

St. Augustine Lakes
Community Development District

JUNE 2, 2025

AGENDA

St. Augustine Lakes
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
Call in Number: 1-877-304-9269, Code 7067214

May 22, 2025

Board of Supervisors
St. Augustine Lakes Community Development District

Dear Board Members:

The Meeting of the St. Augustine Lakes Community Development District will be held Monday, June 2, 2025, at 11:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Organizational Matters
 - A. Acceptance of Resignation Letter from Supervisor Csalovszki
 - B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/28)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Election of Officers, Resolution 2025-05
- IV. Consideration of Minutes of the April 28, 2025 Meeting
- V. Consideration of Resolution 2025- 06, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (July 28, 2025) *(budget will be sent under separate cover)*
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- VII. Supervisors Requests
- VIII. Audience Comments
- IX. Financial Statements as of April 30, 2025


- X. Check Register
- XI. Next Scheduled Meeting – June 23, 2025 at 11:00 a.m.
- XII. Adjournment

THIRD ORDER OF BUSINESS

A.

RESIGNATION

I hereby resign as Vice Chair (Seat 1) of ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT effective May 31st, 2025.



TIFFANY CSALOVSKI

D.

RESOLUTION 2025-01

**A RESOLUTION DESIGNATING OFFICERS OF THE ST.
AUGUSTINE LAKES COMMUNITY DEVELOPMENT
DISTRICT**

WHEREAS, the Board of Supervisors of the St. Augustine Lakes Community Development District at a regular business meeting held on June 2, 2025 desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE ST. AUGUSTINE LAKES
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairperson
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer(s)
<u>Darrin Mossing</u>	
<u>Daniel Laughlin</u>	
<u>Matthew Biagetti</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Darrin Mossing</u>	
<u>Daniel Laughlin</u>	
<u>Matthew Biagetti</u>	

PASSED AND ADOPTED THIS 2ND DAY OF JUNE, 2025.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
ST. AUGUSTINE LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District was held on Monday, April 28, 2025, at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairman
Michael Della Penta	Supervisor
William Fitzgerald	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Bill Schaefer <i>by phone</i>	District Engineer
Sarah Sweeting	GMS
Maria Czmyr	Vesta Property Services

The following is a summary of the actions taken at the April 28, 2025, St. Augustine Lakes Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. Four Supervisors were in attendance, constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

Mr. Oliver noted there were no members of the public present.

THIRD ORDER OF BUSINESS**Consideration of Minutes of the March 5, 2025 Meeting**

Mr. Oliver presented the March 5, 2025 Board of Supervisors meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the Minutes of the March 5, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Discussion Regarding Fiscal Year 2026 Budget**

Mr. Oliver stated that they would start the budget process. He added that they planned to bring the proposed budget to their June 2nd meeting for approval and that they could not adopt it until there was at least a public hearing held 60 days after the budget was approved, which would be at their August meeting. Mr. Oliver added that he had noted that the current year budget, FY25, had subsidized that they carry forward a surplus to \$57,000, and that was a rebate to property owners because they had surplus funds from previous years that were used to subsidize the assessments. Mr. Oliver noted that they would not have that available this year. He added that the cost-of-living increase would be something that would develop over the next month as they go through the budget process. He said two things they had talked about: first they were going to have to increase funding for a new line item that they had had in FY25 for tree removals and drops. He said they had spent \$23,000 and that he would anticipate they would have more drops in the future. He added that those things happen in many districts as they move toward a build-out. Then second was that their landscape contingency would likely increase, and he suggested they might want to improve that from what they currently had, \$10,000. Mr. Oliver stated that they continue to receive calls from residents regarding the maintenance of common areas. He noted that, as those calls need to be addressed, they would have to have the money to do that. He asked if the Board had any guidance on how to prepare the proposed budget.

Ms. Rogers stated that the association had additional funds that they would like to donate to the CDD for improvements, so that they would know that there are a couple of common area tracks that may be big enough for them to build a dog park. Ms. Rogers asked if they were supposed to get the proposals for the proposed improvements that they would like to install on District property, then make a bill of sale to transfer those improvements. Mr. Haber responded and said

that the idea would be that the HOA would make improvements to the CDD property. He said that another option would be to give the money to the CDD and have the CDD do the work. Then they wouldn't need the easement or the bill of sale. He added that they could give the money to the CDD, that the CDD had the right to accept the donation, and then the CDD could use the money for the construction.

Ms. Rogers stated that they would have the HOA Board meeting to discuss it. She added that, depending on what they did, it could possibly be an additional line item for next year's maintenance budget. She added that they would likely survey the homeowners. She said there were requests for a dog park. She added that it would be inexpensive to install, and the maintenance would also be low. There should not be a huge budget for that.

Mr. Schaefer stated that he didn't see anything from an engineering standpoint other than if there were impervious areas, walks, patio areas, etc. He noted that they would need to get Water Management District permits to get the additions into the system, so they are recognized.

FIFTH ORDER OF BUSINESS

Discussion of Agreement with HOA Regarding Enforcement of Street Parking

Mr. Haber stated that he had looked at the covenants and restrictions, and it stated that the HOA disclaims any responsibility for the enforcement of parking and other restrictions on the roadways. He noted that he thought that they could still make an agreement where the HOA said, notwithstanding the language in the Declaration of Covenants and Restrictions, that the HOA would agree to enforce the restrictions. Mr. Haber stated that he wanted to make sure there would be a meeting between the HOA and the CDD, and the HOA's willingness to agree. If they didn't have that, it would be the CDD that would be responsible for dealing with parking on the street. Mr. Haber noted the expense of signage. He wanted to know the Board's thoughts on how to proceed. He indicated that parking in the streets was a common issue with CDDs.

Ms. Rogers asked if an amendment could be made to the CCR to amend the language.

SIXTH ORDER OF BUSINESS

Consideration of Towing on CDD Common Areas

Mr. Haber stated that it would strengthen his support for the HOA doing the enforcement. He added that he could speak with the HOA council about it. Mr. Haber stated that he would send

Ms. Rogers the proposed language, which she would circulate to everyone and send to the HOA Council. Ms. Rogers suggested it be tabled.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Setting a Public Hearing Date to Adopt Parking and Towing Policies

Mr. Oliver asked if they wanted to table the consideration or focus on the amenity center and other common CDD areas. Mr. Haber responded to starting the process of giving the District the right to put up signage and implement a policy prohibiting parking in those areas.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Resolution 2025-04, Setting a Public Hearing Date to Adopt Parking and Towing Policies, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Requisition No. 16 (Series 2022)

Mr. Oliver stated that requisition #16 from the Series 2022 bonds in the amount of \$5,373 was payable for the invoice on site. This was to update the monument lettering and was paid for by General Finance, reimbursing the General Fund.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Requisition No. 16 (Series 2022), was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated that he had nothing to report.

B. Engineer

Mr. Schaefer stated that he had nothing to report. He wanted to note that the Water Management District permit didn't require an inspection of the stormwater ponds once they were two years old. He added that he had a few reports that he needed to finalize. He noted that the ponds would have an inspection every two years. Mr. Schaefer stated that they didn't have any ponds that were two years old yet, and they would budget for the inspection for the 2026 budget.

C. Manager**1. Reminder to File Form 1 and Complete Annual Ethics Training**

Mr. Oliver stated that by July 1st they would need to update their Form 1. This is to be done with the Division of Ethics in the State of Florida. Mr. Oliver noted that this is done electronically by the Department of Ethics in Tallahassee.

2. Ratification of Meeting Schedule for the Remainder of Fiscal Year 2025

Mr. Oliver stated that a copy of this was in their agenda pack. He noted that the meetings would be posted on the website. He added that there was a meeting on June 2nd. The deadline to approve the proposed budget is July 15th.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the Meeting Schedule for the Remainder of Fiscal Year 2025 was ratified.

3. Report on the Number of Registered Voters (475)

Mr. Oliver stated they received a letter from Vicki Oaks, Supervisor of Elections for St. John's County, that showed as of April 15, 2025, there were 475 registered voters living in the district.

TENTH ORDER OF BUSINESS**Supervisors Requests**

Ms. Czmyr stated that she had two updates. The gentleman from 335 Lake Sinclair had been hanging out at the amenity center on a bike, charging his phone from the outside outlets. Residents had contacted her about a homeless man. The deputy confirmed that the bank was in the process of taking his home. It is unknown if his electricity had been turned off, which was why he was charging his phone at the amenity center. Ms. Czmyr stated that this man was not trespassing. He does own a home in the District. Ms. Czmyr noted the second item was the large fence with the large gate behind the pool area. She added that they were attempting to get a lock on it. She added that people from Thompson Bailey had been coming through. A known drug user, and a woman who was naked from the waist down. The women and children were traumatized. She said that Sterling Fence was going to change the handle where a lock can be put on it. The police had not been notified.

Ms. Rogers asked if the speed limit signs had been installed. She noted that she would follow up with the sign company to check on those.

Mr. Oliver thanked those who worked with Deputy Lauren on the communications.

Ms. Czmyr stated that she was the one who identified the man who lives on Lake Sinclair, stating that he wasn't homeless.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Mr. David expressed concerns about a pothole. He noted a truck parked facing the wrong way and a sign that had been hit and turned the wrong way.

Ms. Rogers stated that they were in the process of lifting the asphalt and that the pothole would be repaired soon. Mr. David stated that he would take a picture of it.

Mr. David mentioned reservations for parking. Mr. Oliver stated that he had never heard of having that.

TWELFTH ORDER OF BUSINESS

Financial Statements as of February 28, 2025

Mr. Oliver presented the financial statements through February 28, 2025. He noted that they had used carry-forward surplus this year and the unbudgeted tree removal line item, which created a \$23,000 gap. The assessor's seat schedule showed that on-roll collections were at 98 points. 6% was collected.

THIRTEENTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for Board approval.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the Check Register, was approved.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 2, 2025, at 11:00 a.m.

Mr. Oliver noted the next meeting is on June 2, 2025, at 11:00 a.m.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Mr. Oliver asked for a motion to adjourn the meeting.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

RESOLUTION 2025-06

[FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of St. Augustine Lakes Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE & TIME: _____ at 11:00 am
LOCATION: Holiday Inn Express
2300 FL-16
St. Augustine, Florida 32084

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2ND DAY OF JUNE, 2025.

ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

NINTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
April 30, 2025



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St. Augustine Lakes
Community Development District
Combined Balance Sheet
April 30, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 90,985	\$ -	\$ -	\$ -	\$ 90,985
Due from General Fund	-	-	-	-	-
Due from Developer	29,773	-	-	-	29,773
Investments:					
State Board of Administration (SBA)	262,158	-	23,030	-	285,188
Series 2022					
Reserve	-	244,069	-	-	244,069
Interest	-	129	-	-	129
Revenue	-	479,867	-	-	479,867
Prepayment	-	15,142	-	-	15,142
Sinking	-	177	-	-	177
Construction	-	-	-	19,191	19,191
Deposits	1,040	-	-	-	1,040
Total Assets	\$ 384,994	\$ 739,383	\$ 23,030	\$ 19,191	\$ 1,166,597
Liabilities:					
Accounts Payable	\$ 17,660	\$ -	\$ -	\$ -	\$ 17,660
Due to Debt Service	-	-	-	-	-
Due to Capital Reserve	-	-	-	-	-
Total Liabilities	\$ 17,660	\$ -	\$ -	\$ -	\$ 17,660
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,038	\$ -	\$ -	\$ -	\$ 1,038
Deposits	1,040	-	-	-	1,040
Restricted for:					
Debt Service	-	739,383	-	-	739,383
Capital Project	-	-	-	19,191	19,191
Assigned for:					
Capital Reserve Fund	-	-	23,030	-	23,030
Unassigned	365,256	-	-	-	365,256
Total Fund Balances	\$ 367,334	\$ 739,383	\$ 23,030	\$ 19,191	\$ 1,148,938
Total Liabilities & Fund Balance	\$ 384,994	\$ 739,383	\$ 23,030	\$ 19,191	\$ 1,166,597

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 393,627	\$ 393,627	\$ 393,249	\$ (378)
Special Assessments -Direct	93,827	70,370	70,370	-
Interest Income	3,000	1,750	5,201	3,451
	.			
Total Revenues	\$ 490,454	\$ 465,747	\$ 468,820	\$ 3,073

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 5,600	\$ 1,400
PR-FICA	918	536	428	107
Engineering	9,000	5,250	1,780	3,470
Attorney	15,000	8,750	2,556	6,194
Annual Audit	3,425	-	-	-
Assessment Administration	2,650	2,650	2,650	-
Arbitrage Rebate	450	450	450	-
Dissemination Agent	2,650	1,546	1,546	-
Software Licensing	1,500	1,500	1,500	-
Trustee Fees	5,250	6,188	6,188	-
Management Fees	53,090	30,969	30,969	-
Information Technology	2,022	1,180	1,180	-
Website Maintenance	1,348	786	786	-
Telephone	200	117	36	80
Postage & Delivery	750	438	541	(103)
Insurance General Liability	5,720	5,720	7,064	(1,344)
Printing & Binding	500	292	84	207
Legal Advertising	2,500	1,458	686	772
Other Current Charges	1,200	700	375	325
Office Supplies	450	263	3	260
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 120,799	\$ 75,965	64,597	\$ 11,368

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center				
Electric	\$ 9,000	\$ 5,250	\$ 3,762	\$ 1,488
Water/Sewer/Irrigation	9,000	5,250	2,096	3,154
Security	22,000	12,833	6,679	6,155
Security Services Patrol	6,000	3,500	7,647	
Facility Management	-	-	-	-
Pool Maintenance	15,600	9,100	9,100	-
Pool Chemicals	6,000	3,500	-	3,500
Pool Permits	350	-	-	-
Pool Monitors	36,000	10,252	10,252	-
Janitorial	4,100	2,392	1,800	592
Repairs & Maintenance	5,000	2,917	1,644	1,273
Special Events	10,000	5,833	-	5,833
Insurance - Property	13,365	13,365	12,018	1,347
Subtotal Amenity Center	\$ 136,415	\$ 74,192	\$ 54,996	\$ 23,342
Grounds Maintenance				
Field Mgmt / Admin	\$ 22,800	\$ 13,300	\$ 13,300	\$ -
Landscape Maintenance	160,050	93,363	93,363	-
Landscape Contingency	10,000	5,833	17,951	(12,118)
Tree Removals	-	-	23,500	(23,500)
Lake Maintenance	14,856	8,666	8,666	-
Wetland Mitigation	13,000	-	-	-
Grounds Maintenance	10,000	-	-	-
Pet Waste Disposal	5,784	3,374	3,374	-
Electric	10,000	5,833	4,668	1,165
Miscellaneous	6,000	3,500	250	3,250
Holiday Decorations	15,000	2,829	2,829	-
Subtotal Grounds Maintenance	\$ 267,490	\$ 136,698	\$ 167,901	\$ (31,202)
Total Operations & Maintenance	\$ 403,905	\$ 286,855	\$ 222,897	\$ (7,861)
Total Expenditures	\$ 524,704	\$ 362,821	\$ 287,494	\$ 3,508
Excess (Deficiency) of Revenues over Expenditures	\$ (34,251)		\$ 181,326	
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Transfer Out	\$ (22,750)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (22,750)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (57,000)		\$ 181,326	
Fund Balance - Beginning	\$ 57,000		\$ 186,008	
Fund Balance - Ending	\$ -		\$ 367,334	

St. Augustine Lakes
Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 388,125	\$ 388,125	\$ 386,546	\$ (1,580)
Special Assessments -Direct Bill	92,403	69,302	69,302	-
Interest Income	12,000	7,000	12,648	5,648
Prepayments	-	-	15,111	
Total Revenues	\$ 492,528	\$ 464,427	\$ 483,607	\$ 4,069
Expenditures:				
Interest -12/15	\$ 187,847	\$ 187,847	\$ 187,847	\$ -
Special Call - 12/15	-	-	20,000	(20,000)
Interest - 6/15	187,847	-	-	-
Principal - 6/15	105,000	-	-	-
Total Expenditures	\$ 480,694	\$ 187,847	\$ 207,847	\$ (20,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,834	\$ 276,580	\$ 275,760	\$ (15,931)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,855)	\$ (1,855)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,855)	\$ (1,855)
Net Change in Fund Balance	\$ 11,834	\$ 276,580	\$ 273,906	\$ (17,786)
Fund Balance - Beginning	\$ 211,182		\$ 465,477	
Fund Balance - Ending	\$ 223,017		\$ 739,383	

St. Augustine Lakes
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Actual
	Thru 04/30/25
Revenues	
Interest Income	\$ 563
Total Revenues	\$ 563
Expenditures:	
Capital Outlay	\$ 5,046
Total Expenditures	\$ 5,046
Excess (Deficiency) of Revenues over Expenditures	\$ (4,483)
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 1,855
Total Other Financing Sources (Uses)	\$ 1,855
Net Change in Fund Balance	\$ (2,628)
Fund Balance - Beginning	\$ 21,819
Fund Balance - Ending	\$ 19,191

St. Augustine Lakes
Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 280	\$ 280
Total Revenues	\$ -	\$ -	\$ 280	\$ 280
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 280	
Other Financing Sources/(Uses)				
Transfer In - Capital Reserve	\$ 22,750	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 22,750	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 22,750		\$ 280	
Fund Balance - Beginning	\$ 22,750		\$ 22,750	
Fund Balance - Ending	\$ 45,500		\$ 23,030	

St. Augustine Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 16,633	\$ 149,091	\$ 201,551	\$ 20,834	\$ -	\$ 5,139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 393,249
Special Assessments -Direct	-	-	46,913	23,457	-	-	-	-	-	-	-	-	70,370
Interest Income	354	332	333	668	1,248	1,303	963	-	-	-	-	-	5,201
Total Revenues	\$ 354	\$ 16,966	\$ 196,337	\$ 225,675	\$ 22,082	\$ 1,303	\$ 6,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 468,820
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ 1,200	\$ 1,000	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
PR-FICA	61	-	61	92	77	138	-	-	-	-	-	-	428
Engineering	730	1,050	-	-	-	-	-	-	-	-	-	-	1,780
Attorney	418	270	480	746	643	-	-	-	-	-	-	-	2,556
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,650	-	-	-	-	-	-	-	-	-	-	-	2,650
Arbitrage Rebate	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination Agent	221	221	221	221	221	221	221	-	-	-	-	-	1,546
Software Licensing	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Trustee Fees	1,000	-	5,188	-	-	-	-	-	-	-	-	-	6,188
Management Fees	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	-	-	-	-	30,969
Information Technology	169	169	169	169	169	169	169	-	-	-	-	-	1,180
Website Maintenance	112	112	112	112	112	112	112	-	-	-	-	-	786
Telephone	21	-	3	1	5	1	5	-	-	-	-	-	36
Postage & Delivery	33	149	70	160	32	36	61	-	-	-	-	-	541
Insurance General Liability	7,064	-	-	-	-	-	-	-	-	-	-	-	7,064
Printing & Binding	12	2	18	4	12	35	1	-	-	-	-	-	84
Legal Advertising	260	66	66	66	67	93	67	-	-	-	-	-	686
Other Current Charges	100	-	-	-	-	-	275	-	-	-	-	-	375
Office Supplies	0	0	0	0	0	1	1	-	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 19,751	\$ 6,463	\$ 11,612	\$ 7,196	\$ 7,211	\$ 7,029	\$ 5,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,597

St. Augustine Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center													
Electric	\$ -	\$ -	\$ 2,267	\$ 215	\$ 444	\$ 396	\$ 440	\$ -	\$ -	\$ -	\$ -	\$ -	3,762
Water/Sewer/Irrigation	299	300	311	293	284	311	298	-	-	-	-	-	2,096
Security	1,991	2,686	683	683	636	-	-	-	-	-	-	-	6,679
Security Services Patrol	-	3,132	1,151	1,227	924	-	1,213	-	-	-	-	-	7,647
Facility Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,300	1,300	1,300	1,300	1,300	1,300	1,300	-	-	-	-	-	9,100
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	-	-	-	-	5,126	5,126	-	-	-	-	-	-	10,252
Janitorial	300	300	300	-	300	300	300	-	-	-	-	-	1,800
Repairs & Maintenance	744	150	150	150	150	150	150	-	-	-	-	-	1,644
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	11,881	-	137	-	-	-	-	-	-	-	-	-	12,018
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	\$ 16,515	\$ 7,868	\$ 6,300	\$ 3,868	\$ 9,163	\$ 7,583	\$ 3,701	\$ -	\$ -	\$ -	\$ -	\$ -	54,996
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	13,300
Landscape Maintenance	13,338	13,338	13,338	13,338	13,338	13,338	13,338	-	-	-	-	-	93,363
Landscape Contingency	-	-	-	-	450	17,501	-	-	-	-	-	-	17,951
Tree Removals	23,500	-	-	-	-	-	-	-	-	-	-	-	23,500
Lake Maintenance	1,238	1,238	1,238	1,238	1,238	1,238	1,238	-	-	-	-	-	8,666
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pet Waste Disposal	482	482	482	482	482	482	482	-	-	-	-	-	3,374
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	602	602	615	732	698	742	678	-	-	-	-	-	4,668
Miscellaneous	-	-	-	-	-	250	-	-	-	-	-	-	250
Holiday Decorations	-	-	2,829	-	-	-	-	-	-	-	-	-	2,829
Subtotal Grounds Maintenance	\$ 41,059	\$ 17,559	\$ 20,402	\$ 17,690	\$ 18,105	\$ 35,450	\$ 17,635	\$ -	\$ -	\$ -	\$ -	\$ -	167,901
Total Operations & Maintenance	\$ 57,574	\$ 25,427	\$ 26,702	\$ 21,557	\$ 27,268	\$ 43,033	\$ 21,336	\$ -	\$ -	\$ -	\$ -	\$ -	222,897
Total Expenditures	\$ 77,324	\$ 31,890	\$ 38,314	\$ 28,753	\$ 34,480	\$ 50,062	\$ 26,672	\$ -	\$ -	\$ -	\$ -	\$ -	287,494
Excess (Deficiency) of Revenues over Expenditures	\$ (76,970)	\$ (14,924)	\$ 158,023	\$ 196,923	\$ (12,397)	\$ (48,758)	\$ (20,570)	\$ -	\$ -	\$ -	\$ -	\$ -	181,326
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (76,970)	\$ (14,924)	\$ 158,023	\$ 196,923	\$ (12,397)	\$ (48,758)	\$ (20,570)	\$ -	\$ -	\$ -	\$ -	\$ -	181,326

St. Augustine Lakes
Community Development District
Long Term Debt Report

Series 2022, Special Assessment Revenue Refunding Bonds		
Interest Rate:		4.7-5.5%
Maturity Date:		6/15/2053
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement:		\$240,020
Reserve Fund Balance		244,069
Bonds Outstanding -		\$7,070,000
Less: June 15, 2024		(\$100,000)
Less: December 15, 2024- Special Call		(\$20,000)
Current Bonds Outstanding		\$6,950,000

ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2022 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
LENNAR	82	92,402.52	93,826.67	186,229.19
TOTAL DIRECT INVOICES (1)	82	92,402.52	93,826.67	186,229.19
ASSESSED REVENUE TAX ROLL	344	386,904.00	393,613.19	780,517.19
TOTAL NET ASSESSMENTS	426	479,306.52	487,439.86	966,746.38

DUE/RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
LENNAR	46,557.29	69,301.89	70,370.01	139,671.90
TOTAL DIRECT INVOICES (1) (2)	46,557.29	69,301.89	70,370.01	139,671.90
TOTAL ROLL DUE/RECEIVED	722.34	386,545.93	393,248.92	779,794.85
TOTAL NET ASSESSMENTS	47,279.63	455,847.82	463,618.93	919,466.75

(1) Assessments for bulk lands are due: 35% due 12/1/24, 2/1/25 and 30% due 5/1/25

SUMMARY OF TAX ROLL RECEIPTS				
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/5/2024	-	-	-
2	11/15/2024	7,891.14	8,027.97	15,919.11
3	11/20/2024	8,458.81	8,605.50	17,064.31
4	12/6/2024	20,291.49	20,643.36	40,934.85
5	12/19/2024	126,258.18	128,447.58	254,705.76
6	01/9/2025	197,278.40	200,699.35	397,977.75
Interest	01/14/2025	836.78	851.30	1,688.08
7	02/20/2025	20,479.36	20,834.48	41,313.84
8	04/8/2025	4,638.39	4,718.83	9,357.22
Interest 2	04/14/2025	413.38	420.55	833.93
		-	-	-
TOTAL RECEIVED TAX ROLL		386,545.93	393,248.92	779,794.85

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	75.00%	75.00%	75.00%
% COLLECTED TAX ROLL	99.91%	99.91%	99.91%
TOTAL PERCENT COLLECTED	95.11%	95.11%	95.11%

TENTH ORDER OF BUSINESS

St. Augustine Lakes
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
3/1/25 - 3/31/25	257-269	\$	62,652.80
4/1/25 - 4/30/25	270-285		41,481.68
SUBTOTAL		\$	104,134.48

<i>Date</i>	<i>Autopays</i>		<i>Amount</i>
03/17/25	IRS FICA PAYMENT	\$	153.00
03/18/25	SJCUD		311.27
03/28/25	FPL		1,137.51
04/02/25	ROLLKALL TECHNOL		1,212.75
04/18/25	SJCUD		297.62
04/21/25	FPL		1,118.21
04/29/25	IRS FICA PAYMENT		122.40
SUBTOTAL		\$	4,352.76
TOTAL		\$	108,487.24

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/05/25	00021	2/25/25 3154	202503 330-53800-46400	MAR POOL SERVICES	*	1,300.00	
				C BUSS ENTERPRISES			1,300.00 000257
3/05/25	00031	2/28/25 93108366	202502 330-53800-46000	ZOLL 3 AED-AUTO AGREEMENT	*	150.00	
				CINTAS CORPORATION			150.00 000258
3/05/25	00023	3/01/25 1169	202503 330-53800-46100	MAR JANITORIAL SERVICES	*	300.00	
				COASTAL AMENITY SERVICES, LLC			300.00 000259
3/05/25	00030	3/03/25 332025	202502 330-53800-34500	REMBURS. ENVERA MAR 2025	*	635.81	
				ST. AUGUSTINE LAKES HOA, INC.			635.81 000260
3/05/25	00030	2/11/25 02112025	202410 330-53800-34500	REMBURS.ENVERA SEP-NOV24	*	1,991.07	
		2/11/25 02112025	202501 330-53800-34500	REMBURS.ENVERA FEB 2025	*	683.08	
		2/11/25 02112025	202412 330-53800-34500	REMBURS.ENVERA JAN 2025	*	683.08	
				ST. AUGUSTINE LAKES HOA, INC.			3,357.23 000261
3/12/25	00024	3/01/25 2503-SAL	202503 320-57200-46700	MAR PET WASTE SERVICES	*	482.00	
				DOODY DADDY LLC			482.00 000262
3/12/25	00022	3/01/25 1797	202503 330-53800-46700	POOL MONITORING SERVICES	*	5,125.77	
				ELITE AMENITIES NE FLORIDA LLC			5,125.77 000263
3/12/25	00004	3/01/25 44	202503 310-51300-34000	MAR MANAGEMENT FEES	*	4,424.17	
		3/01/25 44	202503 310-51300-35300	MAR WEBSITE ADMIN	*	112.33	
		3/01/25 44	202503 310-51300-35100	MAR INFORMATION TECH	*	168.50	
		3/01/25 44	202503 310-51300-31300	MAR DISSEMINATION SVCS	*	220.83	
		3/01/25 44	202503 310-51300-51000	OFFICE SUPPLIES	*	.54	
		3/01/25 44	202503 310-51300-42000	POSTAGE	*	35.90	
		3/01/25 44	202503 310-51300-42500	COPIES	*	34.50	

SAUG ST AUGUSTINE L BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/25 44	202503 310-51300-41000	TELEPHONE	*	1.14	
				GOVERNMENTAL MANAGEMENT SERVICES			4,997.91 000264
3/12/25 00006		3/06/25 3535912.	202412 310-51300-31500	DEC GENERAL COUNSEL	*	480.00	
		3/06/25 3535912.	202501 310-51300-31500	JAN GENERAL COUNSEL	*	746.12	
				KUTAK ROCK LLP			1,226.12 000265
3/12/25 00010		3/01/25 425047	202503 320-57200-34000	MAR FIELD MANAGEMENT	*	1,900.00	
				VESTA PROPERTY SERVICES INC			1,900.00 000266
3/19/25 00026		2/28/25 00069854	202502 310-51300-48000	NOTICE OF MEETING-3/5/25	*	67.28	
				GANNETT MEDIA CORP			67.28 000267
3/19/25 00012		3/01/25 869445	202503 320-57200-46200	MAR LANDSCAPE MAINTENANCE	*	13,337.50	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			13,337.50 000268
3/25/25 00032		3/05/25 095414-0	202503 300-13100-10100	PARCEL #095415-0010	*	29,773.18	
				DENNIS W HOLLINGSWORTH, CFC			29,773.18 000269
4/01/25 00021		3/25/25 3325	202504 330-53800-46400	APR POOL SERVICES	*	1,300.00	
				C BUSS ENTERPRISES			1,300.00 000270
4/01/25 00014		3/18/25 1993204	202503 320-57200-46400	MAR LAKE MAINTENANCE	*	1,238.00	
				THE LAKE DOCTORS INC			1,238.00 000271
4/09/25 00031		3/31/25 93148244	202503 330-53800-46000	ZOLL 3 AED-AUTO AGREEMENT	*	150.00	
				CINTAS CORPORATION			150.00 000272
4/09/25 00023		4/01/25 1189	202504 330-53800-46100	APR JANITORIAL SERVICES	*	300.00	
				COASTAL AMENITY SERVICES, LLC			300.00 000273
4/09/25 00022		4/01/25 1807	202404 330-53800-46700	APR POOL MONITORING SVCS	*	5,125.77	
				ELITE AMENITIES NE FLORIDA LLC			5,125.77 000274

SAUG ST AUGUSTINE L BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/09/25	00004	4/01/25 46	202504 310-51300-34000		*	4,424.17	
			APR MANAGEMENT FEES				
		4/01/25 46	202504 310-51300-35300		*	112.33	
			APR WEBSITE ADMIN				
		4/01/25 46	202504 310-51300-35100		*	168.50	
			APR INFORMATION TECH				
		4/01/25 46	202504 310-51300-31300		*	220.83	
			APR DISSEMINATION SVCS				
		4/01/25 46	202504 310-51300-51000		*	.51	
			OFFICE SUPPLIES				
		4/01/25 46	202504 310-51300-42000		*	60.79	
			POSTAGE				
		4/01/25 46	202504 310-51300-42500		*	1.05	
			COPIES				
		4/01/25 46	202504 310-51300-41000		*	5.19	
			TELEPHONE				
		4/01/25 46	202504 310-51300-49000		*	175.00	
			CDD MEETING SPACE				
GOVERNMENTAL MANAGEMENT SERVICES						5,168.37	000275
4/09/25	00010	4/01/25 425626	202504 320-57200-34000		*	1,900.00	
			APR FIELD MANAGEMENT				
VESTA PROPERTY SERVICES INC						1,900.00	000276
4/11/25	00033	7/24/24 417134	202504 300-13100-10000		*	5,046.00	
			UPDATE MONUMENT LETTERING				
ONSIGHT INDUSTRIES LLC						5,046.00	000277
4/11/25	00014	4/07/25 2014785	202504 320-57200-46400		*	1,238.00	
			APR LAKE MAINTENANCE				
THE LAKE DOCTORS INC						1,238.00	000278
4/22/25	00028	4/15/25 2	202504 310-51300-49000		*	100.00	
			AMORT SE2022 PREPAY \$20K				
DISCLOSURE SERVICES LLC						100.00	000279
4/22/25	00024	4/01/25 2504-SAL	202504 320-57200-46700		*	482.00	
			APR PET WASTE SERVICES				
DOODY DADDY LLC						482.00	000280
4/22/25	00026	3/31/25 7039397	202503 310-51300-48000		*	93.12	
			NOTICE OF FY25 MEETINGS				
GANNETT MEDIA CORP						93.12	000281
4/22/25	00019	4/17/25 04172025	202504 300-20700-10300		*	4,638.39	
			4/8/25 SJC TAX DIST 8				

SAUG ST AUGUSTINE L BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/17/25 04172025	202504 300-20700-10300		*	413.38	
		4/14 SJC TAX INT DIST 2					
				ST AUGUSTINE LAKES CDD C/O BANK			5,051.77 000282
4/22/25 00012	4/18/25 896953	202503 320-57200-46300			*	701.15	
		LANDSCAPE ENHANCEMENT					
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			701.15 000283
4/22/25 00012	4/01/25 880963	202504 320-57200-46200			*	13,337.50	
		APR LANDSCAPE MAINTENANCE					
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			13,337.50 000284
4/29/25 00034	3/19/25 84077	202503 320-57200-48000			*	250.00	
		INSTALL STREET SIGNS					
				MAILBOX AND SIGN SOLUTIONS			250.00 000285
TOTAL FOR BANK A						104,134.48	
TOTAL FOR REGISTER						104,134.48	

SAUG ST AUGUSTINE L BPEREGRINO

INVOICE

C Buss Enterprises Inc

152 Lipizzan Trl
Saint Augustine, FL 32095-8512

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



Bill to

St. Augustine Lakes CDD
924 Arcadian Lakes Blvd
Saint Augustine, FL 32084

Invoice details

Invoice no.: 3154
Terms: Net 30
Invoice date: 02/25/2025
Due date: 03/27/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE MARCH	1	\$1,300.00	\$1,300.00
Total					\$1,300.00

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

RECEIVED

By Tara Lee at 4:31 pm, Feb 25, 2025



CINTAS
P.O. Box 631025
CINCINNATI, OH 45263-1025

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (877)275-4933

Invoice

Ship To ST AUGUSTINE LAKES
924 ARCADIAN BLVD
SAINT AUGUSTINE, FL 32084

Invoice # 9310836628
Invoice Date 02/28/2025
Credit Terms NET 30 DAYS
Customer # 25057341
Store# AMENITY CENTER
Cintas Route LOC #0292 ROUTE 0005
Order # 0060464532
Payer # 25057334

Bill To ST. AUGUSTINE LAKES CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

Material #	Description	Quantity	Unit Price	Ext Price	Tax
4003Z_AGRMT	ZOLL 3 AED - AUTOMATIC AGREEMENT	1 EA	\$150.00	\$150.00	
Invoice Sub-total				\$150.00	
Tax				\$0.00	
Invoice Total				\$150.00	

Remit To CINTAS
P.O. Box 631025
CINCINNATI, OH 45263-1025

Note

RECEIVED

By Tara Lee at 8:30 am, Mar 03, 2025

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
3/1/2025	1169

Bill To
St. Augustine Lakes 25 Old Bull Bay Ct. St. Augustine, FL 32084

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Monthly contracted fee for janitorial services at St. Augustine Lakes for the month of March 2025. RECEIVED By Tara Lee at 3:12 pm, Feb 28, 2025	300.00	300.00
Please remit to the above address. We appreciate your business.		Total	\$300.00

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

PAY TO:

St. Augustine Lakes Homeowners Association
200 Business Park Circle, Suite 101
St. Augustine, FL 32095

Invoice # 332025

DATE	PURCHASED FROM	AMOUNT	DUE
2/3/2025	Envera - Pool Gate Access #751520	680.21	635.81

635.81 **TOTAL DUE**

RECEIVED

By Tara Lee at 1:49 pm, Mar 03, 2025

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice	
Invoice Number 751520	Date 02/03/2025
Customer Number 400553	Due Date 03/01/2025

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		751520	03/01/2025
Quantity	Description	Rate	Amount	
St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL				
1.00	Data Management 03/01/2025 - 03/31/2025	200.00	200.00	
1.00	Active Video Monitoring 03/01/2025 - 03/31/2025	250.00	250.00	
1.00	Service & Maintenance 03/01/2025 - 03/31/2025	233.08	233.08	
	Sales Tax			44.40
	Payments/Credits Applied			(47.27)
			Invoice Balance Due:	\$680.21

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-7066
Email: ar@enverasystems.com
Service: (941) 952-3719

Date	Invoice #	Description	Amount	Balance Due
02/03/2025	751520	Monitoring Services	\$680.21	\$680.21

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Return Service Requested

Invoice	
Invoice Number 751520	Date 02/03/2025
Customer Number 400553	Due Date 03/01/2025

Net Due: \$680.21

Amount Enclosed: _____

ST. AUGUSTINE LAKES HOA, INC.
C/O VESTA PROPERTY SERVICES
200 BUSINESS PARK CIR STE 101
SAINT AUGUSTINE, FL 32095-8824

442

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

Invoice: #02112025
Date: February 11, 2025

PAY TO:
St. Augustine Lakes Homeowners Association
200 Business Park Circle, Suite 101
St. Augustine, FL 32095

DATE	PURCHASED FROM	AMOUNT	DUE	Invoice
10/21/2024	Envera - Pool Gate Access	2120.49	1991.07	747363
12/2/2024	Envera - Pool Gate Access	727.48	683.08	749280
1/2/2025	Envera - Pool Gate Access	727.48	683.08	750389

3357.23 TOTAL DUE

RECEIVED
By Tara Lee at 9:59 am, Feb 26, 2025

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice	
Invoice Number 747363	Date 10/21/2024
Customer Number 400553	Due Date 12/01/2024

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		747363	12/01/2024
Quantity	Description	Rate	Amount	
St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL				
2.87	Active Video Monitoring 09/05/2024 - 11/30/2024	250.00	716.67	
2.87	Data Management 09/05/2024 - 11/30/2024	200.00	573.33	
2.87	Service & Maintenance 09/05/2024 - 11/30/2024	244.56	701.07	
	Sales Tax		129.42	
	Payments/Credits Applied		0.00	
			Invoice Balance Due:	\$2,120.49

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-7066
Email: ar@enverasystems.com
Service: (941) 952-3719

Agreement 3073 effective 9/5/24. Not yet billed

Date	Invoice #	Description	Amount	Balance Due
10/21/2024	747363	Monitoring Services	\$2,120.49	\$2,120.49

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Return Service Requested

Invoice	
Invoice Number 747363	Date 10/21/2024
Customer Number 400553	Due Date 12/01/2024

Net Due: \$2,120.49

Amount Enclosed: _____

ST. AUGUSTINE LAKES HOA, INC.
C/O VESTA PROPERTY SERVICES
200 BUSINESS PARK CIR STE 101
SAINT AUGUSTINE, FL 32095-8824

1052

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-7066

Invoice	
Invoice Number 749280	Date 12/02/2024
Customer Number 400553	Due Date 01/01/2025

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		749280	01/01/2025
Quantity	Description		Rate	Amount
St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL				
1.00	Data Management 01/01/2025 - 01/31/2025		200.00	200.00
1.00	Active Video Monitoring 01/01/2025 - 01/31/2025		250.00	250.00
1.00	Service & Maintenance 01/01/2025 - 01/31/2025		233.08	233.08
	Sales Tax			44.40
	Payments/Credits Applied			0.00
			Invoice Balance Due:	\$727.48

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-7066
 Email: ar@enverasystems.com
 Service: (941) 952-3719

Date	Invoice #	Description	Amount	Balance Due
12/02/2024	749280	Monitoring Services	\$727.48	\$727.48

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-7066

Return Service Requested

Invoice	
Invoice Number 749280	Date 12/02/2024
Customer Number 400553	Due Date 01/01/2025

Net Due: \$727.48
Amount Enclosed: _____

ST. AUGUSTINE LAKES HOA, INC.
 C/O VESTA PROPERTY SERVICES
 200 BUSINESS PARK CIR STE 101
 SAINT AUGUSTINE, FL 32095-8824

2272

REMIT TO:
 Envera
 PO Box 2086
 Hicksville, NY 11802

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-7066

<i>Invoice</i>	
Invoice Number 750389	Date 01/02/2025
Customer Number 400553	Due Date 02/01/2025

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		750389	02/01/2025
Quantity	Description		Rate	Amount
St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL				
1.00	Data Management 02/01/2025 - 02/28/2025		200.00	200.00
1.00	Active Video Monitoring 02/01/2025 - 02/28/2025		250.00	250.00
1.00	Service & Maintenance 02/01/2025 - 02/28/2025		233.08	233.08
	Sales Tax			44.40
	Payments/Credits Applied			0.00
			Invoice Balance Due:	\$727.48

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-7066
 Email: ar@enverasystems.com
 Service: (941) 952-3719

Date	Invoice #	Description	Amount	Balance Due
01/02/2025	750389	Monitoring Services	\$727.48	\$727.48

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-7066

Return Service Requested

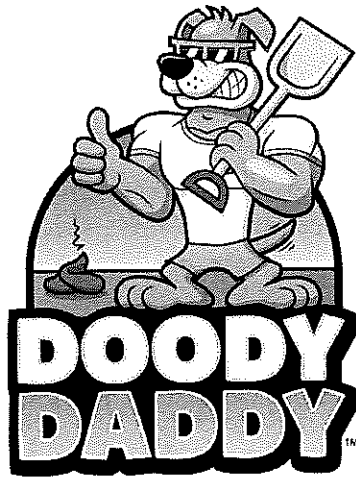
<i>Invoice</i>	
Invoice Number 750389	Date 01/02/2025
Customer Number 400553	Due Date 02/01/2025

Net Due: \$727.48

Amount Enclosed: _____

ST. AUGUSTINE LAKES HOA, INC.
 C/O VESTA PROPERTY SERVICES
 200 BUSINESS PARK CIR STE 101
 SAINT AUGUSTINE, FL 32095-8824

REMIT TO:
 Envera
 PO Box 2086
 Hicksville, NY 11802



March 1, 2025

Invoice No. 2503-SAL

INVOICE

Prepared for St Augustine Lakes
25 Old Bull Bay Ct St Augustine, FL 32084

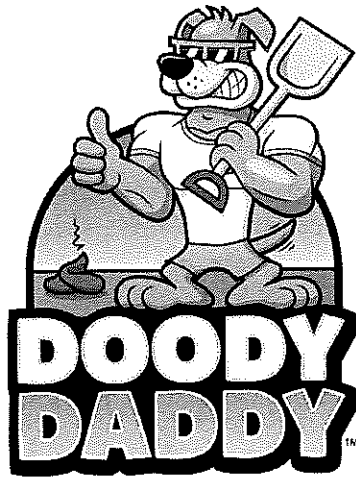
DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - March	4 stations	2 x Week	\$482
• Pet Waste Station Maintenance			

RECEIVED

By Tara Lee at 4:03 pm, Mar 06, 2025

TOTAL \$482

PAID



March 1, 2025

Invoice No. 2503-SAL

INVOICE

Prepared for St Augustine Lakes
25 Old Bull Bay Ct St Augustine, FL 32084

DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - March	4 stations	2 x Week	\$482
• Pet Waste Station Maintenance			

RECEIVED

By Tara Lee at 4:03 pm, Mar 06, 2025

TOTAL \$482

PAID

Elite Amenities NE FL, LLC

4116 Running Bear Lane
Saint Johns, FL 32259 US
+19047100172
eric@eliteamenities.com

INVOICE

BILL TO
St. Augustine Lakes Community
475 West Town Place, Suite 114
St. Augustine, FL 32092

INVOICE 1797
DATE 03/01/2025
TERMS Net 30
DUE DATE 03/31/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	2025 Monthly Payment	1	5,125.77	5,125.77

BALANCE DUE \$5,125.77

RECEIVED
By Tara Lee at 1:57 pm, Mar 05, 2025

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4634

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

Federal ID 47-0597598

March 6, 2025



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

Invoice No. 3535912
25223-1

Re: General Counsel

For Professional Legal Services Rendered

12/03/24	W. Haber	0.20	60.00	Prepare for Board meeting
12/04/24	W. Haber	1.40	420.00	Prepare for and participate in Board meeting
01/08/25	W. Haber	1.30	390.00	Prepare for and participate in Board meeting
01/18/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
TOTAL HOURS		3.40		

KUTAK ROCK LLP

St Augustine Lakes Community Development

March 6, 2025

Client Matter No. 25223-1

Invoice No. 3535912

Page 2

TOTAL FOR SERVICES RENDERED \$1,002.50

DISBURSEMENTS

Meals 21.35

Travel Expenses 202.27

TOTAL DISBURSEMENTS 223.62

TOTAL CURRENT AMOUNT DUE \$1,226.12

RECEIVED

By Tara Lee at 2:33 pm, Mar 06, 2025



Invoice

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

Invoice #	425047
Date	03/01/2025
Terms	Due on receipt
Due Date	03/01/2025
Memo	WGV - Field Managem...

Bill To

c/o Governmental Management Services
St. Augustine Lakes CDD
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Field Management	1	1,900.00	1,900.00

Total 1,900.00

RECEIVED

By Tara Lee at 8:49 am, Mar 03, 2025



Florida
GANNETT

ACCOUNT NAME St. Augustine Lakes		ACCOUNT # 762564	INVOICE DATE 02/28/25
INVOICE # 0006985435	INVOICE PERIOD Feb 1- Feb 28, 2025	CURRENT INVOICE TOTAL \$67.28	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$133.20	

BILLING ACCOUNT NAME AND ADDRESS

St. Augustine Lakes
475 W Town PL # 114
Saint Augustine, FL 32092-3649

PAYMENT DUE DATE: MARCH 31, 2025

Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

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

FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
2/1/25	Balance Forward	\$131.84
2/26/25	PAYMENT - THANK YOU	-\$65.92

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/26/25	11022657	SAG St Augustine Record	Board Supv Mtg 3/5	Board Supv Mtg 3/5	\$67.28

RECEIVED

By Tara Lee at 10:12 am, Mar 12, 2025

\$65.92 was paid on February 18th; check #252. *TRL*

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	\$133.20
Service Fee 3.99%	\$5.31
*Cash/Check/ACH Discount	-\$5.31
*Payment Amount by Cash/Check/ACH	\$133.20
Payment Amount by Credit Card	\$138.51

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME St. Augustine Lakes		ACCOUNT NUMBER 762564		INVOICE NUMBER 0006985435		AMOUNT PAID
CURRENT DUE \$67.28	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$65.92	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$133.20
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$138.51
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007625640000000000000069854350001332067171

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katelyn Beach
St. Augustine Lakes
475 W Town PL # 114
Saint Augustine FL 32092-3649

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:

02/26/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/26/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$67.28

Tax Amount: \$0.00

Payment Cost: \$67.28

Order No: 11022657

Customer No: 762564

PO #: Board Supv Mtg 3/5

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Notice of Meeting
St. Augustine Lakes
Community Development District
The meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District will be held on Wednesday March 5, 2025, at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
Pub: 02/26/25 #11022657



INVOICE

INVOICE #	INVOICE DATE
869445	3/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

St. Augustine Lakes CDD
c/o St. Augustine Lakes CDD
51 Old Bull Bay Ct
St Augustine, FL 32084

Property Name: St. Augustine Lakes CDD

Address: 51 Old Bull Bay Ct
St. Augustine, FL 32084

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2025

Invoice Amount: \$13,337.50

Description	Current Amount
Monthly Landscape Maintenance March 2025	\$13,337.50

RECEIVED

By Tara Lee at 11:57 am, Mar 04, 2025

Invoice Total \$13,337.50

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

Dennis W. Hollingsworth, CFC
St. Johns County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

97613.0000

PARCEL NUMBER	ESCROW CD	Millage Code
095415-0010		466

LENNAR HOMES LLC
7411 FULLERTON ST
SUITE 220
JACKSONVILLE FL 32256

SAVE TIME PAY ONLINE @ www.stjohnstax.us

CARTER RD SAINT AUGUSTINE 32084
1-1 PT OF GOV LOTS 3 4 & 5 OF S15 T7 R29 &
PT OF S PORTION OF S40 T7 R29
(EX PT IN MB122/47-54)
OR5175/1651 & 5175/1655

MAILING ADDRESS: PO Box 9001, St. Augustine, FL 32085
(904) 209-2250

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY					
GENERAL	1,849,348	4.6537	0	1,849,348	8,606.30
ROAD	1,849,348	0.8444	0	1,849,348	1,561.60
HEALTH	1,849,348	0.0160	0	1,849,348	29.59
SCHOOL					
SCHOOL-STATE LAW	3,075,000	3.0300	0	3,075,000	9,317.25
SCHOOL - LOCAL BOARD	3,075,000	2.2480	0	3,075,000	6,912.60
SJRWMD	1,849,348	0.1793	0	1,849,348	331.59
FIRE	1,849,348	1.3813	0	1,849,348	2,554.50
MOSQUITO	1,849,348	0.1600	0	1,849,348	295.90
FL INLAND NAV DISTRICT	1,849,348	0.0288	0	1,849,348	53.26
PORT AUTHORITY	1,849,348	0.0598	0	1,849,348	110.59

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the St. Johns County Property Appraiser for exemption/assessment questions; www.sjcpa.us or (904) 827-5500.

TOTAL MILLAGE	12.6013	AD VALOREM TAXES	29,773.18
---------------	---------	------------------	-----------

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
4173 ST AUGUSTINE LAKES CDD	1.00 Unit @0.0000	0.00

SAVE TIME PAY ONLINE @ www.stjohnstax.us

NON AD VALOREM ASSESSMENTS	0.00
----------------------------	------

COMBINED TAXES AND ASSESSMENTS	29,773.18	See reverse side for important information
--------------------------------	-----------	--

If Paid By	11/30/2024	12/31/2024	01/31/2025	02/28/2025	03/31/2025
Please Pay	28,582.25	28,879.98	29,177.72	29,475.45	29,773.18

Dennis W. Hollingsworth, CFC
St. Johns County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

97613.0000

PARCEL NUMBER	ESCROW CD	Millage Code
095415-0010		466

LENNAR HOMES LLC
7411 FULLERTON ST
SUITE 220
JACKSONVILLE FL 32256

SAVE TIME PAY ONLINE @ www.stjohnstax.us

CARTER RD SAINT AUGUSTINE 32084
1-1 PT OF GOV LOTS 3 4 & 5 OF S15 T7 R29 &
PT OF S PORTION OF S40 T7 R29
(EX PT IN MB122/47-54)
OR5175/1651 & 5175/1655

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO DENNIS W. HOLLINGSWORTH, TAX COLLECTOR - P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

If Paid By	11/30/2024	12/31/2024	01/31/2025	02/28/2025	03/31/2025
Please Pay	28,582.25	28,879.98	29,177.72	29,475.45	29,773.18

0000000000 0002977318 0000000976130000 0001 4

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please [click here](#).

[Homestead Compliance](#)

Summary

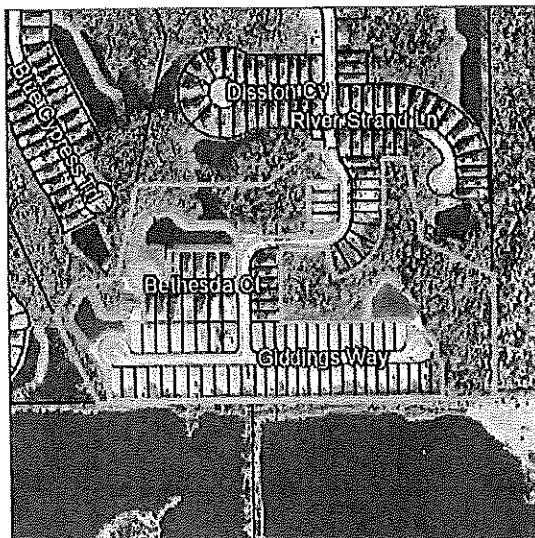
Parcel ID	0954160011
Location	MIROMAR LAKES DR
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	ST AUGUSTINE LAKES PH 3 AB (423.04)
Tax	124/81-87 ST AUGUSTINE LAKES PHASE 3B TRACTS A
Description*	THRU M ASSESSED TO INDIVIDUAL OWNERS AS COMMON ELEMENTS PER F.S.193.0235 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential Common Elements (0900)
Subdivision	ST AUGUSTINE LAKES PHASE 3B
Sec/Twp/Rng	15-7-29
District	St. Augustine Lakes Community Development District (District 466)
Millage Rate	12.6013
Acreage	15.200
Homestead	N

No Image Available

Owner Information

Owner Name	St Augustine Lakes Cdd 100%
Mailing Address	C/O GOVERNMENTAL MANAGEMENT SERVICES 475 W TOWN PL STE 114 SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$0
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$0
Assessed Value	\$0
Total Exemptions	\$0
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential Common Elements	0	0	15.2	AC	\$0

No data available for the following modules: Sales Questionnaire Form, 2024 TRIM Notice, 2023 TRIM Notice, Exemption Information, Building Information, Sketch Information, Extra Feature Information, Sale Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 3/5/2025, 12:07:13 AM

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

INVOICE

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

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



Bill to

St. Augustine Lakes CDD
924 Arcadian Lakes Blvd
Saint Augustine, FL 32084

Invoice details

Invoice no.: 3325
Terms: Net 30
Invoice date: 03/25/2025
Due date: 04/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE APRIL	1	\$1,300.00	\$1,300.00

Total **\$1,300.00**

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

RECEIVED

By Tara Lee at 1:57 pm, Mar 31, 2025

MAKE CHECK PAYABLE TO:



Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

St Augustine Lakes CDD
Bernadette Peregrino
475 West Town Place
Suite 114
St Augustine, FL 32092

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

ACCOUNT NUMBER	DATE	BALANCE
730908	3/19/2025	\$1,238.00

00000007309084001000000025973100000012380002

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

St. Augustine Lakes

Arcadian Lakes Blvd St Augustine, FL 32092

Invoice Due Date 3/18/2025

Invoice 1993204

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/18/2025	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00
<p>Treated the following ponds for shoreline weeds and emergent vegetation Phase 1A - 4 & 5 Phase 1B - 7 Phase 1C - 9 Phase 3 - 4, 5, 7 & 9</p> <p>Treating the following ponds for minimal algae Phase 1A - 2 Phase 2B - 11 Phase 3 - 6, 8 & 9</p> <p>The rest of the ponds were good!</p> <p>Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.</p>					
				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

RECEIVED**By Tara Lee at 10:28 am, Mar 20, 2025****Total Account Balance including this invoice:**

\$1238.00

This Invoice Total:

\$1238.00

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

Customer #: 730908
Portal Registration #: D42AF402
Customer E-mail(s): bperegrino@gmsnf.com, ar@lakedoctors.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



CINTAS
P.O. Box 631025
CINCINNATI, OH 45263-1025

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (877)275-4933

Invoice

Ship To ST AUGUSTINE LAKES
924 ARCADIAN BLVD
SAINT AUGUSTINE, FL 32084

Invoice # 9314824480
Invoice Date 03/31/2025
Credit Terms NET 30 DAYS
Customer # 25057341
Store# AMENITY CENTER
Cintas Route LOC #0292 ROUTE 0005
Order # 0060464532
Payer # 25057334

Bill To ST. AUGUSTINE LAKES CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

Material #	Description	Quantity	Unit Price	Ext Price	Tax
4003Z_AGRMT	ZOLL 3 AED AUTOMATIC AGREEMENT	1 EA	\$150.00	\$150.00	
Invoice Sub-total				\$150.00	
Tax				\$0.00	
Invoice Total				\$150.00	

Remit To CINTAS
P.O. Box 631025
CINCINNATI, OH 45263-1025

Note

RECEIVED

By Tara Lee at 11:06 am, Apr 02, 2025

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
4/1/2025	1189

Bill To
St. Augustine Lakes 25 Old Bull Bay Ct. St. Augustine, FL 32084

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Monthly contracted fee for janitorial services at St. Augustine Lakes for the month of April 2025.	300.00	300.00
Please remit to the above address. We appreciate your business.		Total	\$300.00

RECEIVED

By Tara Lee at 11:08 am Apr 02 2025

Elite Amenities NE FL, LLC

4116 Running Bear Lane
Saint Johns, FL 32259 US
(904) 710-0172
eric@eliteamenities.com

INVOICE

BILL TO
St. Augustine Lakes Community
475 West Town Place, Suite 114
St. Augustine, FL 32092

INVOICE 1807
DATE 04/01/2025
TERMS Net 30
DUE DATE 05/01/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	2025 Monthly Payment	1	5,125.77	5,125.77

BALANCE DUE \$5,125.77

RECEIVED
By Tara Lee at 3:15 pm, Apr 02, 2025

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

Invoice

Invoice #: 46
Invoice Date: 4/1/25
Due Date: 4/1/25
Case:
P.O. Number:

Bill To:

St. Augustine Lakes CDD
475 West Town Place
Suite 114
St. Augustine, FL

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025		4,424.17	4,424.17
Website Administration - April 2025		112.33	112.33
Information Technology - April 2025		168.50	168.50
Dissemination Agent Services - April 2025		220.83	220.83
Office Supplies		0.51	0.51
Postage		60.79	60.79
Copies		1.05	1.05
Telephone		5.19	5.19
Meeting Space - Holiday Inn 8/20/24		175.00	175.00

Total \$5,168.37

Payments/Credits \$0.00

Balance Due \$5,168.37

RECEIVED

By Tara Lee at 12:41 pm, Apr 03, 2025



Invoice

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

Invoice # 425626
Date 04/01/2025
Terms Due on receipt
Due Date 04/01/2025
Memo WGV - Field Managem...

Bill To

c/o Governmental Management Services
St. Augustine Lakes CDD
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Field Management	1	1,900.00	1,900.00

Total 1,900.00

RECEIVED

By Tara Lee at 3:08 pm, Apr 01, 2025

Invoice No.: 417134

Invoice Date: 7/24/2024

Payment Terms: Due Upon Receipt

Order No: W000372085

Ordered By:

Purchase Order:

Salesperson: NIKITA AMBERSLEY

ST. AUGUSTINE LAKES CDD
27180 BAY LANDING DRIVE # 4
BONITA SPRINGS FL 34135

Location: SAINT AUGUSTINE LAKES
25 Old Bull Bay Ct
Saint Augustine FL 32084

Project Name: UPDATE MONUMENT LETTERING

No	Item	Description	Quantity	Unit Price	Net Price
1	M001959	ITEM-SIGN PACKAGES-M001959	1.000	3,329.00	3,329.00
SIGN PACKAGES CUSTOM EXTERIOR SIGN NON-ILLUMINATED CUSTOM 264IN X 17IN. SINGLE SIDED ALUMINUM LETTERS, 1/4" ALUM LETTERING, MOUNTED W/ 1/4" STUDS & 1/2 SPACERS.					
5	L002147	LABOR/INSTALL JACKSONVILLE LOCAL 30-45	1.000	1,695.00	1,695.00
LABOR / INSTALLATION INSTALL JACKSONVILLE LOCAL 30-45, INSTALL ON EXISTING MONUMENT, REPLACING EXISTING LETTERING.					
6	M001716	ITEM-SPECIALTY ITEM-M001716	1.000	22.00	22.00
SPECIALTY ITEM POUNCE PATTERN					
7	M000002	ITEM-ADMIN-M000002	1.000	0.00	0.00
ADMIN FINAL AGREEMENT PROVISION. ONSIGHT NOT LIABLE FOR CRACKED TILE DUE TO INSTALLATION. WE WOULD NOT BE ABLE TO LINE UP STUD HOMES OF THE OLD LETTERING, SO WE WOULD HAVE TO DRILL ALL NEW INTO THE TILE.					
8	M000002	ITEM-ADMIN-M000002	1.000	0.00	0.00
ADMIN FINAL AGREEMENT PROVISION ONSIGHT NOT RESPONSIBLE FOR ANY DAMAGE DURING THE REMOVAL PROCESS, NOR DO THIS PRICING INCLUDE ANY REFURBISHING OR PAINTING OF THE WALL AFTER REMOVAL.					

Please email any billing questions to accountsreceivable@onsightindustries.com

Thank you for your prompt payment!



Invoice

Invoice No.: 417134

Order No: W000372085

Ordered By:

Purchase Order:

No	Item	Description	Quantity	Unit Price	Net Price
----	------	-------------	----------	------------	-----------

Remit To:

OnSight Industries, LLC
900 Central Park Dr
Sanford FL 32771
407-830-8861

Sales Amount	5,046.00
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Sales Tax	327.99
-----------	--------

Prepaid Amount	0.00
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Total	5,373.99
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Please email any billing questions to accountsreceivable@onsightindustries.com

Thank you for your prompt payment!

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

St Augustine Lakes CDD
Bernadette Peregrino
475 West Town Place
Suite 114
St Augustine, FL 32092

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

ACCOUNT NUMBER	DATE	BALANCE
730908	4/7/2025	\$1,238.00

00000007309084001000000026547400000012380005

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

St. Augustine Lakes
Invoice Due Date 4/7/2025

Arcadian Lakes Blvd St Augustine, FL 32092
Invoice 2014785 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
4/7/2025	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00
<p>Treated Phase 1A Ponds 1,2, & 5 for algae Ponds 3 & 4 looked good Treated Phase 1B Pond 7 for shoreline weeds and emergent vegetation Treated phase 1C pond 8 & 9 for shoreline weeds Phase 3 Treated ponds 2, 4, 7, 8 & 9 for shoreline weeds Ponds 1, 3, 5 & 6 looked good</p>					
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

RECEIVED**By Tara Lee at 9:27 am, Apr 09, 2025****Total Account Balance including this invoice:**

\$2476.00

This Invoice Total:

\$1238.00

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

Customer #: 730908
Portal Registration #: D42AF402
Customer E-mail(s): bperegrino@gmsnf.com,ar@lakedoctors.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

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/15/2025	2

Bill To
St. Augustine Lakes CDD C/O GMS- North Florida

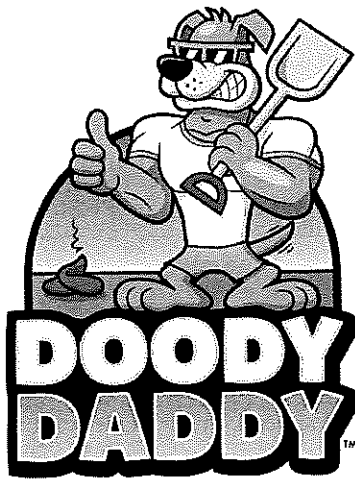
Terms	Due Date
	4/15/2025

Description	Amount
Amortization Schedule Series 2022 5-1-25 Prepay \$20,000	100.00
<div>RECEIVED <i>By Tara Lee at 11:38 am, Apr 16, 2025</i></div>	

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



April 1, 2025

Invoice No. 2504-SAL

INVOICE

Prepared for St Augustine Lakes
25 Old Bull Bay Ct St Augustine, FL 32084

DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - April	4 stations	2 x Week	\$482
• Pet Waste Station Maintenance			

RECEIVED

By Tara Lee at 11:33 am, Apr 16, 2025

TOTAL \$482

PAID :



ACCOUNT NAME St. Augustine Lakes		ACCOUNT # 762564	INV DATE 03/31/25
INVOICE # 0007039397	INVOICE PERIOD Mar 1- Mar 31, 2025	CURRENT INVOICE TOTAL \$93.12	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$93.12	

BILLING ACCOUNT NAME AND ADDRESS

St. Augustine Lakes
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649


PAYMENT DUE DATE: APRIL 30, 2025

Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

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

FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

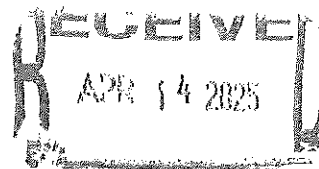
Date	Description	Amount
3/1/25	Balance Forward	\$133.20
3/11/25	PAYMENT - THANK YOU	-\$65.92
3/24/25	PAYMENT - THANK YOU	-\$67.28

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/21/25	11143837	SAG St Augustine Record	annual mtgs 2025	annual mtgs 2025	\$93.12

RECEIVED

By Tara Lee at 10:00 am, Apr 21, 2025



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	\$93.12
Service Fee 3.99%	\$3.72
*Cash/Check/ACH Discount	-\$3.72
*Payment Amount by Cash/Check/ACH	\$93.12
Payment Amount by Credit Card	\$96.84

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME St. Augustine Lakes		ACCOUNT NUMBER 762564		INVOICE NUMBER 0007039397		AMOUNT PAID
CURRENT DUE \$93.12	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$93.12
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$96.84
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				To sign up for E-mailed Invoices and online payments please contact abgspecial@gannett.com		

0000762564000000000000000070393970000931267170

LOCALiQ[®]

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
St. Augustine Lakes
475 W Town PL # 114
Saint Augustine FL 32092-3649

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:

03/21/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/21/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$93.12
Tax Amount: \$0.00
Payment Cost: \$93.12
Order No: 11143837
Customer No: 762564
PO #: annual mtgs 2025

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

BOARD OF SUPERVISORS MEETING DATES ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

FOR FISCAL YEAR 2025

The Board of Supervisors of the St. Augustine Lakes Community Development District will hold their regular meetings for the remainder of Fiscal Year 2025 at 11:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 on the fourth Monday of each month as follows or otherwise noted:

April 28, 2025
June 2, 2025 (1st Monday)
June 23, 2025
July 28, 2025
August 25, 2025
September 22, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling 904-940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the 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 Office.

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

James Oliver
District Manager
Pub: 03/21/25 #11143837

MARIAH VERHAGEN
Notary Public
State of Wisconsin

ST AUGUSTINE LAKES CDD
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
April 17, 2025	\$5,051.77	Sheryl Fulks

Payable to:

St Augustine Lakes CDD C/O Bank of New York Mellon DS 2022 #19
--

Date Check Needed:

Budget Category:

ASAP	1.300.20700.10300
------	-------------------

Intended Use of Funds Requested:

4/8/25 SJC TAX DIST 8	\$ 4,638.39
4/14/25 SJC TAX INT DIST 2	413.38
	\$ 5,051.77

(Attach supporting documentation for request. Overnight via Fedex with deposit letter from Accountant)

ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2025 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2022 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
LENNAR	82	92,402.52	93,826.67	186,229.19
TOTAL DIRECT INVOICES (1)	82	92,402.52	93,826.67	186,229.19
ASSESSED REVENUE TAX ROLL	344	386,904.00	393,613.19	780,517.19
TOTAL NET ASSESSMENTS	426	479,306.52	487,439.86	966,746.38

DUE/RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
LENNAR	46,557.29	69,301.89	70,370.01	139,671.90
TOTAL DIRECT INVOICES (1) (2)	46,557.29	69,301.89	70,370.01	139,671.90
TOTAL ROLL DUE/RECEIVED	722.34	386,545.93	393,248.92	779,794.85
TOTAL NET ASSESSMENTS	47,279.63	455,847.82	463,618.93	919,466.75

(1) Assessments for bulk lands are due: 35% due 12/1/24, 2/1/25 and 30% due 5/1/25

SUMMARY OF TAX ROLL RECEIPTS				
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/5/2024	-	-	-
2	11/15/2024	7,891.14	8,027.97	15,919.11
3	11/20/2024	8,458.81	8,605.50	17,064.31
4	12/6/2024	20,291.49	20,643.36	40,934.85
5	12/19/2024	126,258.18	128,447.58	254,705.76
6	01/9/2025	197,278.40	200,699.35	397,977.75
Interest	1/14/205	836.78	851.30	1,688.08
7	02/20/2025	20,479.36	20,834.48	41,313.84
8	04/8/2025	4,638.39	4,718.83	9,357.22
Interest 2	04/14/2025	413.38	420.55	833.93
TOTAL RECEIVED TAX ROLL		386,545.93	393,248.92	779,794.85

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	75.00%	75.00%	75.00%
% COLLECTED TAX ROLL	99.91%	99.91%	99.91%
TOTAL PERCENT COLLECTED	95.11%	95.11%	95.11%



YELLOWSTONE

LANDSCAPE

Bill To:

St. Augustine Lakes CDD
c/o St. Augustine Lakes CDD
51 Old Bull Bay Ct
St Augustine, FL 32084

Property Name: St. Augustine Lakes CDD

Address: 51 Old Bull Bay Ct
St. Augustine, FL 32084

INVOICE

INVOICE #	INVOICE DATE
896953	4/18/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 18, 2025

Invoice Amount: \$701.15

Description	Current Amount
Irrigation Inspection Repairs March	
Landscape Enhancement	\$468.27
Subcontracted Service	\$232.88

RECEIVED

By Tara Lee at 11:07 am, Apr 21, 2025

Invoice Total **\$701.15**

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



YELLOWSTONE
LANDSCAPE

Bill To:

St. Augustine Lakes CDD
c/o St. Augustine Lakes CDD
51 Old Bull Bay Ct
St Augustine, FL 32084

Property Name: St. Augustine Lakes CDD

Address: 51 Old Bull Bay Ct
St. Augustine, FL 32084

INVOICE

INVOICE #	INVOICE DATE
880963	4/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2025

Invoice Amount: \$13,337.50

Description	Current Amount
Monthly Landscape Maintenance April 2025	\$13,337.50

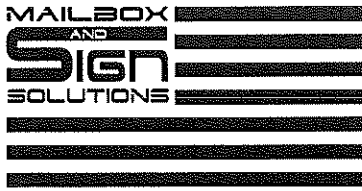
RECEIVED

By Tara Lee at 2:01 pm, Mar 31, 2025

Invoice Total **\$13,337.50**

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



418 Santa Rosa Ct.
Suite 1086
Oviedo, FL 32765

Invoice

Date	Invoice #
3/19/2025	84077

Bill To
St Augustine Lake CDD c/o Governmental Mngt Services, LLC 475 W Town Pl Suite 114 St. Augustine, FL 32092

Ship To

Sales Order #	P.O. #	Installer	Community	Lot #	Install Date
270793			St Augustine - Street Sign		3/14/2025

Item	Description	Qty	Price	Total
Street Signs	Disston Cove	1	125.00	125.00
INSTALLAT...	Installation	1	125.00	125.00

<div>RECEIVED <i>By Tara Lee at 12:43 pm, Apr 28, 2025</i></div>	Total	\$250.00
	Payments/Credits	\$0.00
	Balance Due	\$250.00