Community Development District

Approved Budget FY 2026

June 2, 2025

Presented by:



Table of Contents

1-2	General Fund
3-5	Narratives
6-7	Debt Service Fund Series 2022
8	Capital Reserve Fund
9	Assessment Schedule

St. Augustine Lakes Community Development District Approved Budget General Fund

Description	Adopted Budget FY2025	A	ctuals Thru 4/30/25	jected Next 5 Months	Pro	jected Thru 9/30/25	Approved Budget FY 2026
REVENUES:							
Special Assessments	\$ 487,454	\$	463,619	\$ 23,821	\$	487,440	\$ 598,420
Interest income	3,000		5,201	4,000		9,201	6,000
Carry Forward Surplus	57,000		-	27,301		27,301	-
TOTAL REVENUES	\$ 547,454	\$	468,820	\$ 55,122	\$	523,942	\$ 604,420
EXPENDITURES:							
Administrative							
Supervisor Fees	\$ 12,000	\$	5,600	\$ 5,000	\$	10,600	\$ 12,000
FICA Taxes	918		428	383		811	918
Engineering	9,000		1,780	7,220		9,000	9,000 15,000
Attorney	15,000 3,425		2,556	12,444 3,425		15,000 3,425	15,000 3,575
Annual Audit Assessment Administration	2,650		- 2,650	5,425		2.650	2,783
Arbitrage Rebate	2,030 450		2,030 450			2,030 450	450
Dissemination Agent	2,650		1,546	1,104		2,650	2,783
Software Licensing	1,500		1,510	1,101		1,500	1,500
Trustee Fees	5,250		6,188	-		6,188	7,188
Management Fees	53,090		30,969	22.121		53,090	55,745
Information Technology	2,022		1,180	843		2,022	2,124
Website Maintenance	1,348		786	562		1,348	1,416
Telephone	200		36	164		200	200
Postage & Delivery	750		541	305		846	850
Insurance General Liability	5,720		7,064	-		7,064	7,500
Printing & Binding	500		84	416		500	500
Legal Advertising	2,500		686	1,814		2,500	2,500
Other Current Charges	1,200		375	825		1,200	1,200
Office Supplies	450		3	447		450	450
Dues, Licenses & Subscriptions	175		175	-		175	175
TOTAL ADMINISTRATIVE	\$ 120,799	\$	64,597	\$ 57,071	\$	121,668	\$ 127,854
Operations & Maintenance							
Amenity Center							
Electric	\$ 9,000	\$	3,762	\$ 2,250	\$		\$ 9,000
Water/Sewer/Irrigation	9,000		2,096	1,575		3,671	9,000
Security Monitoring	22,000		6,679 7.647	4,788		11,467 12 707	22,000
Security Services Patrol Facility Management	6,000 -		7,647	6,150		13,797	15,000
Pool Maintenance	15,600		- 9,100	6,725		15,825	- 17,905
Pool Chemicals	6,000		-	-			
Pool Permits	350		-	350		350	350
Pool Attendants	36,000		10,252	25,748		36,000	37,412
Janitorial	4,100		1,800	1,500		3,300	4,100
Repairs & Maintenance	5,000		1,644	750		2,394	5,000
Special Events Insurance - Property	10,000 13,365		- 12,018	10,000		10,000	10,000 13,365
			12,018	-		12,018	13,303
TOTAL AMENITY CENTER	\$ 136,415	\$	54,996	\$ 59,837	\$	114,833	\$ 143,132

St. Augustine Lakes Community Development District Approved Budget General Fund

Description	Adopted Budget FY2025	tuals Thru 4/30/25	ojected Next 5 Months	jected Thru 9/30/25	Approved Budget FY 2026
Grounds Maintenance					
Field Mgmt / Admin	\$ 22,800	\$ 13,300	\$ 9,500	\$ 22,800	\$ 22,800
Landscape Maintenance	160,050	93,363	66,688	160,050	160,050
Landscape Contingency	10,000	17,951	-	17,951	18,000
Tree Removals	-	23,500	-	23,500	24,000
Lake Maintenance	14,856	8,666	6,190	14,856	17,800
Wetland Mitigation	13,000	-	6,500	6,500	13,000
Grounds Maintenance	10,000	-	5,000	5,000	10,000
Pet Waste Disposal	5,784	3,374	2,410	5,784	5,784
Reclaim Water	-	-	-	-	10,000
Electric	10,000	4,668	5,332	10,000	11,000
Miscellaneous	6,000	250	5,750	6,000	6,000
Holiday Decorations	15,000	2,829	12,171	15,000	15,000
TOTAL GROUNDS MAINTENANCE	\$ 267,490	\$ 167,901	\$ 119,541	\$ 287,441	\$ 313,434
TOTAL EXPENDITURES	\$ 524,704	\$ 287,494	\$ 236,448	\$ 523,942	\$ 584,420
Other Sources/(Uses)					
Transfer Out - Capital Reserve	\$ (22,750)	\$ -	\$ -	\$ -	\$ (20,000)
TOTAL OTHER SOURCES/(USES)	\$ (22,750)	\$ -	\$ -	\$ -	\$ (20,000)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 181,326	\$ (181,326)	\$ -	\$ -

Community Development District

Budget Narrative

REVENUES

Special Assessments

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year and/or direct bill developers to cover expenses.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District has contracted with an LLS Tax Solutions to perform the calculations.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has entered into a licensing agreement with Disclosure Technical Services, LLC (DTS) for a software program that assist with the electronic reporting requirements under the Continuing Disclosure Agreement(s) for the bond(s) issued by the District.

Software Licensing

The District has entered into a licensing agreement with Disclosure Technical Services, LLC (DTS) for a software program that assist with the electronic reporting requirements under the Continuing Disclosure Agreement(s) for the bond(s) issued by the District.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. provided by Governmental Management Services LLC.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. provided by Governmental Management Services LLC.

Telephone

Actual charges for conference calls.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Community Development District

Budget Narrative

Expenditures - Administrative (continued)

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with is with EGIS Insurance Advisors LLC. EGIS Insurance Advisors specialize in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for general liability for the District.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, notices and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year which includes preparation of amortization schedules.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Amenity Center

Utilities

The District will provide internet & cable television services for the Amenity Center with service provider, the cost of electric, gas, water, sewer, irrigation, and trash removal associated with the Recreation Facility.

Security Monitoring

The District will contract with Envera to provide security monitoring for the Amenity Center.

Security

The District will contract with vendor to provide security patrols for the Amenity Center.

Facility Management

Cost to provide management services for the Amenity Center.

Pool Maintenance

The estimated amount based on proposed contract to provide maintenance of the Amenity Center swimming pool. Pool chemicals are included in the contract with C Buss.

Description	Monthly	Annual
C Buss	\$1,300	\$15,600
Contingency	\$192	\$2,305
Total	\$1,492	\$17,905

Pool Chemicals

The estimated amount based on proposed contract to provide chemicals to maintain the Amenity Center swimming pool.

Pool Permits

Represents Permit Fees paid to the Florida Department of Health for the swimming pool.

Pool Attendants

The District will contracted with vendor to provide pool attendants during the operating season for the pool.

Janitorial

The estimated amount based on proposed contract to provide janitorial services for the Amenity Center. Also includes purchases of janitorial supplies.

Repair & Maintenance

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Insurance-Property

The District's Property Liability Insurance policy is with EGIS Insurance Advisors LLC. EGIS Insurance Advisors specialize in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Community Development District

Budget Narrative

Expenditures – Grounds M	aintenance				
Field Management and Admi	n				
The District has contract with V	esta for onsite field manager	nent of co	ntracts for Distr	ict se	ervices such as landscaping, amenity & pool
	Contract		Monthly		Annual
	Vesta	\$	1,900	\$	22,800
Landscape Maintenance					
Cost to maintain the amenity an	d common areas of the Distri	ct based o	on a proposed co	ntra	ct with Yellowstone Landscape.
	Contract		Monthly		Annual
	Yellowstone Landscape	\$	13,338	\$	160,050
Landscape Contingency Estimated cost of landscape ser	vices in addition to the mont	hly contra	act.		
Lake Maintenance		5			
Cost for the maintenance of Dist	rict lakes based on a contrac	t with Th	e Lake Doctors I	nc.	
	Contract		Monthly		Annual
	The Lake Doctors Inc	\$	1,275	\$	15,300
	Grass Carp Restocking			\$	2,500
	-			\$	17,800

Wetland Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

Grounds Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

Pet Waste Disposal

The District will contract with vendor for two weekly collection of pet waste stations and provide bags for the each pet waste stations.

Reclaimed water

Estimated Reclaimed water Services for the District provided by utility company.

Electric

Estimate for District streetlighting and common area electric for the community. The amount is based upon the agreement plus estimated cost for fuel charges for Florida Power and Lighting.

Vendor Address	Monthly	Annual
FPL 83 Arcadian Lakes Blvd #Entry Sign	\$35	\$420
908 Arcadian Lakes Blvd #LF Sta	\$70	\$840
424 Arcadian Lakes Blvd #Pump	\$30	\$360
846 Arcadian Lakes Blvd # Pump	\$40	\$480
98 Arcadian Lakes Blvd #Pump	\$35	\$420
1899 Deer Run Rd #SL LED	\$500	\$6,000
Contingency	\$123	\$1,480
Total	\$833	\$10,000

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Holiday Decorations

Represents estimated costs for the District to decorate the amenity center and other areas of the District throughout the Fiscal Year.

Capital Reserve

The District has established a maintenance reserve to fund the renewal and replacement of the District's capital related facilities which will be transferred to Capital Reserve Fund.

Community Development District Approved Budget Debt Service Series 2022 Special Assessment Bonds

Description		Adopted Budget FY2025		Actuals Thru 4/30/25		Projected Next 5 Months		Projected Thru 9/30/25		Approved Budget FY 2026	
REVENUES:											
Special Assessments-On Roll	\$	480,528	\$	455,848	\$	73,528	\$	529,375	\$	480,528	
Interest Earnings		12,000		12,648		6,783		19,431		12,000	
Prepayments		-		15,111							
Carry Forward Surplus ⁽¹⁾		284,710		221,409		-		221,409		248,760	
TOTAL REVENUES	\$	777,238	\$	705,016	\$	80,310	\$	770,215	\$	741,288	
EXPENDITURES:											
Interest - 12/15	\$	187,847	\$	187,847	\$	-	\$	187,847	\$	184,286	
Special Call - 12/15		-		20,000	\$	-		20,000		-	
Special Call - 5/1		-		20,000		-		20,000		-	
Interest - 6/15		187,847		-		186,753		186,753		184,286	
Principal - 6/15		105,000		-		105,000		105,000		110,000	
TOTAL EXPENDITURES	\$	480,694	\$	227,847	\$	291,753	\$	519,600	\$	478,571	
Other Sources/(Uses)											
Interfund transfer In/(Out)	\$	-	\$	(1,855)	\$	-	\$	(1,855)	\$	-	
TOTAL OTHER SOURCES/(USES)	\$	-	\$	(1,855)	\$	-	\$	(1,855)	\$	-	
TOTAL EXPENDITURES	\$	480,694	\$	229,702	\$	291,753	\$	521,455	\$	478,571	
EXCESS REVENUES (EXPENDITURES)	\$	296,544	\$	475,314	\$	(211,443)	\$	248,760	\$	262,717	
⁽¹⁾ Carry Forward is Net of Reserve Req	uireme	ent				Interest Du	e 12	2/15/26	\$	181,700.63	

Carry Forward is Net of Reserve Requirement

2/15/26 erest Due 1 1,7

\$181,700.63

St. Augustine Lakes Community Development District Series 2022, Special Assessment Revenue Bonds Amortization Schedule (Term Bonds Due Combined)

Diff Diff Diff Diff Constraint 06/15/25 6.932,000 105,000 184,286 476,039 12/15/26 6.9825,000 110,000 184,286 476,039 12/15/26 6.9825,000 115,000 181,701 475,598 06/15/27 6.715,000 120,000 178,998 475,599 06/15/26 6.480,000 - 176,178 475,176 06/15/27 6.355,000 - 173,241 474,419 06/15/27 6.355,000 135,000 173,241 474,419 06/15/37 6.220,000 - 169,613 477,853 06/15/37 6.280,000 145,000 165,850 475,463 06/15/37 6.280,000 145,000 155,788 474,741 06/15/37 5,780,000 - 163,853 476,141 06/15/37 5,780,000 - 153,353 476,141 06/15/37 5,400,000 - 133,333 12/15/35 5,410,000 -<	Period	Outstanding	Principal	Interest	Annual Debt
12/15/25 6.825.000 - 184.286 476.039 06/15/26 6.825.000 110.000 184.286 475.986 06/15/26 6.715.000 - 181.701 475.986 06/15/27 6.600.000 120.000 178.998 475.699 06/15/28 6.400.000 120.000 176.178 475.176 06/15/29 6.480.000 125.000 176.178 475.176 06/15/30 6.355.000 135.000 173.241 474.419 06/15/31 6.220.000 - 169.613 477.853 06/15/31 6.220.000 - 165.850 475.463 06/15/31 5.935.000 155.000 161.953 472.803 06/15/31 5.935.000 155.000 161.953 472.474 06/15/31 5.780.000 - 157.788 474.741 06/15/31 5.780.000 - 157.788 477.103 12/15/35 5.615.000 - 133.333 476.141 06/15/3		Balance			Service
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12/15/32 5,935,000 - 161,953 472,803 06/15/33 5,730,000 155,000 157,788 474,741 06/15/34 5,780,000 165,000 157,788 474,741 12/15/33 5,780,000 165,000 157,788 12/15/35 5,615,000 175,000 153,353 12/15/35 5,440,000 185,000 143,678 477,328 06/15/36 5,255,000 143,678 477,328 06/15/37 5,265,000 195,000 138,438 12/15/38 5,060,000 205,000 138,438 12/15/38 476,366 06/15/39 4,460,000 215,000 132,928 476,366 06/15/39 4,415,000 215,000 127,150 475,078 06/15/40 4,415,000 225,000 127,150 12/15/39 4,40,000 225,000 127,150 12/15/41 4175,000 215,000 12/15/41 475,756 06/15/41 4,415,000 255,000 17,800 12/15/41 3/25,000 14,653 475,756 06/15/41			145,000		475,405
06/15/33 5,935,000 155,000 161,953 12/15/33 5,780,000 165,000 157,788 474,741 06/15/34 5,780,000 165,000 157,788 12/15/35 5,615,000 175,000 153,353 175,100 153,353 172,15/35 5,440,000 186,500 148,650 477,003 06/15/36 5,440,000 185,000 148,650 12/15/36 5,255,000 - 138,438 477,128 12/15/37 5,060,000 205,000 138,438 477,116 06/15/37 476,366 06/15/37 476,070 132,928 476,366 12/15/38 4,865,000 215,000 132,928 476,366 06/15/40 440,000 225,000 127,150 475,078 12/15/39 4,640,000 225,000 127,150 - 121,103 473,253 12/15/40 4,415,000 225,000 144,653 477,576 06/15/41 4,175,000 255,000 114,653 122,15/41 4175,000 255,000 100,513 122,15/41 4			-		472.803
12/15/33 5,780,000 - 157,788 474,741 06/15/34 5,780,000 165,000 157,788 - 12/15/34 5,615,000 175,000 153,353 476,141 06/15/35 5,615,000 175,000 183,353 - 148,650 12/15/36 5,440,000 185,000 143,678 477,033 06/15/36 5,255,000 138,438 477,116 06/15/37 5,255,000 138,438 477,116 06/15/38 5,060,000 205,000 138,438 476,366 06/15/39 4,855,000 215,000 132,928 476,366 06/15/39 4,855,000 215,000 132,928 476,366 06/15/40 4,640,000 225,000 121,103 473,253 12/15/39 4,640,000 225,000 121,103 473,253 12/15/40 4,415,000 240,000 \$ 121,103 12/15/41 4,175,000 255,000 107,800 124,543 12/15/42			155.000		172,000
06/15/34 5,780,000 165,000 157,788 12/15/34 5,615,000 175,000 153,353 12/15/35 12/15/35 5,440,000 185,000 148,650 12/15/36 5,440,000 185,000 143,678 477,328 12/15/36 5,255,000 - 138,438 477,132 06/15/37 5,255,000 - 138,438 477,116 06/15/38 5,060,000 205,000 138,438 476,366 06/15/38 5,060,000 215,000 132,928 476,366 06/15/39 4,855,000 215,000 132,928 476,366 06/15/40 4,640,000 225,000 127,150 127,150 12/15/40 4,415,000 240,000 \$ 121,103 473,253 06/15/41 4,415,000 265,000 114,653 127,154 12/15/41 4,175,000 - 114,653 475,756 06/15/42 4,175,000 - 100,513 473,313 06/15/44 3,655,000<					474.741
12/15/34 5,615,000 175,000 153,353 12/15/35 5,640,000 175,000 153,353 12/15/36 5,440,000 185,000 148,650 12/15/36 5,255,000 143,678 477,023 06/15/37 5,255,000 195,000 143,678 477,328 12/15/37 5,060,000 - 138,438 477,116 06/15/38 5,060,000 205,000 138,438 - 12/15/37 4,640,000 215,000 132,928 - 12/15/39 4,640,000 225,000 127,150 475,078 06/15/40 4,640,000 225,000 121,103 473,253 06/15/41 4,415,000 240,000 \$ 121,103 12/15/41 4,175,000 255,000 114,653 475,756 06/15/43 3,920,000 - 107,800 473,313 06/15/44 4,155,000 265,000 107,800 121,103 12/15/42 3,920,000 - 107,800 473,313 06/15/43 3,955,000 265,000 100,513			165.000		
06/15/35 5,615,000 175,000 153,353 12/15/35 5,440,000 185,000 148,650 12/15/36 5,255,000 185,000 148,678 12/15/37 5,255,000 195,000 143,678 12/15/37 5,255,000 195,000 138,438 12/15/38 5,060,000 205,000 138,438 12/15/38 4,855,000 215,000 132,928 12/15/39 4,640,000 225,000 127,150 12/15/39 4,640,000 225,000 127,150 12/15/39 4,640,000 225,000 127,150 12/15/40 4,640,000 225,000 127,150 12/15/41 4,175,000 240,000 \$ 121,103 12/15/41 4,175,000 265,000 107,800 177,453 06/15/42 4,175,000 265,000 107,800 12/15/43 12/15/43 3,920,000 265,000 107,800 12/15/43 12/15/44 3,655,000 280,000 100,513					476.141
12/15/35 5,440,000 - 148,650 477,003 06/15/36 5,440,000 185,000 148,650 - 12/15/36 5,255,000 195,000 143,678 477,328 12/15/37 5,255,000 205,000 138,438 477,116 06/15/38 5,060,000 205,000 138,438 476,366 06/15/39 4,855,000 215,000 132,928 476,366 06/15/39 4,855,000 225,000 127,150 475,078 06/15/40 4,640,000 225,000 127,150 475,078 06/15/40 4,640,000 225,000 127,150 475,756 06/15/41 4,415,000 240,000 \$ 121,103 172,154 12/15/41 4,175,000 255,000 114,653 177,553 12/15/42 3,92,0,000 - 107,800 477,3313 06/15/42 4,175,000 280,000 100,513 121,1543 12/15/43 3,655,000 300,000 92,813 473,31	, ,		175,000		
06/15/36 5,440,000 185,000 148,650 12/15/36 5,255,000 - 143,678 477,328 06/15/37 5,255,000 195,000 - 138,438 477,116 06/15/37 5,060,000 205,000 138,438 476,366 06/15/38 5,060,000 205,000 138,438 476,366 12/15/38 4,855,000 - 132,928 476,366 06/15/39 4,855,000 215,000 122,928 476,367 06/15/40 4,640,000 225,000 127,150 - 12/15/39 4,640,000 225,000 121,103 473,253 06/15/40 4,640,000 225,000 124,653 475,756 06/15/41 4,115,000 240,000 \$ 121,103 473,213 12/15/41 4,175,000 - 114,653 475,756 06/15/42 4,175,000 265,000 107,800 473,313 06/15/43 3,920,000 280,000 100,513 -			-		477,003
12/15/36 5,255,000 - 143,678 477,328 06/15/37 5,255,000 195,000 138,438 477,116 12/15/37 5,060,000 205,000 138,438 476,366 12/15/38 4,855,000 215,000 132,928 476,366 06/15/39 4,855,000 215,000 132,928 476,366 06/15/40 4,640,000 225,000 127,150 475,078 06/15/40 4,640,000 225,000 127,150 473,253 06/15/40 4,415,000 240,000 \$ 121,103 473,253 06/15/41 4,415,000 240,000 \$ 121,103 473,253 06/15/42 4,175,000 255,000 114,653 475,756 06/15/43 3,920,000 265,000 100,513 473,313 06/15/43 3,920,000 265,000 100,513 473,325 06/15/44 3,655,000 - 100,513 473,325 06/15/45 3,375,000 - 92,813 473,325			185,000		
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	12/15/36	5,255,000	- -		477,328
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	06/15/37	5,255,000	195,000	143,678	
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	12/15/37	5,060,000	-	138,438	477,116
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	06/15/38	5,060,000	205,000	138,438	
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	12/15/38	4,855,000	-	132,928	476,366
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	06/15/39	4,855,000	215,000	132,928	
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	12/15/39	4,640,000	-	127,150	475,078
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	06/15/40	4,640,000	225,000		
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			-		473,253
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			240,000	. ,	
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			-		475,756
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$			255,000		
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			-		477,453
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			265,000		
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			-		473,313
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			280,000		472 225
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			-		473,325
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			300,000		177 275
$\begin{array}{cccccccccccccccccccccccccccccccccccc$					477,375
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			315,000		175 162
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			- 225 000	,	4/5,463
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$			555,000		177 500
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			- 350.000		477,000
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$\begin{array}{cccccccccccccccccccccccccccccccccccc$			370.000		1/3,/30
06/15/50 1,705,000 390,000 46,888 12/15/50 1,315,000 - 36,163 473,050 06/15/51 1,315,000 415,000 36,163 475,913 12/15/51 900,000 - 24,750 475,913 06/15/52 900,000 440,000 24,750 12/15/52 460,000 - 12,650 477,400 06/15/53 460,000 460,000 12,650 472,650					473 950
$\begin{array}{cccccccccccccccccccccccccccccccccccc$			- 390.000		173,730
06/15/511,315,000415,00036,16312/15/51900,000-24,750475,91306/15/52900,000440,00024,75012/15/52460,000-12,650477,40006/15/53460,000460,00012,650472,650	, ,				473.050
12/15/51900,000-24,750475,91306/15/52900,000440,00024,75012/15/52460,000-12,650477,40006/15/53460,000460,00012,650472,650	, ,		415 000		1, 5,050
06/15/52 900,000 440,000 24,750 12/15/52 460,000 - 12,650 477,400 06/15/53 460,000 460,000 12,650 472,650					475.913
12/15/52460,000-12,650477,40006/15/53460,000460,00012,650472,650			440.000		
<u>06/15/53 460,000 460,000 12,650 472,650</u>					477,400
			460,000		
	Totals	,	\$ 6,930,000	\$ 6,857,447	\$ 13,787,447

St. Augustine Lakes Community Development District Approved Budget Capital Reserve Fund

Description	Approved Budget FY2025		Actuals Thru 4/30/25		Projected Next 5 Months		Projected Thru 9/30/25		Approved Budget FY 2026	
REVENUES:										
Interest Income	\$	-	\$ 280	\$	(280)	\$	-	\$	-	
Carry Forward Balance		22,750	22,750		-		22,750		45,500	
TOTAL REVENUES	\$	22,750	\$ 23,030	\$	(280)	\$	22,750	\$	45,500	
EXPENDITURES:										
Capital Outlay	\$	-	\$ -	\$	-	\$	-	\$	-	
Repair and Replacements		-	-		-		-		-	
Other Current Charges		-	-		-		-		-	
TOTAL EXPENDITURES	\$	-	\$ -	\$	-	\$	-	\$	-	
Other Sources/(Uses)										
Capital Reserve Funding - Transfer In	\$	22,750	\$ -	\$	22,750	\$	22,750	\$	20,000	
TOTAL OTHER SOURCES/(USES)	\$	22,750	\$ -	\$	22,750	\$	22,750	\$	20,000	
EXCESS REVENUES (EXPENDITURES)	\$	45,500	\$ 23,030	\$	22,470	\$	45,500	\$	65,500	

Community Development District Non-Ad Valorem Assessments Comparison

2025-2026

Neighborhood	O&M Units	Bonds 2022 Units	Annual M	aintenance As	sessments	Annu	al Debt Assess	ments	Tota	l Assessed Per	Unit
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
43' 53'	242 184	242 184	\$ 1,494.41 \$ 1,494.41	\$ 1,217.26 \$ 1,217.26	\$ 277.15 \$ 277.15		\$ 1,200.00 \$ 1,200.00	\$ - \$ -	\$ 2,694.41 \$ 2,694.41	\$ 2,417.26 \$ 2,417.26	\$ 277.15 \$ 277.15
Total	426	426									