

***St. Augustine Lakes***  
*Community Development District*

*SEPTEMBER 22, 2025*

## *AGENDA*

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

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September 15, 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, September 22, 2025, at 11:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Consideration of Minutes of the August 25, 2025 Meeting
- IV. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
- V. Supervisors Requests
- VI. Audience Comments
- VII. Financial Statements as of August 31, 2025
- VIII. Check Register
- IX. Next Scheduled Meeting – October 27, 2025, at 11:00 a.m. at Holiday Inn Express, 2300 FL-16, St. Augustine, 32084
- X. Adjournment

### *THIRD ORDER OF BUSINESS*

MINUTES OF MEETING  
ST. AUGUSTINE LAKES  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District was held on Monday, August 25, 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
Danielle Janse van Rensburg	Supervisor

Also, present were:

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

*The following is a summary of the actions taken at the August 25, 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 present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments** (*regarding agenda items listed below*)

Mr. Oliver opened the meeting to audience comments specific to agenda items. There were no comments at this time.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

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

Mr. Oliver stated William Fitzgerald is no longer a part of the Board and asked for a nomination to fill his seat. Ms. Rogers made a motion to appoint Ms. Danielle Janse van Rensburg.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Appointment of Danielle Janse van Rensburg to Fill Unexpired Term of Office (11/28), was approved.

**B. Oath of Office for Newly Appointed Supervisor**

Mr. Oliver administered the oath of office to newly appointed Supervisor Danielle Janse van Rensburg.

**C. Election of Officers, Resolution 2025-08**

Mr. Oliver presented resolution 2025-08 to the Board. He stated this would add Ms. Danielle Janse van Rensburg as an Assistant Secretary if there were no other changes made to the Board.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2025-08 Election of Officers adding Danielle Janse van Rensburg as Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the July 28, 2025 Meeting**

Mr. Oliver presented the July 28, 2025 Board of Supervisors meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the July 28, 2025 Meeting, were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Public Hearing Adopting the Budget for  
Fiscal Year 2026**

Mr. Oliver stated mailed notices were sent to residents informing them of this public hearing. He proceeded to give an overview of the budget. He noted on page 8 of the budget is the Capital Reserve Budget that equals \$20,000 and the last page is the Assessment schedule.

Mr. Oliver stated the Annual Maintenance Assessments are proposed to increase from \$1,217 to \$1,494 for all units. He noted the Special Assessments increase from \$487,000 to \$598,000 and the carry forward surplus is set at \$57,000. He added the Administrative budget had an increase of \$7,000 and the Security budget was increased to \$15,000. He stated the Grounds Maintenance had the largest increase of \$40,000, with a large reason for the increase being tree removals being added to the budget from the previous year. He noted the total expenditures were increased by \$59,000 and \$20,000 is set to be moved into the Capital Reserve Fund. He added the bonds in the budget are 20-year bonds.

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

Resident asked if the watering increase is for all of the District because he has been trying to decrease his water bill. Mr. Oliver stated the amount in the budget is only for the areas that is maintained by the District and would not affect individual resident's water bills.

Resident asked what the Trustee was. Mr. Oliver stated when the District bonds money, the Trustee keeps the money safe.

Resident noted there was a tree on the side of the playground that is at risk of falling.

Resident asked what the date is for the Board to be turned over to the homeowners. Mr. Oliver stated it is set at 2028, however, that can happen sooner.

Resident asked what each individual household would be paying with the increase. Mr. Oliver stated the increase is on the last page of the budget. Resident then asked what the budget or the lake is. Mr. Oliver stated it is for the chemicals that are added to the lake to keep it in compliance.

Resident asked when they will be paying the increase. Mr. Oliver stated it will be a line item on the property tax bill they will receive on November 1, 2025. He noted if they pay by November 30<sup>th</sup>, they will receive a 4% discount on the tax bill.

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

**A. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026**

Mr. Haber presented resolution 2025-09 to the Board. He stated this will allow the Board to adopt the final version of the FY 26 budget.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026, was approved.

**B. Consideration of Resolution 2025-10, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026**

Mr. Haber presented resolution 2025-10 to the Board. He stated this resolution provides for the funding of the FY 26 budget and certifies the O & M and debt service assessments.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2025-10, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Haber stated the language for parking enforcement was still being worked through and offered to answer any questions the Board had.

**B. Engineer**

Mr. Schaefer was not present at the meeting.



**C. Manager – Discussion of Goals and Objectives**

Mr. Oliver stated all special districts in Florida must have a set of goals and objectives. He presented them to the Board and stated they were all easily obtainable by the District.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Goals and Objectives for Fiscal Year 2026, was approved.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

Ms. Rogers stated she received an update from FPL informing her they plan to install seven additional light poles in the district.

Mr. Della Penta asked if there were any planned improvements for Conway Court. Ms. Rogers stated she will find out and provide an update.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

Resident asked what the interest rates are on the bonds the District has. Mr. Oliver stated he will have to find out what the exact numbers are.

**NINTH ORDER OF BUSINESS**

**Financial Statements as of July 31, 2025**

Mr. Oliver presented the financial statements through the end of July 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 – September 22, 2025, at 11:00 a.m. at Holiday Inn Express, 2300 FL 16, St. Augustine, Florida**

Mr. Oliver noted the next meeting is on September 22, 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. Della Penta, with all in favor, the meeting was adjourned.
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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## *SEVENTH ORDER OF BUSINESS*

***St. Augustine Lakes***  
***Community Development District***

***Unaudited Financial Reporting***  
***August 31, 2025***



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 113,966	\$ -	\$ -	\$ -	\$ 113,966
Due from Developer	29,773	-	-	-	29,773
<b>Investments:</b>					
State Board of Administration (SBA)	87,419	-	46,245	-	133,664
<b>Series 2022</b>					
Reserve	-	241,263	-	-	241,263
Revenue	-	213,379	-	-	213,379
Construction	-	-	-	25,410	25,410
Prepaid Expenses	1,038	-	-	-	1,038
Deposits	1,040	-	-	-	1,040
<b>Total Assets</b>	<b>\$ 233,235</b>	<b>\$ 454,856</b>	<b>\$ 46,245</b>	<b>\$ 25,410</b>	<b>\$ 759,746</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 7,048	\$ -	\$ -	\$ -	\$ 7,048
<b>Total Liabilities</b>	<b>\$ 7,048</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,048</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 1,038	\$ -	\$ -	\$ -	\$ 1,038
Deposits	1,040	-	-	-	1,040
Restricted for:					
Debt Service	-	454,856	-	-	454,856
Capital Project	-	-	-	25,410	25,410
Assigned for:					
Capital Reserve Fund	-	-	46,245	-	46,245
Unassigned	224,110	-	-	-	224,110
<b>Total Fund Balances</b>	<b>\$ 226,187</b>	<b>\$ 454,856</b>	<b>\$ 46,245</b>	<b>\$ 25,410</b>	<b>\$ 752,698</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 233,235</b>	<b>\$ 454,856</b>	<b>\$ 46,245</b>	<b>\$ 25,410</b>	<b>\$ 759,746</b>

**St. Augustine Lakes**  
**Community Development District**  
**General Fund**

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
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	2,750	8,213	5,463
	.			
<b>Total Revenues</b>	<b>\$ 490,454</b>	<b>\$ 490,204</b>	<b>\$ 497,749</b>	<b>\$ 7,545</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 8,400	\$ 2,600
PR-FICA	918	842	643	199
Engineering	9,000	8,250	4,155	4,095
Attorney	15,000	13,750	4,601	9,149
Annual Audit	3,425	-	-	-
Assessment Administration	2,650	2,650	2,650	-
Arbitrage Rebate	450	450	450	-
Dissemination Agent	2,650	2,429	2,429	-
Software Licensing	1,500	1,500	1,500	-
Trustee Fees	5,250	5,250	6,188	(938)
Management Fees	53,090	48,666	48,666	-
Information Technology	2,022	1,854	1,854	-
Website Maintenance	1,348	1,236	1,236	-
Telephone	200	183	56	127
Postage & Delivery	750	688	991	(304)
Insurance General Liability	5,720	5,720	7,064	(1,344)
Printing & Binding	500	458	587	(129)
Legal Advertising	2,500	2,292	1,646	645
Other Current Charges	1,200	1,100	383	717
Office Supplies	450	413	5	407
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 120,799</b>	<b>\$ 108,904</b>	<b>93,678</b>	<b>\$ 15,226</b>

**St. Augustine Lakes**  
**Community Development District**  
**General Fund**

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Amenity Center</b>				
Electric	\$ 9,000	\$ 8,250	\$ 6,443	\$ 1,807
Water/Sewer/Irrigation	9,000	8,250	3,538	4,712
Security	22,000	20,167	8,045	12,122
Security Services Patrol	6,000	5,500	13,515	
Pool Maintenance	15,600	14,300	14,750	(450)
Pool Chemicals	6,000	-	-	-
Pool Permits	350	-	-	-
Pool Monitors	36,000	35,880	35,880	-
Janitorial	4,100	3,758	3,120	639
Repairs & Maintenance	5,000	4,583	2,369	2,214
Special Events	10,000	9,167	-	9,167
Insurance - Property	13,365	13,365	12,018	1,347
<b>Subtotal Amenity Center</b>	<b>\$ 136,415</b>	<b>\$ 123,220</b>	<b>99,678</b>	<b>\$ 31,558</b>
<b>Grounds Maintenance</b>				
Field Mgmt / Admin	\$ 22,800	\$ 20,900	\$ 20,900	\$ -
Landscape Maintenance	160,050	146,713	146,713	-
Landscape Contingency	10,000	9,167	22,957	(13,790)
Tree Removals	-	-	23,500	(23,500)
Irrigation Repairs	-	-	2,906	(2,906)
Lake Maintenance	14,856	13,618	13,618	-
Wetland Mitigation	13,000	-	-	-
Grounds Maintenance	10,000	-	-	-
Pet Waste Disposal	5,784	5,302	5,302	-
Electric	10,000	9,167	7,615	1,551
Miscellaneous	6,000	5,500	250	5,250
Holiday Decorations	15,000	2,829	2,829	-
<b>Subtotal Grounds Maintenance</b>	<b>\$ 267,490</b>	<b>\$ 213,195</b>	<b>\$ 246,590</b>	<b>\$ (33,395)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 403,905</b>	<b>\$ 445,319</b>	<b>\$ 346,267</b>	<b>\$ (1,837)</b>
<b>Total Expenditures</b>	<b>\$ 524,704</b>	<b>\$ 554,223</b>	<b>\$ 439,945</b>	<b>\$ 13,389</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (34,251)</b>		<b>\$ 57,804</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Capital Reserve Transfer Out	\$ (22,750)	\$ -	\$ (22,750)	\$ (22,750)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (22,750)</b>	<b>\$ -</b>	<b>\$ (22,750)</b>	<b>\$ (22,750)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (57,000)</b>		<b>\$ 35,054</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 57,000</b>		<b>\$ 191,133</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 226,187</b>	



**St. Augustine Lakes**  
**Community Development District**  
**Debt Service Fund Series 2022**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
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	11,000	20,811	9,811
Prepayments	-	-	15,111	
<b>Total Revenues</b>	<b>\$ 492,528</b>	<b>\$ 491,528</b>	<b>\$ 517,290</b>	<b>\$ 10,650</b>
<b>Expenditures:</b>				
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)
<b>Total Expenditures</b>	<b>\$ 480,694</b>	<b>\$ 480,694</b>	<b>\$ 520,144</b>	<b>\$ (39,450)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,834</b>	<b>\$ 10,834</b>	<b>\$ (2,854)</b>	<b>\$ (28,800)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (7,767)	\$ (7,767)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (7,767)</b>	<b>\$ (7,767)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,834</b>	<b>\$ 10,834</b>	<b>\$ (10,622)</b>	<b>\$ (36,567)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 211,182</b>		<b>\$ 465,477</b>	
<b>Fund Balance - Ending</b>	<b>\$ 223,017</b>		<b>\$ 454,856</b>	

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

	Actual
	Thru 08/31/25
<b>Revenues</b>	
Interest Income	\$ 870
<b>Total Revenues</b>	<b>\$ 870</b>
<b>Expenditures:</b>	
Capital Outlay	\$ 5,046
<b>Total Expenditures</b>	<b>\$ 5,046</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (4,176)</b>
<b>Other Financing Sources/(Uses)</b>	
Transfer In/(Out)	\$ 7,767
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 7,767</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,592</b>
<b>Fund Balance - Beginning</b>	<b>\$ 21,819</b>
<b>Fund Balance - Ending</b>	<b>\$ 25,410</b>

**St. Augustine Lakes**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 745	\$ 745
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 745</b>	<b>\$ 745</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 745</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In - Capital Reserve	\$ 22,750	\$ 22,750	\$ 22,750	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 22,750</b>	<b>\$ 22,750</b>	<b>\$ 22,750</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 22,750</b>		<b>\$ 23,495</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 22,750</b>		<b>\$ 22,750</b>	
<b>Fund Balance - Ending</b>	<b>\$ 45,500</b>		<b>\$ 46,245</b>	

**St. Augustine Lakes**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
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	463	-	8,213
<b>Total Revenues</b>	<b>\$ 354</b>	<b>\$ 16,966</b>	<b>\$ 196,337</b>	<b>\$ 225,675</b>	<b>\$ 22,082</b>	<b>\$ 1,303</b>	<b>\$ 6,102</b>	<b>\$ 24,455</b>	<b>\$ 846</b>	<b>\$ 3,165</b>	<b>\$ 463</b>	<b>\$ -</b>	<b>\$ 497,749</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ 1,200	\$ 1,000	\$ 1,800	\$ -	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ 8,400
PR-FICA	61	-	61	92	77	138	-	-	77	61	77	-	643
Engineering	730	1,050	-	-	-	-	148	568	568	568	525	-	4,155
Attorney	418	270	480	746	643	373	553	280	840	-	-	-	4,601
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,650	-	-	-	-	-	-	-	-	-	-	-	2,650
Arbitrage Rebate	-	-	-	-	450	-	-	-	-	-	-	-	450
Dissemination Agent	221	221	221	221	221	221	221	221	221	221	221	-	2,429
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	4,424	-	48,666
Information Technology	169	169	169	169	169	169	169	169	169	169	169	-	1,854
Website Maintenance	112	112	112	112	112	112	112	112	112	112	112	-	1,236
Telephone	21	-	3	1	5	1	5	4	11	-	5	-	56
Postage & Delivery	33	149	70	160	32	36	61	61	57	286	47	-	991
Insurance General Liability	7,064	-	-	-	-	-	-	-	-	-	-	-	7,064
Printing & Binding	12	2	18	4	12	35	1	8	21	415	58	-	587
Legal Advertising	260	66	66	66	67	93	67	67	164	525	204	-	1,646
Other Current Charges	100	-	-	-	-	-	275	-	-	8	-	-	383
Office Supplies	0	0	0	0	0	1	1	1	0	1	1	-	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 19,751</b>	<b>\$ 6,463</b>	<b>\$ 11,612</b>	<b>\$ 7,196</b>	<b>\$ 7,211</b>	<b>\$ 7,401</b>	<b>\$ 6,036</b>	<b>\$ 5,913</b>	<b>\$ 7,663</b>	<b>\$ 7,590</b>	<b>\$ 6,842</b>	<b>\$ -</b>	<b>\$ 93,678</b>

**St. Augustine Lakes**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Amenity Center</b>													
Electric	\$ -	\$ -	\$ 2,267	\$ 215	\$ 444	\$ 396	\$ 440	\$ 435	\$ 595	\$ 980	\$ 670	\$ -	\$ 6,443
Water/Sewer/Irrigation	299	300	311	293	284	311	298	287	315	483	358	-	3,538
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	1,271	-	13,515
Facility Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,525	1,300	1,525	1,300	-	14,750
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Monitors	-	-	-	-	5,126	5,126	5,126	5,126	5,126	5,126	5,126	-	35,880
Janitorial	300	300	300	-	300	300	300	-	400	400	520	-	3,120
Repairs & Maintenance	744	150	150	150	150	150	150	150	150	275	150	-	2,369
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	11,881	-	137	-	-	-	-	-	-	-	-	-	12,018
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Amenity Center</b>	<b>\$ 16,515</b>	<b>\$ 7,868</b>	<b>\$ 6,300</b>	<b>\$ 3,868</b>	<b>\$ 9,163</b>	<b>\$ 8,796</b>	<b>\$ 8,790</b>	<b>\$ 9,434</b>	<b>\$ 9,550</b>	<b>\$ 10,002</b>	<b>\$ 9,394</b>	<b>\$ -</b>	<b>\$ 99,678</b>
<b>Grounds Maintenance</b>													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ 20,900
Landscape Maintenance	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	-	146,713
Landscape Contingency	-	-	-	-	-	17,501	-	-	-	-	5,455	-	22,957
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	1,238	-	13,618
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pet Waste Disposal	482	482	482	482	482	482	482	482	482	482	482	-	5,302
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	602	602	615	732	698	742	678	705	688	875	680	-	7,615
Miscellaneous	-	-	-	-	-	250	-	-	-	-	-	-	250
Holiday Decorations	-	-	2,829	-	-	-	-	-	-	-	-	-	2,829
<b>Subtotal Grounds Maintenance</b>	<b>\$ 41,059</b>	<b>\$ 17,559</b>	<b>\$ 20,402</b>	<b>\$ 17,690</b>	<b>\$ 18,105</b>	<b>\$ 35,450</b>	<b>\$ 17,635</b>	<b>\$ 17,662</b>	<b>\$ 18,641</b>	<b>\$ 19,293</b>	<b>\$ 23,093</b>	<b>\$ -</b>	<b>\$ 246,590</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 57,574</b>	<b>\$ 25,427</b>	<b>\$ 26,702</b>	<b>\$ 21,557</b>	<b>\$ 27,268</b>	<b>\$ 44,246</b>	<b>\$ 26,425</b>	<b>\$ 27,096</b>	<b>\$ 28,191</b>	<b>\$ 29,295</b>	<b>\$ 32,487</b>	<b>\$ -</b>	<b>\$ 346,267</b>
<b>Total Expenditures</b>	<b>\$ 77,324</b>	<b>\$ 31,890</b>	<b>\$ 38,314</b>	<b>\$ 28,753</b>	<b>\$ 34,480</b>	<b>\$ 51,647</b>	<b>\$ 32,461</b>	<b>\$ 33,009</b>	<b>\$ 35,854</b>	<b>\$ 36,885</b>	<b>\$ 39,329</b>	<b>\$ -</b>	<b>\$ 439,945</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (76,970)</b>	<b>\$ (14,924)</b>	<b>\$ 158,023</b>	<b>\$ 196,923</b>	<b>\$ (12,397)</b>	<b>\$ (50,344)</b>	<b>\$ (26,359)</b>	<b>\$ (8,554)</b>	<b>\$ (35,008)</b>	<b>\$ (33,719)</b>	<b>\$ (38,867)</b>	<b>\$ -</b>	<b>\$ 57,804</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	(22,750)	-	-	(22,750)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (22,750)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (22,750)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (76,970)</b>	<b>\$ (14,924)</b>	<b>\$ 158,023</b>	<b>\$ 196,923</b>	<b>\$ (12,397)</b>	<b>\$ (50,344)</b>	<b>\$ (26,359)</b>	<b>\$ (8,554)</b>	<b>\$ (35,008)</b>	<b>\$ (56,469)</b>	<b>\$ (38,867)</b>	<b>\$ -</b>	<b>\$ 35,054</b>

**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	241,263
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)
<b>Current Bonds Outstanding</b>	<b>\$6,825,000</b>

# 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%

*EIGHTH ORDER OF BUSINESS*



**St. Augustine Lakes**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025  
**Check Register**

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
8/5/25	332-336	\$	8,875.77
8/11/25	337-339		5,643.88
8/19/25	340-346		29,840.38

<b>SUBTOTAL</b>		<b>\$</b>	<b>44,360.03</b>
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<i>Date</i>	<i>Autopays</i>		<i>Amount</i>
08/01/25	ROLLKALL TECHNOL		1,212.75
08/18/25	SJCUD		358.25
08/28/25	FPL		1,349.95
08/29/25	IRS FICA PAYMENT		153.00
08/29/25	ROLLKALL TECHNOL		1,270.50

<b>SUBTOTAL</b>		<b>\$</b>	<b>4,344.45</b>
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<b>TOTAL</b>		<b>\$</b>	<b>48,704.48</b>
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/05/25	00021	7/25/25 4045	202508 330-53800-46400		AUG POOL SERVICES	*	1,300.00	
				C BUSS	ENTERPRISES			1,300.00 000332
8/05/25	00031	7/31/25 93318547	202507 330-53800-46000		ZOLL 3 AED-AUTO AGREEMENT	*	150.00	
				CINTAS	CORPORATION			150.00 000333
8/05/25	00023	8/01/25 1285	202508 330-53800-46100		ANG JANITORIAL SERVICES	*	400.00	
				COASTAL	AMENITY SERVICES, LLC			400.00 000334
8/05/25	00022	8/01/25 1910	202508 330-53800-46700		AUG POOL MONITORING SVCS	*	5,125.77	
				ELITE	AMENITIES NE FLORIDA LLC			5,125.77 000335
8/05/25	00010	8/01/25 427799	202508 320-57200-34000		AUG FIELD MANAGEMENT	*	1,900.00	
				VESTA	PROPERTY SERVICES INC			1,900.00 000336
8/11/25	00035	7/30/25 APC-2085	202507 330-53800-46000		RPLED BRKEN SHOWER HANDLE	*	125.00	
				AFFORDABLE	PLUMBING COMPANY			125.00 000337
8/11/25	00024	8/01/25 2508-SAL	202508 320-57200-46700		AUG PET WASTE SERVICES	*	482.00	
				DOODY	DADDY LLC			482.00 000338
8/11/25	00004	8/01/25 50	202508 310-51300-34000		AUG MANAGEMENT FEES	*	4,424.17	
		8/01/25 50	202508 310-51300-35300		AUG WEBSITE ADMIN	*	112.33	
		8/01/25 50	202508 310-51300-35100		AUG INFORMATION TECH	*	168.50	
		8/01/25 50	202508 310-51300-31300		AUG DISSEMINATION SVCS	*	220.83	
		8/01/25 50	202508 310-51300-51000		OFFICE SUPPLIES	*	.63	
		8/01/25 50	202508 310-51300-42000		POSTAGE	*	47.38	
		8/01/25 50	202508 310-51300-42500		COPIES	*	57.60	
		8/01/25 50	202508 310-51300-41000		TELEPHONE	*	5.44	
				GOVERNMENTAL	MANAGEMENT SERVICES			5,036.88 000339

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/19/25	00005	11/01/24	2024-687 202410 310-51300-31100 CDD BOARD MEETING - OCT24	DOMINION ENGINEERING GROUP INC	*	730.00	730.00 000340
8/19/25	00005	4/11/25	2025-709 202504 310-51300-31100 CDD BOARD MEETING - APR25	DOMINION ENGINEERING GROUP INC	*	147.50	147.50 000341
8/19/25	00005	8/11/25	2025-733 202508 310-51300-31100 CDD BOARD MEETING - AUG25	DOMINION ENGINEERING GROUP INC	*	525.00	525.00 000342
8/19/25	00026	7/31/25	7248720 202507 310-51300-48000 NOTICE OF BUDGET MTG-8/25	GANNETT MEDIA CORP	*	458.96	524.88 000343
		7/31/25	7248720 202507 310-51300-48000 NOTICE OF MEETING-7/28		*	65.92	
8/19/25	00014	8/13/25	2055602 202508 320-57200-46400 AUG LAKE MAINTENANCE	THE LAKE DOCTORS INC	*	1,238.00	1,238.00 000344
8/19/25	00012	7/31/25	968292 202507 320-57200-46200 JUL LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	13,337.50	13,337.50 000345
8/19/25	00012	8/01/25	958765 202508 320-57200-46200 AUG LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	13,337.50	13,337.50 000346
TOTAL FOR BANK A						44,360.03	
TOTAL FOR REGISTER						44,360.03	

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.: 4045  
Terms: Net 30  
Invoice date: 07/25/2025  
Due date: 08/24/2025

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

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

**RECEIVED**

**By Tara Lee at 1:40 pm, Jul 25, 2025**



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

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

# Invoice

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

Invoice # 9331854755  
Invoice Date 07/31/2025  
Credit Terms NET 30 DAYS  
Customer # 25057341  
Store# AMENITY CENTER  
Cintas Route LOC #0292 ROUTE 0005  
Order # 0060464532  
Payer # 25057334

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

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

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

**Note**

**RECEIVED**

**By Tara Lee at 2:12 pm, Aug 01, 2025**

Coastal Amenity Services, LLC

816 South Edenbridge Way  
Saint Augustine, FL 32092

# Invoice

Date	Invoice #
8/1/2025	1285

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 August 2025. <div><b>RECEIVED</b> <i>By Tara Lee at 1:36 pm, Jul 31, 2025</i></div>	400.00	400.00
Please remit to the above address. We appreciate your business.		<b>Total</b>	\$400.00

**Elite Amenities NE FL, LLC**

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

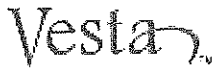
**INVOICE**

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

**INVOICE** 1910  
**DATE** 08/01/2025  
**TERMS** Net 30  
**DUE DATE** 08/31/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	2025 Monthly Payment	1	5,125.77	5,125.77
BALANCE DUE				<b>\$5,125.77</b>

**RECEIVED**  
*By Tara Lee at 8:27 am, Aug 05, 2025*



## Invoice

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

Invoice # 427799  
Date 08/01/2025  
Terms Due on receipt  
Due Date 08/01/2025  
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 9:26 am, Aug 01, 2025**



# INVOICE

**Affordable Plumbing Company**  
4565 Saint Augustine Road  
Jacksonville, FL 32207

tracey@affordableplumbingjacksonville.com  
+1 (904) 288-9003  
CFC057228



## Bill to

St. Augustine Lakes CDD  
200 Business Park Circle  
Suite#101  
St. Augustine,FL 32095

## Ship to

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

## Invoice details

Sales Rep: Ray Dominguez/Ron Stage

Invoice no.: APC-20858  
Terms: Net 15  
Invoice date: 07/30/2025  
Due date: 08/14/2025

#	Description	Qty	Rate	Amount
1.	Plumbing Services	1	\$125.00	\$125.00
2.	Work Description: We have a broken shower handle in the pool area of St. Augustine Lakes HOA A pool monitor will be onsite at St. Augustine Lakes and they can show them the shower and we have the handle that broke off. Call Maria with any questions Take pics if we need to order parts for repair	1	\$0.00	\$0.00
3.	Work Resolution: Re-installed shower handle for shower diverter.	1	\$0.00	\$0.00
Total				\$125.00

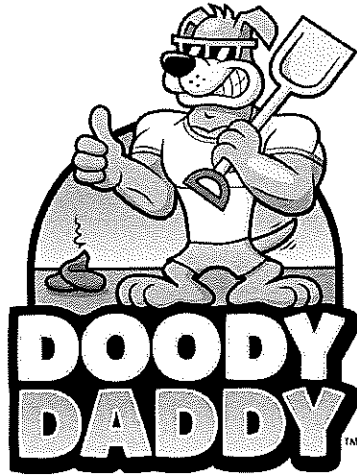
## Ways to pay



View and pay

**RECEIVED**

By Tara Lee at 3:13 pm, Aug 05, 2025



August 1, 2025

Invoice No. 2508-SAL

## INVOICE

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

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

**RECEIVED**

**By Tara Lee at 10:12 am, Aug 07, 2025**

TOTAL \$482

PAYED

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

**Invoice #:** 50  
**Invoice Date:** 8/1/25  
**Due Date:** 8/1/25  
**Case:**  
**P.O. Number:**

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

<b>Total</b>	<b>\$5,036.88</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$5,036.88</b>

**By Tara Lee at 10:06 am, Aug 07, 2025**

\*\*\*\*\* INVOICE \*\*\*\*\*



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

Date: November 1, 2024

Invoice Number 2024-6878

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	\$0.00
CADD Designer	\$130	0	\$0.00
Engineer	\$135	0	\$0.00
Professional Engineer	\$155	2	\$310.00
Principal	\$210	2	\$420.00
<b>TOTAL</b>		<b>4</b>	<b>\$730.00</b>

1. Review Agenda & Meeting notes
2. Attend CDD meeting 10/17/24

**Total Amount Due \$ 730.00**

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 10:27 am, Aug 18, 2025**

\*\*\*\*\* INVOICE \*\*\*\*\*



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

Date: April 11, 2025

Invoice Number 2025-7096

Net 15 days

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

**RECEIVED**

*By Tara Lee at 2:50 pm, Aug 13, 2025*

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

**Task 1 CDD Board Meetings**

**\$Hourly**

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	.5	\$42.50
CADD Designer	\$130	0	\$0.00
Engineer	\$135	0	\$0.00
Professional Engineer	\$155	0	\$0.00
Principal	\$210	.5	\$105.00
<b>TOTAL</b>		<b>1</b>	<b>\$147.50</b>

1. Attended CDD Meeting
2. Review and approve invoice for sign install

**Total Amount Due \$147.50**

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.

\*\*\*\*\* INVOICE \*\*\*\*\*



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

Date: August 11, 2025

Invoice Number 2025-7333

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	\$0.00
CADD Designer	\$130	0	\$0.00
Engineer	\$135	0	\$0.00
Professional Engineer	\$155	0	\$0.00
Principal	\$210	2.5	\$525.00
<b>TOTAL</b>		<b>2.5</b>	<b>\$525.00</b>

1. Reviewed agenda
2. Attended CDD meeting in person

**Total Amount Due \$525.00**

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 3:36 pm, Aug 11, 2025**



Florida  
GANNETT

ACCOUNT NAME St. Augustine Lakes		ACCOUNT NUMBER 762564	DATE 07/31/25
INVOICE # 0007248720	INVOICE PERIOD Jul 1- Jul 31, 2025	CURRENT INVOICE TOTAL \$524.88	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$689.36	

**BILLING ACCOUNT NAME AND ADDRESS**

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



**PAYMENT DUE DATE: AUGUST 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](mailto: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](mailto:abgspecial@gannett.com).

Date	Description	Amount
7/1/25	Balance Forward	\$231.76
7/3/25	PAYMENT - THANK YOU	-\$67.28

**Legal Advertising:**

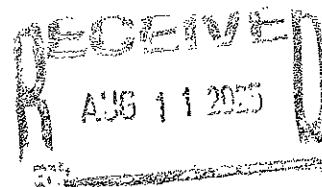
Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/28/25	SAG St Augustine Record	11477056	1st Budget Notice		1	2.0000 x 14 in	\$458.96

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/21/25	11414373	SAG St Augustine Record	MEETING		\$65.92

**RECEIVED**

By Tara Lee at 2:59 pm, Aug 11, 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	\$689.36
Service Fee 3.99%	\$27.51
*Cash/Check/ACH Discount	-\$27.51
*Payment Amount by Cash/Check/ACH	\$689.36
Payment Amount by Credit Card	\$716.87

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME St. Augustine Lakes		ACCOUNT NUMBER 762564		INVOICE NUMBER 0007248720		AMOUNT PAID
CURRENT DUE \$524.88	30 DAYS PAST DUE \$164.48	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* \$689.36
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$716.87
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

0000762564000000000000072487200006893667177

# 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 , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/28/2025

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 07/28/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$458.96

Tax Amount: \$0.00

Payment Cost: \$458.96

Order No: 11477056

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



# ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ("Board") for the St. Augustine Lakes Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 25, 2025  
TIME: 10:00 a.m.  
LOCATION: Holiday Inn Express  
2500 FL-16  
St. Augustine, Florida 32084

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget, "Proposed Budget" for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

## Description of Assessments

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

Land Use	Total # of Units / Acres	EAC/ERU Factor	Proposed O&M Assessment
12'	212	1	\$1,191.41
33'	184	1	\$1,191.41

*\*includes collection costs and early payment discounts*

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.263(1), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.263(1), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property. If any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect these or other assessments in a different manner at a future time.

## Additional Provisions

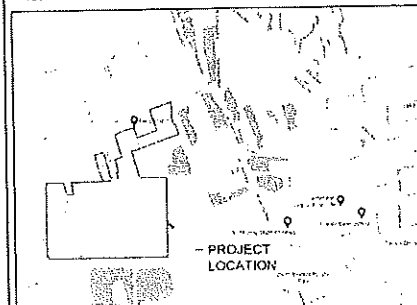
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 175 West Town Place, Suite 114, St. Augustine, Florida 32092, 3891, 910-2830 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://staugustinelakes.cdd.com>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-933-8771 (TTY: 1-800-933-8770) Voice, for aid in contacting the District Manager's Office.

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

James Oliver  
District Manager

LOCATION MAP



# LOCALIQ<sup>®</sup>

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

St. Augustine Lakes  
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:

07/21/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/21/2025

Legal Clerk, Shelly Hor

Notary, State of WI, County of Brown 8.25.26

My commission expires

Publication Cost:	\$65.92	
Tax Amount:	\$0.00	
Payment Cost:	\$65.92	
Order No:	11414373	# of Copies:
Customer No:	762564	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

### Notice of Meeting St. Augustine Lakes

Community Development District  
The meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District will be held on Monday July 28th, 2025, at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager

MAKE CHECK PAYABLE TO:



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

## ADDRESSEE

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

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

730908

8/13/2025

\$1,238.00

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

00000007309084001000000029984000000012380002

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

St. Augustine Lakes

Arcadian Lakes Blvd St Augustine, FL 32092

Invoice Due Date 8/13/2025

Invoice 2055602

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/13/2025	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <b>RECEIVED</b>  <b>By Tara Lee at 11:26 am, Aug 14, 2025</b> </div>					
Phase 1A Treated pond 1 for algae and shoreline weeds Treated ponds 2 & 5 for minimal algae Phase 1B Treated pond 7 for shoreline weeds Phase 1C Treated pond 8 for shoreline weeds Treated pond 9 for for algae and shoreline weeds Phase 2B treated ponds 10 & 11 for algae and shoreline weeds Phase 3 Treated ponds 2, 4 & 5 for algae Treated pond 6 for algae and shoreline 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.				<b>Credits</b>	\$0.00
				<b>Adjustment</b>	\$0.00
					<b>AMOUNT DUE</b>

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

**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
968292	7/31/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** August 30, 2025

**Balance Due:** \$13,337.50

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

**RECEIVED**

*By Tara Lee at 2:19 pm, Aug 11, 2025*

Subtotal	\$13,337.50
Amount Paid	\$0.00
<b>BALANCE DUE</b>	<b>\$13,337.50</b>

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



# YELLOWSTONE

LANDSCAPE

**Bill To:**

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

**Property Name:** St. Augustine Lakes CDD

## INVOICE

INVOICE #	INVOICE DATE
958765	8/1/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** August 31, 2025

**Balance Due:** \$13,337.50

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

**RECEIVED**

*By Tara Lee at 9:02 am, Jul 24, 2025*

Subtotal	\$13,337.50
Amount Paid	\$0.00
<b>BALANCE DUE</b>	<b>\$13,337.50</b>

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