

St. Augustine Lakes
Community Development District

AUGUST 25, 2025

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

August 18, 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, August 25, 2025, at 11:00 a.m. at Holiday Inn Express & Suites, 2300 CR-16 W, Saint Augustine, FL 32084.

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Organizational Matters
 - A. Appointment of New Supervisor to Fill Unexpired Term of Office (11/28)
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Election of Officers, Resolution 2025-08
- IV. Consideration of Minutes of the July 28, 2025, Meeting
- V. Public Hearing Adopting the Budget for Fiscal Year 2026
 - A. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026
 - B. Consideration of Resolution 2025-10, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Discussion of Goals and Objectives
- VII. Supervisors Requests
- VIII. Audience Comments
- IX. Financial Statements as of July 31, 2025

- X. Check Register
- XI. Next Scheduled Meeting – September 22, 2025 at 11:00 a.m. at the offices of GMS
- XII. Adjournment

THIRD ORDER OF BUSINESS

C.

RESOLUTION 2025-08

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

WHEREAS, the Board of Supervisors of the St. Augustine Lakes Community Development District at a regular business meeting held on August 25, 2025 desires to elect the below recited persons to the offices specified.

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

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

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

PASSED AND ADOPTED THIS 25th DAY OF AUGUST, 2025.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
ST. AUGUSTINE LAKES
COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Michael Della Penta	Vice Chairman
Chris Mayo	Supervisor
Ronnie Polowy	Supervisor

Also, present were:

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

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

FIRST ORDER OF BUSINESS

Roll Call

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

Resignation of Board Member

Mr. Oliver announced the resignation of Supervisor Fitzgerald to be effective immediately. He asked for a motion to accept the resignation.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Resignation of Supervisor Fitzgerald, was approved.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

Mr. Oliver opened the meeting to audience comments specific to agenda items.

Resident asked about speed limit signs. Mr. Oliver noted that will be addressed in the meeting.

Resident spoke about traffic enforcement. Mr. Oliver noted the attorney will speak about this topic and it could be modified.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the June 2, 2025 Meeting

Mr. Oliver presented the June 2, 2025 Board of Supervisors meeting minutes and asked for any comments, corrections, or changes. Ms. Rogers stated there was a meeting date that will need correction from June 2nd to June 23rd.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the June 2, 2025 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Adopting Rules Relating to Parking and Traffic Enforcement

Mr. Haber summarized the resolution on the policy to enforce parking locations and towing will be enforced. This gives the District authorization to enforce the policies and rules set by the CDD. Mr. Haber added they will need to have a vendor to carry out towing and work on the creation of signs. The CDD must allow the public to provide comments. Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta with all in favor, Opening the Public Hearing, was approved.

Mr. Oliver stated the public hearing is open and asked for public comments.

Resident (Michael) commented on parking, towing, and sidewalks. He would like the Board to hear their concerns on family visiting and possibly getting towed. Common area parking was discussed.

Resident comments were made on parking on the street, overflow parking possibility in common areas, parking signs, resurfacing the grass, actions to consider adding area for overflow parking, and visitor passes, towing, and rule enforcement. Audience members continued to provide possible solutions for the issue.

Mr. Oliver noted these are not in place at this time and they are trying to find a solution. Mr. Oliver asked for a motion to close the public hearing.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Closing the Public Hearing, was approved.

Ms. Rogers commented on the map where there is no parking, problems with guest parking, not planning to turn grass into parking areas, and garages not used for parking. She stated the CDD will consider adoption of these rules, they will get towing signs to put up, and they will enforce the rules. She discussed holidays and event parking.

Ms. Rogers made the motion to adopt the resolution.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2025-07 Adopting Rules Relating to Parking and Traffic Enforcement, was approved.

FIFTH ORDER OF BUSINESS

Discussion of Fiscal Year 2026 Approved Budget (adoption August 25, 2025)

Mr. Oliver noted they will have a budget hearing on August 25th. He stated there will be notices sent and the public hearing will be advertised on the website and paper. He added there is a proposed assessment increase that will be \$277 per unit. He noted the revenue surplus was used to make last year's budget work. He added there was an increase in expenditures. He reviewed the increases in the budget under each line item. There will be a public hearing at the next meeting.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated that he had nothing to report.

B. Engineer

Mr. Schaefer commented on the speed limit of 35 miles per hour on the main boulevard and noted that signs are posted. He added the state law is 30 miles per hour if not posted. Local roads typically do not have postings. He commented that speed bumps do not do very well.

C. Manager – Discussion of Fiscal Year 2026 Meeting Schedule

Mr. Oliver stated the 2026 meeting schedule is the same as the current schedule with meetings on the 4thst Monday of each month at 11:00 a.m. Ms. Rogers asked about moving the location due to an increase in participants. Another question was asked about meetings being later in the day. It was noted this will be taken under consideration. It was added the meetings are usually held later in the day when the Board transitions to homeowners as Board members.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.
--

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers provided updates on the road conditions and asphalt, curbing and driveway repair. She asked for any issues to be reported directly to her. She addressed landscaping issues including sodding.

EIGHTH ORDER OF BUSINESS

Audience Comments

Resident commented about streetlights and stated there are none in his area and asked what the schedule for installation is. Ms. Roger noted she will reach out again for a schedule.

Resident commented about putting in electronic signs that flash the speeding. The Board noted without an officer it was not effective.

Resident commented on a wire on the roadway and a pole that has been knocked down. Concern was expressed on a future accident.

Resident asked how many houses have been sold. The Board stated that is more of an HOA matter.

NINTH ORDER OF BUSINESS

Financial Statements as of June 30, 2025

Mr. Oliver presented the financial statements through the end of June 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. Della Penta, with all in favor, the Check Register, was approved.
--

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 25, 2025, at
11:00 a.m. at Holiday Inn Express, 2300 FL
16, St. Augustine, Florida**

Mr. Oliver noted the next meeting is on August 25, 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. Polowy, with all in favor, the meeting was adjourned.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

St. Augustine Lakes

Community Development District

Approved Budget *FY 2026*

August 25, 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	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
-------------	-----------------------------	-------------------------	----------------------------	---------------------------	-------------------------------

REVENUES:

Special Assessments	\$ 487,454	\$ 489,537	\$ -	\$ 489,537	\$ 598,420
Interest income	3,000	7,750	1,400	9,150	6,000
Carry Forward Surplus	57,000	-	43,795	43,795	-

TOTAL REVENUES	\$ 547,454	\$ 497,286	\$ 45,195	\$ 542,481	\$ 604,420
-----------------------	-------------------	-------------------	------------------	-------------------	-------------------

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 7,400	\$ 2,000	\$ 9,400	\$ 12,000
FICA Taxes	918	566	153	719	918
Engineering	9,000	3,483	5,518	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	2,208	442	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	44,242	8,848	53,090	55,745
Information Technology	2,022	1,685	337	2,022	2,124
Website Maintenance	1,348	1,123	225	1,348	1,416
Telephone	200	51	20	71	200
Postage & Delivery	750	944	122	1,066	850
Insurance General Liability	5,720	7,064	-	7,064	7,500
Printing & Binding	500	529	100	629	500
Legal Advertising	2,500	918	1,582	2,500	2,500
Other Current Charges	1,200	383	25	408	1,200
Office Supplies	450	4	10	14	450
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 120,799	\$ 85,044	\$ 34,325	\$ 119,369	\$ 127,854
-----------------------------	-------------------	------------------	------------------	-------------------	-------------------

Operations & Maintenance

Amenity Center

Electric	\$ 9,000	\$ 5,773	\$ 2,000	\$ 7,773	\$ 9,000
Water/Sewer/Irrigation	9,000	3,180	970	4,150	9,000
Security Monitoring	22,000	8,045	3,420	11,465	22,000
Security Services Patrol	6,000	12,244	2,460	14,704	15,000
Pool Maintenance	15,600	13,450	2,600	16,050	17,905
Pool Chemicals	6,000	-	-	-	-
Pool Permits	350	-	-	-	350
Pool Attendants	36,000	30,755	5,245	36,000	37,412
Janitorial	4,100	2,600	800	3,400	4,100
Repairs & Maintenance	5,000	2,219	500	2,719	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	\$ 90,284	\$ 27,995	\$ 118,279	\$ 143,132
-----------------------------	-------------------	------------------	------------------	-------------------	-------------------

St. Augustine Lakes
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<u>Grounds Maintenance</u>					
Field Mgmt / Admin	\$ 22,800	\$ 19,000	\$ 3,800	\$ 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	-	2,906	-	2,906	-
Lake Maintenance	14,856	12,380	2,476	14,856	17,800
Wetland Mitigation	13,000	-	3,000	3,000	13,000
Grounds Maintenance	10,000	-	2,000	2,000	10,000
Pet Waste Disposal	5,784	4,820	964	5,784	5,784
Reclaim Water	-	-	-	-	10,000
Electric	10,000	6,935	1,750	8,685	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	\$ 210,159	\$ 71,924	\$ 282,083	\$ 313,434
TOTAL EXPENDITURES	\$ 524,704	\$ 385,487	\$ 134,244	\$ 519,731	\$ 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)	\$ -	\$ 111,800	\$ (111,800)	\$ -	\$ -

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 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$ 480,528	\$ 388,965	\$ 73,528	\$ 462,493	\$ 480,528
Interest Earnings	12,000	92,403	3,290	95,693	15,000
Prepayments	-	19,340	-	19,340	-
Carry Forward Surplus ⁽¹⁾	284,710	\$224,999	-	224,999	274,613
TOTAL REVENUES	\$ 777,238	\$ 725,707	\$ 76,818	\$ 802,524	\$ 770,141
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	\$ 197,796	\$ 76,818	\$ 274,613	\$ 291,570

⁽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 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Approved Budget FY 2026
-------------	------------------------------	----------------------------	-------------------------------	------------------------------	-------------------------------

REVENUES:

Interest Income	\$ -	\$ 571	\$ 236	\$ 807	\$ 500
Carry Forward Balance	22,750	22,750	-	22,750	46,307
TOTAL REVENUES	\$ 22,750	\$ 23,321	\$ 236	\$ 23,557	\$ 46,807

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	\$ 46,071	\$ 236	\$ 46,307	\$ 66,807

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									

A.

RESOLUTION 2025-09
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the St. Augustine Lakes Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the St. Augustine Lakes Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 25th DAY OF AUGUST, 2025.

ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

B.

RESOLUTION 2025-10
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Augustine Lakes Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.
- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 25th day of August, 2025.

ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

SIXTH ORDER OF BUSINESS

C.



Memorandum

To: Board of Supervisors

From: District Management

Date: August 25, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

Exhibit A:
Goals, Objectives and Annual Reporting Form

St. Augustine Lakes Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least five regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of five board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

St. Augustine Lakes Community Development District

District Manager:_____

Date:_____

Print Name:_____

St. Augustine Lakes Community Development District

NINTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
July 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2022</u>
5	<u>Capital Project Fund Series 2022</u>
6	<u>Capital Reserve Fund</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

St. Augustine Lakes
Community Development District
Combined Balance Sheet
July 31, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 78,594	\$ -	\$ -	\$ -	\$ 78,594
Due from Developer	29,773	-	-	-	29,773
Investments:					
State Board of Administration (SBA)	171,956	-	46,071	-	218,027
Series 2022					
Reserve	-	240,478	-	-	240,478
Revenue	-	212,693	-	-	212,693
Construction	-	-	-	25,329	25,329
Prepaid Expenses	1,038	-	-	-	1,038
Deposits	1,040	-	-	-	1,040
Total Assets	\$ 282,401	\$ 453,385	\$ 46,071	\$ 25,329	\$ 807,186
Liabilities:					
Accounts Payable	\$ 1,005	\$ -	\$ -	\$ -	\$ 1,005
Total Liabilities	\$ 2,218	\$ -	\$ -	\$ -	\$ 2,218
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,038	\$ -	\$ -	\$ -	\$ 1,038
Deposits	1,040	-	-	-	1,040
Restricted for:					
Debt Service	-	453,385	-	-	453,385
Capital Project	-	-	-	25,329	25,329
Assigned for:					
Capital Reserve Fund	-	-	46,071	-	46,071
Unassigned	278,106	-	-	-	278,106
Total Fund Balances	\$ 280,183	\$ 453,385	\$ 46,071	\$ 25,329	\$ 804,968
Total Liabilities & Fund Balance	\$ 282,401	\$ 453,385	\$ 46,071	\$ 25,329	\$ 807,186

St. Augustine Lakes
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 393,627	\$ 393,627	\$ 395,710	\$ 2,083
Special Assessments -Direct	93,827	93,827	93,827	-
Interest Income	3,000	2,500	7,750	5,250
	.			
Total Revenues	\$ 490,454	\$ 489,954	\$ 497,286	\$ 7,333
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 7,400	\$ 2,600
PR-FICA	918	765	566	199
Engineering	9,000	7,500	3,483	4,018
Attorney	15,000	12,500	3,481	9,019
Annual Audit	3,425	-	-	-
Assessment Administration	2,650	2,650	2,650	-
Arbitrage Rebate	450	450	450	-
Dissemination Agent	2,650	2,208	2,208	-
Software Licensing	1,500	1,500	1,500	-
Trustee Fees	5,250	6,188	6,188	-
Management Fees	53,090	44,242	44,242	-
Information Technology	2,022	1,685	1,685	-
Website Maintenance	1,348	1,123	1,123	-
Telephone	200	167	51	116
Postage & Delivery	750	625	944	(319)
Insurance General Liability	5,720	5,720	7,064	(1,344)
Printing & Binding	500	417	529	(113)
Legal Advertising	2,500	2,083	918	1,166
Other Current Charges	1,200	1,000	383	617
Office Supplies	450	375	4	371
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 120,799	\$ 101,372	85,044	\$ 16,329

St. Augustine Lakes
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center				
Electric	\$ 9,000	\$ 7,500	\$ 5,773	\$ 1,727
Water/Sewer/Irrigation	9,000	7,500	3,180	4,320
Security	22,000	18,333	8,045	10,289
Security Services Patrol	6,000	5,000	12,244	
Pool Maintenance	15,600	13,000	13,450	(450)
Pool Chemicals	6,000	-	-	-
Pool Permits	350	-	-	-
Pool Monitors	36,000	30,755	30,755	-
Janitorial	4,100	3,417	2,600	817
Repairs & Maintenance	5,000	4,167	2,219	1,948
Special Events	10,000	8,333	-	8,333
Insurance - Property	13,365	13,365	12,018	1,347
Subtotal Amenity Center	\$ 136,415	\$ 111,370	90,284	\$ 28,330
Grounds Maintenance				
Field Mgmt / Admin	\$ 22,800	\$ 19,000	\$ 19,000	\$ -
Landscape Maintenance	160,050	133,375	120,038	13,338
Landscape Contingency	10,000	8,333	17,501	(9,168)
Tree Removals	-	-	23,500	(23,500)
Irrigation Repairs	-	-	2,906	(2,906)
Lake Maintenance	14,856	12,380	12,380	-
Wetland Mitigation	13,000	-	-	-
Grounds Maintenance	10,000	-	-	-
Pet Waste Disposal	5,784	4,820	4,820	-
Electric	10,000	8,333	6,935	1,398
Miscellaneous	6,000	5,000	250	4,750
Holiday Decorations	15,000	2,829	2,829	-
Subtotal Grounds Maintenance	\$ 267,490	\$ 194,071	\$ 210,159	\$ (16,089)
Total Operations & Maintenance	\$ 403,905	\$ 406,813	\$ 300,443	\$ 12,242
Total Expenditures	\$ 524,704	\$ 508,185	\$ 385,487	\$ 28,570
Excess (Deficiency) of Revenues over Expenditures	\$ (34,251)		\$ 111,800	
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Transfer Out	\$ (22,750)	\$ -	\$ (22,750)	\$ (22,750)
Total Other Financing Sources/(Uses)	\$ (22,750)	\$ -	\$ (22,750)	\$ (22,750)
Net Change in Fund Balance	\$ (57,000)		\$ 89,050	
Fund Balance - Beginning	\$ 57,000		\$ 191,133	
Fund Balance - Ending	\$ -		\$ 280,183	

St. Augustine Lakes
Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 388,125	\$ 388,125	\$ 388,965	\$ 839
Special Assessments -Direct Bill	92,403	92,403	92,403	-
Interest Income	12,000	10,000	19,340	9,340
Prepayments	-	-	15,111	
Total Revenues	\$ 492,528	\$ 490,528	\$ 515,819	\$ 10,180
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	\$ 9,834	\$ (4,325)	\$ (29,270)
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	\$ 9,834	\$ (12,092)	\$ (39,038)
Fund Balance - Beginning	\$ 211,182		\$ 465,477	
Fund Balance - Ending	\$ 223,017		\$ 453,385	

St. Augustine Lakes
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Actual
	Thru 07/31/25
Revenues	
Interest Income	\$ 789
Total Revenues	\$ 789
Expenditures:	
Capital Outlay	\$ 5,046
Total Expenditures	\$ 5,046
Excess (Deficiency) of Revenues over Expenditures	\$ (4,257)
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 7,767
Total Other Financing Sources (Uses)	\$ 7,767
Net Change in Fund Balance	\$ 3,510
Fund Balance - Beginning	\$ 21,819
Fund Balance - Ending	\$ 25,329

St. Augustine Lakes
Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 571	\$ 571
Total Revenues	\$ -	\$ -	\$ 571	\$ 571
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 571	
Other Financing Sources/(Uses)				
Transfer In - Capital Reserve	\$ 22,750	\$ 22,750	\$ 22,750	\$ -
Total Other Financing Sources (Uses)	\$ 22,750	\$ 22,750	\$ 22,750	\$ -
Net Change in Fund Balance	\$ 22,750		\$ 23,321	
Fund Balance - Beginning	\$ 22,750		\$ 22,750	
Fund Balance - Ending	\$ 45,500		\$ 46,071	

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	\$ -	\$ -	\$ 2,461	\$ -	\$ -	\$ 395,710
Special Assessments -Direct	-	-	46,913	23,457	-	-	-	23,457	-	-	-	-	93,827
Interest Income	354	332	333	668	1,248	1,303	963	998	846	704	-	-	7,750
Total Revenues	\$ 354	\$ 16,966	\$ 196,337	\$ 225,675	\$ 22,082	\$ 1,303	\$ 6,102	\$ 24,455	\$ 846	\$ 3,165	\$ -	\$ -	\$ 497,286
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ 1,200	\$ 1,000	\$ 1,800	\$ -	\$ -	\$ 1,000	\$ 800	\$ -	\$ -	\$ 7,400
PR-FICA	61	-	61	92	77	138	-	-	77	61	-	-	566
Engineering	730	1,050	-	-	-	-	-	568	568	568	-	-	3,483
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	221	-	-	2,208
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	4,424	-	-	44,242
Information Technology	169	169	169	169	169	169	169	169	169	169	-	-	1,685
Website Maintenance	112	112	112	112	112	112	112	112	112	112	-	-	1,123
Telephone	21	-	3	1	5	1	5	4	11	-	-	-	51
Postage & Delivery	33	149	70	160	32	36	61	61	57	286	-	-	944
Insurance General Liability	7,064	-	-	-	-	-	-	-	-	-	-	-	7,064
Printing & Binding	12	2	18	4	12	35	1	8	21	415	-	-	529
Legal Advertising	260	66	66	66	67	93	67	67	164	-	-	-	918
Other Current Charges	100	-	-	-	-	-	275	-	-	8	-	-	383
Office Supplies	0	0	0	0	0	1	1	1	0	1	-	-	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	\$ 6,823	\$ 7,065	\$ -	\$ -	\$ 85,044

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	\$ 980	\$ -	\$ -	\$ 5,773
Water/Sewer/Irrigation	299	300	311	293	284	311	298	287	315	483	-	-	3,180
Security	1,991	2,686	683	683	636	-	-	683	683	-	-	-	8,045
Security Services Patrol	-	3,132	1,151	1,227	924	1,213	1,176	1,227	982	1,213	-	-	12,244
Facility Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,525	1,300	1,525	-	-	13,450
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	-	-	-	-	5,126	5,126	5,126	5,126	5,126	5,126	-	-	30,755
Janitorial	300	300	300	-	300	300	300	-	400	400	-	-	2,600
Repairs & Maintenance	744	150	150	150	150	150	150	150	150	275	-	-	2,219
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	11,881	-	137	-	-	-	-	-	-	-	-	-	12,018
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	\$ 16,515	\$ 7,868	\$ 6,300	\$ 3,868	\$ 9,163	\$ 8,796	\$ 8,790	\$ 9,434	\$ 9,550	\$ 10,002	\$ -	\$ -	\$ 90,284
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ 19,000
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	1,461	-	-	2,906
Lake Maintenance	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	-	-	12,380
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pet Waste Disposal	482	482	482	482	482	482	482	482	482	482	-	-	4,820
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	602	602	615	732	698	742	678	705	688	875	-	-	6,935
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	\$ 5,956	\$ -	\$ -	\$ 210,159
Total Operations & Maintenance	\$ 57,574	\$ 25,427	\$ 26,702	\$ 21,557	\$ 27,268	\$ 44,246	\$ 26,425	\$ 27,096	\$ 28,191	\$ 15,958	\$ -	\$ -	\$ 300,443
Total Expenditures	\$ 77,324	\$ 31,890	\$ 38,314	\$ 28,753	\$ 34,480	\$ 51,647	\$ 32,313	\$ 32,730	\$ 35,014	\$ 23,022	\$ -	\$ -	\$ 385,487
Excess (Deficiency) of Revenues over Expenditures	\$ (76,970)	\$ (14,924)	\$ 158,023	\$ 196,923	\$ (12,397)	\$ (50,344)	\$ (26,211)	\$ (8,275)	\$ (34,168)	\$ (19,857)	\$ -	\$ -	\$ 111,800
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	(22,750)	-	-	(22,750)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (22,750)	\$ -	\$ -	\$ (22,750)
Net Change in Fund Balance	\$ (76,970)	\$ (14,924)	\$ 158,023	\$ 196,923	\$ (12,397)	\$ (50,344)	\$ (26,211)	\$ (8,275)	\$ (34,168)	\$ (42,607)	\$ -	\$ -	\$ 89,050

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	240,478
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>
7/1/25	310-316	\$	2,920.00
7/8/25	317-322		13,552.90
7/10/25	323		2,419.01
7/23/25	324-328		4,636.14
7/24/25	329		657.77
7/29/25	330-331		161.25

SUBTOTAL		\$	24,347.07
-----------------	--	-----------	------------------

<i>Date</i>	<i>Autopays</i>		<i>Amount</i>
07/01/25	ROLLKALL TECHNOL		981.75
07/21/25	SJCUD		482.73
07/22/25	FPL		1,855.01
07/30/25	IRS FICA PAYMENT		122.40

SUBTOTAL		\$	3,441.89
-----------------	--	-----------	-----------------

TOTAL		\$	27,788.96
--------------	--	-----------	------------------

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/01/25	00021	6/25/25 3868	202507 330-53800-46400	JUL POOL SERVICES	*	1,300.00	
		6/25/25 3868	202507 330-53800-46400	CODE BROWN SERVICE CALL	*	225.00	
				C BUSS ENTERPRISES			1,525.00 000310
7/01/25	00023	7/01/25 1252	202507 330-53800-46100	JUL JANITORIAL SERVICES	*	400.00	
				COASTAL AMENITY SERVICES, LLC			400.00 000311
7/01/25	00012	6/24/25 938642	202506 320-57200-46320	IRRIGATION REPAIRS	*	171.25	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			171.25 000312
7/01/25	00012	6/24/25 938643	202506 320-57200-46320	IRRIGATION REPAIRS	*	186.25	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			186.25 000313
7/01/25	00012	6/24/25 938644	202506 320-57200-46320	IRRIGATION REPAIRS	*	235.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			235.00 000314
7/01/25	00012	6/24/25 938645	202506 320-57200-46320	IRRIGATION REPAIRS	*	277.50	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			277.50 000315
7/01/25	00012	6/29/25 941015	202506 320-57200-46320	IRRIGATION REPAIRS	*	125.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			125.00 000316
7/08/25	00031	6/30/25 93273613	202506 330-53800-46000	ZOLL 3 AED-AUTO AGREEMENT	*	150.00	
				CINTAS CORPORATION			150.00 000317
7/08/25	00024	7/01/25 2507-SAL	202507 320-57200-46700	JUL PET WASTE SERVICES	*	482.00	
				DOODY DADDY LLC			482.00 000318
7/08/25	00022	7/01/25 1879	202507 330-53800-46700	JUL POOL MONITORING SVCS	*	5,125.77	
				ELITE AMENITIES NE FLORIDA LLC			5,125.77 000319
7/08/25	00004	7/01/25 49	202507 310-51300-34000	JUL MANAGEMENT FEES	*	4,424.17	
		7/01/25 49	202507 310-51300-35300	JUL WEBSITE ADMIN	*	112.33	

SAUG ST AUGUSTINE L BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/25 49	202507 310-51300-35100		*	168.50	
		JUL INFORMATION TECH					
		7/01/25 49	202507 310-51300-31300		*	220.83	
		JUL DISSEMINATION SVCS					
		7/01/25 49	202507 310-51300-51000		*	.60	
		OFFICE SUPPLIES					
		7/01/25 49	202507 310-51300-42000		*	11.60	
		POSTAGE					
		7/01/25 49	202507 310-51300-42500		*	32.10	
		COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES			4,970.13 000320
7/08/25 00006		6/30/25 3584630	202503 310-51300-31500		*	372.50	
		MAR GENERAL COUNSEL					
		6/30/25 3584630.	202504 310-51300-31500		*	552.50	
		APR GENERAL COUNSEL					
				KUTAK ROCK LLP			925.00 000321
7/08/25 00010		7/01/25 427363	202507 320-57200-34000		*	1,900.00	
		JUL FIELD MANAGEMENT					
				VESTA PROPERTY SERVICES INC			1,900.00 000322
7/10/25 00019		7/10/25 07102025	202507 300-20700-10300		*	2,419.01	
		7/10 SJC TAX INT DIST 10					
				ST AUGUSTINE LAKES CDD C/O BANK			2,419.01 000323
7/23/25 00005		7/10/25 2025-723	202507 310-51300-31100		*	567.50	
		CDD BOARD MEETING - JUL25					
				DOMINION ENGINEERING GROUP INC			567.50 000324
7/23/25 00026		6/30/25 7197599	202506 310-51300-48000		*	49.60	
		NTC OF RULE MAKING-7/28					
		6/30/25 7197599	202506 310-51300-48000		*	114.88	
		NOTICE OF MEETING-7/28/25					
				GANNETT MEDIA CORP			164.48 000325
7/23/25 00014		7/10/25 2047885	202507 320-57200-46400		*	1,238.00	
		JUL LAKE MAINTENANCE					
				THE LAKE DOCTORS INC			1,238.00 000326
7/23/25 00030		5/01/25 7162025.	202505 330-53800-34500		*	683.08	
		REMBURS. ENVERA MAY 2025					
		6/02/25 7162025.	202506 330-53800-34500		*	683.08	
		REMBURS. ENVERA JUN 2025					
				ST. AUGUSTINE LAKES HOA, INC.			1,366.16 000327
				SAUG ST AUGUSTINE L BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/23/25	00012	7/11/25 955208	202507 320-57200-46320	IRRIGATION REPAIRS	*	1,300.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			1,300.00 000328
7/24/25	00025	7/24/25 144791	202507 310-51300-42500	INCRSED ASSMT NTC LETTERS	*	383.21	
		7/24/25 144791	202507 310-51300-42000	POSTAGE	*	274.56	
				ADVANCED DIRECT MARKETING SERVICES			657.77 000329
7/29/25	00012	7/28/25 959855	202507 320-57200-46320	IRRIGATION REPAIRS-JUL 25	*	68.75	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			68.75 000330
7/29/25	00012	7/28/25 959856	202507 320-57200-46320	IRRIGATION REPAIRS-JUL 25	*	92.50	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			92.50 000331
TOTAL FOR BANK A						24,347.07	
TOTAL FOR REGISTER						24,347.07	

SAUG ST AUGUSTINE L BPEREGRINO

INVOICE

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

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



Bill to

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

Invoice details

Invoice no.: 3868
Terms: Net 30
Invoice date: 06/25/2025
Due date: 07/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JULY	1	\$1,300.00	\$1,300.00
2.	CODE BROWN	CODE BROWN SERVICE CALL, PER VISIT 06/24	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 9:50 am, Jun 26, 2025

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
7/1/2025	1252

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 July 2025. <div>RECEIVED <i>By Tara Lee at 9:58 am, Jun 30, 2025</i></div>	400.00	400.00
Please remit to the above address. We appreciate your business.		Total	\$400.00



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
938642	6/24/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 24, 2025

Invoice Amount: \$171.25

Description	Current Amount
irrigation repairs 6/25	
Irrigation Repairs	\$171.25

RECEIVED

By Tara Lee at 8:33 am, Jun 25, 2025

Invoice Total **\$171.25**

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



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
938643	6/24/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 24, 2025

Invoice Amount: \$186.25

Description	Current Amount
-------------	----------------

repairs 6/25

Irrigation Repairs

\$186.25

RECEIVED

By Tara Lee at 8:33 am, Jun 25, 2025

Invoice Total

\$186.25

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
938644	6/24/2025
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: July 24, 2025

Invoice Amount: \$235.00

Description	Current Amount
repairs 6/25	
Irrigation Repairs	\$235.00

RECEIVED

By Tara Lee at 8:33 am, Jun 25, 2025

Invoice Total **\$235.00**

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

INVOICE #	INVOICE DATE
938645	6/24/2025
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: July 24, 2025

Invoice Amount: \$277.50

Description	Current Amount
-------------	----------------

repairs 6/25

Irrigation Repairs

\$277.50

RECEIVED

By Tara Lee at 8:26 am, Jun 25, 2025

Invoice Total

\$277.50

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

INVOICE #	INVOICE DATE
941015	6/29/2025
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: July 29, 2025

Invoice Amount: \$125.00

Description	Current Amount
-------------	----------------

Subcontract Irrigation - Fixed Price on Completion (FL)

Irrigation Repairs

\$125.00

RECEIVED

By Tara Lee at 9:37 am, Jun 30, 2025

Invoice Total

\$125.00

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



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

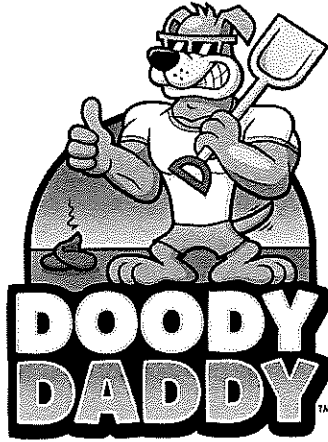
Invoice # 9327361377
Invoice Date 06/30/2025
Credit Terms NET 30 DAYS
Customer # 25057341
Store# AMENITY CENTER
Cintas Route LOC #0292 ROUTE 0005
Order # 0060464532
Payer # 25057334

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



July 1, 2025

Invoice No. 2507-SAL

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

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

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 1879
DATE 07/01/2025
TERMS Net 30
DUE DATE 08/01/2025

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

BALANCE DUE **\$5,125.77**

Governmental Management Services, LLC

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

Invoice**Invoice #:** 49**Invoice Date:** 7/1/25**Due Date:** 7/1/25**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 - July 2025		4,424.17	4,424.17
Website Administration - July 2025		112.33	112.33
Information Technology - July 2025		168.50	168.50
Dissemination Agent Services - July 2025		220.83	220.83
Office Supplies		0.60	0.60
Postage		11.60	11.60
Copies		32.10	32.10
Total			\$4,970.13
Payments/Credits			\$0.00
Balance Due			\$4,970.13

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 30, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3584630
25223-1

Re: General Counsel

For Professional Legal Services Rendered

03/05/25	W. Haber	0.60	180.00	Prepare for and participate in Board meeting; review HOA documents with respect to parking
03/15/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
04/12/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
04/17/25	W. Haber	0.60	180.00	Review declaration of covenants; prepare correspondence to Rogers regarding parking agreement with HOA; confer with Sweeting regarding agenda for April meeting
04/22/25	W. Haber	0.20	60.00	Confer with Sweeting regarding agenda
04/28/25	W. Haber	0.60	180.00	Prepare for and participate in Board meeting
TOTAL HOURS		3.00		

KUTAK ROCK LLP

St. Augustine Lakes

June 30, 2025

Client Matter No. 25223-1

Invoice No. 3584630

Page 2

TOTAL FOR SERVICES RENDERED \$925.00

TOTAL CURRENT AMOUNT DUE \$925.00



Invoice

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

Invoice # 427363
Date 07/01/2025

Terms Due on receipt
Due Date 07/01/2025
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 11:00 am, Jul 01, 2025

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

***** INVOICE *****



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

Date: July 10, 2025

Invoice Number 2025-7235

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. Receiving 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 3:04 pm, Jul 11, 2025

***LocaliQ**
Florida
GANNETT

ACCOUNT NAME St. Augustine Lakes		ACCOUNT # 762564	INV DATE 06/30/25
INVOICE # 0007197599	INVOICE PERIOD Jun 1- Jun 30, 2025	CURRENT INVOICE TOTAL \$164.48	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$231.76	

BILLING ACCOUNT NAME AND ADDRESS

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



PAYMENT DUE DATE: JULY 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

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.

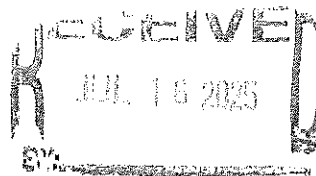
date	Description	Amount
6/1/25	Balance Forward paid on June 25th; check #309	\$67.28

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/23/25	11306334	SAG St Augustine Record	Notice of Rule Development		\$49.60
6/24/25	11306330	SAG St Augustine Record	Notice of Rulemaking		\$114.88

RECEIVED

By Tara Lee at 3:37 pm, Jul 21, 2025



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

Total Cash Amount Due	\$231.76
Service Fee 3.99%	\$9.25
*Cash/Check/ACH Discount	-\$9.25
*Payment Amount by Cash/Check/ACH	\$231.76
Payment Amount by Credit Card	\$241.01

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME St. Augustine Lakes		ACCOUNT NUMBER 762564		INVOICE NUMBER 0007197599		AMOUNT PAID
CURRENT DUE \$164.48	30 DAYS PAST DUE \$67.28	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* \$231.76
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$241.01
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007625640000000000000071975990002317667178

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:

06/23/2025

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 06/23/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$49.60

Tax Amount: \$0.00

Payment Cost: \$49.60

Order No: 11306334

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 RULE DEVELOPMENT BY THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, *Florida Statutes*, the St. Augustine Lakes Community Development District ("District") hereby gives notice of its intent to adopt rules relating to parking and parking enforcement.

The purpose and effect of the rules is to provide for efficient and effective operations of the District. Legal authority for the District to adopt the proposed rules includes Sections 120.54, 120.81, 190.011(5), 190.012(3), 190.035, and 190.041, *Florida Statutes*.

A public hearing will be conducted by the District on July 28, 2025, at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. A copy of the proposed rules may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, or <https://staugustinelakescdd.com/>.

Jim Oliver

District Manager

Pub: June 23, 2025; #11306334

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:

06/24/2025

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 06/24/2025

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$114.88

Tax Amount: \$0.00

Payment Cost: \$114.88

Order No: 11306330

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 RULEMAKING BY THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the St. Augustine Lakes Community Development District ("District") on July 28, 2025, at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt Rules Relating to Parking and Parking Enforcement ("Rule.") The public hearing will provide an opportunity for the public to address proposed Rule, which may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

The purpose and effect of the Rule is to provide for efficient and effective District operations by setting policies, regulations, rates and fees. Legal authority for the District to adopt the proposed Rule includes Sections 120.54, 120.81, 190.011(5), 190.012(3), 190.035, and 190.041, Florida Statutes. A copy of the proposed Rule and additional information on the public hearing may be obtained by contacting the District Manager of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District Office") or <https://staugustinelakesodd.com>.

Prior Notice of Rule Development was published in The St. Augustine Record on June 23, 2025.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

This public hearing may be continued to a date, time, and place to be specified on the record of the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least forty-eight (48) hours before the hearing by contacting the District Office. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8777 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Jim Oliver
District Manager
Pub: 06/24/2025; #11306330

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	7/10/2025	\$1,238.00

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

00000007309084001000000029089600000012380008

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

St. Augustine Lakes
Invoice Due Date 7/10/2025

Arcadian Lakes Blvd St Augustine, FL 32092
Invoice 2047885 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/10/2025	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00
<div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>RECEIVED By Tara Lee at 9:23 am, Jul 11, 2025</p> </div>					
Phase 1A Treated ponds 1, 2 & 4 for invasive weeds Phase 1B Treated pond 7 for invasive weeds Phase 1C Treated pond 9 for invasive weeds Phase 2B Treated pond 11 for minimal algae Phase 3 Treated pond 4 for algae and muck Treated pond 6 & 9 for invasive weeds Please allow 1-2 weeks for results 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

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

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

Invoice # 7162025

DATE	PURCHASED FROM	AMOUNT	DUE
5/1/2025	Envera - Pool Gate Access #755453	727.48	683.08
6/2/2025	Envera - Pool Gate Access #756624	727.48	683.08
			1366.16 TOTAL DUE

RECEIVED
By Tara Lee at 3:42 pm, Jul 21, 2025

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

<i>Invoice</i>	
Invoice Number 755453	Date 05/01/2025
Customer Number 400553	Due Date 06/01/2025

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		755453	06/01/2025
Quantity	Description	Rate	Amount	
<i>St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL</i>				
1.00	Data Management 06/01/2025 - 06/30/2025	200.00	200.00	
1.00	Active Video Monitoring 06/01/2025 - 06/30/2025	250.00	250.00	
1.00	Service & Maintenance 06/01/2025 - 06/30/2025	233.08	233.08	
	Sales Tax			44.40
	Payments/Credits Applied			0.00
			Invoice Balance Due:	\$727.48

IMPORTANT MESSAGES

Important Numbers to Know:

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

Date	Invoice #	Description	Amount	Balance Due
05/01/2025	755453	Monitoring Services	\$727.48	\$727.48

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

Return Service Requested

<i>Invoice</i>	
Invoice Number 755453	Date 05/01/2025
Customer Number 400553	Due Date 06/01/2025

Net Due: \$727.48

Amount Enclosed: _____

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

REMIT TO:
 Envera
 PO Box 2086
 Hicksville, NY 11802

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

Invoice	
Invoice Number 756624	Date 06/02/2025
Customer Number 400553	Due Date 07/01/2025

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		756624	07/01/2025
Quantity	Description		Rate	Amount
St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL				
1.00	Data Management 07/01/2025 - 07/31/2025		200.00	200.00
1.00	Active Video Monitoring 07/01/2025 - 07/31/2025		250.00	250.00
1.00	Service & Maintenance 07/01/2025 - 07/31/2025		233.08	233.08
	Sales Tax			44.40
	Payments/Credits Applied			0.00
			Invoice Balance Due:	\$727.48

IMPORTANT MESSAGES

Important Numbers to Know:

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

Date	Invoice #	Description	Amount	Balance Due
06/02/2025	756624	Monitoring Services	\$727.48	\$727.48

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

Return Service Requested

Invoice	
Invoice Number 756624	Date 06/02/2025
Customer Number 400553	Due Date 07/01/2025

Net Due: \$727.48

Amount Enclosed: _____

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

9207

REMIT TO:
 Envera
 PO Box 2086
 Hicksville, NY 11802



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
955208	7/11/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 10, 2025

Invoice Amount: \$1,300.00

Description	Current Amount
Subcontract Irrigation - Fixed Price on Completion (FL)	
Irrigation	\$1,300.00

RECEIVED

By Tara Lee at 3:02 pm, Jul 11, 2025

Invoice Total **\$1,300.00**

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

Advanced Direct Marketing Services

3733 Adirof Rd.
Jacksonville, FL 32207-4719
(V) 904.396.3028 (F) 396.6328

Invoice

DATE	INVOICE #
7/24/2025	144791

BILL TO

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

P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
St Augustine Lakes CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	352	0.21307	75.00
Form layout and preparation	1	37.50	37.50
Laser one sheet front & back	352	0.35	123.20
Fold customer materials	352	0.06443	22.68
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	352	0.09021	31.75
#10 Window Envelopes printed one color black ink	362	0.25713	93.08
Postage	352	0.78	274.56

RECEIVED

By Tara Lee at 3:12 pm, Jul 24, 2025

	Subtotal	\$657.77
	Sales Tax (7.5%)	\$0.00
	Total	\$657.77

**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

INVOICE

INVOICE #	INVOICE DATE
959855	7/28/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 27, 2025

Balance Due: \$68.75

Description	Current Amount
july inspection repairs 7/25	
Irrigation Repairs	\$68.75

Subtotal	\$68.75
Amount Paid	\$0.00
BALANCE DUE	\$68.75

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

**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

INVOICE

INVOICE #	INVOICE DATE
959856	7/28/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 27, 2025

Balance Due: \$92.50

Description	Current Amount
july inspection repairs 7/25	
Irrigation Repairs	\$92.50

Subtotal \$92.50

Amount Paid \$0.00

BALANCE DUE \$92.50

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