

St. Augustine Lakes
Community Development District

JULY 28, 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

July 21, 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, July 28, 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. Consideration of Minutes of the June 2, 2025, Meeting
- IV. Consideration of Resolution 2025-07, Adopting Rules Relating to Parking and Traffic Enforcement
- V. Discussion of Fiscal Year 2026 Approved Budget (adoption August 25, 2025)
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Discussion of Fiscal Year 2026 Meeting Schedule
- VII. Supervisors Requests
- VIII. Audience Comments
- IX. Financial Statements as of June 30, 2025
- X. Check Register
- XI. Next Scheduled Meeting – August 25, 2025 at 11:00 a.m. at Holiday Inn Express, 2300 FL-16, St. Augustine, 32084
- XII. Adjournment

THIRD 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, June 2, 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
Michael Della Penta	Vice Chairman
Chris Mayo	Supervisor
William Fitzgerald	Supervisor
Ronnie Polowy	Supervisor

Also, present were:

Jim Oliver	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Sarah Sweeting	GMS

The following is a summary of the actions taken at the June 2, 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 opened the meeting to audience comments specific to agenda items. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Supervisor Csalovszki

Mr. Oliver presented the letter of resignation from Supervisor Csalovszki and asked for a motion of approval.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Accepting the Resignation Letter from Supervisor Csalovszki, was approved.

B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/28)

Mr. Oliver asked for the Board to appoint a Supervisor to fill the unexpired term of office which expires in November of 2028. Ms. Rogers nominated Mr. Polowy and there was a motion of approval.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the Appointment of Ronnie Polowy to Fill Unexpired Term of Office (11/28), was approved.

C. Oath of Office

Mr. Oliver administered the oath of office to Mr. Polowy and summarized the paperwork and guidelines as a member of the Board of Supervisors.

D. Election of Officers, Resolution 2025-05

Mr. Oliver presented the resolution and asked the Board what officers they would like to elect. Ms. Rogers stated that she would like to elect Mr. Della Penta as the Vice Chair and Mr. Polowy as an Assistant Secretary.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Resolution 2025-05 Election of Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the April 28, 2025 Meeting

Mr. Oliver presented the April 28, 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 April 28, 2025 Meeting, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-06,
Approving the Proposed Budget for Fiscal
Year 2026 and Setting a Public Hearing Date
for Adoption (August 25, 2025)(*budget will be
sent under separate cover*)**

Mr. Oliver presented the resolution and noted that the public hearing will be held August 25, 2025 and provided copies of the proposed budget to the Board under separate cover. Mr. Oliver highlighted portions of the budget with increases, summarized some of the budget line items, and offered to answer any questions the Board may have. The Board and staff discussed possible changes which will be edited before the final budget will be presented at the public hearing to be held in August.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Resolution 2025-06 Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption for August 25, 2025, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Haber stated that he had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver reminded the Board to update their Form 1 filings and wanted them to be sure to check the boxes that the ethics training had been completed.

SEVENTH ORDER OF BUSINESS**Supervisors Requests**

There was a brief discussion about towing agreements where Mr. Haber will send updated information to the Board.

EIGHTH ORDER OF BUSINESS

Audience Comments

Resident Larry wanted to discuss the speed limit and is worried how fast people drive. Mr. Oliver noted that the concern has been brought to the engineer who will work with St. Johns County for possible solutions. He also has a concern with trash buildup from the builders. Staff will be sure to look into the issue.

NINTH ORDER OF BUSINESS

Financial Statements as of April 30, 2025

Mr. Oliver presented the financial statements and offered to answer any questions.

TENTH 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.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 28, 2025, at 11:00 a.m.

Mr. Oliver noted the next meeting is on June 2, 2025, at 11:00 a.m. That meet was cancelled, and the next scheduled meeting will be July 28, 2025 at 11:00 a.m.

TWELFTH 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

FOURTH ORDER OF BUSINESS

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULE NO. 2025-1 RELATING TO PARKING AND TRAFFIC ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the St Augustine Lakes Community Development District (“District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of parks and recreational facilities and security for the same, which authorization includes contracting with a towing operator provided that the District follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Parking and Parking Enforcement* (“Rules”), pursuant to the provisions of Sections 190.012, *Florida Statutes*; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

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

SECTION 1. The District hereby adopts Rule No. 2025-1, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of July, 2025.

ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules Relating to Parking and Parking Enforcement

EXHIBIT A

**ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
RULE NO. 2025-1
*RULE RELATING TO PARKING AND PARKING ENFORCEMENT***

In accordance with Chapter 190, Florida Statutes, and on July 28, 2025 at a duly noticed public meeting, the Board of Supervisors of the St. Augustine Lakes Community Development District (the “District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles or Vessels (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District with a means to remove Vehicles and Vessels from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C.** *Parked.* A Vehicle or Vessel left unattended by its owner or user.
- D.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” 24 hours per day for all Vehicles and Vessels, as set forth in Sections 4 and 5 herein (“**Tow Away Zone**”).

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. EXCEPTIONS.

- A. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

- B. PARKING PASSES.** The Facility Manager, as such term is defined in the District's Amenity Facility Policies, shall have the right, in their sole discretion, to issue a Parking Pass, which passes shall be visibly displayed in the parked cars. Cars that have been issued and visibly display an Overnight Parking Pass shall be entitled to park in the Tow Away Zone.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District Manager and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle or Vessel, the District Manager or his/her designee must verify that the subject Vehicle or Vessel was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Vehicles or Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles or Vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

EXHIBIT A – Tow Away Zone

Effective date: July 28, 2025

An aerial photograph of a residential development. Yellow lines are overlaid on the map, tracing a network of roads and paths through the housing areas. Several red circular markers are placed at various points along these yellow lines. The map shows numerous houses, some with individual lot numbers, and several large, dark, irregular shapes representing ponds or lakes. A large, irregular area in the lower-left portion of the map is outlined with a light blue line. The overall layout suggests a planned community with a central road network and surrounding residential lots.

FIFTH ORDER OF BUSINESS

St. Augustine Lakes

Community Development District

Approved Budget

FY 2026

July 28, 2025

Presented by:



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St. Augustine Lakes
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments	\$ 487,454	\$ 487,076	\$ 2,461	\$ 489,537	\$ 598,420
Interest income	3,000	7,046	2,400	9,446	6,000
Carry Forward Surplus	57,000	-	27,301	27,301	-

TOTAL REVENUES	\$ 547,454	\$ 494,121	\$ 32,162	\$ 526,283	\$ 604,420
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 6,600	\$ 3,000	\$ 9,600	\$ 12,000
FICA Taxes	918	505	230	734	918
Engineering	9,000	2,915	6,085	9,000	9,000
Attorney	15,000	3,481	11,519	15,000	15,000
Annual Audit	3,425	-	3,425	3,425	3,575
Assessment Administration	2,650	2,650	-	2,650	2,783
Arbitrage Rebate	450	450	-	450	450
Dissemination Agent	2,650	1,987	662	2,650	2,783
Software Licensing	1,500	1,500	-	1,500	1,500
Trustee Fees	5,250	6,188	-	6,188	7,188
Management Fees	53,090	39,818	13,273	53,090	55,745
Information Technology	2,022	1,517	506	2,022	2,124
Website Maintenance	1,348	1,011	337	1,348	1,416
Telephone	200	51	149	200	200
Postage & Delivery	750	658	183	841	850
Insurance General Liability	5,720	7,064	-	7,064	7,500
Printing & Binding	500	114	386	500	500
Legal Advertising	2,500	753	1,747	2,500	2,500
Other Current Charges	1,200	375	-	375	1,200
Office Supplies	450	4	100	104	450
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 120,799	\$ 77,815	\$ 41,601	\$ 119,416	\$ 127,854
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Operations & Maintenance

Amenity Center

Electric	\$ 9,000	\$ 4,792	\$ 1,785	\$ 6,577	\$ 9,000
Water/Sewer/Irrigation	9,000	2,697	945	3,642	9,000
Security Monitoring	22,000	6,679	4,788	11,467	22,000
Security Services Patrol	6,000	10,050	3,690	13,740	15,000
Pool Maintenance	15,600	11,925	4,125	16,050	17,905
Pool Chemicals	6,000	-	-	-	-
Pool Permits	350	-	-	-	350
Pool Attendants	36,000	20,503	15,497	36,000	37,412
Janitorial	4,100	2,200	1,200	3,400	4,100
Repairs & Maintenance	5,000	1,944	450	2,394	5,000
Special Events	10,000	-	10,000	10,000	10,000
Insurance - Property	13,365	12,018	-	12,018	13,365

TOTAL AMENITY CENTER	\$ 136,415	\$ 72,808	\$ 42,480	\$ 115,288	\$ 143,132
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St. Augustine Lakes
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<u>Grounds Maintenance</u>					
Field Mgmt / Admin	\$ 22,800	\$ 17,100	\$ 5,700	\$ 22,800	\$ 22,800
Landscape Maintenance	160,050	120,038	40,013	160,050	160,050
Landscape Contingency	10,000	17,501	-	17,501	18,000
Tree Removals	-	23,500	-	23,500	24,000
Irrigation Repairs	-	1,445	-	1,445	-
Lake Maintenance	14,856	11,142	3,714	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	4,338	1,446	5,784	5,784
Reclaim Water	-	-	-	-	10,000
Electric	10,000	6,061	2,250	8,311	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	\$ 204,204	\$ 82,544	\$ 286,747	\$ 313,434
TOTAL EXPENDITURES	\$ 524,704	\$ 354,826	\$ 166,624	\$ 521,451	\$ 584,420
<u>Other Sources/(Uses)</u>					
Transfer Out - Capital Reserve	\$ (22,750)	\$ -	\$ (22,750)	\$ (22,750)	\$ (20,000)
TOTAL OTHER SOURCES/(USES)	\$ (22,750)	\$ -	\$ (22,750)	\$ (22,750)	\$ (20,000)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 139,295	\$ (157,212)	\$ (17,918)	\$ -

St. Augustine Lakes
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.

St. Augustine Lakes
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.

St. Augustine Lakes

Community Development District

Budget Narrative

Expenditures – Grounds Maintenance

Field Management and Admin

The District has contract with Vesta for onsite field management of contracts for District services such as landscaping, amenity & pool

Contract		Monthly	Annual
Vesta	\$	1,900	\$ 22,800

Landscape Maintenance

Cost to maintain the amenity and common areas of the District based on a proposed contract with Yellowstone Landscape.

Contract		Monthly	Annual
Yellowstone Landscape	\$	13,338	\$ 160,050

Landscape Contingency

Estimated cost of landscape services in addition to the monthly contract.

Lake Maintenance

Cost for the maintenance of District lakes based on a contract with The Lake Doctors Inc.

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.

St. Augustine Lakes
Community Development District
Approved Budget
Debt Service Series 2022 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$ 480,528	\$ 478,948	\$ 73,528	\$ 552,476	\$ 480,528
Interest Earnings	12,000	17,420	5,319	22,739	15,000
Prepayments	-	15,111	-	15,111	-
Carry Forward Surplus ⁽¹⁾	284,710	225,760	-	225,760	288,175
TOTAL REVENUES	\$ 777,238	\$ 737,240	\$ 78,847	\$ 816,086	\$ 783,703
EXPENDITURES:					
Interest - 12/15	\$ 187,847	\$ 187,847	\$ -	\$ 187,847	\$ 184,286
Special Call - 12/15	-	20,000	\$ -	20,000	-
Interest - 6/15	187,847	187,297	-	187,297	184,286
Principal - 6/15	105,000	105,000	-	105,000	110,000
Special Call - 6/15	-	20,000	-	20,000	-
TOTAL EXPENDITURES	\$ 480,694	\$ 520,144	\$ -	\$ 520,144	\$ 478,571
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (7,767)	\$ -	\$ (7,767)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (7,767)	\$ -	\$ (7,767)	\$ -
TOTAL EXPENDITURES	\$ 480,694	\$ 527,911	\$ -	\$ 527,911	\$ 478,571
EXCESS REVENUES (EXPENDITURES)	\$ 296,544	\$ 209,329	\$ 78,847	\$ 288,175	\$ 305,132

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/26	\$181,700.63
	<u>\$181,700.63</u>

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

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
12/15/25	6,825,000	-	184,286	184,286
06/15/26	6,825,000	110,000	184,286	
12/15/26	6,715,000	-	181,701	475,986
06/15/27	6,715,000	115,000	181,701	
12/15/27	6,600,000	-	178,998	475,699
06/15/28	6,600,000	120,000	178,998	
12/15/28	6,480,000	-	176,178	475,176
06/15/29	6,480,000	125,000	176,178	
12/15/29	6,355,000	-	173,241	474,419
06/15/30	6,355,000	135,000	173,241	
12/15/30	6,220,000	-	169,613	477,853
06/15/31	6,220,000	140,000	169,613	
12/15/31	6,080,000	-	165,850	475,463
06/15/32	6,080,000	145,000	165,850	
12/15/32	5,935,000	-	161,953	472,803
06/15/33	5,935,000	155,000	161,953	
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	-	153,353	476,141
06/15/35	5,615,000	175,000	153,353	
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	-	143,678	477,328
06/15/37	5,255,000	195,000	143,678	
12/15/37	5,060,000	-	138,438	477,116
06/15/38	5,060,000	205,000	138,438	
12/15/38	4,855,000	-	132,928	476,366
06/15/39	4,855,000	215,000	132,928	
12/15/39	4,640,000	-	127,150	475,078
06/15/40	4,640,000	225,000	127,150	
12/15/40	4,415,000	-	121,103	473,253
06/15/41	4,415,000	240,000	\$ 121,103	
12/15/41	4,175,000	-	114,653	475,756
06/15/42	4,175,000	255,000	114,653	
12/15/42	3,920,000	-	107,800	477,453
06/15/43	3,920,000	265,000	107,800	
12/15/43	3,655,000	-	100,513	473,313
06/15/44	3,655,000	280,000	100,513	
12/15/44	3,375,000	-	92,813	473,325
06/15/45	3,375,000	300,000	92,813	
12/15/45	3,075,000	-	84,563	477,375
06/15/46	3,075,000	315,000	84,563	
12/15/46	2,760,000	-	75,900	475,463
06/15/47	2,760,000	335,000	75,900	
12/15/47	2,425,000	-	66,688	477,588
06/15/48	2,425,000	350,000	66,688	
12/15/48	2,075,000	-	57,063	473,750
06/15/49	2,075,000	370,000	57,063	
12/15/49	1,705,000	-	46,888	473,950
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	
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
Totals		\$ 6,825,000	\$ 6,670,694	\$ 13,495,694

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

Description	Approved Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Interest Income	\$ -	\$ 452	\$ 255	\$ 707	\$ 500
Carry Forward Balance	22,750	22,750	-	22,750	46,207
TOTAL REVENUES	\$ 22,750	\$ 23,202	\$ 255	\$ 23,457	\$ 46,707

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	\$ 23,202	\$ 23,005	\$ 46,207	\$ 66,707

St. Augustine Lakes
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds 2022 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
43'	242	242	\$ 1,494.41	\$ 1,217.26	\$ 277.15	\$ 1,200.00	\$ 1,200.00	\$ -	\$ 2,694.41	\$ 2,417.26	\$ 277.15
53'	184	184	\$ 1,494.41	\$ 1,217.26	\$ 277.15	\$ 1,200.00	\$ 1,200.00	\$ -	\$ 2,694.41	\$ 2,417.26	\$ 277.15
Total	426	426									

SIXTH ORDER OF BUSINESS

C.

**BOARD OF SUPERVISORS MEETING DATES
ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2026**

The Board of Supervisors of the St. Augustine Lakes Community Development District will hold their regular meetings for Fiscal Year 2026 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:

October 27, 2025
November 24, 2025
December 22, 2025
January 26, 2026
February 23, 2026
March 23, 2026
April 27, 2026
May 18, 2026 (3rd Monday)
June 22, 2026
July 27, 2026
August 24, 2026
September 28, 2026

NINTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
June 30, 2025



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 101,520	\$ -	\$ -	\$ -	\$ 101,520
Due from Developer	29,773	-	-	-	29,773
Investments:					
State Board of Administration (SBA)	194,002	-	23,202	-	217,205
Series 2022					
Reserve	-	239,718	-	-	239,718
Revenue	-	209,329	-	-	209,329
Construction	-	-	-	25,251	25,251
Prepaid Expenses	1,038	-	-	-	1,038
Deposits	1,040	-	-	-	1,040
Total Assets	\$ 327,372	\$ 449,046	\$ 23,202	\$ 25,251	\$ 824,872
Liabilities:					
Accounts Payable	\$ 2,070	\$ -	\$ -	\$ -	\$ 2,070
Total Liabilities	\$ 2,070	\$ -	\$ -	\$ -	\$ 2,070
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,038	\$ -	\$ -	\$ -	\$ 1,038
Deposits	1,040	-	-	-	1,040
Restricted for:					
Debt Service	-	449,046	-	-	449,046
Capital Project	-	-	-	25,251	25,251
Assigned for:					
Capital Reserve Fund	-	-	23,202	-	23,202
Unassigned	323,225	-	-	-	323,225
Total Fund Balances	\$ 325,302	\$ 449,046	\$ 23,202	\$ 25,251	\$ 822,802
Total Liabilities & Fund Balance	\$ 327,372	\$ 449,046	\$ 23,202	\$ 25,251	\$ 824,872

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 393,627	\$ 393,627	\$ 393,249	\$ (378)
Special Assessments -Direct	93,827	93,827	93,827	-
Interest Income	3,000	2,250	7,046	4,796
	.			
Total Revenues	\$ 490,454	\$ 489,704	\$ 494,121	\$ 4,417

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 6,600	\$ 2,400
PR-FICA	918	689	505	184
Engineering	9,000	6,750	2,915	3,835
Attorney	15,000	11,250	3,481	7,769
Annual Audit	3,425	-	-	-
Assessment Administration	2,650	2,650	2,650	-
Arbitrage Rebate	450	450	450	-
Dissemination Agent	2,650	1,987	1,987	-
Software Licensing	1,500	1,500	1,500	-
Trustee Fees	5,250	6,188	6,188	-
Management Fees	53,090	39,818	39,818	-
Information Technology	2,022	1,517	1,517	-
Website Maintenance	1,348	1,011	1,011	-
Telephone	200	150	51	99
Postage & Delivery	750	563	658	(95)
Insurance General Liability	5,720	5,720	7,064	(1,344)
Printing & Binding	500	375	114	261
Legal Advertising	2,500	1,875	753	1,122
Other Current Charges	1,200	900	375	525
Office Supplies	450	338	4	334
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 120,799	\$ 92,903	77,815	\$ 15,089

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center				
Electric	\$ 9,000	\$ 6,750	\$ 4,792	\$ 1,958
Water/Sewer/Irrigation	9,000	6,750	2,697	4,053
Security	22,000	16,500	6,679	9,821
Security Services Patrol	6,000	4,500	10,050	
Pool Maintenance	15,600	11,700	11,925	(225)
Pool Chemicals	6,000	4,500	-	4,500
Pool Permits	350	-	-	-
Pool Monitors	36,000	20,503	20,503	-
Janitorial	4,100	3,075	2,200	875
Repairs & Maintenance	5,000	3,750	1,944	1,806
Special Events	10,000	7,500	-	7,500
Insurance - Property	13,365	13,365	12,018	1,347
Subtotal Amenity Center	\$ 136,415	\$ 98,893	72,808	\$ 31,635
Grounds Maintenance				
Field Mgmt / Admin	\$ 22,800	\$ 17,100	\$ 17,100	\$ -
Landscape Maintenance	160,050	120,038	120,038	-
Landscape Contingency	10,000	7,500	17,501	(10,001)
Tree Removals	-	-	23,500	(23,500)
Irrigation Repairs	-	-	1,445	(1,445)
Lake Maintenance	14,856	11,142	11,142	-
Wetland Mitigation	13,000	-	-	-
Grounds Maintenance	10,000	-	-	-
Pet Waste Disposal	5,784	4,338	4,338	-
Electric	10,000	7,500	6,061	1,439
Miscellaneous	6,000	4,500	250	4,250
Holiday Decorations	15,000	2,829	2,829	-
Subtotal Grounds Maintenance	\$ 267,490	\$ 174,947	\$ 204,204	\$ (29,257)
Total Operations & Maintenance	\$ 403,905	\$ 366,743	\$ 277,012	\$ 2,378
Total Expenditures	\$ 524,704	\$ 459,647	\$ 354,826	\$ 17,467
Excess (Deficiency) of Revenues over Expenditures	\$ (34,251)		\$ 139,295	
<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)		\$ 139,295	
Fund Balance - Beginning	\$ 57,000		\$ 186,008	
Fund Balance - Ending	\$ -		\$ 325,302	

St. Augustine Lakes
Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 388,125	\$ 388,125	\$ 386,546	\$ (1,580)
Special Assessments -Direct Bill	92,403	92,403	92,403	-
Interest Income	12,000	9,000	17,420	8,420
Prepayments	-	-	15,111	
Total Revenues	\$ 492,528	\$ 489,528	\$ 511,480	\$ 6,841
Expenditures:				
Interest -12/15	\$ 187,847	\$ 187,847	\$ 187,847	\$ -
Special Call - 12/15	-	-	20,000	(20,000)
Interest - 6/15	187,847	187,847	187,297	550
Principal - 6/15	105,000	105,000	105,000	-
Special Call - 6/15	-	-	20,000	(20,000)
Total Expenditures	\$ 480,694	\$ 480,694	\$ 520,144	\$ (39,450)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,834	\$ 8,834	\$ (8,664)	\$ (32,609)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (7,767)	\$ (7,767)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (7,767)	\$ (7,767)
Net Change in Fund Balance	\$ 11,834	\$ 8,834	\$ (16,431)	\$ (40,377)
Fund Balance - Beginning	\$ 211,182		\$ 465,477	
Fund Balance - Ending	\$ 223,017		\$ 449,046	

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

	Actual
	Thru 06/30/25
Revenues	
Interest Income	\$ 710
Total Revenues	\$ 710
Expenditures:	
Capital Outlay	\$ 5,046
Total Expenditures	\$ 5,046
Excess (Deficiency) of Revenues over Expenditures	\$ (4,336)
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 7,767
Total Other Financing Sources (Uses)	\$ 7,767
Net Change in Fund Balance	\$ 3,432
Fund Balance - Beginning	\$ 21,819
Fund Balance - Ending	\$ 25,251

St. Augustine Lakes
Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 452	\$ 452
Total Revenues	\$ -	\$ -	\$ 452	\$ 452
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 452	
Other Financing Sources/(Uses)				
Transfer In - Capital Reserve	\$ 22,750	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 22,750	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 22,750		\$ 452	
Fund Balance - Beginning	\$ 22,750		\$ 22,750	
Fund Balance - Ending	\$ 45,500		\$ 23,202	

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	-	-	-	23,457	-	-	-	-	93,827
Interest Income	354	332	333	668	1,248	1,303	963	998	846	-	-	-	7,046
Total Revenues	\$ 354	\$ 16,966	\$ 196,337	\$ 225,675	\$ 22,082	\$ 1,303	\$ 6,102	\$ 24,455	\$ 846	\$ -	\$ -	\$ -	\$ 494,121
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ 1,200	\$ 1,000	\$ 1,800	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 6,600
PR-FICA	61	-	61	92	77	138	-	-	77	-	-	-	505
Engineering	730	1,050	-	-	-	-	-	568	568	-	-	-	2,915
Attorney	418	270	480	746	643	373	553	-	-	-	-	-	3,481
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,650	-	-	-	-	-	-	-	-	-	-	-	2,650
Arbitrage Rebate	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination Agent	221	221	221	221	221	221	221	221	221	-	-	-	1,987
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	4,424	4,424	-	-	-	39,818
Information Technology	169	169	169	169	169	169	169	169	169	-	-	-	1,517
Website Maintenance	112	112	112	112	112	112	112	112	112	-	-	-	1,011
Telephone	21	-	3	1	5	1	5	4	11	-	-	-	51
Postage & Delivery	33	149	70	160	32	36	61	61	57	-	-	-	658
Insurance General Liability	7,064	-	-	-	-	-	-	-	-	-	-	-	7,064
Printing & Binding	12	2	18	4	12	35	1	8	21	-	-	-	114
Legal Advertising	260	66	66	66	67	93	67	67	-	-	-	-	753
Other Current Charges	100	-	-	-	-	-	275	-	-	-	-	-	375
Office Supplies	0	0	0	0	0	1	1	1	0	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 19,751	\$ 6,463	\$ 11,612	\$ 7,196	\$ 7,211	\$ 7,401	\$ 5,888	\$ 5,634	\$ 6,659	\$ -	\$ -	\$ -	\$ 77,815

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	\$ 435	\$ 595	\$ -	\$ -	\$ -	\$ 4,792
Water/Sewer/Irrigation	299	300	311	293	284	311	298	287	315	-	-	-	2,697
Security	1,991	2,686	683	683	636	-	-	-	-	-	-	-	6,679
Security Services Patrol	-	3,132	1,151	1,227	924	-	1,213	1,176	1,227	-	-	-	10,050
Facility Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,525	1,300	-	-	-	11,925
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	-	-	-	-	5,126	5,126	-	5,126	5,126	-	-	-	20,503
Janitorial	300	300	300	-	300	300	300	-	400	-	-	-	2,200
Repairs & Maintenance	744	150	150	150	150	150	150	150	150	-	-	-	1,944
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	\$ 8,699	\$ 9,113	\$ -	\$ -	\$ -	\$ 72,808
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ 17,100
Landscape Maintenance	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	-	-	-	120,038
Landscape Contingency	-	-	-	-	-	17,501	-	-	-	-	-	-	17,501
Tree Removals	23,500	-	-	-	-	-	-	-	-	-	-	-	23,500
Irrigation Repairs	-	-	-	-	450	-	-	-	995	-	-	-	1,445
Lake Maintenance	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	-	-	-	11,142
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pet Waste Disposal	482	482	482	482	482	482	482	482	482	-	-	-	4,338
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	602	602	615	732	698	742	678	705	688	-	-	-	6,061
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	\$ 17,662	\$ 18,641	\$ -	\$ -	\$ -	\$ 204,204
Total Operations & Maintenance	\$ 57,574	\$ 25,427	\$ 26,702	\$ 21,557	\$ 27,268	\$ 43,033	\$ 21,336	\$ 26,362	\$ 27,753	\$ -	\$ -	\$ -	\$ 277,012
Total Expenditures	\$ 77,324	\$ 31,890	\$ 38,314	\$ 28,753	\$ 34,480	\$ 50,434	\$ 27,224	\$ 31,995	\$ 34,412	\$ -	\$ -	\$ -	\$ 354,826
Excess (Deficiency) of Revenues over Expenditures	\$ (76,970)	\$ (14,924)	\$ 158,023	\$ 196,923	\$ (12,397)	\$ (49,131)	\$ (21,122)	\$ (7,541)	\$ (33,566)	\$ -	\$ -	\$ -	\$ 139,295
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)	\$ (49,131)	\$ (21,122)	\$ (7,541)	\$ (33,566)	\$ -	\$ -	\$ -	\$ 139,295

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:	\$238,927
Reserve Fund Balance	239,718
Bonds Outstanding -	\$7,070,000
Less: June 15, 2024	(\$100,000)
Less: December 15, 2024- Special Call	(\$20,000)
Less: June 15, 2025	(\$105,000)
Less: June 15, 2025-Special Call	(\$20,000)
Current Bonds Outstanding	\$6,825,000

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	-	92,402.52	93,826.67	186,229.19
TOTAL DIRECT INVOICES (1) (2)	-	92,402.52	93,826.67	186,229.19
TOTAL ROLL DUE/RECEIVED	(4,157.63)	388,964.95	395,709.87	784,674.82
TOTAL NET ASSESSMENTS	-4,157.63	481,367.47	489,536.54	970,904.01

(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
10	07/1/2025	2,419.01	2,460.96	4,879.97
TOTAL RECEIVED TAX ROLL		388,964.95	395,709.87	784,674.82

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	100.00%	100.00%	100.00%
% COLLECTED TAX ROLL	100.53%	100.53%	100.53%
TOTAL PERCENT COLLECTED	100.43%	100.43%	100.43%

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>
5/1/25 - 5/31/25	286-298	\$	69,935.02
6/1/25 - 6/30/25	299-309		29,582.80
SUBTOTAL		\$	99,517.82

<i>Date</i>	<i>Autopays</i>		<i>Amount</i>
05/01/25	ROLLKALL TECHNOL		1,176.00
05/19/25	SJCUD		287.06
05/28/25	FPL		1,140.30
06/05/25	IRS FICA PAYMENT		122.40
06/05/25	ROLLKALL TECHNOL		1,111.69
06/06/25	ROLLKALL TECHNOL		115.50
06/18/25	SJCUD		314.79
06/30/25	FPL		1,283.02
06/20/25	IRS FICA PAYMENT		30.60
SUBTOTAL		\$	5,581.36
TOTAL		\$	105,099.18

CHECK DATE	VEND#	.....INVOICE.....	....EXPENSED TO....	VENDOR NAME	STATUS	AMOUNT	....CHECK.....	....
		DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS			AMOUNT	#
5/06/25	00021	4/25/25	3510	202505 330-53800-46400	*	1,300.00		
			MAY POOL SERVICES					
		4/25/25	3510	202505 330-53800-46400	*	225.00		
			CODE BROWN SERVICE CALL					
				C BUSS ENTERPRISES			1,525.00	000286
5/06/25	00031	4/30/25	93191496	202504 330-53800-46000	*	150.00		
			ZOLL 3 AED-AUTO AGREEMENT					
				CINTAS CORPORATION			150.00	000287
5/06/25	00006	4/28/25	3555042	202502 310-51300-31500	*	642.50		
			FEB GENERAL COUNSEL					
				KUTAK ROCK LLP			642.50	000288
5/06/25	00010	5/01/25	426377	202505 320-57200-34000	*	1,900.00		
			MAY FIELD MANAGEMENT					
				VESTA PROPERTY SERVICES INC			1,900.00	000289
5/13/25	00005	5/08/25	2025-713	202505 310-51300-31100	*	567.50		
			CDD BOARD MEETING - MAY25					
				DOMINION ENGINEERING GROUP INC			567.50	000290
5/13/25	00024	5/01/25	2505-SAL	202505 320-57200-46700	*	482.00		
			MAY PET WASTE SERVICES					
				DOODY DADDY LLC			482.00	000291
5/13/25	00004	5/01/25	47	202505 310-51300-34000	*	4,424.17		
			MAY MANAGEMENT FEES					
		5/01/25	47	202505 310-51300-35300	*	112.33		
			MAY WEBSITE ADMIN					
		5/01/25	47	202505 310-51300-35100	*	168.50		
			MAY INFORMATION TECH					
		5/01/25	47	202505 310-51300-31300	*	220.83		
			MAY DISSEMINATION SVCS					
		5/01/25	47	202505 310-51300-51000	*	.51		
			OFFICE SUPPLIES					
		5/01/25	47	202505 310-51300-42000	*	60.58		
			POSTAGE					
		5/01/25	47	202505 310-51300-42500	*	8.25		
			COPIES					
		5/01/25	47	202505 310-51300-41000	*	3.67		
			TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,998.84	000292
5/13/25	00012	3/28/25	882493	202503 320-57200-46300	*	16,800.00		
			SPRING MULCH INSTALL 2025					
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			16,800.00	000293

SAUG ST AUGUSTINE L BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/13/25	00012	5/01/25 897520	202505 320-57200-46200	MAY LANDSCAPE MAINTENANCE	*	13,337.50	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			13,337.50 000294
5/20/25	00022	5/01/25 1830	202505 330-53800-46700	MAY POOL MONITORING SVCS	*	5,125.77	
				ELITE AMENITIES NE FLORIDA LLC			5,125.77 000295
5/20/25	00026	4/30/25 7091898	202504 310-51300-48000	NOTICE OF MEETING-4/28/25	*	67.28	
				GANNETT MEDIA CORP			67.28 000296
5/20/25	00019	5/16/25 05162025	202505 300-20700-10300	5/7 LENNAR ASSESSMENTS	*	23,100.63	
				ST AUGUSTINE LAKES CDD C/O BANK			23,100.63 000297
5/20/25	00014	5/14/25 2027189	202505 320-57200-46400	MAY LAKE MAINTENANCE	*	1,238.00	
				THE LAKE DOCTORS INC			1,238.00 000298
6/04/25	00021	5/25/25 3660	202506 330-53800-46400	JUN POOL SERVICES	*	1,300.00	
				C BUSS ENTERPRISES			1,300.00 000299
6/04/25	00031	5/31/25 93234285	202505 330-53800-46000	ZOLL 3 AED-AUTO AGREEMENT	*	150.00	
				CINTAS CORPORATION			150.00 000300
6/04/25	00023	6/01/25 1230	202506 330-53800-46100	JUN JANITORIAL SERVICES	*	400.00	
				COASTAL AMENITY SERVICES, LLC			400.00 000301
6/11/25	00024	6/01/25 2506-SAL	202506 320-57200-46700	JUN PET WASTE SERVICES	*	482.00	
				DOODY DADDY LLC			482.00 000302
6/11/25	00022	6/01/25 1852	202506 330-53800-46700	JUN POOL MONITORING SVCS	*	5,125.77	
				ELITE AMENITIES NE FLORIDA LLC			5,125.77 000303
6/11/25	00004	6/01/25 48	202506 310-51300-34000	JUN MANAGEMENT FEES	*	4,424.17	
		6/01/25 48	202506 310-51300-35300	JUN WEBSITE ADMIN	*	112.33	
		6/01/25 48	202506 310-51300-35100	JUN INFORMATION TECH	*	168.50	

SAUG ST AUGUSTINE L BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/01/25 48	202506 310-51300-31300		*	220.83	
		JUN DISSEMINATION SVCS					
		6/01/25 48	202506 310-51300-51000		*	.39	
		OFFICE SUPPLIES					
		6/01/25 48	202506 310-51300-42000		*	56.57	
		POSTAGE					
		6/01/25 48	202506 310-51300-42500		*	21.45	
		COPIES					
		6/01/25 48	202506 310-51300-41000		*	10.51	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,014.75 000304
6/17/25 00014		6/09/25 2035701	202506 320-57200-46400		*	1,238.00	
		JUN LAKE MAINTENANCE					
				THE LAKE DOCTORS INC			1,238.00 000305
6/17/25 00010		6/01/25 426896	202506 320-57200-34000		*	1,900.00	
		JUN FIELD MANAGEMENT					
				VESTA PROPERTY SERVICES INC			1,900.00 000306
6/17/25 00012		6/15/25 935189	202506 320-57200-46200		*	13,337.50	
		JUN LANDSCAPE MAINTENANCE					
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			13,337.50 000307
6/25/25 00005		6/17/25 2025-719	202506 310-51300-31100		*	567.50	
		CDD BOARD MEETING - JUN25					
				DOMINION ENGINEERING GROUP INC			567.50 000308
6/25/25 00026		5/31/25 7145600	202505 310-51300-48000		*	67.28	
		NOTICE OF MEETING-6/2/25					
				GANNETT MEDIA CORP			67.28 000309
				TOTAL FOR BANK A		99,517.82	
				TOTAL FOR REGISTER		99,517.82	

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

Ship to

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

Invoice details

Invoice no.: 3510
Terms: Net 30
Invoice date: 04/25/2025
Due date: 05/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: MAY	1	\$1,300.00	\$1,300.00
2.	CODE BROWN	CODE BROWN SERVICE CALL, PER VISIT 04/22/2025	1	\$225.00	\$225.00

Total **\$1,525.00**

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 12:51 pm, Apr 28, 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 # 9319149646
Invoice Date 04/30/2025
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 10:10 am, May 02, 2025

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3555042
25223-1

Re: General Counsel

For Professional Legal Services Rendered

02/05/25	W. Haber	0.40	120.00	Prepare for and participate in Board meeting
02/12/25	W. Haber	0.40	120.00	Review documents and confer with Oliver regarding tax bill
02/13/25	W. Haber	0.50	150.00	Review and revise utility easement and confer with Rogers regarding same
02/15/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
02/25/25	W. Haber	0.20	60.00	Confer with Rogers regarding utility easement

TOTAL HOURS 2.00

TOTAL FOR SERVICES RENDERED \$642.50

TOTAL CURRENT AMOUNT DUE \$642.50

RECEIVED

By Tara Lee at 12:55 pm, Apr 29, 2025

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



Invoice

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

Invoice # 426377
Date 05/01/2025

Terms Due on receipt
Due Date 05/01/2025
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 11:43 am, May 01, 2025

***** INVOICE *****



Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: May 8, 2025

Invoice Number 2025-7138

Net 15 days

Zenzi Rogers
Director of Forward Planning
Lennar Homes
7411 Fullerton St. Suite 220
Jacksonville, Florida 32256

Reference: District Engineer
St. Augustine Lakes CDD, St. Johns County, FL
DEG Project Number 2178.001

Task 1 CDD Board Meetings

\$Hourly

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	.5	\$42.50
CADD Designer	\$130	0	\$0.00
Engineer	\$135	0	\$0.00
Professional Engineer	\$155	0	\$0.00
Principal	\$210	2.5	\$525.00
TOTAL		3	\$567.50

1. Received agenda
2. Attended CDD meeting by phone
3. Approved invoices for requisitions

Total Amount Due \$567.50

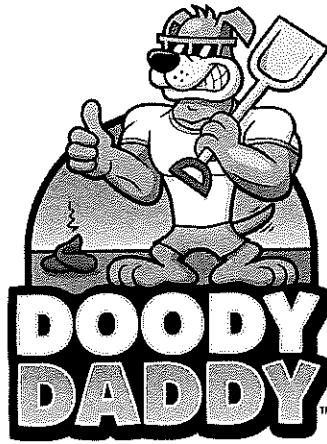
PM REVIEW: Initials (wes)

Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.

All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

RECEIVED

By Tara Lee at 3:49 pm, May 09, 2025



May 1, 2025

Invoice No. 2505-SAL

INVOICE

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

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

RECEIVED

By Tara Lee at 1:53 pm, May 07, 2025

TOTAL \$482

PAID :

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

Invoice

Invoice #: 47
Invoice Date: 5/1/25
Due Date: 5/1/25
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 - May 2025		4,424.17	4,424.17
Website Administration - May 2025		112.33	112.33
Information Technology - May 2025		168.50	168.50
Dissemination Agent Services - May 2025		220.83	220.83
Office Supplies		0.51	0.51
Postage		60.58	60.58
Copies		8.25	8.25
Telephone		3.67	3.67
		Total	\$4,998.84
		Payments/Credits	\$0.00
		Balance Due	\$4,998.84

RECEIVED

By Tara Lee at 4:36 pm, May 07, 2025



INVOICE

INVOICE #	INVOICE DATE
882493	3/28/2025
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: April 27, 2025

Invoice Amount: \$16,800.00

Description	Current Amount
Spring Mulch 2025	
Mulch Install	\$16,800.00

RECEIVED

By Tara Lee at 1:52 pm, May 07, 2025

Invoice Total \$16,800.00

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

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



YELLOWSTONE
LANDSCAPE

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
897520	5/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2025

Invoice Amount: \$13,337.50

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

RECEIVED

By Tara Lee at 1:57 pm, Apr 22, 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

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 1830
DATE 05/01/2025
TERMS Net 30
DUE DATE 05/31/2025

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 11:51 am, May 16, 2025

***LocaliQ**
Florida
GANNETT

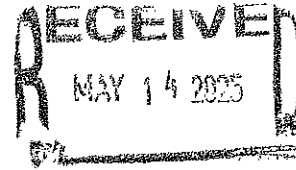
ACCOUNT NAME St. Augustine Lakes		ACCOUNT # 762564	INV DATE 04/30/25
INVOICE # 0007091898	INVOICE PERIOD Apr 1- Apr 30, 2025	CURRENT INVOICE TOTAL \$67.28	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$160.40	

BILLING ACCOUNT NAME AND ADDRESS St. Augustine Lakes 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	PAYMENT DUE DATE: MAY 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		
4/1/25	Balance Forward	Paid on April 22nd; check #281	\$93.12		
Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/21/25	11144648	SAG St Augustine Record	St Augustine Lakes CDD - April Meeting		\$67.28

RECEIVED

By Tara Lee at 12:05 pm, May 19, 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	\$160.40
Service Fee 3.99%	\$6.40
*Cash/Check/ACH Discount	-\$6.40
*Payment Amount by Cash/Check/ACH	\$160.40
Payment Amount by Credit Card	\$166.80

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME St. Augustine Lakes		ACCOUNT NUMBER 762564		INVOICE NUMBER 0007091898		AMOUNT PAID
CURRENT DUE \$67.28	30 DAYS PAST DUE \$93.12	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* \$160.40
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 \$166.80
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000762564000000000000000070918980001604067179

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 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:

04/21/2025

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 04/21/2025

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:	11144648	# of Copies:
Customer No:	762564	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Notice of Meeting

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 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 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: 04/21/2025; #11144648

General Fund

Date	Amount	Authorized By
May 16, 2025	\$23,100.63	Sheryl Fulks

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

ASAP	1.300.20700.10300
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	Intended Use Of Funds Requested	
5/7/25	5/1 Lennar Assessments	\$ 23,100.63
		\$ 23,100.63

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

MAKE CHECK PAYABLE TO:



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

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
730908	5/14/2025	\$1,238.00

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

00000007309084001000000027562500000012380000

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 5/14/2025

Invoice 2027189

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/14/2025	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00

RECEIVED

By Tara Lee at 9:06 am, May 15, 2025

Phase 1A - Ponds 1, 2, 4 treated for shoreline weeds
Pond 5 treated for algae
Pond 3 looked good
Phase 1B - Treated pond 7 for invasive weeds
Phase 1C - Treated pond 8 for shoreline weeds
Treated pond 9 for algae
Phase 2B Treated ponds 10 & 11 for algae and shoreline weeds
Phase 3 - Ponds 4, 6, 7 & 8 treated for shoreline weeds
Pond 3 treated for algae and shoreline weeds
Ponds 1, 3, 5 & 9 looked good
Please allow 1-2 weeks for results
If you have questions or concerns please call me at 904-504-4689 - Eric Walker
Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$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

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.: 3660
Terms: Net 30
Invoice date: 05/25/2025
Due date: 06/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JUNE	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 12:18 pm, Jun 02, 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 # 9323428553
Invoice Date 05/31/2025
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 12:21 pm, Jun 02, 2025

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

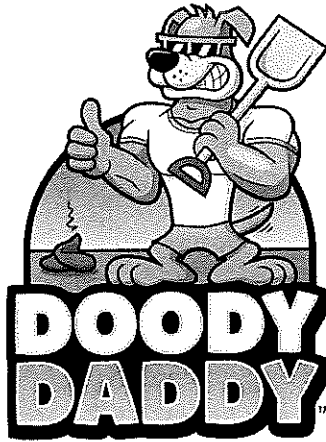
Invoice

Date	Invoice #
6/1/2025	1230

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 June 2025.	400.00	400.00
<div>RECEIVED By Tara Lee at 12:20 pm, Jun 02, 2025</div>			
Please remit to the above address. We appreciate your business.		Total	\$400.00



June 1, 2025

Invoice No. 2506-SAL

INVOICE

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

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

RECEIVED

By Tara Lee at 1:15 pm, Jun 05, 2025

TOTAL \$482

PAID

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 1852
DATE 06/01/2025
TERMS Net 30
DUE DATE 07/01/2025

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 1:15 pm, Jun 05, 2025

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

Invoice

Invoice #: 48
Invoice Date: 6/1/25
Due Date: 6/1/25
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 - June 2025		4,424.17	4,424.17
Website Administration - June 2025		112.33	112.33
Information Technology - June 2025		168.50	168.50
Dissemination Agent Services - June 2025		220.83	220.83
Office Supplies		0.39	0.39
Postage		56.57	56.57
Copies		21.45	21.45
Telephone		10.51	10.51

Total \$5,014.75

Payments/Credits \$0.00

Balance Due \$5,014.75

RECEIVED

By Tara Lee at 4:32 pm, Jun 04, 2025

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

ACCOUNT NUMBER	DATE	BALANCE
730908	6/9/2025	\$1,238.00

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

00000007309084001000000028235700000012380009

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

St. Augustine Lakes
Invoice Due Date 6/9/2025

Arcadian Lakes Blvd St Augustine, FL 32092

Invoice 2035701

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/9/2025	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00
<div>Phase 1A Treated for algae in ponds 1 & 5 Treated invasive weeds in ponds 2, 3, & 4 Treated pond 7 for algae and invasive weeds Phase 1B treated for invasive weeds on ponds 8 & 9 Phase 2B treated for algae and invasive weeds on pond 10 Phase 3 Treated for algae on ponds 4 & 6 Treated for invasive weeds on ponds 5 and 9 Please allow 1-2 weeks for results</div>					
<div>RECEIVED By Tara Lee at 9:32 am, Jun 11, 2025</div>					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice:

\$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



Invoice

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

Invoice # 426896
Date 06/01/2025
Terms Due on receipt
Due Date 06/01/2025
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 11:16 am, Jun 16, 2025

**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
935189	6/15/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 15, 2025

Invoice Amount: \$13,337.50

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

RECEIVED

By Tara Lee at 11:41 am, Jun 13, 2025

Invoice Total **\$13,337.50**

Excellence
IN COMMERCIAL LANDSCAPING

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

***** INVOICE *****



Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: June 17, 2025

Invoice Number 2025-7190

Net 15 days

Zenzi Rogers
Director of Forward Planning
Lennar Homes
7411 Fullerton St. Suite 220
Jacksonville, Florida 32256

Reference: District Engineer
St. Augustine Lakes CDD, St. Johns County, FL
DEG Project Number 2178.001

Task 1 CDD Board Meetings

\$Hourly

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	0.5	\$42.50
CADD Designer	\$130	0	\$0.00
Engineer	\$135	0	\$0.00
Professional Engineer	\$155	0	\$0.00
Principal	\$210	2.5	\$525.00
TOTAL		3	\$567.50

1. Received agenda
2. Attended CDD meeting by phone

Total Amount Due \$567.50

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.

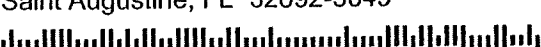
All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

RECEIVED

By Tara Lee at 9:24 am, Jun 18, 2025



ACCOUNT NAME St. Augustine Lakes		ACCOUNT # 762564	INV DATE 05/31/25
INVOICE # 0007145600	INVOICE PERIOD May 1- May 31, 2025	CURRENT INVOICE TOTAL \$67.28	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$67.28	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: JUNE 30, 2025
<p>St. Augustine Lakes 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649</p> 	<p>Legal Entity: Gannett Media Corp.</p> <p>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.</p> <p>All funds payable in US dollars.</p>

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

FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
5/1/25	Balance Forward	\$160.40
5/5/25	PAYMENT - THANK YOU	-\$93.12
5/27/25	PAYMENT - THANK YOU	-\$67.28

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/23/25	11315279	SAG St Augustine Record	Notice of Meeting for 6/2/25		\$67.28

RECEIVED

By Tara Lee at 2:21 pm, Jun 17, 2025

RECEIVED
JUN 15 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	\$67.28
Service Fee 3.99%	\$2.68
*Cash/Check/ACH Discount	-\$2.68
*Payment Amount by Cash/Check/ACH	\$67.28
Payment Amount by Credit Card	\$69.96

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
St. Augustine Lakes		762564		0007145600		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE
\$67.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67.28
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
						\$69.96
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007625640000000000000071456000000672867172

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:

05/23/2025

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 05/23/2025

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: 11315279

Customer No: 762564

PO #:

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 Monday June 2, 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.

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James Oliver
District Manager

Pub: May 23, 2025; #11315279