Brandy Creek
Community Development District

September 9, 2026

AGENDA

Brandy Creek
Community Development District

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

September 2, 2026

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Meeting is scheduled for **Wednesday, September 9, 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 August 19, 2026 Meeting

IV. Consideration of Proposals for Phase 1 Rec Pool Re-Marcite

V. Other Business

VI. Staff Reports
   A. Attorney

   B. Engineer

   C. Manager

   D. Operations Manager
      1. Report

      2. Yellowstone Report

      3. Lake Doctors Report

   E. Amenity Manager

1. Report

2. Sheriff's Office Report

VII. Supervisor's Requests and Audience Comments

VIII. Approval of Check Register

IX. Next Scheduled Meeting – November 4, 2026 at 6:30 p.m. at Phase 2 Amenity Center

X. 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, August 19, 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 *(via phone)*	Supervisor
Thomas Metych	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer
Michael Biagetti	GMS
Jim Masters	Vesta/Amenity Services Group
Georgia Hamilton	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group
Paul “Chip” Carey	SJC Traffic Department
Mike Likley	SJC Traffic Department
Residents	

The following is a summary of the discussions and actions taken at the August 19, 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 in person, with the exception of Mr. Jolly who was present via phone and Mr. Blalock who was not present.

SECOND ORDER OF BUSINESS Public Comment

A Resident (Chuck) expressed concern that the lakes looked bad. Mr. Masters reported that the contractor was treating the lakes that day, but was behind schedule by a couple of weeks, due to the regular service representative's back injury. The contractor planned to return the following week.

THIRD ORDER OF BUSINESS Approval of the Minutes of the May 13, 2026 Meeting

Dr. Payne reviewed the minutes of the May 13, 2026 meeting and requested revisions to Page 6, including removing the statement regarding an estimated $89,000 increase and clarifying that the Florida, Power & Light (FPL) easement amounts $70,000 and $79,000, for the front entry, were received two years ago. Mr. Metych also corrected the resident's name from Britney to Brandi under the Second Order of Business.

On MOTION by Dr. Payne seconded by Ms. Little with all in favor the Minutes of the May 13, 2026 Meeting were approved as amended.

- **Presentation from St. Johns County Traffic Enforcement** *(Added)*

Dr. Payne introduced Mr. Paul "Chip" Carey, Traffic Systems Analyst and Mr. Mike Likley of St. Johns County (SJC) Traffic Enforcement. They provided an outline of the county's traffic calming program and discussed possible solutions to traffic concerns, including speeding.

Board Members questioned whether three- or four-way stop signs could be installed at the community's three major intersections and whether community entrances and exits had been evaluated. Mr. Carey explained that stop signs could not be used solely to control speeding due to safety concerns. If a traffic study recommended measures such as speed tables or pavement striping, approval from at least 75% of community residents would be required. Recent traffic signal warrant studies at Avery Garden Place/St. Johns Parkway and Nature Walk Parkway/County Road 210, did not meet the criteria for signals. However, the St. Johns Parkway/County Road 210 intersection would be redesigned due to operating at maximum capacity.

Board Members also questioned the flyover design, expressing concerns about the lack of a left-turn lane at the CR 2209/CR 210 intersection, delays making right turns due to oncoming traffic and illegal U-turns. Mr. Carey confirmed that public hearings had been held and explained that the design was based on limited right-of-way and cost considerations. The plans were published on the county website, and he would provide them to the District Manager. He stated that traffic data and volume did not warrant a left-turn lane at CR 2209/CR 210, but additional free-flowing merge lanes would be added from CR 2209 to CR 210. The frequency of U-turns indicated a need for intersection improvements, including a right-turn-only exit and a left-turn-only entrance, which would require drivers, needing to change direction, to make a U-turn elsewhere. Mr. Masters voiced concerns over the condition of the CDD roadways, stop signs and striping. *There was Board consensus for CDD staff to send a formal request to SJC Traffic Enforcement, to schedule a data collection study and pavement management program.*

FOURTH ORDER OF BUSINESS **Ratification of Agreement with Yuro & Associates for Professional Engineering Services**

Dr. Payne signed the agreement with Yuro & Associates for professional engineering services and requested Board ratification.

On MOTION by Dr. Payne seconded by Mr. Jolly with all in favor the approval of the Agreement with Yuro & Associates for Professional Engineering Services was ratified.

FIFTH ORDER OF BUSINESS **Consideration of:**

A. Work Authorization with Yellowstone Landscape for Pocket Park Excavation and Sod Install

Mr. Masters reported that the mound at the pocket park had been flattened and presented a Work Authorization with Yellowstone Landscape for excavation and sod installation at a cost of $3,107.71. The work was recommended, because the insurance company had determined the mound to be a hazardous area. Mr. Masters recommended monitoring the area to determine whether removing the mound would discourage e-bike users from riding over it.

B. Third Amendment to Yellowstone Landscape and Irrigation Maintenance Agreement

Mr. Masters presented a Third Amendment to the Yellowstone Landscape and Irrigation Maintenance Agreement, providing for a 3% increase effective January 1, bringing the annual cost to $146,579, or $12,214 per month. A Board Member noted incorrect dates in the agreement, which would be corrected to reflect a start date of January 1, 2027 and end date of December 31, 2027. District Counsel recommended approval subject to the Chair executing the new agreement. Dr. Payne asked whether Mr. Masters was satisfied with Yellowstone's services and the proposed increase. Mr. Masters confirmed that he was satisfied and considered the 3% increase reasonable. Mr. Oliver agreed with the increase, based on fuel charges.

On MOTION by Dr. Payne seconded by Mr. Metych with all in favor a new agreement with Yellowstone Landscape and Irrigation Maintenance Agreement in the amount of $146,579 per year, was approved.

SIXTH ORDER OF BUSINESS **Acceptance of Audit Report for Fiscal Year 2025**

Mr. Oliver presented the FY 2025 Audit Report, which was clean and contained no prior-year or current-year findings or deficiencies. The report was prepared by Berger, Toombs, Elam, Gaines & Frank, which was selected by the Board through the Request for Proposals process. The report would be filed with the State of Florida and posted on the CDD's website.

On MOTION by Dr. Payne seconded by Ms. Little with all in favor accepting the Fiscal Year 2025 Audit Report and transmittal to the State of Florida was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolutions:**

A. Consideration of Resolution 2026-05, Resetting the Public Hearing Date to Adopt the Fiscal Year 2027 Budget

District Counsel reported that the public hearings had to be rescheduled due to a lack of quorum and were re-advertised by the District Manager as required by law. The resolutions were intended to ratify the actions taken by the District Manager. Dr. Payne presented Resolution 2026-05, which he read into the record.

> On MOTION by Dr. Payne seconded by Mr. Metych with all in favor Resolution 2026-05, Amending Resolution 2026-03, Approving the Proposed Budget(s) for Fiscal Year 2027 and Rescheduling the Public Hearing for today's meeting was adopted.

B. Consideration of Resolution 2026-06, Resetting the Public Hearing Date to Adopt Revised Rules of Procedure

Dr. Payne presented Resolution 2026-06, which he read into the record.

> On MOTION by Mr. Blalock seconded by Mr. Payne with all in favor Resolution 2026-06, Amending Resolution 2026-04, Rescheduling the Public Hearing for today's meeting was adopted.

EIGHTH ORDER OF BUSINESS Fiscal Year 2027 Budget

A. Overview of Budget

District Counsel requested that two public hearings be held, due to a slight increase in assessments. Mr. Oliver recalled that the Board approved the FY 2027 budget on May 13, meeting the statutory requirement to approve the budget by June 15. The public hearing was originally scheduled for July but was rescheduled due to quorum issues. The CDD was required to annually adopt an O&M budget, which would not affect the Series 2013 and 2015 bonds. Any surplus generated would remain with the CDD and the budget could be amended during the year.

Mr. Oliver reported that the Capital Reserve Fund had a balance of $307,387, with the Capital Reserve Transfer increasing from $70,000 to $122,000. The increase included additional funding from an FPL easement agreement in March 2023 that generated approximately $115,000, with $79,000 in excess funds. He noted that the $54,000 increase in capital reserves was significant given the 583 homes, with every $10,000 spent equating to approximately $17.15 per household. On-roll assessments increased from $921,386 to $975,909, while interest income and other funding sources helped offset assessments. Administrative expenses increased by 5% and O&M expenses by $28,000, resulting in a total expense increase of $33,000. The resulting assessment increase was approximately 5.9%, or $93.52 per household, reduced from the original proposed 12% increase at the Board's request. Dr. Payne considered the increase reasonable.

B. Public Hearing Adopting the Budget for Fiscal Year 2027

On MOTION by Dr. Payne seconded by Mr. Metych with all in favor the public hearing to adopt the budget for Fiscal Year 2027 was opened.

A resident expressed concern about the approximately $100 increase in fees and questioned whether the $307,387 Capital Reserve Fund was sufficient for long-term needs. Mr. Oliver confirmed that the fund was on track based on a prior reserve schedule, which projected balances of $338,000 for the current year and $412,000 for the following year. He recommended updating the schedule next fiscal year, noting projected balances ranging from approximately $200,000 to $1,000,037 through Fiscal Year 2050. Dr. Payne noted that the community was unique in having two amenity facilities but felt that the new District Engineer and Mr. Masters' maintenance oversight would help control future costs. Another resident asked whether the Landscape Maintenance budget included Yellowstone's increase and Dr. Payne confirmed that the $146,579 budgeted for Landscape Maintenance included the increase.

On MOTION by Dr. Payne seconded by Ms. Little with all in favor the public hearing to adopt the budget for Fiscal Year 2027 was closed.

1. Consideration of Resolution 2026-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

On MOTION by Mr. Blalock seconded by Mr. Payne with all in favor Resolution 2026-07 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027 with a 5.9% assessment increase was adopted.

2. Consideration of Resolution 2026-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

On MOTION by Dr. Payne seconded by Mr. Metych with all in favor the public hearing to impose special assessments and certify an Assessment Roll for Fiscal Year 2027 was opened.

There were no questions or comments.

On MOTION by Dr. Payne seconded by Ms. Little with all in favor the public hearing to impose special assessments and certify an Assessment Roll for Fiscal Year 2027 was closed.

On MOTION by Dr. Payne seconded by Ms. Little with all in favor Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027 was adopted.

NINTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; Consideration of Resolution 2026-09**

District Counsel presented the amended and restated Rules of Procedure, which were updated to reflect current statutes and legislative changes. The rules addressed meeting procedures, the roles and responsibilities of the Chairman and competitive purchasing requirements.

On MOTION by Dr. Payne seconded by Mr. Metych with all in favor the public hearing for the purpose of adopting amended and restated Rules of Procedure was opened.

There were no questions or comments.

On MOTION by Dr. Payne seconded by Ms. Little with all in favor the public hearing for the purpose of adopting amended and restated Rules of Procedure was closed.

Ms. Little noted that the Rules of Procedure were dated July 19 and questioned whether the date should reflect the date of the current meeting. District Counsel agreed to update the date accordingly.

On MOTION by Dr. Payne seconded by Ms. Little with all in favor Resolution 2026-09 Adopting the Amended and Restated Rules of Procedure was adopted.

Dr. Payne thanked District Counsel and the District Manager for presenting these items and Mr. Masters and his team for maintaining the community and keeping it within budget. He felt that the CDD was in a good place in terms of the budget.

TENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

District Counsel reported that three bills passed by the Florida Legislature impacted CDDs. The first established a formal recall process for elected CDD Board Members, which was signed by the Governor and took effect July 1, allowing a special election through the Supervisor of Elections if sufficient signatures were collected. The second, also signed by the Governor, requires all Districts to accept electronic and online payments beginning January 1, 2027. The third would have increased sovereign immunity limits from $200,000 per person and $300,000 per incident to $350,000 per person and $500,000 per incident; however, the Governor vetoed the bill.

Dr. Payne asked whether there was a penalty for non-compliance with the electronic and online payment requirement. District Counsel stated that he was not aware of any specific penalty, but a judge could require a CDD to comply. Mr. Fagen indicated that a Square device could be made available in the office for electronic payments, and an online payment link could be added to the website.

B. Engineer

The District Engineer reported that he completed the Annual Engineer's Report and provided it to GMS the previous week. He noted that there were no significant issues beyond routine maintenance items. Dr. Payne asked how the report compared with other communities and whether there were items requiring remediation. The District Engineer indicated that the community was similar to others, but there was some deterioration at the Amenity Center parking lot and an inlet, which were the CDD's responsibility. He also identified a sizable elevation difference between the hard surface and mulch at the playground; for ADA accessibility, which was required to be less than one-quarter inch. Additionally, there were stop bars on the road without corresponding stop signs, which was the county's responsibility.

C. Manager

1. Discussion of Fiscal Year 2027 Meeting Schedule

Mr. Oliver presented the proposed meeting schedule for Fiscal Year 2027, with meetings scheduled for the second Wednesday of every other month at 6:30 p.m. at the current location, except for the November meeting, which would be held on the first Wednesday of the month.

On MOTION by Dr. Payne seconded by Ms. Little with all in favor the Fiscal Year 2027 meeting schedule as presented was approved.

2. Discussion of Fiscal Year 2027 Goals and Objectives

Mr. Oliver presented the goals and objectives for Fiscal Year 2027. GMS identified goals related to community engagement, infrastructure and facility maintenance and financial transparency and accountability, while seeking efficient ways to achieve them. In some areas, the CDD exceeded established standards. At the end of each fiscal year, during the November meeting, the Board would report whether those goals and objectives were achieved.

n MOTION by Dr. Payne seconded by Mr. Metych with all in favor the District's goals and objectives for Fiscal Year 2027 were approved.

D Operations Manager

1. Report

2. Yellowstone Report

3. Lake Doctors Report

Mr. Masters presented the Operations Manager, Yellowstone and Lake Doctors Reports and reported that expenditures had been higher over the past three months. A new treadmill was purchased, the Fitness Center AC was replaced and the Phase 1 fence was painted. Dr. Payne asked whether the handler and unit were replaced and Mr. Masters confirmed that both were replaced by Chiller Medic for $2,500, including a 10-year warranty. Additional expenditures included replacing boards in the access card system for the Phase 2 gates and addressing electrical issues. Twenty pool chairs and 11 lounge chairs were re-strapped and US Mulching completed a community-wide mulch installation. A mulch refresh around the Amenity Centers was planned for late September or October.

Mr. Masters reported that tree maintenance had been performed throughout the community by Taylor Tree Service and flyers were sent to residents explaining what to do if they had a dead or dying tree in the preserve. He noted that residents could obtain a second opinion from an arborist if they believed a tree was healthy, as the CDD only removed dead or dying trees and not healthy trees. Additional tree maintenance was scheduled for Friday at a cost of $1,750. Dr. Payne asked about healthy trees falling from the preserve onto residents' property. District Counsel explained that the CDD would not be liable if a healthy tree fell due to a hurricane or strong wind and noted that the CDD could not remove healthy trees from a conservation area. Mr. Masters reported that numerous maintenance projects were planned for the off-season.

Mr. Masters recommended resurfacing the Phase 1 Recreation Pool, as areas were delaminating and would present proposals at the September meeting. Vendors would attend the meeting to explain the resurfacing process and present their credentials. He estimated the cost to be between $160,000 and $220,000. Mr. Masters noted that the Capital Reserve Fund had a balance of approximately $307,000 and did not anticipate other significant capital reserve expenditures over the next two years, other than resurfacing the tennis and basketball courts, replacing the playground and sealcoating the Phase 1 parking lot. Dr. Payne noted that a $200,000 pool resurfacing project would reduce the Capital Reserve balance to approximately $107,000; however, the balance was projected to increase to approximately $139,000 by the end of Fiscal Year 2027, with the addition of $122,000 in capital reserve funding. Ms. Little thanked Mr. Masters for his cost effectiveness.

E. Amenity Manager

1. Report

2. Sheriff's Office Report

Ms. Hamilton presented the Amenity Manager and Sheriff's Office Reports and reported that a major project underway involved cross-referencing names in the access card system with Property Appraiser records. She also implemented an informational series addressing topics that may be overlooked in the newspaper, including ownership and maintenance responsibilities for roads and sidewalks. Food trucks were onsite twice a month, and there had been 60 rentals to date, slightly fewer than the prior year. Summer was busy with numerous events, including an ice cream social on the last day of school, a Summer kickoff, Father's Day cards and treats and a Fourth of July celebration. Mr. Masters noted that the Fourth of July event had the largest turnout and received positive feedback from residents. He thanked Ms. Hamilton for providing a full schedule of Summer activities.

Dr. Payne noted that he attended the Fourth of July event and supported the informational series, particularly in response to Facebook comments regarding sidewalk ownership and maintenance. He also reported receiving a resident complaint that Deputy Lauren was monitoring a particular location and issuing citations to drivers who failed to stop at stop signs. Mr. Masters explained that the increased enforcement was related to the e-bike situation and that Deputy Lauren would move to different locations throughout the community. Ms. Little expressed appreciation for Ms. Hamilton's creativity.

- **Work Authorization with Yellowstone Landscape for Pocket Park Excavation and Sod Install** *(Item 5A)*

Dr. Payne revisited the Work Authorization with Yellowstone Landscape for excavation of the pocket park mound and installation of sod in the amount of $3,107.71.

n MOTION by Dr. Payne seconded by Ms. Little with all in favor the Work Authorization with Yellowstone Landscape for excavation of the pocket park and sod installation in the amount of $3,107.71 was approved.

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

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS **Financial Reports**

A. Balance Sheet & Income Statement as of July 31, 2026

Mr. Oliver presented the July 31, 2026 Balance Sheet and Income Statement. He reported that the audit would commence in October and anticipated a modest positive variance at the end of the fiscal year.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, showing that the District was 100.55% collected, with $5,000 more in what was assessed.

C. Approval of Check Register

Mr. Oliver presented the Check Register from April 1, 2026 to July 31, 2026 in the amount of $309,432.45.

On MOTION by Dr. Payne seconded by Mr. Metych with all in favor the April 1, 2026 to July 31, 2026 in the amount of $309,432.45 was approved.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – September 9, 2026 at 6:30 p.m. at Phase 2 Amenity Center

Dr. Payne reported that the next meeting was scheduled for September 9, 2026 at 6:30 p.m. at the Phase 2 Amenity Center.

FIFTEENTH ORDER OF BUSINESS Adjournment

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

___________________________________ ___________________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Phase 1 Rec Pool Re-Marcite Matrix

Company	Proposal	Labor Warranty	Material Warranty	Project Duration	Cost
CBUSS Enterprises	(A) CLI Krystal Kreet Quartz	5-Year	10-Year	3-4 Weeks	$154,583.00
	(B) Element Series Cobalt White Pebble	5-Year	15-Year	3-4 Weeks	$178,040.00
Big Z Pool Services LLC	Element Pool Pebble Plaster	1-Year	15-Year	3-4 Weeks	$221,966.28
Crown Pools Inc.	CL Industries Sandstone Pearl Cove Blue	15-Year	15-Year	Not Listed in Proposal	$190,828.00

Questions for Vendors

Please explain the difference between Quartz an Pebble?
What surface do you recommend and why?
During the project, if additional work (not listed in proposal) is required will additional fees be applied? Or this the true cost of project?
If the pool marcite need repair within the manufacturer warranty period, who do we contact and how is that process handled?
What does the labor warranty cover?
What does the manufacturer warranty cover?
If you are selected for this project, when is the estimated start date?
After completion of the project, what is the timeline for pool re-opening, and do you provide chemical balancing/start up process?
What is covered in the start up process?

C BUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459150 CPC 1458428

904.710.8161
clayton@cbussenterprises.com
www.cbussenterprises.com
152 Lipizzan Trail
Saint Augustine, FL 32095

September 3, 2026

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

Property: Brandy Creek CDD
224 John's Creek pkwy
St Augustine, FL 32092

COMMERCIAL POOL REFINISHING PROPOSAL.

(VOID AFTER 30 DAYS)

SCOPE OF WORK:

- Complete Commercial Pool Refinish and Verification of Entrapment Safety -- Features forms for St Johns County Department of Health.
- Obtain St Johns County Building Department Permit.
- The 3,162SQFT Pool shall be drained in a professional manner, using pump(s) and or existing well points as needed.
- Complete chip-out, mechanically scarify, 5000PSI hydro blast and prepare wall and bottom surfaces of pool.
  *This pool has multiple layers of questionable marcite that needs to be chipped out in order to not compromise warranty.
- Cut off and chip out existing 315LFT perimeter overflow gutter. Level overflow gutter drains. Rebuild and level gutter to maintain proper slope to gutter outlets and backsplash tiles.
- Inspect the shell of the pool and hydraulic pressure beneath the pool through access hole.
- Replace hydrostatic valves.
- Chip out around all penetrations and lights and apply waterproofing hydraulic cement.
- Pneumatically Apply Multicoat bonding and waterproofing agents.
- Chip out Existing Backsplash and Waterline tiles.
- Install new 6X6 Backsplash Tile ($6/Sqft Allowance)
- Install non-skid mudcap waterline tile at edge of perimeter overflow gutter.
- Install 2"X6" Non-skid, Mud-Cap Tile along front edge of steps/benches.
- Install new floor and Leak stopper wall return fittings.
- Install new VGB main drain frames and grates.
- Apply plaster material to pool walls and bottom and hand trowel to proper finish.
- Refill and chemically balance water. Owner responsible for water bill.

Option 1:
Refinish Pools per above with CLI Krystal Krete QUARTZ
(10-Year Manufacturer Warranty) …………………………………………………….…...$154,583.00
Option 2:
Refinish Pools per above with Element Series Cobalt White PEBBLE
(15-Year Manufacturer Warranty) ……………………………………….....………..$178,040.00

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152 Lipizzan Trail
Saint Augustine, FL 32095

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

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

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

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

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

Terms: Owners agrees to comply with the following schedule:
25% with Contract, 30% upon Commencement, Remaining Balance due upon start up.

Clayton Buss *September 3, 2026*

Clayton Buss, President C. Buss Enterprises Date

Brandy Creek CDD Representative Date

C BUSS ENTERPRISES
COMMERCIAL POOL SERVICE, REPAIRS & REMODELS
CPC 1459150 CPC 1458428

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clayton@cbussenterprises.com
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152 Lipizzan Trail
Saint Augustine, FL 32095

BIDDER'S NAME: CLAYTON BUSS – C BUSS ENTERPRISES, INC

BIDDER'S ADDRESS: 152 LIPIZZAN TRAIL, SAINT AUGUSTINE, FL 32095

BIDDER'S CONTACT METHOD: PHONE 904-710-8161 EMAIL: CLAYTON@CBUSSENTERPRISES.COM

LEGAL FORM OF BIDDER: CORPORATION

DATE BIDDER'S COMPANY FORMED: 07/20/2007

FEIN: 26-0562785

BUSINESS LICENSE NUMBERS: CPC 1459150 CPC 1458428

I, CLAYTON BUSS, AM A LICENSED COMMERCIAL POOL CONTRACTOR AND BUILDER. I PERSONALLY WILL BE RESPONSIBLE AS THE ON-SITE SUPERINTENDENT FOR THE COMPLETION OF THIS REFINISH PROJECT.

I HAVE A PERSONAL PASSION FOR EXCELLENCE AND ATTENTION TO DETAIL COMBINED WITH A STRONG WORK ETHIC AND HANDS ON ATTITUDE AND WILL ENSURE THAT THE HIGHEST LEVEL OF QUALITY WORKMANSHIP WILL BE DISCOVERED IN THIS POOL RENOVATION PROCESS.

C BUSS ENTERPRISES HAS HIGHLY SKILLED EMPLOYEES WHO WILL TAKE PART IN THIS REFINISH PROJECT. OUR SERVICES INCLUDE COMMERCIAL POOL SERVICE AND ANY REPAIRS RELATED TO POOLS/SPAS. ALL OF OUR EMPLOYEES HAVE EXPERIENCE WITH POOL REMODELS INCLUDING THE FULL CHIP-OUT OF THE FINISH AND PREPPING THE POOL FOR NEW FINISH.

ALL PLASTER IS APPLIED BY AN OUTSOURCED COMPANY, TEMPOOL. I HAVE WORKED CLOSELY WITH TEMPOOL, LEARNING THE PROPER COMMERCIAL AND RESIDENTIAL POOL REFINISH PREPARATION TECHNIQUES, PROCEDURES AND PRODUCTS. ALL THE ATTACHED REFERENCES APPLY TO THIS SUBCONTRACTOR AS WELL. THIS LIST REFLECTS JOBS PERFORMED THAT ARE MOST RELATED TO THIS PROJECT. WE HAVE MANY OTHER REFERENCES AND OFFER TOURS TO VIEW OUR COMPLETED PROJECTS.

IF YOU SHOULD HAVE ANY QUESTIONS OR NEED FURTHER INFORMATION, PLEASE CONTACT ME DIRECTLY.

CLAYTON BUSS, PRESIDENT

C BUSS ENTERPRISES, INC.

904.710.8161
clayton@cbussenterprises.com
www.cbussenterprises.com
152 Lipizzan Trail
Saint Augustine, FL 32095

REMODEL REFERENCES:

SHEARWATER/TROUT CREEK CDD
4650 SQFT FAMILY SLIDE POOL (Element series, COBALT WHITE)
100 KAYAK WAY
SAINT AUGUSTINE, FL 32092
Contact: Jessica Knutelsky
EMAIL: Jessica.Knutelsky@fsresidential.com
Phone: 904-472-0883

BRANDY CREEK CDD PHASE 2
3162 SQFT LAP POOL (Element Series, VERDE WHITE)
224 JOHN'S CREEK PKWY
SAINT AUGUSTINE, FL 32092
Contact: Jim Masters
EMAIL: JMaster@VestaPropertyservices.com
Phone:904-716-1370

CONQUISTADOR-TALAVERA
1,255 SQFT HEATED POOL (Krystal Krete Quartz)
30 TALAVERA CT.
SAINT AUGUSTINE, FL 32086
Contact: Cherie Moya-Nash
EMAIL: cnash@sovereign-jacobs.com
Phone: 904-461-5556

WATERMARK OCEANFRONT CONDOS POOL/SPA
600 SQFT POOL & 50 SQFT SPA (Element series, Cobalt White)
50 3RD AVENUE S.
JACKSONVILLE BCH, FL 32250
Contact: Tonia Price
EMAIL: TPRICE@MAYMGT.COM
Phone: 904-547-0669

BRANDY CREEK PHASE 1 SPLASH POOL
1,830 SQFT SPLASH POOL WITH SPRAY FEATURES (CLI COVE BLUE)
224 JOHNS CREEK PARKWAY
SAINT AUGUSTINE, FL 32095
Contact: Jim Masters
EMAIL: JMaster@VestaPropertyservices.com
Phone:904-716-1370

904.710.8161
clayton@cbussenterprises.com
www.cbussenterprises.com
152 Lipizzan Trail
Saint Augustine, FL 32095

DEL WEBB NOCATEE SPA
530 SQFT (Element series, COBALT WHITE)
445 GRAND WOOD DR
PONTE VEDRA, FL 32081
Contact: Sonny Stanley
EMAIL: Sonny.Stanley@FSResidential.com
Phone: 904-662-6316

FISHERMANS COVE CONDO
1,428 SQFT 8' DEEP KIDNEY POOL (Krystal Krete Quartz)
14 FISHERMANS COVE RD
PONTE VEDRA BEACH, FL 32082
Contact: Tonia Price
EMAIL: TPRICE@MAYMGT.COM
Phone: 904-547-0669

VILLAGES OF WESTPORT
1750 SQFT (Krystal Krete Quartz)
6702 SANDLE DR.
JACKSONVILLE, FL 32219
Contact: Howard McGaffney
EMAIL: Howard@fcsmanagementgroup.com
Phone: 904-386-0186

STONEHURST PLANTATION Pool & Splash Park
150 STONEHURST PKWY
SAINT AUGUSTINE, FL 32092
Contact: Kevin Delvechio (Board President)
EMAIL:kevinshpbod@gmail.com
Phone: 904-553-6201

TURNBERRY POOL & WADING POOL
245 EDGE OF WOODS RD
SAINT AUGUSTINE, FL 32092
Contact: Jason Simballa
EMAIL:Jsimballa@maymgt.com
Phone: 904-940-1002 ext 221

ST. ANDREWS PLACE
1146 SQFT (CLI COVE BLUE)
220 ISLAND GREEN DR.
SAINT AUGUSTINE, FL 32092
Contact: Diana Gruber
EMAIL: dgruber@maymgt.com
Phone:904-461-9708

***SOUTH HAMPTON**
140 SOUTH HAMPTON CLUB WAY
SAINT AUGUSTINE, FL 32092
Contact: Keith Faunce
EMAIL: shampton@firstcoastam.com
Phone: 386-866-4567

***ST. JOHNS FOREST**
104 ST JOHNS FOREST BLVD
SAINT JOHNS, FL 32259
Amenity Director:
Heather Robertson Edwards
EMAIL: heather@stjohnsforest.com
Phone: 904-824-3460

EMERALD PRESERVE-SUMERLIN
6340 SQFT OUTDOOR POOL (CLI COVE BLUE)
13018 SHALLOWATER RD
JACKSONVILLE, FL 32258
CAM: Tessa Clark
EMAIL: tclark@cmcjaxfla.com
Phone: 904-551-0654

***SWEETWATER CREEK CDD (INDOOR POOL)**
1879 N LOOP PKWY
SAINT AUGUSTINE, FL 32095
CAM: GMS
EMAIL: amossing@gmstnn.com
*PREFORMED AS A SUBCONTRACTOR


Stone White
Cobalt White
Verde White
Aquamarine White

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

Estimate Number	12345716
Estimate Date	08/31/2026
Reference	Phase 1, Pool Remodel

Description	Rate	Qty	Line Total
RE: Phase 1, Pool Remodel Service Address: 224 Johns Creek Pkwy., St. Augustine, FL 32092	$0.00	1	$0.00
Element Pool Pebble Plaster Color: Cobalt White Cove Blue 15-year limited manufacturer warranty Pool Size: 3244 sqft Price per foot	$60,208.64	1	$60,208.64
Extra Bench & Step Plaster up to 8 feet of bench and step plaster is included in the pool plaster price above. Anything after 25 feet is billed at an extra charge for application per applicator company per linear foot. We use Tempool, Inc. Total: 332 linear feet, Price is for 324 linear feet	$5,318.64	1	$5,318.64
Pool Gutter Reconstruction 312 linear feet We will perform the following tasks: Chip out the existing pool gutters and dispose of the debris. Remove the old gutter drains and reseal them with waterproof sealant. Install 33 new gutter grates that match the pool design and color. Adjust the height of the gutter to ensure a 2-inch slope from the front of the gutter to the backsplash waterline tile, as per the building code We will use high-quality materials and tools to ensure a smooth and durable finish for your pool gutters.	$16,848.00	1	$16,848.00
Waterline and Backsplash Tile (C) Waterline and Backsplash 6x6 Non-skid bullnose tile which is code. 630 linear feet Grout and Tile Choice: TBD Samples will be provided to choose amongst.	$17,955.00	1	$17,955.00
Prep Labor Remodel Prep Labor Includes to drain the body of water, chip out remove and dispose of hollow spots in existing plaster, install 1-18x18 VGB main drains, 13 floor fittings and 12 wall fittings then we will seal around all of the pool fittings including the light niches, followed by pressure washing of the entire pool surface with a 4000-psi oscillating tip to remove the rest of the old plaster/marcite finally we then apply a bonding agent pre-pneumatically preparing the pool for the new	$115,162.00	1	$115,162.00

plaster.
This will also include the new wall steps, which will be 2 sets of fiberglass wall steps.

Stair Cap Tile & Installation Stair Cap Tiles and Installation 332 linear feet to install stair cap tile on the edge of pool steps and swim outs	$6,474.00	1	$6,474.00
Lighting Pentair 5G White LED 12-volt, 30-watt, and 50-foot corded Pool Light.	$1,177.00	6	$7,062.00
SR Smith 3-Bend Handrail Stainless Steel 7 foot The 3-bend handrail at the North end of the pool is bent and the other 2 handrails at the main entry steps are not to code, they are less than 28" from the top of the deck to the top of the handrail.	$1,478.77	3	$4,436.31

Subtotal	233,464.59
Tax	0.00
Estimate Total (USD)	$233,464.59

Notes

This estimate is valid for 30 days from 08/31/26. Thank you for the consideration!

Once the job has been completed, we will call in for inspection from the Department of Health. We will file a notice of resurfacing at the commencement of the job with them so when its completed they will have the required documentation on hand.

Terms

GENERAL CONDITIONS & LEGAL DISCLOSURES
1. Project Timeline and Operations
Duration: This project is expected to take approximately 3-4 weeks once the pool is drained and work commences, subject to weather and material availability.
Site Access: Upon commencement, the pool area shall become a designated construction site. For safety and liability reasons, the area will be closed to all residents and guests until the final inspection is complete.
Property Care: A 14' dump trailer will be staged on-site for debris. The job site will be kept clean and free of rubbish daily.
2. Unforeseen Subsurface & Electrical Conditions
Latent Defects: This proposal is based on the visible condition of the pool shell and deck. We are not responsible for latent structural failures (such as shell cracks or severe rebar corrosion) discovered only after the existing finish is removed.
3. Groundwater Management: Should excessive groundwater pressure be encountered, dewatering pumps and relief holes will be utilized to protect the shell integrity.
4. Florida Law & Compliance
St. Johns County DOH: All work will be performed in accordance with Florida Building Code and Florida Department of Health (DOH) Chapter 64E-9 standards for public swimming pools.
Permitting: We will notify the Department of Health via the Notice of Resurfacing Form as required.
Construction Lien Law: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY.

5. Material Variations
Pebble Finish: Cementous finish materials are subject to natural variations in shade, color, and texture. Minor swirls or imperfections are inherent to hand-troweled, hand-exposed finishes and are not considered defects.
Water & Electricity: The Property Owner/Association is responsible for providing the water for the refill and the electricity required for construction tools and equipment.
6. Warranty & Liability
Limited Warranty: A One-Year Labor/Workmanship Warranty from Big Z Pool Service applies to all installations. The 15-Year Manufacturer Warranty for the Element Pool Pebble is provided directly through the manufacturer after the first year.
Vandalism/Security: The Contractor shall not be responsible for damage due to lack of security or vandalism by third parties once the site is secured.
7. PAYMENT TERMS & FINANCIAL DISCLOSURES
Deposit & Milestone Schedule: To ensure project momentum and material procurement, the following payment schedule applies:
10% Deposit: Due upon execution of the signed contract.
40% Commencement: Due upon project mobilization (draining and chip-out).
40% Plaster Application: Due upon the day of the pebble finish installation.
10% Final Balance: Due upon completion and notification to the Department of Health.
8.Late Payment Policy: We appreciate timely payments to keep the project on schedule. Payments not received within a 5-day grace period of the invoice due date will be subject to a late fee of 3.5% fee on the total outstanding balance.
Returned Check Fee: A fee of $38.00 will be assessed for any returned checks due to insufficient funds or stop-payment orders.
9.Preferred Payment Methods: We accept Cash, Check, and Credit Cards. Please note that a 3.9% processing fee applies to all credit card transactions.
10.Compliance, Insurance, & Tax Credentials
Workers' Compensation: Please note that Big Z Pools operates as a legally registered Workers' Compensation Exempt entity under State of Florida regulations.
COI & W-9 Requests: To request a W-9 or a Certificate of Insurance (COI), please send a separate email to office@bigzpoolservice.com. You must include the required certificate holder details and/or a sample COI template so our insurance agents may accurately prepare and issue the document.
11.Third-Party Payment Systems: Our 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 amount will be billed back to the customer on a separate invoice to ensure full recovery of the contracted balance.
14.Returns, Cancellations, & Overpayments
Custom & Special Orders: All custom-made or special-order items are final sale. No returns or exchanges are accepted under any circumstances.
Standard Material Returns: Returns and restocking fees for standard, typical material items are governed strictly by the respective manufacturer's guidelines.
Cancellations & Overpayments: If services are cancelled after a deposit/payment is received, or if an invoice is overpaid, funds are non-refundable. Upon approval, the balance will be issued strictly as an account credit to be applied toward future services.
12.Legal Considerations:
State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.
Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.
13.Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.
Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.
Thank you for the consideration! If you have any questions or concerns, please let us know via email at office@bigzpoolservice.com or you can reach out directly to Zach via text or phone at 904.868.4660.

3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979

September 3, 2026

Johns Creek
Brady Creek CDD – Jim Masters
jmasters@vestapropertyservices.com – 904.716.1370
224 John Creek Parkway, St. Johns, FL 32092

Re: Re-Marcite pool, install new tile, install handrail, and install new lights

We propose to furnish all supervision, labor, materials, and equipment necessary to perform the following work:

- **Marcite Pool: 3,750 SQFT, Perimeter 330 LNFT**
  All labor and materials to drain, secure, power wash, prep, and plaster with CL Industries Sunstone Pearl Cove Blue. Prep involves draining of pool, removing all lose material and application of approved Bond-Kote for sufficient Marcite cohesion. Crown Pools, Inc. will have all loose materials removed and hauled off the job site. White goods and fittings included (Wall returns, main drains, Floor returns, etc.) Complete Gutter Chip to allow for code compliant slope of gutters as per code.

  - Gutter chip
  - Prep pool and all penetrations
  - Remove tile
  - New gutter bodies, new floor and wall returns
  - Approved Permakote Bonding Agent
  - New VGB Approved Main Drain frame and grates
  - 15-year Sunstone Pearl Cove Blue Sunstone Pebble finish

- **Tile: Waterline, Backsplash, Depth Markers, Streps/Benches**
  All Labor and Materials to remove all existing tile on Backsplash (inside row of raised beam), non-skid bullnose waterline (face of gutter), Depth Markers on Backsplash, and non-skid bullnose tile on all steps and benches per code. *Need final tile selection*

  - 330 lnft of 6” x 6” non-skid bullnose tile at waterline
  - 330 lnft of 6” x 6” smooth tile at backsplash
  - 186 lnft of 2” x 6” non-skid bullnose tile on steps/benches
  - Depth Markers in waterline to meet code

Proposed Project Breakdown

- Marcite Pool – 3,750 sqft $149,876.00
  (Cove Blue Finish, 15 yr Material and Labor warranty)

- Tile Pool $40,952.00
  (All tile on waterline, backsplash, steps/benches, and smooth depth markers)

- ~~Replace 6 Lights~~ ~~$8,226.00~~
  (Cove Blue Finish, 15 yr Material and Labor warranty)

- ~~Replace Damaged Handrail~~ ~~$2,010.00~~
  (Replace Damaged Handrail, install new anchors and escutcheons)

Project Total **$201,064.00**

Additional Items to Discuss:

- *All equipment to remain as-is, Code Compliance*
- *Adequate access to the construction area.*
- *Parking near the work site for daily mobilization/demobilization.*
- *Crown is not responsible for damage to driveways/sidewalks, etc. If access is not adequate it may result in additional charges.*
- *Repair or replacement of any or all landscaping, irrigation, electrical or water utilities that are damaged in the construction or demo process. Crown Pools, Inc. is not responsible for the moving or damage of patio or lawn furniture in construction or demo process.*
- *All text in red through this proposal document*

Information required to proceed with your order:

Please fill out the information below. Upon receipt of this document Crown Pools, Inc. will schedule approved scope.

Billing Address: ____

Mailing Address: ____

Approved by: __________________________ Title: ______________________________

Signature: _____________________________ Date: ______________________________

Proposed By,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

SIXTH ORDER OF BUSINESS

D.

1.

Brandy Creek CDD

Field Operation Manager's Report

Date of report: September 9, 2026 **Submitted by: Jim Masters**

YELLOWSTONE / LANDSCAPING:

- Yellowstone's in-season service continues. Service days are scheduled for Thursdays and Fridays to ensure the community looks its best heading into the weekend. In season service includes, mowing, edging, trimming, ect.

LAKE DOCTORS:

- The ponds are inspected twice a month, and Lake Doctors will come out additionally based on pond conditions.
- Additional treatments were required to maintain pond health.
- Lake Doctors service reports attached.

PROJECTS COMPLETED:

- Replace phase 2 and phase 2 swings and infant swings.
- Fitness Center: A new organizational rack was installed in the fitness center Also; new attachments were purchased for the functional training machines.
- Community wide light inspection performed. 6 dim lights and 2 outage lights were reported to FPL.
- Repaired erosion at Phase 1 athletic field. (engineers report)

FUTURE PROJECTS:

- 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: 2167982
Service Date: 8/19/2026
Target Pests (if applicable):

Thank you for your business!

Service Notes & Observations

pond 1 treated for algae
pond 2 treated for algae
pond 3 treated for algae
pond 4 treated for shoreline weeds
pond 5 treated for algae invasive aquatic
pond 7 added pond dye
pond 8 pond dye added treated for algae
pond 9 treated for algae
pond 10 treated for algae
pond 11 treated for algae
Thank you call Daniel for questions or concerns.

Environmental Conditions

Weather:	Sunny
Temperature:	84.33
Wind Direction:	North-West
Wind Speed:	3
Humidity:	79.0000

Treated for Algae, Pond Dye Added, Inspected Pond(s), Inspected OutFall Area, Treated Shoreline Weeds

Services Completed by:

Daniel Fricke
904-626-1880 I daniel.fricke@lakedoctors.com

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

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: 2169682
Service Date: 8/28/2026
Target Pests (if applicable):

Thank you for your business!

Service Notes & Observations

Pond 3- Treated for algae
Pond 8- Treated for algae
Pond 6- Looks good, added dye
Pond 7- Looks good,added dye
Pond 10- Looks good, treated for emergent shoreline weeds

Environmental Conditions

Weather:	Overcast
Temperature:	88.92
Wind Direction:	South
Wind Speed:	3
Humidity:	72.0000

Treated for Algae

Services Completed by:

Eric Wood
904-626-1887 I 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

September 9, 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.
- Sent requests to St. Johns County
  - Traffic Calming Study
  - Road Re-paving Evaluation

Activities- Ongoing*:*

- **Food Trucks**
  - Food Trucks are back twice monthly. We will continue with Food Truck nights twice a month. The second and last Wednesday of the month.
    - Chubby Buritto – September 9th
    - Twisted Okie /Tikiz Jax

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					45
Phase 1 Breezeway	1	1	0	1	5	4	4	5					21
Phase 2 Pergola	0	0	0	1	1	1	1	2					6
Phase 1 Field	0	0	0	0	0	0	0	0					0
Totals	**1**	**7**	**3**	**8**	**13**	**16**	**12**	**12**					**72**

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

Special Events:

- Upcoming Events:
  - Labor Day Event: Ice Cream Sundays – September 7Th
  - Community Yard Sale – October 3rd Rain Date – October 12th
  - Halloween Event – October 24th
  - Christmas Event – December 5th

EIGHTH ORDER OF BUSINESS

Brandy Creek
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

Fund	Date	check #'s	Amount	Amount
General Fund				
	8/10/26	3022-3031	$ 52,382.85	
	8/21/26	3032-3033	4,084.19	
				$ 56,467.04
			TOTAL	$ 56,467.04

***Utilities and Autopayments available upon request**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** BRANDY CREEK - GENERAL FUND
BANK C BRANDY - HANCOCK GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/10/26	00292	6/27/26	06272026	202606	320-57200-49400		*	300.00		
			20FT WET SLIDE							
		6/27/26	06272026	202606	320-57200-49400		*	450.00		
			FOAM MACHINE 3HRS							
						BOUNCERS SLIDES AND MORE INC			750.00	003022
8/10/26	00334	7/21/26	9566	202607	320-57200-46600		*	31.45		
			MAINTENANCE SUPPLIES							
		7/24/26	9574	202607	320-57200-46600		*	44.98		
			MAINTENANCE SUPPLIES							
						CRONIN ACE HARDWARE			76.43	003023
8/10/26	00389	7/22/26	WO-49818	202607	320-57200-46600		*	149.95		
			QUTRLY PREVENTATIVE MAINT							
						FIRST PLACE FITNESS EQUIPMENT			149.95	003024
8/10/26	00378	7/31/26	7823013	202607	310-51300-48000		*	241.60		
			7/22 NTC BUDGET #12473942							
		7/31/26	7823013	202607	310-51300-48000		*	99.92		
			7/15 RULE DEV #12471764							
		7/31/26	7823013	202607	310-51300-48000		*	151.60		
			7/22 RULEMAKING #12471892							
		7/31/26	7823013	202607	310-51300-48000		*	109.44		
			7/29 HEAR 8/19 #12472285							
						USA TODAY MEDIA CORP			602.56	003025
8/10/26	00030	8/01/26	340	202608	310-51300-34000		*	5,223.33		
			AUG MANAGEMENT FEES							
		8/01/26	340	202608	310-51300-35100		*	150.75		
			AUG INFO TECH							
		8/01/26	340	202608	320-57200-34300		*	62.50		
			AUG COMMUMITY WEB SRVCS							
		8/01/26	340	202608	310-51300-51000		*	.39		
			OFFICE SUPPLIES							
		8/01/26	340	202608	310-51300-42000		*	64.30		
			POSTAGE							
		8/01/26	340	202608	310-51300-42500		*	13.50		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES			5,514.77	003026
8/10/26	00341	8/01/26	13129563	202608	320-57200-46250		*	1,651.78		
			AUG POOL CHEMICALS							
						POOLSURE			1,651.78	003027
8/10/26	00019	8/01/26	395538B	202608	320-57200-46800		*	995.00		
			AUG LAKE MAINTENANCE							
						THE LAKE DOCTORS INC			995.00	003028

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/10/26	00286	7/31/26	433943	202607	320-57200-34600		*	10,618.69		
			POOL MONITOR							
						VESTA PROPERTY SERVICES, INC.			10,618.69	003029
8/10/26	00286	8/01/26	433707	202608	320-57200-34700		*	6,582.08		
			JUL FIELD MANAGEMENT SRVC							
		8/01/26	433707	202608	320-57200-34400		*	3,441.58		
			JUL OFFICE ADMIN/EVENTS							
		8/01/26	433707	202608	320-57200-34200		*	2,580.75		
			JUL JANITORIAL SERVICES							
		8/01/26	433707	202608	320-57200-46200		*	3,190.92		
			JUL POOL MAINTENANCE							
		8/01/26	433707	202608	320-57200-46700		*	688.25		
			JUL WASTE DISPOSAL SRVCS							
						VESTA PROPERTY SERVICES, INC.			16,483.58	003030
8/10/26	00271	6/16/26	1198975	202605	320-57200-46300		*	707.68		
			MAY IRRIGATION REPAIRS							
		7/27/26	1225883	202607	320-57200-46300		*	1,673.98		
			MAINLINE REPAIR							
		7/27/26	1225884	202607	320-57200-46300		*	1,299.32		
			MAINLINE REPAIR							
		8/01/26	1237044	202608	320-57200-46100		*	11,859.11		
			AUG LANDSCAPE MAINTENANCE							
						YELLOWSTONE LANDSCAPE INC			15,540.09	003031
8/21/26	00334	8/10/26	9617	202608	320-57200-46600		*	6.81		
			MAINTENANCE SUPPLIES							
		8/18/26	9639	202608	320-57200-46600		*	40.63		
			MAINTENANCE SUPPLIES							
		8/18/26	9640	202608	320-57200-46600		*	23.72		
			MAINTENANCE SUPPLIES							
		8/19/26	9644	202608	320-57200-46600		*	14.39		
			MAINTENANCE SUPPLIES							
		8/20/26	9645	202608	320-57200-46600		*	17.07		
			MAINTENANCE SUPPLIES							
		8/20/26	9646	202608	320-57200-46120		*	51.29		
			MAINTENANCE SUPPLIES							
		8/20/26	9648	202608	320-57200-46600		*	30.28		
			MAINTENANCE SUPPLIES							
						CRONIN ACE HARDWARE			184.19	003032
8/21/26	00416	8/14/26	4165	202608	310-51300-31100		*	3,900.00		
			ANNUAL ENGINEERING REPORT							
						YURO & ASSOCIATES LLC			3,900.00	003033
						TOTAL FOR BANK C		56,467.04		

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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		56,467.04		

Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003	Invoice Date: June 27th, 2026 Invoice Number. 06272026.13

Name / Address	Additional Details:
Attn: Georgia Hamilton	
John's Creek	
Brandy Creek CDD	
224 Johns Creek Pkwy	
St. Augustine, FL 32092	

	Description	Quantity	Rate	Discount	SubTotal	Extended
1	20ft Wet Slide	1	$350.00		$300.00	$300.00
2						
3	Foam Machine (3 hrs.)	1	$450.00		$450.00	$450.00
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Comments:				
	Subtotal			$750.00
	Sales Tax (0.0%)			N/A
	Total			$750.00

8-3-26

Jim Masters

RECEIVED
AUG 05 2026
BY:

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

Scan this QR code:

Children's Miracle Network Hospitals

Ace Hardware donates $10,000 annually to Childrens Miracle Network Hospitals® through the Helpful Experience "Talk to Ace" Program

Two winners monthly

$500 ACE GIFT CARD

a chance to win a

Tell us how helpful we were for

Hear From Our Neighbors!

As Local Owners, We Love To

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

Reference	Terms	Clerk	Date	Time
	NET EOM	ANR	7/21/26	12:23

:

DOC# 9566 /1

TERM#553

****
* INVOICE *
****

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
MISC. FASTENERS	.40	5	.40 /EA	2.00 N
BLACK KOW MANURE 1CF	6.59	5	6.59 /EA	32.95 N

RECEIVED
JUL 29 2026
BY:

7-29-26
Jim Masters

** AMOUNT CHARGED TO STORE ACCOUNT ** 31.45

(JIM MASTERS)

TAXABLE	0.00
NON-TAXABLE	34.95
SUBTOTAL	34.95
TD DISCOUNT	-3.50
TAX AMOUNT	0.00
TOTAL AMOUNT	31.45

X

Received By -

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

07/24/26 12:56PM ANR 555 SALE

2301190	1	EA	33.99 EA	N
PICKUP TOOL 36"			33.99	
71720	1	EA	15.99 EA	N
ROPE YLLW POLY 1/4X100			15.99	

SUB-TOTAL:$ 49.98 TAX: $ .00
DISCOUNT: -5.00 TOTAL: $ 44.98
CHARGE AMT: 44.98

Total Items:2

==>> JRNL# C26722 INV# 9574/1
CUST NO: 10065
ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED $ 5.00 BY SHOPPING AT
CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
16059

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

* This survey invitation is
valid for 72 hours

* Store # 16059
* Survey approximately 5 mins

No purchase necessary.

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

PAGE NO 1

EK
Y
92-3649

CUST # 10065
TERMS: NET EOM

INV # C09574/1
DATE : 7/24/26
CLERK: ANR
TERM # 555

TIME :12:57
****
* INVOICE *
****

DESCRIPTION	SUG.PRICE	PRICE/PER	EXTENSION
PICKUP TOOL 36"	33.99	33.99 /EA	33.99 N
ROPE YLLW POLY 1/4X100	15.99	15.99 /EA	15.99 N

RECEIVED
JUL 29 2026

7.29.26
Jim Masters
J Masters

* AMOUNT CHARGED TO ACCOUNT **	44.98	TAXABLE	0.00
		NON-TAXABLE	49.98
		SUB-TOTAL	49.98
		DISCOUNT	5.00
		TAX AMOUNT	0.00
(JIM MASTERS)		TOTAL INVOICE	44.98

First Place Fitness Equipment
8805 Southside Blvd
Jacksonville, FL 32256

WORK ORDER:
WO-49818

INVOICE

Bill to: Johns Creek
Brandy Creek CDD 224 Johns Creek Parkway
St. Augustine, FL 32092

Attention: Johns Creek
904-230-4208

Invoice Date: 07/22/2026
Site: Brandy Creek CDD
Brandy Creek CDD 224 Johns Creek Parkway
St. Augustine, FL 32092

Work done description: Preventative maintenance complete
No issues to be addressed at this time

Item	Description	Qty	Rate	Amount $
SERVICE:Service Agreements:Preventative Maintenance	Quarterly Preventative Maintenance	1.00	149.95	149.95
			Sub Total:	149.95
			Total Amount Due:	**149.95**

For questions please call 904-998-0738

Fitness Center

Thank you!
Should you have any questions call us at 904-998-0738

RECEIVED
JUL 29 2026
BY:

7-29-26

Jim Masters

J Masters

USA TODAY CO.

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ACCOUNT NAME	ACCOUNT #	INV DATE
Brandy Creek Cdd	765150	07/31/26

INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL
0007823013	Jul 1- Jul 31, 2026	$602.56

PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*
$0.00	$0.00	**$602.56**

BILLING ACCOUNT NAME AND ADDRESS

Brandy Creek Cdd
Suite 114
475 W Town PL
Saint Augustine, FL 32092-3648

PAYMENT DUE DATE: AUGUST 31, 2026

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

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

FEDERAL ID 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
7/1/26	Balance Forward	$794.96
7/20/26	PAYMENT - THANK YOU	-$794.96

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/22/26	SAG St Augustine Record	12473942	NOTICE OF BUDGET		1	2.0000 x 10 in	$241.60

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/15/26	12471764	SAG St Augustine Record	Notice of Rule Development	Notice of Rule Devel	$99.92
7/22/26	12471892	SAG St Augustine Record	Notice of Rulemaking		$151.60
7/29/26	12472285	SAG St Augustine Record	AUG 19 HEARING		$109.44

RECEIVED

BY:

USA TODAY CO.
LocaliQ

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE PERIOD	INV DATE
Brandy Creek Cdd	765150	Jul 1- Jul 31, 2026	07/31/26

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

Total Cash Amount Due	$602.56
Service Fee 3.99%	$24.04
*Cash/Check/ACH Discount	-$24.04
*Payment Amount by Cash/Check/ACH	$602.56
Payment Amount by Credit Card	$626.60

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Brandy Creek Cdd	765150	0007823013	$602.56

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$602.56	$0.00	$0.00	$0.00	$0.00	$0.00	**$602.56**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)	TO PAY BY PHONE PLEASE CALL:	TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244	1-877-736-7612	$626.60
	To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/	

0000765150000000000000007823013000602566717 5

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
Brandy Creek Cdd
475 W Town PL
Suite 114

Saint Augustine FL 32092-3648

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 07/22/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/22/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$241.60		
Tax Amount:	$0.00		
Payment Cost:	$241.60		
Order No:	12473942	# of Copies:	
Customer No:	765150	1	
PO #:			

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE:	August 19, 2026
TIME:	6:30 PM
LOCATION:	Phase II Amenity Center 251 Huffner Circle St. Augustine, FL 32092

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

<u>Description of Assessments</u>

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

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
Single Family	583	1	$1,780.79

**includes collection costs and early payment discounts*

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

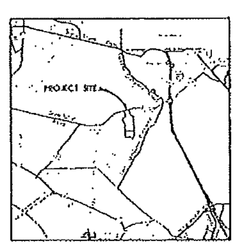
<u>Additional Provisions</u>

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Matt Biagetti, c/o Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at brandycreekcdd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

Matt Biagetti
District Manager



VICINITY MAP

ED-44336038

USA TODAY CO.

PO Box 631244 Cincinnati, OH 45263-1244

LocaliQ

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
Brandy Creek Cdd
475 W Town PL
Suite 114

Saint Augustine FL 32092-3648

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 07/15/2026
SAG staugustine.com 07/15/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/15/2026

Legal Clerk NJacobs

Notary, State of WI, County of Brown MMVerh

8·25·26

My commission expires

Publication Cost:	$99.92	
Tax Amount:	$0.00	
Payment Cost:	$99.92	
Order No:	12471764	# of Copies:
Customer No:	765150	1
PO #:	Notice of Rule Devel	

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Brandy Creek Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services - North Florida LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Phone (904) 940-5850, Email mbiagetti@gmsnf.com.

Matt Biagetti, District Manager
Brandy Creek Community Development District
Run Date: July 15, 2026

USA TODAY CO.

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PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
Brandy Creek Cdd
475 W Town PL
Suite 114

Saint Augustine FL 32092-3648

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 07/22/2026
SAG staugustine.com 07/22/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/22/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$151.60
Tax Amount:	$0.00
Payment Cost:	$151.60
Order No:	12471892
Customer No:	765150
PO #:	

\# of Copies:
1

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE
BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure ("Proposed Rule"). The Proposed Rule number is 2026-1. Prior notice of rule development relative to the Proposed Rule was published in the St. Augustine Record on July 15, 2026.

A public hearing will be conducted by the Board of Supervisors ("Board") of the Brandy Creek Community Development District ("District") on August 19, 2026, at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Circle, St. Augustine, Florida 32092, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(6) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services - North Florida LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Phone (904) 940-5850, Email mbiagetti@gmsnf.com ("District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Matt Biagetti, District Manager
Brandy Creek Community Development District
Run Date: July 22, 2026

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
Brandy Creek Cdd
475 W Town PL
Suite 114

Saint Augustine FL 32092-3648

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 07/29/2026
SAG staugustine.com 07/29/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/29/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$109.44
Tax Amount:	$0.00
Payment Cost:	$109.44
Order No:	12472285
Customer No:	765150
PO #:	

\# of Copies:
1

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Brandy Creek Community Development District ("District") will hold a public hearing and regular meeting as follows:
DATE: August 19, 2026
TIME: 6:30 PM
LOCATION: Phase II Amenity Center
251 Huffner Circle
St. Augustine, FL 32092

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Jim Oliver, c/o Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at brandycreekcdd.org.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Matt Biagetti, District Manager

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

Invoice

Invoice #:	340
Invoice Date:	8/1/26
Due Date:	8/1/26
Case:	
P.O. Number:	

Bill To:

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

RECEIVED
AUG 06 20[illegible]
BY:

Description	Hours/Qty	Rate	Amount
Management Fees - August 2026		5,223.33	5,223.33
Information Technology - August 2026		150.75	150.75
Community Website Services - August 2026		62.50	62.50
Office Supplies		0.39	0.39
Postage		64.30	64.30
Copies		13.50	13.50

Total	$5,514.77
Payments/Credits	$0.00
Balance Due	$5,514.77

poolsure
AN AQUASOL COMPANY

Invoice

Date	8/1/2026
Invoice#	131295636670

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

Terms	Net 20
Due Date	8/21/2026
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

RECEIVED
AUG 05 2026
BY:

Click Here to Pay Now

7-26-26

Jim Masters

131295636670

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

ADDRESSEE

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

ACCOUNT NUMBER	DATE	BALANCE
709617	8/1/2026	$995.00

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

00000000022737001000000039553800000009950050

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

BRANDY CREEK CDD-JOHNS CREEK Johns Creek Pkwy St. Augustine, FL 32092
Invoice Due Date 8/31/2026 Invoice 395538B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2026	Water Management - Twice per month		$995.00	$0.00	$995.00

8-25-26

Please remit payment for this month's invoice.

Jim Masters

RECEIVED AUG 05 2026 BY:

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

Credits $0.00
Adjustment $0.00

AMOUNT DUE

Total Account Balance including this invoice: $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 #	433943
Date	07/31/2026
Terms	Net 30
Due Date	08/30/2026
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

RECEIVED
AUG 03 2026
BY:

Description	Quantity	Rate	Amount
Pool monitor	442.63	23.99	10,618.69

Thank you for your business.

Total 10,618.69

Pool Monitors	Pay Rate/ Billable Rate	Hours	Gross Pay
Nikhil Amin	$23.99	7.78	$186.64
Abby Arnett	$23.99	29.32	$703.39
Karen Arnett	$23.99	59.84	$1,435.56
Liam Arnett	$23.99	8.07	$193.60
Samantha Baxter	$23.99	73.08	$1,753.19
Matthew Czepiel	$23.99	19.91	$477.64
Virginia Del Prado	$23.99	3.50	$83.97
Maxwell Evans	$23.99	28.13	$674.84
Hailey Johnson	$23.99	24.32	$583.44
Nathan Johnson	$23.99	24.16	$579.60
Sadie Johnson	$23.99	128.20	$3,075.52
Bridget Spenser	$23.99	4.03	$96.68
Olivia Torrence	$23.99	28.39	$681.08
Carter Clark	$23.99	3.90	$93.56
Totals		**442.63**	**$10,525.13**

July 2026 Pool Monitors

Amin, Nikhil	Arnett, Abbey	Arnett, Karen	Arnett, Liam	Baxter, Samantha	Czepiel, Matthew	Del Prado, Virginia	Evans, Maxwell	Johnson, Hailey	Johnson, Nathan	Johnson, Sadie	Spenser, Bridget	Torrence, Olivia	Clark, Carter
6/29 - 2.30	6/27 - 4.42	6/28 - 4.35	6/30 - 4.05	6/26 - 4.08	7/2 - 3.98	7/10 - 3.50	6/26 - 4.37	6/26 - 4.03	7/11 - 4.00	6/26 - 4.32	7/22 - 4.03	6/27 - 4.02	7/8 - 3.90
7/14 - 2.63	6/30 - 4.15	6/29 - 4.23	7/1 - 4.02	6/28 - 4.08	7/5 - 3.88		7/15 - 4.00	7/11 - 4.00	7/17 - 4.02	6/27 - 8.38		7/7 - 3.98	
7/16 - 2.85	7/1 - 4.00	6/30 - 4.10		6/29 - 4.07	7/9 - 3.88		7/16 - 4.08	7/13 - 4.00	7/18 - 4.03	6/28 -8.92		7/8 - 4.38	
	7/21 - 4.13	7/1 - 4.35		6/30 - 4.18	7/12 - 4.15		7/17 - 3.57	7/17 - 4.12	7/20 - 4.02	7/3 - 8.12		7/9 - 4.00	
	7/22 - 4.32	7/2 - 7.37		7/1 - 4.08	7/21 - 4.02		7/21 - 4.10	7/18 - 4.05	7/24 - 4.07	7/4 - 8.25		7/10 - 4.03	
	7/23 - 4.12	7/3 - 5.02		7/7 - 4.07			7/23 - 3.98	7/20 - 4.20	7/25 - 4.02	7/5 - 8.20		7/14 - 4.00	
	7/24 - 4.18	7/5 - 4.22		7/8 - 4.07			7/24 - 4.03			7/6 - 4.47		7/15 - 3.98	
		7/6 - 4.18		7/9 - 3.98						7/7 - 4.23			
		7/7 - 8.72		7/10 - 4.05						7/9 - 4.25			
		7/8 - 3.00		7/11 - 4.12						7/11 - 4.27			
		7/12 - 4.28		7/12 - 3.83						7/12 - 4.32			
		7/16 - 3.02		7/14 - 8.07						7/13 - 4.25			
		7/23 - 3.00		7/15 - 4.12						7/14 - 4.45			
				7/16 - 4.03						7/15 - 4.72			
				7/21 - 4.05						7/16 - 4.17			
				7/22 - 4.13						7/17 - 4.48			
				7/23 - 4.07						7/18 - 8.25			
										7/19 - 8.43			
										7/22 - 4.25			
										7/23 - 4.50			
										7/24 - 4.20			
										7/25 - 8.77			
7.78	**29.32**	**59.84**	**8.07**	**73.08**	**19.91**	**3.50**	**28.13**	**24.32**	**24.16**	**128.20**	**4.03**	**28.39**	

Vesta

Invoice

Invoice #	433707
Date	08/01/2026
Terms	Net 30
Due Date	08/31/2026
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

RECEIVED
JUL 30 2026
BY:

Description	Quantity	Rate	Amount
Field Management Services	1	6,582.08	6,582.08
Office Administrator & Events Coordinator	1	3,441.58	3,441.58
Janitorial Services	1	2,580.75	2,580.75
Pool Maintenance	1	3,190.92	3,190.92
Pet Waste Disposal Services	1	688.25	688.25

We appreciate your prompt payment.

Total 16,483.58

INVOICE

YELLOWSTONE
LANDSCAPE

INVOICE #	INVOICE DATE
1198975	6/16/2026
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 16, 2026
Balance Due: $707.68

Description	Current Amount
May irrigation repairs-2026	
Irrigation Repairs	$1,034.75

Subtotal	**$1,034.75**
Amount Paid	$327.07
BALANCE DUE	**$707.68**

RECEIVED
JUL 29 2026
BY:

7.29.26
Jim Masters
J Masters

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

+Geico -

YELLOWSTONE
LANDSCAPE

COMPLETED

W. O. #

NAME Johns Creek

ADDRESS

DATE 2026-May

#	The following work has been completed.		EXTENTION
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
1	1" Coupling	$ 1.54	$ 1.54
1	1" TEE	$ 2.61	$ 2.61
1	1" Slip Fix	$ 15.76	$ 15.76
5	Rainbird 5004	$ 22.85	$ 114.25
2	1/2" Coupling	$ 0.64	$ 1.28
2	1/2" Flex	$ 0.58	$ 1.16
2	9V	$ 6.54	$ 13.08
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 149.68

DATE	DESCRIPTION	HOURS	RATE	TOTAL
	Labor	6	$ 93.00	$ 558.00
	Locate & Troulblshoot			$ -
				$ -
				$ -
				$ 558.00

COMMENTS :

MATERIALS	$ 149.68
LABOR & RENTAL	$ 558.00
TOTAL	$ 707.68

DATE PROPOSED TECHNICIAN: Jamal CLIENT

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1225883	7/27/2026
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: August 26, 2026

Invoice Amount: $1,673.98

Description	Current Amount
Mainline repair in sleeve on Nature Pkwy.	
Irrigation Repairs	$1,673.98
Invoice Total	**$1,673.98**

7-2930

Jim Masters

J Masters

RECEIVED
JUL 29 2026
BY:

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

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

YELLOWSTONE
LANDSCAPE

COMPLETED

W. O. #

NAME Johns Creek

ADDRESS

DATE 2026-June

#	The following work has been completed.		EXTENTION
			$ -
	Repaired Leaking 3" mainline along curb @ sleeve.		$ -
			$ -
			$ -
			$ -
			$ -
1	3" Tee	$ 30.28	$ 30.28
4	3" 90	$ 26.01	$ 104.04
4	3" PVC	$ 3.93	$ 15.72
3	3' Coupling	$ 11.98	$ 35.94
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		PARTS TOTAL	$ 185.98

DATE	DESCRIPTION	HOURS	RATE	TOTAL
	Labor	16	$ 93.00	$ 1,488.00
	Locate & Troulblshoot			$ -
				$ -
				$ -
				$ 1,488.00

COMMENTS :

MATERIALS	$ 185.98
LABOR & RENTAL	$ 1,488.00
TOTAL	$ 1,673.98

DATE PROPOSED TECHNICIAN: Jamal CLIENT

INVOICE

YELLOWSTONE
LANDSCAPE

INVOICE #	INVOICE DATE
1225884	7/27/2026
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: August 26, 2026

Invoice Amount: $1,299.32

Description	Current Amount
Mainline repair on Nature Pkwy. Irrigation Repairs	$1,299.32
Invoice Total	**$1,299.32**

RECEIVED
JUL 29 20[illegible]
BY:

7-29-26

Jim Masters

J Masters

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

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

YELLOWSTONE
LANDSCAPE

COMPLETED WORK

W. O. #	
NAME	Johns Creek
ADDRESS	224 Johns Creek Pkwy.
DATE	7/10/2026

#		Main Line repair.				EXTENTION
1		3" Tee		$ 30.28		$ 30.28
2		3" Coupling		$ 11.98		$ 23.96
1		3" Slip Fix		$ 96.50		$ 96.50
1		3" X 2" RB		$ 10.01		$ 10.01
1		2" Coupling		$ 3.47		$ 3.47
4		3" Class 200 (ft)		$ 3.93		$ 15.72
2		2" Class 200 (ft)		$ 1.69		$ 3.38
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
						$ -
					PARTS TOTAL	$ 183.32

DATE	DESCRIPTION	HOURS	RATE	TOTAL
7/10/2026	Labor	12	$ 93.00	$ 1,116.00
				$ -
				$ -
				$ -
				$ 1,116.00

COMMENTS :

MATERIALS	$ 183.32
LABOR & RENTAL	$ 1,116.00
TOTAL	$ 1,299.32

DATE COMPLETED 7/10/26 TECHNICIAN Kevin/Manuel CLIENT

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1237044	8/1/2026
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: August 31, 2026

Invoice Amount: $11,859.11

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

Invoice Total **$11,859.11**

8-5-26

Jim Masters

J Masters

RECEIVED
AUG 05 2026
BY:

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

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

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

08/10/26 1:36PM HVC 553 SALE

44105 1 EA 2.59 EA N
REDUC BUSHING 1-1/2X3/4 2.59
43120 1 EA 3.59 EA N
PIPE ADPTR 1-1/2X1-1/2 3.59
43117 1 EA 1.39 EA N
PIPE ADPTR 3/4X3/4 PVC 1.39

SUB-TOTAL:$ 7.57 TAX: $ .00
DISCOUNT: -.76 TOTAL: $ 6.81
CHARGE AMT: 6.81

Total Items:3

==>> JRNL# C30297 INV# 9617/1
CUST NO: 10065
ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED $ .76 BY SHOPPING AT
CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
16059

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

* This survey invitation is
valid for 72 hours

* Store # 16059
* Survey approximately 5 mins

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

Reference	Terms	Clerk	Date	Time
	NET EOM	HVC	8/10/26	1:37

DOC# 9617 /1
TERM#553
****
* INVOICE *
****

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
REDUC BUSHING 1-1/2X3/4	2.59	1	2.59 /EA	2.59 N
PIPE ADPTR 1-1/2X1-1/2	3.59	1	3.59 /EA	3.59 N
PIPE ADPTR 3/4X3/4 PVC	1.39	1	1.39 /EA	1.39 N

8.21.26
Jim Masters

RECEIVED
AUG 21 2026
BY

** AMOUNT CHARGED TO STORE ACCOUNT ** 6.81

(JIM MASTERS)

TAXABLE	0.00
NON-TAXABLE	7.57
SUBTOTAL	7.57
TD DISCOUNT	-0.76
TAX AMOUNT	0.00
TOTAL AMOUNT	6.81

X

Received By

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

08/18/26 12:49PM MSC 553 SALE

58173	4	EA	7.99 EA	N
PLAY SAND QUIKRETE 50#			31.96	
7002882	2	EA	6.59 EA	N
BLACK KOW MANURE 1CF			13.18	

SUB-TOTAL:$ 45.14 TAX: $ .00
DISCOUNT: -4.51 TOTAL: $ 40.63
CHARGE AMT: 40.63

Total Items:6

==>> JRNL# C31883 INV# 9639/1
CUST NO: 10065
ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED $ 4.51 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

Reference	Terms	Clerk	Date	Time
	NET EOM	MSC	8/18/26	12:49

DOC# 9639 /1
TERM#553
****
* INVOICE *
****

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
PLAY SAND QUIKRETE 50#	7.99	4	7.99 /EA	31.96 N
BLACK KOW MANURE 1CF	6.59	2	6.59 /EA	13.18 N

8-21-26
Jim Masters

RECEIVED
AUG 21 2026
BY:

** AMOUNT CHARGED TO STORE ACCOUNT ** 40.63

(JIM MASTERS)

TAXABLE	0.00
NON-TAXABLE	45.14
SUBTOTAL	45.14
TD DISCOUNT	-4.51
TAX AMOUNT	0.00
TOTAL AMOUNT	40.63

X
Received By

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

PAGE NO 1

Reference	Terms	Clerk	Date	Time
	NET EOM	MSC	8/18/26	2:18

TERM#553

DOC# 9640 /1

****
* INVOICE *
****

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
ACK KOW MANURE 1CF	6.59	4	6.59 /EA	26.36 N

8-21-26
Jim Masters
J Mast

RECEIVED
AUG 21 2026
BY:

** AMOUNT CHARGED TO STORE ACCOUNT ** 23.72

(JIM MASTERS)

TAXABLE	0.00
NON-TAXABLE	26.36
SUBTOTAL	26.36
TD DISCOUNT	-2.64
TAX AMOUNT	0.00
TOTAL AMOUNT	23.72

X

Received By

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

08/18/26 2:18PM MSC 553 SALE

7002882 4 EA 6.59 EA N
BLACK KOW MANURE 1CF 26.36

SUB-TOTAL:$ 26.36 TAX: $ .00
DISCOUNT: -2.64 TOTAL: $ 23.72
CHARGE AMT: 23.72

Total Items:4

==>> JRNL# C31909 INV# 9640/1
CUST NO: 10065
ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED $ 2.64 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

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

08/19/26 12:53PM ANR 553 SALE

4309746 1 EA 15.99 EA N
ANGLE STOP VLV 15.99

SUB-TOTAL:$ 15.99 TAX: $ .00
DISCOUNT: -1.60 TOTAL: $ 14.39
CHARGE AMT: 14.39

Total Items:1

==>> JRNL# C32349 INV# 9644/1.
CUST NO: 10065
ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED $ 1.60 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

Reference	Terms	Clerk	Date	Time
	NET EOM	ANR	8/19/26	12:53

DOC# 9644 /1
TERM#553
****
* INVOICE *
****

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
ANGLE STOP VLV	15.99	1	15.99 /EA	15.99 N

8-21-26
Jim Masters
J Masters

RECEIVED
AUG 21 2026
BY:

** AMOUNT CHARGED TO STORE ACCOUNT ** 14.39

(JIM MASTERS)

TAXABLE	0.00
NON-TAXABLE	15.99
SUBTOTAL	15.99
TD DISCOUNT	-1.60
TAX AMOUNT	0.00
TOTAL AMOUNT	14.39

X
Received By

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

08/20/26 10:35AM JDB 553 SALE

4871026	2	EA	8.99 EA	N
FLEX COUPLING S40 2X1.5H				17.98
42642	1	EA	.99 EA	N
COUPLING 2X2 PVC				.99

SUB-TOTAL:$ 16.97 TAX: $ .00
DISCOUNT: -1.90 TOTAL: $ 17.07
CHARGE AMT: 17.07

Total Items:3

==>> JRNL# C32177 INV# 9645/1
CUST NO: 10065
ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED $ 1.90 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

Reference	Terms	Clerk	Date	Time
	NET EOM	JDB	8/20/26	10:35

DOC# 9645 /1
TERM#553
****
* INVOICE *
****

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
FLEX COUPLING S40 2X1.5H	8.99	2	8.99 /EA	17.98 N
COUPLING 2X2 PVC	.99	1	.99 /EA	.99 N

8.21.26
Jim Masters

RECEIVED
AUG 21 2026
BY:

** AMOUNT CHARGED TO STORE ACCOUNT ** 17.07

(JIM MASTERS)

TAXABLE	0.00
NON-TAXABLE	18.97
SUBTOTAL	18.97
TD DISCOUNT	-1.90
TAX AMOUNT	0.00
TOTAL AMOUNT	17.07

X
Received By

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

08/20/26 10:47AM JDB 553 SALE

7029020 1 EA 56.99 EA N
RNDUP WD GRS KILL 0.5GL 56.99

SUB-TOTAL:$ 56.99 TAX: $ .00
DISCOUNT: -5.70 TOTAL: $ 51.29
CHARGE AMT: 51.29

Total Items:1

==>> JRNL# C32181 INV# 9646/1
CUST NO: 10065
ACE REWARDS ID # 19825402843

Customer Copy

YOU SAVED $ 5.70 BY SHOPPING AT
CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
16059

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

* This survey invitation is
valid for 72 hours

* Store # 16059
* Survey approximately 5 mins

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

8-21-26
Jim Masters

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

Reference	Terms	Clerk	Date	Time
	NET EOM	JDB	8/20/26	10:47

DOC# 9646 /1
TERM#553
****
* INVOICE *
****

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
NDUP WD GRS KILL 0.5GL	56.99	1	56.99 /EA	56.99 N

Weed Killer for Garden Club

RECEIVED
AUG 21 2026
BY:

** AMOUNT CHARGED TO STORE ACCOUNT ** 51.29

(JIM MASTERS)

TAXABLE	0.00
NON-TAXABLE	56.99
SUBTOTAL	56.99
TD DISCOUNT	-5.70
TAX AMOUNT	0.00
TOTAL AMOUNT	51.29

X
Received By

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

08/20/26 1:03PM B.M 553 SALE

2351542	1	EA	2.99 EA	N
BLK OXIDE DRL BIT 5/32"			2.99	
56	4	EA	.43 EA	N
MISC. FASTENERS			1.72	
56	2	EA	1.29 EA	N
MISC. FASTENERS			2.58	
7002882	4	EA	6.59 EA	N
BLACK KOW MANURE 1CF			26.36	

SUB-TOTAL:$ 33.65 TAX: $ .00
DISCOUNT: -3.37 TOTAL: $ 30.28
CHARGE AMT: 30.28

Total Items:11

==>> JRNL# C32225 INV# 9648/1
CUST NO: 10065
ACE REWARDS ID # 1982540284

Customer Copy

YOU SAVED $ 3.37 BY SHOPPING AT
CRONIN ACE SAINT JOHNS

ACE STORE NUMBER
16059

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

Reference	Terms	Clerk	Date	Time
	NET EOM	BLM	8/20/26	1:03

TERM#553

DOC# 9648 /1
****
* INVOICE *
****

TAX : 002 FLORIDA TAX - ST. JOH

DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
LK OXIDE DRL BIT 5/32"	2.99	1	2.99 /EA	2.99 N
ISC. FASTENERS	.43	4	.43 /EA	1.72 N
ISC. FASTENERS	1.29	2	1.29 /EA	2.58 N
LACK KOW MANURE 1CF	6.59	4	6.59 /EA	26.36 N

8-21-26
Jim Masters
J Masters

RECEIVED
AUG 21 2026
BY:

** AMOUNT CHARGED TO STORE ACCOUNT ** 30.28

(JIM MASTERS)

TAXABLE	0.00
NON-TAXABLE	33.65
SUBTOTAL	33.65
TD DISCOUNT	-3.37
TAX AMOUNT	0.00
TOTAL AMOUNT	30.28

X

Received By

Yuro & Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

RECEIVED
AUG 18 2026
BY:

Date	Invoice #
8/14/26	4165

Bill To:

Governmental Management Services
Sarah Sweeting

Remit To:

Yuro & Associates, LLC
145 Hilden Road, Unit 108
Ponte Vedra, FL 32081

P.O. Number	Work Order No.

Yuro & Assoc. - Job No.
Y26-1617

Comments	Contract Amount	Quantity	Previous Billed	Effort to Date	Amount Due
Brandy Creek CDD - Engineering Effort					
Annual Report	3,900.00	1			3,900.00

Total	$3,900.00