVOICE: YES OR NO**

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

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

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____
PURCHASE ORDER #: _____

The parties hereto agree to the following:

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

Eleven (11) lakes associated with Brandy Creek Community Development District, St. Johns Florida.
Includes a minimum of twenty-four (24) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds/algae. Note: Term of current agreement shall be October 1, 2026 through September 30, 2027 however service will continue month-to-month until receipt of an executed agreement. *Contingent upon FWC Permit conditions, seasonal availability and customer approval.

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

1.	Underwater and Floating Vegetation Control Program	$	**1,025.00 Monthly**
2.	Shoreline Grass and Brush Control Program	$	INCLUDED
3.	Additional Treatments, if Required	$	INCLUDED
4.	Free Callback Service	$	INCLUDED
5.	Monthly Service Reporting	$	INCLUDED
6.	Water quality testing and analysis, as required.	$	INCLUDED
7.	Permit & stocking up to 250 grass carp to biologically control aquatic weeds*	$	2,750.00 upon stocking
	Total of Services Accepted	$	**1,025.00 Monthly**

$0.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in monthly installments of **$1,025.00 monthly**, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.

D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.

E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **October 31, 2026.**

THE LAKE DOCTORS, INC.

Mark Seymour, Sales Manager

CUSTOMER

Signed _____ Dated _____
Name _____

SEVENTH ORDER OF BUSINESS

A.

First Place Fitness Equipment, Inc.

8805 Southside Blvd
Jacksonville, FL 32256
904-998-0738
www.FirstPlaceFitnessEquipment.com

Estimate

Date	Estimate #
10/27/2026	E-65239

Name / Address	Ship To
Johns Creek Brandy Creek CDD 224 Johns Creek Parkway St. Augustine, FL 32092	Johns Creek Brandy Creek CDD 224 Johns Creek Parkway St. Augustine, FL 32092

P.O. No.:	Terms:		Rep
			CEA-C

Item	Description	Qty	Rate	Total
CU800	Spirit CU800 Upright Bike Durable, comfortable, and smooth are all qualities of the Spirit Fitness		1,710.00	1,710.00
Commercial Delivery, In...			299.00	299.00
Type text here				



COMMERCIAL

CU800 UPRIGHT BIKE

- Generator power system allows for cordless operation
- Contact and wireless heart rate monitoring
- 30 lb flywheel with 40 levels of resistance
- Large ergonomic seat for extra comfort and customizable fit
- Adjustable cooling fan and dual storage trays

Cord-Free Operation | 30 lb Flywheel | 40 Resistance Levels | Hand Pulse Sensors

Contact Us

View Product Documents

Subtotal	$2,009.00
Sales Tax (7.5%)	$0.00
Total	$2,009.00

To Approve this Estimate Please Sign & Email To ApprovedEstimates@1pfe.com

Signature:_____

B.

The Lake Doctors, Inc.
Aquatic Management Services

Brandy Creek CDD
Attn: Jim Masters
224 Johns Creek Pjwy
St. Augustine, Florida 32092

Proposal to Stock Johns Creek Ponds with Carp - $2.750.00

Dear Jim:

The anniversary date of your Lake Doctors, Inc., Water Management Program for Brandy Creek CDD is October 1, 2026 at which time your program is due for renewal. Due to the rising costs of professionally managing your account, including aquatic products, vehicles, equipment, insurance, and supplies, we would like to ask for a modest adjustment to your monthly investment amount, from **$995.00 to S1,025.00 per month.**

The stocking of the sterile grass carp 2025/2026 stocking was not accomplished. It is also recommended that the grass carp be stocked during the Fall 2026 as a biological control of aquatic weeds. The proposed amount for the budget will be the same at **$2,750.00**

If you have any questions or concerns regarding your proposed adjustment or your Lake Doctors Water Management Program**,** please feel free to give me a call at **(904)626-0287** or contact me by email at **mark.seymour@lakedoctors.com.**

We will look forward to receiving a new District Agreement, Amendment or approval to continue for October.

As always, we will continue to focus upon fully satisfying your water management needs by providing excellent, quality service, quick response to questions or problems and deep concern for the health of your pond, lake or waterway.

We at The Lake Doctors very much appreciate your current business and look forward to continuing to work with you to keep your waterway(s) in excellent condition.

Sincerely,

Mark A. Seymour
Sales Manager

MAS/709617

NINTH ORDER OF BUSINESS

BRANDY CREEK COMMUNITY DEVELOPMENT

BONUS & COMPENSATION POLICY

(Adopted January 2021)

General Guidelines

- The bonus program is intended to apply to Brandy Creek Community Development District ("CDD") employees and independent contractors providing general management services.

- The bonus program payout is not guaranteed pay. It is subject to funding, performance, and the discretion of the CDD Board of Supervisors ("Board"). The bonus program may be discontinued at any time.

- The Board will conduct evaluations on the individuals providing general management services.

- The provisions, application, and rewards of this bonus program are not subject to any grievance or dispute procedure.

- The bonus evaluation period for 2021 shall run from January 13, 2021 to December 31, 2021. Thereafter, the bonus evaluation period will run from January 1st to December 31st.

- Evaluation forms shall be prepared and maintained by the District Manager.

Manager Bonuses

- This bonus is available to the following positions: 1) operations manager and 2) events coordinator/administrative assistant, whether employed by the District or employed as an independent contractor.

- Bonuses will be awarded in January and shall be in an amount not to exceed 8% of the respective annual compensation of the general manager, amenity manager and property manager.

- The bonus shall be based on performance as rated by the Board. Performance includes staff management skills, record keeping, equipment/facility condition, resident satisfaction and overall quality of the work.

Brandy Creek CDD

Evaluation for Award of Annual Bonus

Contractors' Employee Name _____

Evaluation Criteria and Ranking

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

1. Resident Satisfaction _____
2. Overall Quality of Work _____
3. Staff Management Skills_____
4. Recordkeeping_____
5. Equipment/Facility Condition_____

_____
Supervisor Name

Point Scale for Award of Bonus

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

ELEVENTH ORDER OF BUSINESS

C.

Memorandum

To: Board of Supervisors

From: District Management

Date: September 10, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

Exhibit A:

Goals, Objectives and Annual Reporting Form

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least five regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of five board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within field management services agreement
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

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

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

D.

1.

Brandy Creek CDD

Field Operation Manager's Report



Date of report: November 4, 2026 **Submitted by: Jim Masters**

YELLOWSTONE / LANDSCAPING:

- Starting November 1st Yellowstone winter season service will begin. The community will be serviced every other week. Winter season includes, mowing, edging, trimming, ect.
- In the last two months we have had five (5) mainline breaks. Costs incurred $4,292 (will discuss at meeting).

LAKE DOCTORS:

- The ponds are inspected twice a month, and Lake Doctors will come out additionally based on pond conditions.
- The ponds are looking good and back to normal health due to the additional treatments last month.
- Lake Doctors service reports attached.

DISCUSSION UPDATES

- Traffic calming study
- Pool tile selection for Phase 1 pool
- Flock cameras
- Deputy hours
- Poolsure renewal – pool chemical vendor

PROJECTS COMPLETED:

- Sump pumps replaced at both Phase 1 and Phase 2 pool pump/fiberglass equipment box.
- Exhaust fan replaced at Phase 1 men's restroom.

- Additional lights installed at Phase 1 parking lot to provide additional security.
- Staff completed Halloween decoration install at Phase 1 amenity center.

FUTURE PROJECTS TO BE COMPLATED IN NOVEMBER:

- Touch-up painting exterior of Phase 2 Social Hall.
- Phase 1 restroom refresh; painting, faucet replacement, frame mirrors.
- Complete Fitness Center paint project October/November.
- Paint parking lot lines at Phase 1 (engineers report).

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: 2167254
Service Date: 9/15/2026
Target Pests (if applicable):

Thank you for your business!

Service Notes & Observations

Pond 3- Treated for algae and emergent shoreline weeds
Pond 5A- Treated for algae, underwater weeds, and emergent shoreline weeds
Pond 5B- Treated for algae
Pond 8- Treated for algae and underwater weeds
Pond 9- Looks good
Pond 10- Looks good
Pond 4- Looks great

Environmental Conditions

Weather:	Overcast
Temperature:	87.1
Wind Direction:	West
Wind Speed:	3
Humidity:	75.0000

Treated for Algae & Invasive Aquatic Weeds, Treated Shoreline Weeds

Services Completed by:

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

HOPPY WITH US?
PLEASE SHARE YOUR FEEDBACK.

www.lakedoctors.com/leave-a-review/

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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: 2181396
Service Date: 9/28/2026
Target Pests (if applicable):

Thank you for your business!

Service Notes & Observations

Pond 3- Treated for emergent shoreline weeds, Looks good
Pond 5A- Looks great
Pond 5B- Treated for emergent shoreline weeds
Pond 10- Looks great
Pond 8- Looks good, treated for algae
Pond 9- Looks good
Pond 4- Looks great
Pond 7- Looks great

Environmental Conditions

Weather:	Overcast
Temperature:	70.41
Wind Direction:	South-West
Wind Speed:	5.99
Humidity:	75.0000

Treated for Algae, Treated Shoreline Weeds

Services Completed by:

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

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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: 2168012
Service Date: 10/19/2026
Target Pests (if applicable):

Thank you for your business!

Service Notes & Observations

Pond 5A- Treated for emergent shoreline weeds and added dye
Pond 5B- Treated for algae and underwater weeds
Pond 6- Treated for emergent shoreline weeds
Pond 10- Treated for algae
Pond 8- Treated for algae and added dye
Pond 9- Treated for algae

Environmental Conditions

Weather:	Partly Cloudy
Temperature:	70.9
Wind Direction:	South-West
Wind Speed:	7
Humidity:	70.0000

Treated for Algae & Invasive Aquatic Weeds, Treated Shoreline Weeds

Services Completed by:

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

HOPPY WITH US?
PLEASE SHARE YOUR FEEDBACK.
www.lakedoctors.com/leave-a-review/

E.

1.

Brandy Creek CDD

Amenities Manager Report





November 4, 2026 Submitted by: **Georgia Hamilton**

Administration:

- Continuous updates of the Atrium system.
  - Cross checking Atrium records with St. Johns County property appraiser's records.
- Continuing with regular office duties, i.e. invoices, banking, newsletters, assisting residents, etc.
- Currently reviewing all CDD policies for any updates/changes to present to the Board at the January 2027 meeting.

Activities- Ongoing*:*

- **Food Trucks**
  - Food Trucks will decrease to once a month in the winter months. Food truck will return to twice monthly schedule in the spring.
    - November 11th – Tango R US
    - December 9th – Rolling Fattys

Sheriff's Report:

- Reports will be available at the meeting.

Rentals – 2026

Rentals	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Phase 2 Room	0	6	3	6	7	11	7	5	7	7			59
Phase 1 Breezeway	1	1	0	1	5	4	4	5	2	1			24
Phase 2 Pergola	0	0	0	1	1	1	1	2	0	0			6
Phase 1 Field	0	0	0	0	0	0	0	0	0	0			0
Totals	**1**	**7**	**3**	**8**	**13**	**16**	**12**	**12**	**9**	**8**			**89**

*(*no rentals at phase 2 in January due to pool resurface)*

Special Events:

- Recent Events
  - Ice Cream Social – On labor day we hosted an ice cream social on Labor Day. We had two flavors of ice cream and many candy toppings. The event was well attended.
  - Community Yard Sale – The community yard sale took place on Saturday October 3rd. We placed signs at the community entrances, placed an ad in the Florida Times Union. Many residents participated in the sale. The weather held off and a rain date was not needed.
  - Blood Drive – One Blood stationed their bus at the phase one amenity center on Saturday October 3rd. This blood drive resulted in 5 procedures and 5 units of blood. Each donation can save up to three lives so that means 15 patients could benefit from the lifesaving efforts of blood donors from our community.
  - Spookfest Halloween Event – Was rescheduled due to inclement weather and high winds. The event is rescheduled for Friday October 30th (prior to the report deadline but before the scheduled Board meeting. The event success will be discussed at the meeting).
- Upcoming Events:
  - Veterans Thank You Cards – November 11th
  - Resident Appreciation Day – November 21st
  - Thanksgiving Craft – November 23rd
  - Hot Chocolate and Donuts – November 25th
  - Turkey Trot – November 27th
  - Christmas Event – December 5th

THIRTEENTH ORDER OF BUSINESS

A.

Brandy Creek

Community Development District

Unaudited Financial Reporting

September 30, 2026

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10	Long Term Debt Summary
11	Check Register

Brandy Creek
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals Governmental Funds
Assets:				
Cash:				
Cash - WellsFargo	$ -	$ 23,395	$ -	$ 23,395
Cash - Hancock Bank	118,953	-	-	118,953
Due From Capital Reserve	1,306	-	-	1,306
Investments:				
State Board of Administration (SBA)	253,536	239,788	-	493,323
Custody Acct - General Account	68,139	-	-	68,139
Custody Acct - Capital Reserve	-	44,743	-	44,743
Series 2013A				
Reserve	-	-	31,675	31,675
Revenue	-	-	53,101	53,101
Redemption	-	-	18	18
Series 2015				
Reserve	-	-	89,697	89,697
Revenue	-	-	36,708	36,708
Redemption	-	-	43	43
Prepaid Expenses	47,665	-	-	47,665
Deposits	2,000	-	-	2,000
Liabilities:				
Accounts Payable	$ 7,031	1,306	$ -	$ 8,337
Accrued Expenses	14,382	-	-	14,382
FiCA Payable	-	-	-	-
Due to General Fund - 2013	-	-	-	-
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 47,665	$ -	$ -	$ 47,665
Deposits	$ 2,000	$ -	$ -	$ 2,000
Restricted for:				
Debt Service	-	-	217,223	217,223
Assigned for:				
Capital Reserve Fund	-	306,619	-	306,619
Unassigned	431,541	-	-	431,541
Total Liabilities & Fund Balance	**$ 508,600**	**$ 307,926**	**$ 217,223**	**$ 1,033,749**

Brandy Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 921,386	$ 921,386	$ 937,431	$ 16,045
Interest Income	15,000	15,000	22,750	7,750
Rental/Miscellaneous Income	6,000	6,000	5,620	(380)
Cost Sharing Revenue	11,557	11,557	11,746	189
Special Events Revenue	1,500	1,500	1,500	-
Swim Lessons Revenue	500	500	-	(500)
Total Revenues	**$ 955,943**	**$ 955,943**	**$ 979,047**	**$ 23,104**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 6,000	$ 6,000	$ 5,800	$ 200
PR-FICA	459	459	444	15
Engineering	15,000	15,000	7,875	7,125
Attorney	25,000	25,000	19,917	5,083
Annual Audit	4,000	4,000	3,800	200
Assessment Administration	5,565	5,565	5,565	-
Arbitrage Rebate	600	600	-	600
Trustee Fees	8,662	8,662	8,224	438
Management Fees	62,680	62,680	62,680	-
Information Technology	1,809	1,809	1,809	-
Telephone	300	300	114	186
Postage & Delivery	1,400	1,400	1,873	(473)
Insurance General Liability/Public Officials	11,778	11,778	10,413	1,365
Printing & Binding	1,000	1,000	1,565	(565)
Legal Advertising	1,420	1,420	2,125	(705)
Other Current Charges	2,200	2,200	2,631	(431)
Office Supplies	100	100	6	94
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 148,148**	**$ 148,148**	**$ 135,016**	**$ 13,132**

Brandy Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Operations & Maintenance				
Field Expenditures				
Insurance	$ 41,114	$ 41,114	$ 39,806	$ 1,308
Facility Administration/Events Coordinator	41,299	41,299	41,299	-
Facility Staffing (Contingency)	5,000	5,000	-	5,000
Pool Monitors	44,778	44,778	41,564	3,214
Field Operations Manager	78,985	78,985	78,985	-
Mobile App	2,500	2,500	-	2,500
Office Supplies/Mailings/ Printing	1,900	1,900	1,283	617
Pool Maintenance Service (Vesta)	38,291	38,291	46,096	(7,805)
Pool Chemicals (Poolsure)	20,352	20,352	19,313	1,039
Permit Fees	925	925	925	-
Landscape Maintenance	142,309	142,309	141,273	1,036
Landscape Contingency	25,000	25,000	35,955	(10,955)
Community Garden	5,000	5,000	2,663	2,337
Irrigation Maintenance	10,000	10,000	23,160	(13,160)
Sign Repairs	2,500	2,500	1,558	942
Lake Maintenance	13,430	13,430	11,940	1,490
General Facility Maintenance	50,000	50,000	40,565	9,435
Pet Waste Disposal	8,259	8,259	8,259	-
Streetlighting	42,834	42,834	43,672	(838)
Telephone	600	600	581	19
Cable	2,300	2,300	2,961	(661)
Electric	32,000	32,000	26,039	5,961
Water/Sewer/Irrigation	48,000	48,000	48,951	(951)
Security (RollKall)	12,000	12,000	16,325	(4,325)
Security Camera Lease & Maintenance	3,000	3,000	315	2,685
Security - License Plate Reader System	11,000	11,000	10,000	1,000
Refuse Service	4,500	4,500	5,447	(947)
Janitorial	30,969	30,969	30,969	-
Community Web Site Services	750	750	750	-
Special Events	12,000	12,000	12,101	(101)
Recreation Passes	1,200	1,200	-	1,200
Performance Incentive	10,000	10,000	7,118	2,882
Excess (Deficiency) of Revenues over Expenditures	$ 65,000		$ 104,158	
Other Financing Sources/(Uses):				
Excess Revenue Transfer In	$ -	$ -	$ 79,259	$ (79,259)
Capital Reserve - Transfer Out	(70,000)	(70,000)	(149,259)	79,259
Total Other Financing Sources/(Uses)	**$ (70,000)**	**$ (70,000)**	**$ (70,000)**	**$ -**
Net Change in Fund Balance	**$ (5,000)**	**$ (70,000)**	**$ 34,158**	**$ -**
Fund Balance - Beginning	$ 5,000		$ 447,049	
Fund Balance - Ending	$ -		$ 481,207	

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	$ 19,378	$ 3,792	$ 8,325	$ -	$ 6,400	$ 6,858	$ -	$ 11,021	$ 937,431
Interest Income	1,382	753	750	906	2,307	4,973	2,448	2,355	2,035	2,016	1,507	1,318	22,750
Rental/Miscellaneous Income	-	950	-	680	-	400	-	-	-	1,810	1,520	260	5,620
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**	**$ 21,685**	**$ 9,165**	**$ 10,773**	**$ 2,355**	**$ 8,435**	**$ 10,684**	**$ 3,027**	**$ 12,599**	**$ 979,047**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 1,000	$ -	$ -	$ 800	$ 1,000	$ 5,800
PR-FICA	-	77	-	77	-	77	-	77	-	-	61	77	444
Engineering	-	-	-	-	2,950	-	-	-	-	-	4,515	410	7,875
Attorney	548	3,048	455	3,380	1,350	1,997	392	2,851	282	171	3,971	1,473	19,917
Annual Audit	-	-	-	-	-	-	-	-	-	-	3,800	-	3,800
Assessment Administration	5,565	-	-	-	-	-	-	-	-	-	-	-	5,565
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	5,934	-	-	-	-	2,290	-	-	-	-	-	-	8,224
Management Fees	5,223	5,223	5,223	5,223	5,223	5,223	5,223	5,223	5,223	5,223	5,223	5,223	62,680
Information Technology	151	151	151	151	151	151	151	151	151	151	151	151	1,809
Telephone	15	0	-	10	-	3	-	45	-	42	-	-	114
Postage & Delivery	131	138	7	104	249	72	19	23	471	504	64	92	1,873
Insurance General Liability/Public Officials	10,413	-	-	-	-	-	-	-	-	-	-	-	10,413
Printing & Binding	36	14	22	13	43	6	44	59	642	571	14	103	1,565
Legal Advertising	-	70	-	167	-	257	-	135	795	603	-	99	2,125
Other Current Charges	376	155	203	204	213	192	311	207	192	192	162	224	2,631
Office Supplies	0	1	0	0	0	0	1	1	1	1	0	0	6
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 28,567**	**$ 9,876**	**$ 6,060**	**$ 10,329**	**$ 10,179**	**$ 11,267**	**$ 6,140**	**$ 9,770**	**$ 7,756**	**$ 7,457**	**$ 18,762**	**$ 8,852**	**$ 135,016**

Brandy Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Insurance	$ 36,992	$ -	$ -	$ 1,295	$ -	$ 1,519	$ -	$ -	$ -	$ -	$ -	$ -	$ 39,806
Facility Administration/Events Coordinator	3,442	3,442	3,442	3,442	3,442	3,442	3,442	3,442	3,442	3,442	3,442	3,442	41,299
Facility Staffing (Contingency)	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	567	-	-	-	-	3,150	3,256	4,041	11,396	10,619	7,079	1,455	41,564
Field Operations Manager	6,582	6,582	6,582	6,582	6,582	6,582	6,582	6,582	6,582	6,582	6,582	6,582	78,985
Mobile App	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies/Mailings/ Printing	62	-	101	62	205	62	133	62	100	91	192	213	1,283
Pool Maintenance Service (Vesta)	3,191	3,191	3,191	3,191	7,319	4,406	3,191	3,191	3,191	3,191	4,753	4,091	46,096
Pool Chemicals (Poolsure)	1,550	1,550	1,550	1,611	1,611	1,611	1,611	1,611	1,652	1,652	1,652	1,652	19,313
Permit Fees	-	-	-	-	-	-	-	925	-	-	-	-	925
Landscape Maintenance	11,514	11,514	11,514	11,859	11,859	11,859	11,859	11,859	11,859	11,859	11,859	11,859	141,273
Landscape Contingency	2,300	-	-	6,650	3,563	4,015	-	-	9,800	7,877	1,750	-	35,955
Community Garden	163	307	-	-	-	100	1,063	532	368	-	51	79	2,663
Irrigation Maintenance	746	-	1,163	780	921	1,487	4,825	7,319	918	2,973	-	2,028	23,160
Sign Repairs	-	-	-	-	-	-	779	779	-	-	-	-	1,558
Lake Maintenance	995	995	995	995	995	995	995	995	995	995	995	995	11,940
General Facility Maintenance	2,009	1,580	2,100	3,135	3,119	3,911	2,393	5,256	8,642	5,629	358	2,433	40,565
Pet Waste Disposal	688	688	688	688	688	688	688	688	688	688	688	688	8,259
Streetlighting	3,206	3,206	3,206	3,206	3,863	3,863	3,863	3,863	3,863	3,803	3,863	3,863	43,672
Telephone	49	49	49	49	49	49	49	49	49	49	44	46	581
Cable	180	390	259	259	125	200	120	118	328	338	323	323	2,961
Electric	2,031	1,953	1,987	2,280	1,881	2,300	2,086	2,119	2,365	2,389	2,382	2,266	26,039
Water/Sewer/Irrigation	5,559	4,838	4,715	4,346	3,663	3,424	2,691	4,617	3,909	4,078	3,061	4,050	48,951
Security (RollKall)	911	977	1,172	986	1,058	1,587	1,672	1,394	1,604	1,484	1,570	1,911	16,325
Security Camera Lease & Maintenance	-	-	-	-	-	-	-	315	-	-	-	-	315
Security - License Plate Reader System	-	-	-	-	10,000	-	-	-	-	-	-	-	10,000
Refuse Service	431	431	331	450	450	434	475	495	495	494	474	487	5,447
Janitorial	2,581	2,581	2,581	2,581	2,581	2,581	2,581	2,581	2,581	2,581	2,581	2,581	30,969
Community Web Site Services	63	63	63	63	63	63	63	63	63	63	63	63	750
Special Events	832	650	3,868	553	115	1,382	975	460	2,183	1,001	82	-	12,101
Recreation Passes	-	-	-	-	-	-	-	-	-	-	-	-	-
Performance Incentive	-	7,118	-	-	-	-	-	-	-	-	-	-	7,118
Total Operations & Maintenance	**$ 86,644**	**$ 52,103**	**$ 49,555**	**$ 55,063**	**$ 64,151**	**$ 59,709**	**$ 55,394**	**$ 63,355**	**$ 77,072**	**$ 71,878**	**$ 53,844**	**$ 51,107**	**$ 739,873**
Total Operations & Maintenance	**$ 86,644**	**$ 52,103**	**$ 49,555**	**$ 55,063**	**$ 64,151**	**$ 59,709**	**$ 55,394**	**$ 63,355**	**$ 77,072**	**$ 71,878**	**$ 53,844**	**$ 51,107**	**$ 739,873**
Total Expenditures	**$ 115,210**	**$ 61,979**	**$ 55,615**	**$ 65,392**	**$ 74,331**	**$ 70,976**	**$ 61,533**	**$ 73,125**	**$ 84,828**	**$ 79,335**	**$ 72,606**	**$ 59,959**	**$ 874,889**
Excess (Deficiency) of Revenues over Expenditures	$ (113,829)	$ (17,998)	$ 39,357	$ 694,598	$ (52,646)	$ (61,811)	$ (50,761)	$ (70,769)	$ (76,393)	$ (68,652)	$ (69,579)	$ (47,360)	$ 104,158
Other Financing Sources/Uses:													
Excess Revenue Transfer In	-	-	-	-	79,259	-	-	-	-	-	-	-	$ 79,259
Capital Reserve - Transfer Out	-	-	-	-	(149,259)	-	-	-	-	-	-	-	$ (149,259)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ (70,000)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (70,000)**
Net Change in Fund Balance	**$ (113,829)**	**$ (17,998)**	**$ 39,357**	**$ 694,598**	**$ (122,646)**	**$ (61,811)**	**$ (50,761)**	**$ (70,769)**	**$ (76,393)**	**$ (68,652)**	**$ (69,579)**	**$ (47,360)**	**$ 34,158**

Brandy Creek

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
Revenues				
Interest	$ 7,500	$ 7,500	$ 9,539	$ 2,039
Expenditures:				
Capital Outlay - Equipment/Facilities	$ 30,000	$ 30,000	$ 11,035	$ 18,965
Other Current Charges	450	450	496	(46)
Repair and Replacement	22,050	22,050	124,992	(102,942)
Excess (Deficiency) of Revenues over Expenditures	**$ (45,000)**		**$ (126,983)**	
Other Financing Sources/(Uses)				
Capital Reserve Transfer In	$ 70,000	$ 70,000	$ 149,259	$ 79,259
Total Other Financing Sources (Uses)	**$ 70,000**	**$ 70,000**	**$ 149,259**	**$ 79,259**
Net Change in Fund Balance	**$ 25,000**		**$ 22,275**	
Fund Balance - Beginning	$ 341,312		$ 284,344	
Fund Balance - Ending	$ 366,312		$ 306,619	

Brandy Creek

Community Development District

Debt Service Fund Series 2013A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues:				
Special Assessments - Tax Roll	$ 321,394	$ 321,394	$ 324,538	$ 3,144
Interest Income	6,000	6,000	6,283	283
Expenditures:				
Interest -11/1	$ 38,467	$ 38,467	$ 38,467	$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	38,467	38,467	38,378	89
Principal - 5/1	235,000	235,000	235,000	-
Excess (Deficiency) of Revenues over Expenditures	$ 15,460		$ 13,976	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (54,072)	$ (54,072)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (54,072)	$ (54,072)
Net Change in Fund Balance	**$ 15,460**	**$ -**	**$ (40,096)**	**$ (54,072)**
Fund Balance - Beginning	$ 91,912		$ 128,706	
Fund Balance - Ending	$ 107,372		$ 88,610	

Brandy Creek

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues:				
Special Assessments - Tax Roll	$ 189,222	$ 189,222	$ 184,101	$ (5,121)
Interest Income	6,000	6,000	5,862	(138)
Prepayment	-	-	7,830	
Expenditures:				
Interest -11/1	$ 29,690	$ 29,690	$ 29,690	$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	29,206	29,206	29,113	93
Principal - 5/1	120,000	120,000	120,000	-
Special Call - 5/1	-	-	10,000	(10,000)
Excess (Deficiency) of Revenues over Expenditures	$ 16,325		$ 3,989	
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (25,187)	$ (25,187)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (25,187)	$ (25,187)
Net Change in Fund Balance	**$ 16,325**	**$ -**	**$ (21,197)**	**$ (25,187)**
Fund Balance - Beginning	$ 55,301		$ 149,810	
Fund Balance - Ending	$ 71,626		$ 128,613	

B.

Brandy Creek

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - St Johns County

Fiscal Year 2026

ASSESSED	#UNITS ASSESSED	SERIES 2003 / 2013 DEBT ASMT	SERIES 2006 / 2015 DEBT ASMT	O&M ASMT	TOTAL ASSESSED
NET ASSESSMENTS TAX ROLL	**583**	**318,983.07**	**180,950.00**	**921,386.03**	**1,421,319.10**

ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2003 / 2013 DEBT RECEIPTS	SERIES 2006 / 2015 DEBT RECEIPTS	O&M RECEIPTS	TOTAL RECEIVED
1	11/3/2025	507.16	287.70	1,464.95	2,259.81
2	11/18/2025	8,671.07	4,918.85	25,046.49	38,636.41
3	11/21/2025	5,458.25	3,096.31	15,766.22	24,320.79
4	12/16/2025	9,310.10	5,281.35	26,892.32	41,483.77
5	12/23/2025	18,723.76	10,621.45	54,083.78	83,428.99
6	1/14/2026	261,864.75	148,548.41	756,399.15	1,166,812.31
Interest 1	1/26/2026	694.19	393.80	2,005.19	3,093.18
7	2/19/2026	6,708.54	3,805.57	19,377.70	29,891.81
8	3/13/2026	1,312.89	744.76	3,792.29	5,849.94
Interest 2	4/8/2026	279.97	158.82	808.70	1,247.49
9	4/23/2026	2,602.17	1,476.14	7,516.40	11,594.71
10	6/19/2026	2,215.53	1,256.80	6,399.57	9,871.90
11	7/1/2026	2,374.08	1,346.75	6,857.55	10,578.37
Interest 3	10/6/2026	3.10	1.76	8.96	13.82
Excess Fees	10/27/2026	3,812.38	2,162.66	11,012.11	16,987.15
		-	-	-	-
		-	-	-	-
TOTAL RECEIVED		$ 324,537.95	$ 184,101.13	$ 937,431.37	$ 1,446,070.45

	SERIES 2003 / 2013 DEBT	SERIES 2006 / 2015 DEBT	O&M	TOTAL
BALANCE DUE	$ (5,554.88)	$ (3,151.13)	$ (16,045.34)	$ (24,751.35)
PERCENT COLLECTED	**101.74%**	**101.74%**	**101.74%**	**101.74%**

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	$31,115
Reserve Fund Balance	31,675
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)
Less: May 1, 2026	($235,000)
Current Bonds Outstanding	**$1,915,000**

Series 2015 Special Assessment Bonds

Interest Rate:	3.70%
Maturity Date:	5/1/1936
Reserve Fund Definition	50% Max Annual
Reserve Fund Requirement	$87,224
Reserve Fund Balance	89,697
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)
Less: May 1, 2026	($120,000)
Less: May 1, 202 (Prepayment)	($10,000)
Current Bonds Outstanding	**$1,435,000**

C.

Brandy Creek
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

Fund	*Date*	*check # s*	*Amount*	*Amount*
General Fund				
	9/4/26	3034-3041	$ 25,527.80	
	9/18/26	3042-3048	72,255.10	
	9/25/26	3049-3051	408.70	
				$ 98,191.60
Utilities and Autopayments				
	08/03/26	RollKall Technol	358.31	
	08/04/26	AT&T	44.36	
	08/06/26	Republic Services	474.39	
	08/10/26	Comcast	204.95	
	08/12/26	JEA	3,061.22	
	08/24/26	HWB Credit Card	389.67	
	08/25/26	IRS FICA Payment	122.40	
	08/27/26	FPL	6,244.83	
	08/31/26	Comcast	117.95	
	09/01/26	SJC RollKall	1,569.75	
	09/04/26	AT&T	45.59	
	09/04/26	JEA	4,050.11	
	09/09/26	Republic Services	487.31	
	09/10/26	Comcast	204.95	
	09/10/26	IRS FICA Payment	153.00	
	09/22/26	HWB Credit Card	1,991.74	
	09/28/26	FPL	6,129.36	
	09/29/26	Comcast	117.95	
	09/30/26	SJC RollKall	1,911.00	
		TOTAL UTILITIES PAID ONLINE OR AUTOPAY		$ 27,678.84
		TOTAL		$ 125,870.44

***Utilities and Autopayments available upon request**

*** CHECK DATES 09/01/2026 - 09/30/2026 *** BRANDY CREEK - GENERAL FUND
BANK C BRANDY - HANCOCK GF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/04/26	00368	8/21/26	377555	202608	310	51300-32200				*	3,800.00		
			AUDIT FYE 9/30/2025										
									BERGER TOOMBS ELAM GAINES & FRANK			3,800.00	003034
9/04/26	00316	8/27/26	6993-C4C	202608	320	57200-46200				*	1,562.40		
			PH2 PUMP										
									BIG Z POOL SERIVCE LLC			1,562.40	003035
9/04/26	00334	8/27/26	9659	202608	320	57200-46600				*	27.26		
			MAINTENANCE SUPPLIES										
									CRONIN ACE HARDWARE			27.26	003036
9/04/26	00372	8/25/26	3794023	202607	310	51300-31500				*	171.00		
			JUL GENERAL SERVICES										
									KUTAK ROCK LLP			171.00	003037
9/04/26	00341	9/01/26	13129563	202609	320	57200-46250				*	1,651.78		
			SEP POOL CHEMICALS										
									POOLSURE			1,651.78	003038
9/04/26	00201	8/27/26	22115	202608	320	57200-49000				*	1,750.00		
			RMV VINE COVERED TREE										
									TAYLOR TREE SERVICES INC			1,750.00	003039
9/04/26	00286	9/01/26	434289	202609	320	57200-34700				*	6,582.08		
			SEP FIELD MANAGEMENT SRVC										
		9/01/26	434289	202609	320	57200-34400				*	3,441.58		
			SEP OFFICE ADMIN/EVENTS										
		9/01/26	434289	202609	320	57200-34200				*	2,580.75		
			SEP JANITORIAL SERVICES										
		9/01/26	434289	202609	320	57200-46200				*	3,190.92		
			SEP POOL MAINTENANCE										
		9/01/26	434289	202609	320	57200-46700				*	688.25		
			SEP WASTE DISPOSAL SRVCS										
									VESTA PROPERTY SERVICES, INC.			16,483.58	003040
9/04/26	00286	8/31/26	434406	202608	320	57200-49400				*	81.78		
			CDD MTG-GEORGIA HAMILTON										
									VESTA PROPERTY SERVICES, INC.			81.78	003041
9/18/26	00334	9/01/26	9666	202609	320	57200-46600				*	5.98		
			MAINTENANCE SUPPLIES										
		9/02/26	9669	202609	320	57200-46600				*	19.33		
			MAINTENANCE SUPPLIES										
		9/04/26	9677	202609	320	57200-46600				*	19.79		
			MAINTENANCE SUPPLIES										
									CRONIN ACE HARDWARE			45.10	003042

*** CHECK DATES 09/01/2026 - 09/30/2026 *** BRANDY CREEK - GENERAL FUND
BANK C BRANDY - HANCOCK GF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/18/26	00150	9/14/26	33986	202609	300-15500-10000			*	46,030.00		
			FY27 POLICY RENEWAL								
							EGIS INSURANCE ADVISORS, LLC			46,030.00	003043
9/18/26	00030	9/01/26	341	202609	310-51300-34000			*	5,223.33		
			SEP MANAGEMENT FEES								
		9/01/26	341	202609	310-51300-35100			*	150.75		
			SEP INFO TECH								
		9/01/26	341	202609	320-57200-34300			*	62.50		
			SEP COMMUMITY WEB SRVCS								
		9/01/26	341	202609	310-51300-51000			*	.36		
			OFFICE SUPPLIES								
		9/01/26	341	202609	310-51300-42000			*	91.90		
			POSTAGE								
		9/01/26	341	202609	310-51300-42500			*	102.60		
			COPIES								
							GOVERNMENTAL MANAGEMENT SERVICES			5,631.44	003044
9/18/26	00019	9/01/26	404739B	202609	320-57200-46800			*	995.00		
			SEP LAKE MAINTENANCE								
							THE LAKE DOCTORS INC			995.00	003045
9/18/26	00286	8/31/26	434638	202608	320-57200-34600			*	7,079.45		
			POOL MONITOR								
							VESTA PROPERTY SERVICES, INC.			7,079.45	003046
9/18/26	00271	9/01/26	1262965	202609	320-57200-46100			*	11,859.11		
			SEP LANDSCAPE MAINTENANCE								
							YELLOWSTONE LANDSCAPE INC			11,859.11	003047
9/18/26	00416	9/09/26	4180	202608	310-51300-31100			*	615.00		
			AUG ENGINEERING SERVICES								
							YURO & ASSOCIATES LLC			615.00	003048
9/25/26	00323	9/21/26	756353	202609	320-57200-46600			*	144.47		
			RESTROOM PRODUCTS								
							ALL BRITE			144.47	003049
9/25/26	00173	9/18/26	OF616977	202609	320-57200-46600			*	214.74		
			EXIT LIGHT COMPREHEN INSP								
							CINTAS FIRE 636525			214.74	003050
9/25/26	00334	9/15/26	9702	202609	320-57200-46600			*	49.49		
			MAINTENANCE SUPPLIES								
							CRONIN ACE HARDWARE			49.49	003051

TOTAL FOR BANK C 98,191.60

*** CHECK DATES 09/01/2026 - 09/30/2026 *** BRANDY CREEK - GENERAL FUND
BANK C BRANDY - HANCOCK GF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#

TOTAL FOR REGISTER 98,191.60

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

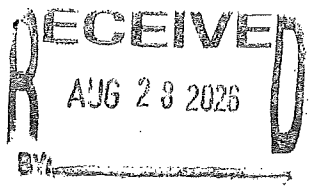
772/461-6120
FAX: 772/468-9278

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

Invoice No. *377555*
Date *08/21/2026*
Client No. *21466*

Services rendered in connection with the audit of the Basic Financial Statements as of and for the year ended September 30, 2025.

Total Invoice Amount $ 3,800.00



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

Scan to Pay
Berger, Toombs, Elam, Gaines, Frank, McGuire & Gonano CPAs PL
Invoice Payment

POWERED BY CPACHARGE

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

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Big Z Pool Service LLC
dba. Big Z Pools
172 Stokes Landing Rd.
Saint Augustine, FL 32095
904.868.4660

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

Invoice Number	6993-C4C9
Date of Issue	08/27/2026
Due Date	09/06/2026
Reference	Vac Pump-Phase 2
Amount Due (USD)	$1,562.40

Description	Rate	Qty	Line Total
RE: Vac Pump, Phase 2 Location Address:251 Huffner Hill Circle St. Augustine FL., 32092 Job completed: 08/27/26	$0.00	1	$0.00
PENTAIR 1hp 230v Superflo Pump Complete Includes: 1 year warranty from date of installation from the manufacturer, Pentair.	$970.75	1	$970.75
Plumbing Materials Fittings, pipe and unions Also includes: 2,new, 3-way valves. 1 for the discharge side and for the suction side.The suction side one currently appears to have been repaired before with silicon. We recommend replacement.	$216.65	1	$216.65
Labor	$350.00	1	$350.00
Fuel Surcharge	$25.00	1	$25.00

RECEIVED
AUG 28 2026
BY:

Subtotal	1,562.40
Tax	0.00
Total	1,562.40
Amount Paid	0.00
Amount Due (USD)	$1,562.40

8-28-26
Ti-Masters

Notes
Job completed: 08/27/26. Net 10. Thank you for your business!

Terms

Big Z Pools – Invoice Terms, Conditions & Disclosures

1. Payment Terms & Third-Party Processing

Standard Payment Methods: Cash, Check, and standard ACH payments.

Credit Card Surcharge: Credit cards are accepted; however, a 3.9% surcharge fee applies if this payment method is selected.

Third-Party Payment Systems (e.g., AvidXchange): Our invoice pricing reflects cash, check, or standard ACH payout. If payments are processed through AvidXchange or any other third-party system that deducts merchant, transaction, or deposit fees from our payout, the deducted fee amount will be billed back to the customer on a separate or subsequent invoice to ensure full recovery of the contracted balance.

2. Late Fees & Past-Due Accounts

Overdue balances are subject to the following late charges once the specified net terms and an additional 5-day grace period have passed:

Pool Service Invoices: A flat $70.00 late fee.

Repair, Remodel, Material, or Service Call Invoices: A 3.5% late fee on the total outstanding balance.

Billing Discrepancies: Invoice disputes or discrepancies must be brought to our attention prior to the invoice due date. Delays caused by unvoiced discrepancies will not exempt the account from late fees.

3. Change Orders & Unforeseen Site Conditions

Change Orders: Any additions, deletions, or scope modifications requested by the customer or dictated by unforeseen physical site conditions require a signed, written Change Order.

Existing Utilities & Hazards: Big Z Pools is not responsible for the structural integrity or functionality of existing underground plumbing, electrical main lines, or breaker panels. Unforeseen underground obstructions (e.g., unmarked utilities, roots, buried concrete) or required utility upgrades will be billed separately.

Chemical Balancing: Unless explicitly itemized in the invoice scope, startup chemicals required to balance pool water after service/installation are billed based on actual usage.

4. Returns, Credits, & Administration

Custom & Special Orders: All custom-made or special-order items are final sale.

Cancellations & Overpayments: Overpayments or approved cancellations will be issued strictly as an account credit toward future services.

Document Completion Fees: Quoted pricing covers standard billing. Custom vendor packages, compliance forms, or administrative portals required by client billing systems will incur a custom Document Completion Fee per form.

5. Legal Venue & Compliance (Florida)

Governing Law & Venue: This agreement is governed by the laws of the State of Florida. Sole and exclusive venue for any disputes or litigation shall be in St. Johns County, Florida. The prevailing party shall be entitled to recover all reasonable costs and attorney fees.

Workers' Compensation: Big Z Pools operates as a legally registered Workers' Compensation Exempt entity under State of Florida regulations.

COI Requests: Email office@bigzpoolservice.com with certificate holder details to request a W-9 or COI.

MANDATORY STATE OF FLORIDA CONTRACT & INVOICE DISCLOSURES

FLORIDA CONSTRUCTION LIEN LAW NOTICE:

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 PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY.

FLORIDA HOMEOWNER'S CONSTRUCTION RECOVERY FUND:

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNER'S CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER A CONTRACT, IF THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD.

CHAPTER 558 NOTICE OF CLAIM:

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

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

06/27/26 12:04PM JDB 555 SALE

4044566	3 EA	6.99 EA	SN
16X25X1 8M ACE FLTR			20.97
Return Value :	5.243		
4166963	1 EA	6.99 EA	N
18X18X1 8M ACE FLTR			6.99
4166963	1 EA	.00 EA	SN
18X18X1 8M ACE FLTR		N/C	
Regular Price:		6.99	
You Saved :		6.99	
Return Value :	5.241		
Buy3AirFltrsGet1Free			

SUB-TOTAL:$	27.96	TAX: $	.00
DISCOUNT:	-.70	TOTAL: $	27.26
CHARGE AMT:	27.26		

Total Items:5

==>> JRNL# C33502 INV# 9659/1
CUST NO: 10065
ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED $ 7.69 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
text HELPFUL to 223439

This survey invitation is

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

EK
Y

92-3649

CUST # 10065
TERMS: NET EOM

INV # 009659/1
DATE : 8/27/26
CLERK: JDB
TERM # 555

TIME :12:04
****
* INVOICE *
****

RECEIVED
AUG 28 2026
EK

DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
16X25X1 8M ACE FLTR	6.99	6.99 /EA	20.97SN
18X18X1 8M ACE FLTR	6.99	6.99 /EA	6.99 N
18X18X1 8M ACE FLTR	6.99	/EA	N/C SN
Buy3AirFltrsGet1Free			

8-28-26
Jim Masters

** AMOUNT CHARGED TO ACCOUNT **	27.26	TAXABLE	0.00
		NON-TAXABLE	27.96
		SUB-TOTAL	27.96
		DISCOUNT	0.70
		TAX AMOUNT	0.00
		TOTAL INVOICE	27.26

0284

(JIM MASTERS)

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

[redacted]

August 25, 2026

RECEIVED
AUG 26 2026
BY:

Reference: Invoice No. 3794023
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. 3794023
3323-1

Re: General

For Professional Legal Services Rendered

07/07/26	K. Haber	0.60	171.00	Correspond with Sweeting regarding rescheduling public hearing dates; prepare revised resolutions for budget hearing and rules of procedure hearing

TOTAL HOURS 0.60

TOTAL FOR SERVICES RENDERED $171.00

TOTAL CURRENT AMOUNT DUE $171.00

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

poolsure
AN AQUASOL COMPANY

Invoice

Date 9/1/2026
Invoice# 131295637301

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

Terms	Net 20
Due Date	9/21/2026
PO #	

Bill To

Attn: AP Department
Brandy Creek CDD
224 Johns Creek Parkway
St. Augustine FL 32092

Ship To

Brandy Creek CDD
224 John's Creek Parkway
St. Augustine FL 32092

OUR REMITTANCE ADDRESS HAS CHANGED. Physical payments will only be received at 1707 Townhurst Dr, Houston, TX 77043. Payments sent to any other address may experience delays. 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	$1,611.49
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	$40.29

Subtotal	$1,651.78
Tax	$0.00
Total	$1,651.78
Amount Paid/Credit Applied	$0.00
Balance Due	$1,651.78

Click Here to Pay Now

8-28-26
T. Masters

RECEIVED
AUG 28 2026
BY:

131295637301

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22115	08/27/2026	$1,750.00	08/27/2026	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
John's Creek	1	1,750.00	1,750.00

John's Creek Pkwy- Cut/Remove dead/vine covered tree leaning out over grass. Located along wood line between Clubhouse and E. American Eagle.

700 E. American Eagle- Drop vine covered tree into Preserve.

716 E. American Eagle- Drop dead pine tree in Preserve.

720 E. American Eagle- Drop dead pine tree in Preserve.

2101 Thorn Hollow- Remove and stump grind dead pine tree in the turf.

BALANCE DUE **$1,750.00**

Ways to pay

PAID

View and pay

RECEIVED
AUG 28 2026
BY:

8-28-26

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

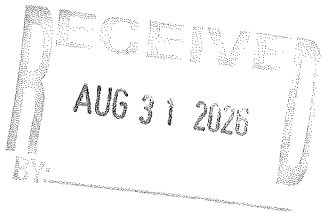
Vesta

Invoice

Invoice #	434289
Date	09/01/2026
Terms	Net 30
Due Date	10/01/2026
Memo	Monthly Fees

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

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

Vesta

Invoice

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

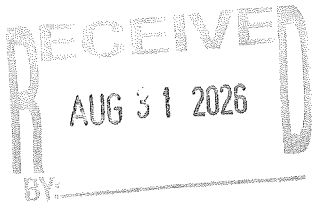
Invoice # 434406
Date 08/31/2026

Terms Net 30

Due Date 09/30/2026

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
CDD meeting -Georgia Hamilton	2.82	29.00	81.78

Thank you for your business.

Total 81.78

Non-Contracted Billable Services

Community	Brandy Creek CDD - Johns Creek	Month:	June	
Date of Service	Services Provided	Total Billable hours	Billable Hourly Rate	Amount billable
08.19.2026	Georgia Hamilton - CDD Board Meeting	2.82	$29.00	$81.78

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

09/01/26 10:22AM BLM 555 SALE

56	7	EA	.95 EA	N
MISC. FASTENERS				6.65

SUB-TOTAL:$	6.65	TAX: $	.00
DISCOUNT:	-.67	TOTAL: $	5.98
CHARGE AMT:	5.98		

Total Items:7

==>> JRNL# C34479 INV# 9666/1
CUST NO: 10065
ACE REWARDS ID # 1982540284

Customer Copy

YOU SAVED $ .67 BY SHOPPING AT
CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
16059

****
Tell us about your experience today and Enter to win a $500 gift card!
****
To participate
* Visit: TalkTo.AceHardware.com
or text HELPFUL to 223439

* This survey invitation is valid for 72 hours

* Store # 16059
* Survey approximately 5 mins

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

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

EK
Y

92-3649

CUST # 10065
TERMS: NET EOM

INV # 009666/1
DATE : 9/01/26
CLERK: BLM
TERM # 555

TIME :10:22
****
* INVOICE *
****

DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
MISC. FASTENERS	.95	.95 /EA	6.65 N

RECEIVED
SEP 11 2026
BY:

9-4-26
Jim Mathers

* AMOUNT CHARGED TO ACCOUNT ** 5.98

(JENNIFER MEADOWS)

TAXABLE	0.00
NON-TAXABLE	6.65
SUB-TOTAL	6.65
DISCOUNT	0.67
TAX AMOUNT	0.00
TOTAL INVOICE	5.98

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

09/02/26 10:43AM ANR 555 SALE

5058511	12	EA	1.79 EA	N
LAP LINK UTLTY ZNC 1/4"				21.48

SUB-TOTAL:$	21.48	TAX: $	.00
DISCOUNT:	-2.15	TOTAL: $	19.33
CHARGE AMT:	19.33		

Total Items:12

==>> JRNL# C34649 INV# 9669/1
CUST NO: 10065
ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED $ 2.15 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

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

EK
Y
92-3649

CUST # 10065
TERMS: NET EOM

INV # 009669/1
DATE : 9/02/26
CLERK: ANR
TERM # 555

TIME :10:43
****
* INVOICE *
****

DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
LAP LINK UTLTY ZNC 1/4"	1.79	1.79 /EA	21.48 N

9-4-26 Notes

RECEIVED
SEP 11 2026
BY:

* AMOUNT CHARGED TO ACCOUNT **	19.33	TAXABLE	0.00
		NON-TAXABLE	21.48
		SUB-TOTAL	21.48
		DISCOUNT	2.15
		TAX AMOUNT	0.00
		TOTAL INVOICE	19.33

(JENNIFER MEADOWS)

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

09/04/26 12:19PM BLM 555 SALE

7029593	1	EA	21.99 EA	N
KLER RFL RTU LQD 1.25GAL				21.99

SUB-TOTAL:$	21.99	TAX: $	.00
DISCOUNT:	-2.20	TOTAL: $	19.79
CHARGE AMT:	19.79		

Total Items:1

==>> JRNL# C34983 INV# 9677/1
CUST NO: 10065
ACE REWARDS ID # 1982540284

Customer Copy

YOU SAVED $ 2.20 BY SHOPPING AT
CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
16059

****
Tell us about your experience today and Enter to win a $500 gift card!
****
To participate
* Visit: TalkTo.AceHardware.com
or text HELPFUL to 223439

* This survey invitation is valid for 72 hours

* Store # 16059
* Survey approximately 5 mins

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

PHONE: (904) 217-3324

K

2-3649

CUST # 10065
TERMS: NET EOM

RECEIVED
SEP 11 2026
BY:

INV # 009677/1
DATE : 9/04/26
CLERK: BLM
TERM # 555

TIME :12:19
****
* INVOICE *
****

DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
KLER RFL RTU LQD 1.25GAL	21.99	21.99 /EA	21.99 N

9.4.26
JJ-Masters

** AMOUNT CHARGED TO ACCOUNT **	19.79	TAXABLE	0.00
		NON-TAXABLE	21.99
		SUB-TOTAL	21.99
		DISCOUNT	2.20
		TAX AMOUNT	0.00
		TOTAL INVOICE	19.79

(JUNIPER MEADOWS)

INVOICE

Egis Insurance & Risk Advisors

Customer	Brandy Creek Community Development District
Acct #	279
Date	09/14/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	$ 46,030.00
Payment Amount	
Payment for:	Invoice#33986
100126541	

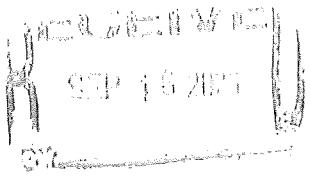
Brandy Creek Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Thank You

Please detach and return with payment

Customer: Brandy Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
33986	10/01/2026	Renew policy	Policy #100126541 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2026	46,030.00



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

Total
$ 46,030.00

Thank You

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

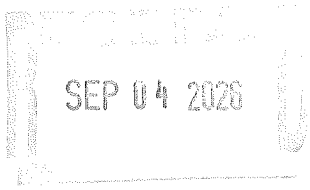
Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/14/2026

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

Invoice

Invoice #: 341
Invoice Date: 9/1/26
Due Date: 9/1/26
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 - September 2026		5,223.33	5,223.33
Information Technology - September 2026		150.75	150.75
Community Website Services - September 2026		62.50	62.50
Office Supplies		0.36	0.36
Postage		91.90	91.90
Copies		102.60	102.60

Total	$5,631.44
Payments/Credits	$0.00
Balance Due	$5,631.44

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA

ACCOUNT NUMBER	DATE	BALANCE
709617	9/1/2026	$995.00

ADDRESSEE

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

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

00000000022737001000000040473900000009950059

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 10/1/2026 **Invoice 404739B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2026	Water Management - Twice per month		$995.00	$0.00	$995.00

RECEIVED
SEP 11 2026
BY:

Please remit payment for this month's invoice.

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: $995.00

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

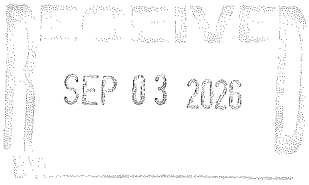
Vesta

Invoice

Invoice #	434638
Date	08/31/2026
Terms	Net 30
Due Date	09/30/2026
Memo	Lifeguard Hours

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

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



Description	Quantity	Rate	Amount
Pool monitor	295.1	23.99	7,079.45

Thank you for your business.

Total 7,079.45

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Abby Arnett	$23.99	4.08	$97.88
Karen Arnett	$23.99	28.1	$674.12
Samantha Baxter	$23.99	64.25	$1,541.36
Matthew Czepiel	$23.99	11.89	$285.24
Virginia Del Prado	$23.99	11.51	$276.12
Maxwell Evans	$23.99	28.19	$676.28
Hailey Johnson	$23.99	11.5	$275.89
Nathan Johnson	$23.99	20.23	$485.32
Sadie Johnson	$23.99	70.19	$1,683.86
Bridget Spenser	$23.99	17.02	$408.31
Olivia Torrence	$23.99	28.14	$675.08
Totals		**295.10**	**$7,079.45**

Amin, Nikhil	Arnett, Abbey	Arnett, Karen	Baxter, Samantha	Czepiel, Matthew	Del Prado, Virginia	Evans, Maxwell	Johnson, Hailey	Johnson, Nathan	Johnson, Sadie	Spenser, Bridget	Torrence, Olivia
8/6 - 4.00	7/31 - 4.08	7/30 - 3.02	7/26 - 4.08	7/26 - 3.93	8/7 - 2.40	7/27 - 3.97	7/27 - 4.00	7/26 - 4.05	7/26 - 4.25	7/29 - 4.03	8/3 - 4.00
8/9 - 4.00		8/1 - 5.00	7/28 - 4.00	7/28 - 3.98	8/16 - 5.03	7/28 - 3.93	7/30 - 3.52	7/29 - 4.02	7/28 - 4.42	7/31 - 4.02	8/4 - 4.13
		8/2 - 8.00	7/29 - 4.10	8/2 - 3.98	8/23 - 4.08	7/30 - 4.12	8/6 - 3.98	8/4 - 4.08	7/29 - 4.18	8/5 - 4.97	8/6 - 4.03
		8/6 - 3.00	7/30 - 3.97	7/12 - 4.15		8/1 - 4.05		8/5 - 4.03	7/30 - 4.13	8/15 - 4.00	8/7 - 4.00
		8/13 - 3.02	7/31 - 8.02	7/21 - 4.02		8/3 - 4.02		8/15 - 4.05	8/4 - 4.05		8/8 - 3.98
		8/20 - 2.03	8/1 - 7.95			8/8 - 3.98			8/5 - 4.13		8/15 - 4.00
		8/23 - 4.03	8/4 - 4.02			8/22 - 4.12			8/6 - 4.12		8/16 - 4.00
			8/5 - 4.02						8/7 - 8.08		
			8/6 - 4.03						8/8 - 4.20		
			8/7 - 3.93						8/9 - 8.07		
			8/8 - 4.07						8/15 - 4.03		
			8/9 - 8.03						8/16 - 8.18		
			8/22 - 4.03						8/22 - 4.17		
									8/23 - 4.18		
8.00	4.08	28.1	64.25	11.89	11.51	28.19	11.50	20.23	70.19	17.02	28.14

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1262965	9/1/2026
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: October 1, 2026

Invoice Amount: $11,859.11

Description	Current Amount
Monthly Landscape Maintenance September 2026	$11,859.11

Invoice Total **$11,859.11**

RECEIVED
SEP 11 2026
BY:

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

Yuro & Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
9/9/26	**4180**

Bill To
Governmental Management Services Sarah Sweeting

RECEIVED
SEP 11 2026
BY:

P.O. No

Yuro & Asssoc. - Job No.
Y26-1617

Item	Date	Description	Hours	Rate	Amount
		Brandy Creek CDD - August Engineering			
CDD Brandy ...	8/19/26	CDD meeting	3	205.00	615.00

Total	**$615.00**

145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
(904) 342-5199 * myuro@mjyuro.com

All-Brite Sales Company
1.800.637.2207 All-Britesales.com
GEM SUPPLY COMPANY

All-Brite - Gem Supply JAX
2204 Haines St
Jacksonville, FL 32206
gemsupply.net

Order Confirmation

Phone 904-354-4687
Fax

11:35 09/21/26 JAN

Order # B/O Rel
756353 00 00

BR/WHSE USER
01/02 JAN

SOLD TO	Brandy Creek CDD-Vesta 224 Johns Crek Pkwy St Augustine Fl 32092
SHIP TO	Brandy Creek CDD-Vesta 224 Johns Crek Pkwy St Augustine Fl 32092

Buyer: Georgia Hamilton
Tel 904-230-4208 **Fax**

ORDER DATE	CUSTOMER NUMBER	CUSTOMER P/O NUMBER	TERMS CODE	TAX CODE	SHIP VIA	SALES PERSON	JOB ID/NAME
09/21/26	0048450		NET 30 DAYS	EXEMPT/0.000%	best way	Nick Athanaseas	

LN#	Q-ORD	PRODUCT	DESCRIPTION	UOM	NET-PRICE	DISC%	EXTENSION
1)	2	SP-7496-GL	Disinfectant Spartan NABC Cleaner Non-Acid 4Gl/Case **Promise Delivery Date 09/23/2026**	CS	67.2387		$134.48

Sub-Total..	134.48
Fuel Surcharg..	9.99
Tax	0.00
Order Total	**144.47**

** WEIGHT SUMMARY **

Restroom Products..... 71

9-23-26
Jim Masters

RECEIVED
SEP 23 2026
BY:

TOT: 2

Received in Good Condition: X:_____	Gem Supply Company 407-849-6163 1312 W Washington Street Orlando, FL 32805	Ship Date Volume _____ Weight _____ Pieces _____ Pallet _____ Pkgs _____ Ctns _____ Lnth _____ Loc Picked by _____ Packed by _____ Checked by _____ Loaded by _____

CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61697740 Inv Date : 9/18/2026
Customer : 11028 Loc : F61
Type . . : CHG-S Route . : 14
PO Number : Acct # : 11028
WO Number : Acct Zip : 32092
Service Visit : 12616539

Remit to:
CINTAS FIRE 636525
P.O. BOX 636525
CINCINNATI, OH 452636525
(904)562-7000

Bill to:
BRANDY CREEK CDD
224 JOHNS CREEK PKWY
SAINT AUGUSTINE, FL 32092

Serviced:
BRANDY CREEK CDD
224 JOHNS CREEK PKWY
SAINT AUGUSTINE, FL 32092

Item	Qty	Description	Unit Price	Net Amount	Tx
INEX	1	INSPECTION EXIT LIGHTING COMPREHENSIVE INSP	39.74	39.74	N
SC	1	Service Charge	175.00	175.00	N

SUB-TOTAL : 214.74
TAX : .00
TOTAL : 214.74

CINTAS FIRE PROTECTION
#98454000012007
#98452300012007
#502087000199
EF20000872

****

TO MAKE A PAYMENT: 570.891.0421 (OPTION 1)
FOR BILLING QUESTIONS OR CUSTOMER SERVICE SUPPORT
PHONE: 904.562.7000
EMAIL: ShaylerA@cintas.com

****

9-23-26
Jim Masters

RECEIVED
SEP 23 2026

CINTAS
FIRE PROTECTION

Customer: BRANDY CREEK CDD 11028 | PO#: | Invoice: 697740

Collected: $0.0 | Signer: JOHN HUBBS | Authorizer: JOHN HUBBS



CINTAS
READY FOR THE WORKDAY

VIP GUARANTEED

Service Receipt

Location:	CINTAS FIRE 636525
LOC:	00F61
Route:	14
Acct#:	11028
Acct zip:	32092

Receipt No:	0F61697740
Receipt Date:	09/18/2026
Payment Term:	NET 10 DAYS
Customer No:	11028
Receipt Type:	CHG-S
PO Number:	
Service Visit No:	12616539

Remit To:
CINTAS FIRE 636525
P.O. BOX 636525,
CINCINNATI, OH 452636525
9045627000

Bill To:
BRANDY CREEK CDD
224 JOHNS CREEK PKWY,
SAINT AUGUSTINE, FL 32092

Serviced:
BRANDY CREEK CDD
224 JOHNS CREEK PKWY,
SAINT AUGUSTINE, FL 32092

Item	Qty	Description	Unit Price	Net Amount	Tax
INEX	1	INSPECTION EXIT LIGHTING COMPREHENSIVE INSP	39.74	39.74	N
SC	1	Service Charge	175.00	175.00	N

Sub Total:	214.74
Tax:	0.00
Total:	214.74
Amount Received:	0.00
Please pay ====> Balance Due:	214.74

Work Authorized By:	JOHN HUBBS	Work Performed By:	Sullivan, Fernando
Work Signed By:	JOHN HUBBS	Date Completed:	09/18/2026

Signature: X_____

9-18-26

RECEIVED
SEP 18 2026

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

09/15/26 9:50AM JDB 555 SALE

7029020	1	EA	54.99 EA	N
RNDUP WD GRS KILL 0.5GL				54.99

SUB-TOTAL:$	54.99	TAX: $	.00
DISCOUNT:	-5.50	TOTAL: $	49.49
CHARGE AMT:	49.49		

Total Items:1

==>> JRNL# C37070 INV# 9702/1
CUST NO: 10065
ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED $ 5.50 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 [illegible] prohibited. See rules

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

EK
Y
92-3649

CUST # 10065
TERMS: NET EOM

INV # 009702/1
DATE : 9/15/26
CLERK: JDB
TERM # 555

TIME : 9:50
****
* INVOICE *
****

DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
NDUP WD GRS KILL 0.5GL	54.99	54.99 /EA	54.99 N

9-18-26 Jim Masters

RECEIVED SEP 18 2026

AMOUNT CHARGED TO ACCOUNT **	49.49	TAXABLE	0.00
		NON-TAXABLE	54.99
		SUB-TOTAL	54.99
		DISCOUNT	5.50
		TAX AMOUNT	0.00
(JIM MASTERS)		TOTAL INVOICE	49.49