

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

*DECEMBER 15, 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

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December 8, 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, December 15, 2025 at 11:00 a.m.** at the **Holiday Inn Express, 2300 FL-16, St. Augustine, 32084.**

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Acceptance of Fiscal Year 2024 Audit Report
- IV. Ratification of Audit Engagement Letter for Fiscal Year 2025
- V. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
- VI. Supervisors Requests
- VII. Audience Comments
- VIII. Financial Statements as of November 30, 2025
- IX. Check Register
- X. Next Scheduled Meeting – January 26, 2026, at 11:00 a.m. at Holiday Inn Express, 2300 FL-16, St. Augustine, 32084
- XI. Adjournment

### *THIRD ORDER OF BUSINESS*

**St. Augustine Lakes  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**St. Augustine Lakes Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**TABLE OF CONTENTS**

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-28
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	29-30
MANAGEMENT LETTER	31-34
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415 FLORIDA STATUTES	35



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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
St. Augustine Lakes Community Development District  
St. Johns County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of St. Augustine Lakes Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of St. Augustine Lakes Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors  
St. Augustine Lakes Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors  
St. Augustine Lakes Community Development District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated November 10, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering St. Augustine Lakes Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

November 10, 2025



**St. Augustine Lakes Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2024**

Management's discussion and analysis of St. Augustine Lakes Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**St. Augustine Lakes Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets exceeded total liabilities by \$1,276,006 (net position). Restricted net position was \$170,668, net investment in capital assets was \$887,589, and unrestricted net position was \$217,749.
- ◆ Governmental activities revenues totaled \$8,591,317 while governmental activities expenses and conveyances totaled \$7,320,213.

**St. Augustine Lakes Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Current assets	\$ 265,598	\$ 212,947
Restricted assets	485,235	6,818,955
Capital assets	7,541,591	45,308
Total Assets	<u>8,292,424</u>	<u>7,077,210</u>
Current liabilities	205,577	158,353
Non-current liabilities	6,810,841	6,913,955
Total Liabilities	<u>7,016,418</u>	<u>7,072,308</u>
Net position - net investment in capital assets	\$ 887,589	-
Net position - restricted	170,668	143,069
Net position - unrestricted	217,749	(138,167)
Total Net Position	<u>\$ 1,276,006</u>	<u>\$ 4,902</u>

The decrease in restricted assets and increases in capital assets and net investment in capital assets is primarily due to capital activity in the current year.

The increase in current liabilities is related to the increase in accounts payable in the current year.

**St. Augustine Lakes Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Program Revenues		
Charges for services	\$ 820,356	\$ 509,421
Operating contributions	-	6,932
Capital contributions	7,623,846	-
General Revenues		
Investment income	147,115	201,583
Total Revenues	<u>8,591,317</u>	<u>717,936</u>
Expenses		
General government	92,179	85,035
Physical environment	463,313	29,744
Culture/recreation	37,195	-
Interest and other charges	381,595	575,973
Total Expenses	<u>974,282</u>	<u>690,752</u>
Conveyance of assets to others	<u>(6,345,931)</u>	<u>-</u>
Change in Net Position	1,271,104	27,184
Net Position - Beginning of Year	<u>4,902</u>	<u>(22,282)</u>
Net Position - End of Year	<u>\$ 1,276,006</u>	<u>\$ 4,902</u>

The increase in charges for services is related to the increase in special assessments in the current year.

The increase in capital contributions is due to the developer contributions to cover construction costs in the current year.

The increase in physical environment is primarily related to current year depreciation.

The increase in conveyances to others is the result of the transferring of the completed utilities to other entities in the current year.

**St. Augustine Lakes Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

<b>Description</b>	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Construction in progress	\$ -	\$ 45,308
Infrastructure	7,723,084	-
Improvements other than building	88,600	-
Accumulated Depreciation	(270,093)	-
Total Capital Assets, Net	<u>\$ 7,541,591</u>	<u>\$ 45,308</u>

During the year, capital asset activity consisted of additions to construction in progress, \$14,112,307, the transfer of construction in progress to infrastructure, \$7,723,084, and improvements other than building, \$88,600, conveyances to others, \$6,345,931, and depreciation, \$270,093.

**General Fund Budgetary Highlights**

Budgeted expenditures exceeded actual expenditures primarily due to less engineering and attorney fee expenditures than were anticipated.

The September 30, 2024 budget was amended to increase amenity expenditures that were more than originally anticipated.

**Debt Management**

Governmental Activities debt includes the following:

- In December 2022, the District issued \$7,070,000 Series 2022 Special Assessment Bonds. These bonds were issued to finance a portion or all of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2022 Project. As of September 30, 2024, the balance outstanding was \$6,970,000.

**Economic Factors and Next Year's Budget**

St. Augustine Lakes Community Development District has completed certain improvements within the District in the current year. The District anticipates increased activity related to the maintenance of the completed improvements in fiscal year 2025.

**St. Augustine Lakes Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Request for Information**

The financial report is designed to provide a general overview of St. Augustine Lakes Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the St. Augustine Lakes Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**St. Augustine Lakes Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 159,844
Investments	82,707
Due from other governments	3,430
Prepaid expenses	18,445
Deposits	1,172
Total Current Assets	<u>265,598</u>
Non-current Assets	
Restricted	
Investments	485,235
Capital assets, being depreciated	
Infrastructure	7,723,084
Improvements other than building	88,600
Accumulated depreciation	(270,093)
Total Non-current Assets	<u>8,026,826</u>
Total Assets	<u>8,292,424</u>
 <b>LIABILITIES</b>	
Current Liabilities	
Accounts payable	45,788
Accrued interest payable	54,789
Bonds payable	105,000
Total Current Liabilities	<u>205,577</u>
Non-current Liabilities	
Bonds payable, net	6,810,841
Total Liabilities	<u>7,016,418</u>
 <b>NET POSITION</b>	
Net investment in capital assets	887,589
Restricted for debt service	170,668
Unrestricted	217,749
Total Net Poistion	<u>\$ 1,276,006</u>

*See accompanying notes to financial statements.*

**St. Augustine Lakes Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues</b>		<b>Net (Expense)</b>
		<b>Charges for</b>	<b>Capital</b>	<b>Revenues and</b>
		<b>Services</b>	<b>Contributions</b>	<b>Changes in</b>
				<b>Net Position</b>
				<b>Governmental</b>
				<b>Activities</b>
Governmental Activities				
General government	\$ (92,179)	\$ 91,798	\$ -	\$ (381)
Physical environment	(463,313)	192,420	7,623,846	7,352,953
Culture/recreation	(37,195)	37,041	-	(154)
Interest and other charges	(381,595)	499,097	-	117,502
Total Governmental Activities	<u>\$ (974,282)</u>	<u>\$ 820,356</u>	<u>\$ 7,623,846</u>	<u>7,469,920</u>
<b>General Revenues</b>				
	Investment income			<u>147,115</u>
	Conveyance of assets to others			<u>(6,345,931)</u>
	Change in Net Position			1,271,104
	Net Position - October 1, 2023			<u>4,902</u>
	Net Position - September 30, 2024			<u>\$ 1,276,006</u>

*See accompanying notes to financial statements.*



**St. Augustine Lakes Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 159,844	\$ -	\$ -	\$ 159,844
Investments	82,707	-	-	82,707
Due from other governments	1,369	2,061	-	3,430
Prepaid expenses	18,445	-	-	18,445
Deposits	1,172	-	-	1,172
Restricted assets				
Investments	-	463,416	21,819	485,235
Total Assets	<u>\$ 263,537</u>	<u>\$ 465,477</u>	<u>\$ 21,819</u>	<u>\$ 750,833</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable	<u>\$ 45,788</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 45,788</u>
<b>FUND BALANCES</b>				
Nonspendable - prepaid expenses	18,445	-	-	18,445
Nonspendable - deposits	1,172	-	-	1,172
Restricted for debt service	-	465,477	-	465,477
Restricted for capital projects	-	-	21,819	21,819
Unassigned	198,132	-	-	198,132
Total Fund Balance	<u>217,749</u>	<u>465,477</u>	<u>21,819</u>	<u>705,045</u>
Total Liabilities and Fund Balances	<u>\$ 263,537</u>	<u>\$ 465,477</u>	<u>\$ 21,819</u>	<u>\$ 750,833</u>

*See accompanying notes to financial statements.*

**St. Augustine Lakes Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2024**

Total Governmental Fund Balances	\$ 705,045
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$7,723,084, and improvements other than building, \$88,600, net of accumulated depreciation, \$(270,093), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	7,541,591
Long-term liabilities, including bonds payable, \$(6,970,000), net of bond discount, net, \$54,159, are not due and payable in the current period and therefore, are not reported at the fund level.	(6,915,841)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	<u>(54,789)</u>
Net Position of Governmental Activities	<u><u>\$ 1,276,006</u></u>

*See accompanying notes to financial statements.*

**St. Augustine Lakes Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 321,259	\$ 499,097	\$ -	\$ 820,356
Investment income	7,707	22,991	116,417	147,115
Total Revenues	<u>328,966</u>	<u>522,088</u>	<u>116,417</u>	<u>967,471</u>
Expenditures				
Current				
General government	92,179	-	-	92,179
Physical environment	193,220	-	-	193,220
Culture and recreation	37,195	-	-	37,195
Capital outlay	-	-	6,488,461	6,488,461
Debt service				
Principal	-	100,000	-	100,000
Interest	-	380,394	-	380,394
Total Expenditures	<u>322,594</u>	<u>480,394</u>	<u>6,488,461</u>	<u>7,291,449</u>
Excess of revenues over/(under) expenditures	<u>6,372</u>	<u>41,694</u>	<u>(6,372,044)</u>	<u>(6,323,978)</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	14,780	14,780
Transfers out	-	(14,780)	-	(14,780)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(14,780)</u>	<u>14,780</u>	<u>-</u>
Net Change in Fund Balances	6,372	26,914	(6,357,264)	(6,323,978)
Fund Balances - October 1, 2023	<u>211,377</u>	<u>438,563</u>	<u>6,379,083</u>	<u>7,029,023</u>
Fund Balances - September 30, 2024	<u>\$ 217,749</u>	<u>\$ 465,477</u>	<u>\$ 21,819</u>	<u>\$ 705,045</u>

*See accompanying notes to financial statements.*

**St. Augustine Lakes Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ (6,323,978)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$6,488,461, and capital contributions, \$7,623,846, exceeded depreciation, \$(270,093) and conveyances, \$(6,345,931), in the current period.	7,496,283
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Principal payments are reported as expenditures at the fund level, but are reported as reductions of liabilities in the Statement of Net Position.	100,000
--	---------

Bond discount is amortized over the life of the bonds, at the government-wide level. This is the amount of amortization in the current year.	(1,886)
--	---------

At the fund level interest is recognized when due. At the government-wide level interest is accrued on outstanding debt. This is the current year change.	<div style="border-top: 1px solid black; border-bottom: 3px double black;">685</div>
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Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 1,271,104</div>
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*See accompanying notes to financial statements.*

**St. Augustine Lakes Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2024**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 319,224	\$ 321,259	\$ 321,259	\$ -
Investment income	-	7,707	7,707	-
Total Revenues	<u>319,224</u>	<u>328,966</u>	<u>328,966</u>	<u>-</u>
Expenditures				
Current				
General government	119,224	111,646	92,179	19,467
Physical environment	177,250	194,103	193,220	883
Culture/recreation	-	37,195	37,195	-
Total Expenditures	<u>296,474</u>	<u>342,944</u>	<u>322,594</u>	<u>20,350</u>
Net Change in Fund Balances	22,750	(13,978)	6,372	20,350
Fund Balances - October 1, 2023	<u>-</u>	<u>36,728</u>	<u>211,377</u>	<u>174,649</u>
Fund Balances - September 30, 2024	<u>\$ 22,750</u>	<u>\$ 22,750</u>	<u>\$ 217,749</u>	<u>\$ 194,999</u>

*See accompanying notes to financial statements.*

**St. Augustine Lakes Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on November 4, 2021, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and Ordinance 2021-81 of the St. Johns County, Florida Board of County Commissioners. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the St. Augustine Lakes Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the St. Augustine Lakes Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**St. Augustine Lakes Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources liabilities, deferred inflows of resources, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**St. Augustine Lakes Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District reports fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.



**St. Augustine Lakes Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements.

Capital Projects Fund – The Capital Projects Fund accounts for the activity associated with the capital projects of the District.

**St. Augustine Lakes Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

**St. Augustine Lakes Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**b. Capital Assets**

Capital assets, which include infrastructure and improvements other than building, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
Improvements other than building	7 years

**c. Budgets**

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**d. Unamortized Bond Discounts**

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond discount is netted with the applicable long-term debt.

**St. Augustine Lakes Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$161,396 and the carrying value was \$159,844. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investments</u>	<u>Maturities</u>	<u>Fair Value</u>
Florida PRIME	39 days*	\$ 82,707
Dreyfus Treasury Securities Cash Management	22 days*	485,235
Total Investments		<u>\$ 567,942</u>

\* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed in Dreyfus Treasury Securities Cash Management are Level 1 assets.

**St. Augustine Lakes Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100% of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in Florida PRIME and Dreyfus Treasury Securities Cash Management were rated AAAm by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Florida PRIME are 15% of the District's total investments and the District's investments in Dreyfus Treasury Securities Cash Management represent 85% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE C – INTERFUND TRANSFERS**

Interfund transfers for the year ended September 30, 2024, consisted of the following:

<u>Transfer In</u>	<u>Transfer Out</u>	
	Debt Service Fund	
Capital Projects Fund	\$	14,780

Transfers were made in accordance with the Trust Indenture.

**St. Augustine Lakes Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and Maintenance Assessments are based upon the adopted budget and levied annually at a public hearing by the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material amounts receivable at fiscal year-end. Assessment levied for the 2023-2024 fiscal year were levied in September 2023.

**NOTE E – CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 45,308	\$ 14,112,307	\$ (14,157,615)	\$ -
Capital assets, being depreciated				
Infrastructure	-	7,723,084	-	7,723,084
Improvements other than building	-	88,600	-	88,600
Total Capital Assets, Being Depreciated	-	7,811,684	-	7,811,684
Less accumulated depreciation for:				
Infrastructure	-	(257,436)	-	(257,436)
Improvements other than building	-	(12,657)	-	(12,657)
Total Accumulated Depreciation	-	(270,093)	-	(270,093)
Total Capital Assets, Depreciated, Net	-	7,541,591	-	7,541,591
Governmental Activities Capital Assets, Net	<u>\$ 45,308</u>	<u>\$ 21,653,898</u>	<u>\$ (14,157,615)</u>	<u>\$ 7,541,591</u>

Depreciation of \$270,093 was charged to physical environment.

**St. Augustine Lakes Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE F – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2024:

Bonds payable at October 1, 2023	\$ 7,070,000
Principal payments	<u>(100,000)</u>
Bonds payable at September 30, 2024	6,970,000
Bond discount, net	<u>(54,159)</u>
Long-term Debt, Net at September 30, 2024	<u><u>\$ 6,915,841</u></u>

District debt is comprised of the following at September 30, 2024:

**Special Assessment Bonds**

\$7,070,000 Series 2022 Special Assessment Bonds due in annual principal installments beginning June 2024, maturing June 2053, at various interest rates between 4.70% and 5.50%, payable June 15 and December 15. Current portion is \$105,000.

\$ 6,970,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 105,000	\$ 375,694	\$ 480,694
2026	110,000	370,759	480,759
2027	115,000	365,589	480,589
2028	120,000	360,184	480,184
2029	125,000	354,544	479,544
2030-2034	745,000	1,667,288	2,412,288
2035-2039	975,000	1,443,688	2,418,688
2040-2044	1,280,000	1,150,681	2,430,681
2045-2049	1,680,000	759,275	2,439,275
2050-2053	1,715,000	242,275	1,957,275
Totals	<u><u>\$ 6,970,000</u></u>	<u><u>\$ 7,089,977</u></u>	<u><u>\$ 14,059,977</u></u>

**St. Augustine Lakes Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bonds Resolution Terms and Covenants

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time on or after June 15, 2033, at a price equal to the par amount of the respective Bonds thereof, together with accrued interest to the date of redemption. The Series 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds - The Series 2022 Reserve Accounts were funded from the proceeds of the Series 2022 Bonds in an amount equal to 50% of the maximum annual debt service required for the Series 2022 Bonds at the date of issue until the Reserve Account Release Conditions have been satisfied as established in the Trust Indenture. Once the Release Conditions have been satisfied as established in the Trust Indenture the Reserve Account shall be reduced to an amount equal to 10% of the maximum annual debt service with respect to the then outstanding principal amount. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2024:

	Reserve Balance	Reserve Requirement
Series 2022 Special Assessment Bonds	\$ 240,020	\$ 240,020

**NOTE G – ECONOMIC DEPENDENCY**

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.



**St. Augustine Lakes Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE H – RELATED PARTY TRANSACTIONS**

All voting members of the Board of Supervisors are employed by the Developer. The District recognized \$804,558 in special assessments and \$7,623,846 in capital contributions from the Developer for the year ended September 30, 2024.

**NOTE I – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks since inception.



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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
St. Augustine Lakes Community Development District  
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of St. Augustine Lakes Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated November 10, 2025.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered St. Augustine Lakes Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of St. Augustine Lakes Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of St. Augustine Lakes Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors  
St. Augustine Lakes Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether St. Augustine Lakes Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

November 10, 2025



# Berger, Toombs, Elam, Gaines & Frank

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## MANAGEMENT LETTER

To the Board of Supervisors  
St. Augustine Lakes Community Development District  
St. Johns County, Florida

### Report on the Financial Statements

We have audited the financial statements of the St. Augustine Lakes Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated November 10, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated November 10, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors  
St. Augustine Lakes Community Development District

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not St. Augustine Lakes Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the St. Augustine Lakes Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the St. Augustine Lakes Community Development District. It is management's responsibility to monitor the St. Augustine Lakes Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, St. Augustine Lakes Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 11
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$5,171.60
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$269,582.43
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: Capital Project 2022, \$6,488,461
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: See below:

To the Board of Supervisors  
St. Augustine Lakes Community Development District

	<b>Original Budget</b>	<b>Actual</b>	<b>Variance with Original Budget Positive (Negative)</b>
<b>Revenues</b>			
Special assessments	\$ 319,224	\$ 321,259	\$ 2,035
Investment income	-	7,707	7,707
<b>Total Revenues</b>	<b>319,224</b>	<b>328,966</b>	<b>9,742</b>
<b>Expenditures</b>			
<b>Current</b>			
General government	119,224	92,179	27,045
Physical environment	177,250	193,220	(15,970)
Culture/recreation	-	37,195	(37,195)
<b>Total Expenditures</b>	<b>296,474</b>	<b>322,594</b>	<b>(26,120)</b>
<b>Net change in fund balances</b>	<b>22,750</b>	<b>6,372</b>	<b>(16,378)</b>
<b>Fund Balances - October 1, 2023</b>	<b>-</b>	<b>211,377</b>	<b>211,377</b>
<b>Fund Balances - September 30, 2024</b>	<b>\$ 22,750</b>	<b>\$ 217,749</b>	<b>\$ 194,999</b>

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the St. Augustine Lakes Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$797.16 for the General Fund and \$1,200 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$804,558.61.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$6,970,000 Series 2022 Bonds due on June 1, 2053.

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

To the Board of Supervisors  
St. Augustine Lakes Community Development District

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

November 10, 2025



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
St. Augustine Lakes Community Development District  
St. Johns County, Florida

We have examined St. Augustine Lakes Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for St. Augustine Lakes Community Development District's compliance with those requirements. Our responsibility is to express an opinion on St. Augustine Lakes Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about St. Augustine Lakes Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on St. Augustine Lakes Community Development District's compliance with the specified requirements.

In our opinion, St. Augustine Lakes Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

November 10, 2025



## *FOURTH ORDER OF BUSINESS*



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

October 21, 2025

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

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit St. Augustine Lakes Community Development District's, (the "District"), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by St. Augustine Lakes Community Development district and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America ("GAAS") and *Government Auditing Standards* issued by the Comptroller General of the United States ("GAS") will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies practice Section

Member FICPA



St. Augustine Lakes Community Development District

October 21, 2025

Page 2

2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

#### **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;



St. Augustine Lakes Community Development District  
October 21, 2025  
Page 3

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
  - c. Additional information that we may request from management for the purpose of the audit; and



St. Augustine Lakes Community Development District  
October 21, 2025  
Page 4

- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

### Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.



St. Augustine Lakes Community Development District  
October 21, 2025  
Page 5

### **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

### **Non-audit Services**

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;



St. Augustine Lakes Community Development District  
October 21, 2025  
Page 6

3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

#### **Other Relevant Information**

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

#### **Fees and Costs**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$3,575 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

#### **Use and Ownership; Access to Audit Documentation**

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.



St. Augustine Lakes Community Development District  
October 21, 2025  
Page 7

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

#### **Indemnification, Limitation of Liability, and Claim Resolution**

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

#### **Confidentiality**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.





St. Augustine Lakes Community Development District  
October 21, 2025  
Page 8

### **Retention of Records**

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

### **Termination**

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.



St. Augustine Lakes Community Development District  
October 21, 2025  
Page 9

### **Miscellaneous**

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

### **Governing Law**

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

### **Entire Agreement**

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

St. Augustine Lakes Community Development District  
October 21, 2025  
Page 10

### Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

### Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

*Berger Toombs Elam  
Gaines + Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
CERTIFIED PUBLIC ACCOUNTANTS PL

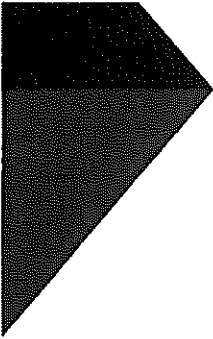
Maritza Stonebraker, CPA

Confirmed on behalf of the addressee:

Sign: *[Signature]*

Title: *Secretary*

Date: *12/1/2025*



6815 Dairy Road  
Zephyrhills, FL 33542

813.788.2155  
BodinePerry.com

### Report on the Firm's System of Quality Control

To the Partners of  
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

#### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

#### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

#### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

#### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.



Bodine Perry

(BERGER\_REPORT22)



**BodinePerry**  
Certified Public Accountants & Advisors

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND ST. AUGUSTINE LAKES COMMUNITY  
DEVELOPMENT DISTRICT  
(DATED OCTOBER 21, 2025)**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GMS-NF, LLC  
475 WEST TOWN PLACE, SUITE 114  
ST. AUGUSTINE, FL 32092  
TELEPHONE: 904-940-5850  
EMAIL: JOLIVER@GMSNF.COM**

**Auditor: Maritza Stonebraker**

**By: \_\_\_\_\_**

**Title: Director**

**Date: October 21, 2025**

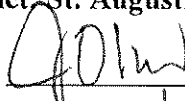
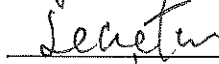
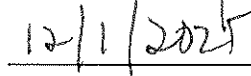


**District: St. Augustine Lakes CDD**

**By: \_\_\_\_\_**

**Title: \_\_\_\_\_**

**Date: \_\_\_\_\_**

*EIGHTH ORDER OF BUSINESS*

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

***Unaudited Financial Reporting***  
***November 30, 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>
11	<u>Check Register</u>

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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 134,388	\$ -	\$ 6,000	\$ -	\$ 140,388
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	29,279	-	-	29,279
Due from Developer	-	-	-	-	-
Due from Other Governmental Units	-	-	-	-	-
<b>Investments:</b>					
State Board of Administration (SBA)	1,879	-	40,706	-	42,585
<b>Series 2022</b>					
Reserve	-	238,314	-	-	238,314
Interest	-	119	-	-	119
Revenue	-	219,556	-	-	219,556
Prepayment	-	15,704	-	-	15,704
Sinking	-	67	-	-	67
Redemption	-	-	-	-	-
Construction	-	-	-	30,867	30,867
Prepaid Expenses	-	-	-	-	-
Deposits	1,737	-	-	-	1,737
<b>Total Assets</b>	<b>\$ 138,004</b>	<b>\$ 503,040</b>	<b>\$ 46,706</b>	<b>\$ 30,867</b>	<b>\$ 718,617</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 5,116	\$ -	\$ -	\$ -	\$ 5,116
Accrued Expenses	1,172	-	-	-	1,172
Accounts FICA Payable	-	-	-	-	-
Due to Debt Service	29,279	-	-	-	29,279
Due to Capital Reserve	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 35,567</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,567</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	1,737	-	-	-	1,737
<b>Restricted for:</b>					
Debt Service	-	503,040	-	-	503,040
Capital Project	-	-	-	30,867	30,867
<b>Assigned for:</b>					
Capital Reserve Fund	-	-	46,706	-	46,706
Unassigned	100,700	-	-	-	100,700
<b>Total Fund Balances</b>	<b>\$ 102,437</b>	<b>\$ 503,040</b>	<b>\$ 46,706</b>	<b>\$ 30,867</b>	<b>\$ 683,050</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 138,004</b>	<b>\$ 503,040</b>	<b>\$ 46,706</b>	<b>\$ 30,867</b>	<b>\$ 718,617</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 598,420	\$ 36,721	\$ 36,721	\$ -
Interest Income	6,000	1,000	144	(856)
<b>Total Revenues</b>	<b>\$ 604,420</b>	<b>\$ 37,721</b>	<b>\$ 36,865</b>	<b>\$ (856)</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,000	\$ 1,000
PR-FICA	918	153	77	77
Engineering	9,000	1,500	-	1,500
Attorney	15,000	2,500	600	1,900
Annual Audit	3,575	-	-	-
Assessment Administration	2,783	2,783	2,783	-
Arbitrage Rebate	450	-	-	-
Dissemination Agent	2,783	2,783	464	2,319
Software Licensing	1,500	1,500	750	750
Trustee Fees	7,188	2,288	2,288	-
Management Fees	55,745	9,291	9,291	-
Information Technology	2,124	354	354	-
Website Maintenance	1,416	236	236	-
Telephone	200	33	13	20
Postage & Delivery	850	142	166	(24)
Insurance General Liability	7,500	7,500	7,398	102
Printing & Binding	500	83	24	59
Legal Advertising	2,500	417	66	351
Other Current Charges	1,200	200	210	(10)
Meeting Room	-	-	600	(600)
Office Supplies	450	75	1	74
Property Tax Bill	-	-	-	-
Dues, Licenses & Subscriptions	175	29	175	(146)
<b>Total General &amp; Administrative</b>	<b>\$ 127,854</b>	<b>\$ 33,866</b>	<b>26,495</b>	<b>\$ 7,371</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Amenity Center</b>				
Electric	\$ 9,000	\$ 1,500	\$ 1,312	\$ 188
Water/Sewer/Irrigation	9,000	1,500	647	853
Security	22,000	3,667	-	3,667
Security Services Patrol	15,000	2,500	2,279	
Pool Maintenance	17,905	2,984	2,825	159
Pool Permits	350	350	-	350
Pool Attendants	37,412	-	-	-
Janitorial	4,100	683	632	51
Repairs & Maintenance	5,000	833	375	458
Special Events	10,000	1,667	-	1,667
Insurance - Property	13,365	13,365	10,984	2,381
<b>Subtotal Amenity Center</b>	<b>\$ 143,132</b>	<b>\$ 29,050</b>	<b>19,053</b>	<b>\$ 9,775</b>
<b>Grounds Maintenance</b>				
Field Mgmt / Admin	\$ 22,800	\$ 3,800	\$ 3,800	\$ -
Landscape Maintenance	160,050	26,675	26,675	-
Landscape Contingency	18,000	3,000	1,390	1,610
Tree Removals	24,000	2,850	2,850	-
Lake Maintenance	17,800	2,967	2,550	417
Wetland Mitigation	13,000	-	-	-
Grounds Maintenance	10,000	-	-	-
Pet Waste Disposal	5,784	964	964	-
Electric	11,000	1,833	1,435	399
Miscellaneous	6,000	1,000	-	1,000
Holiday Decorations	15,000	-	-	-
<b>Subtotal Grounds Maintenance</b>	<b>\$ 313,434</b>	<b>\$ 44,756</b>	<b>\$ 39,664</b>	<b>\$ 5,092</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 456,566</b>	<b>\$ 73,805</b>	<b>\$ 58,717</b>	<b>\$ 14,867</b>
<b>Total Expenditures</b>	<b>\$ 584,420</b>	<b>\$ 107,671</b>	<b>\$ 85,212</b>	<b>\$ 22,238</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 20,000</b>		<b>\$ (48,346)</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Capital Reserve Transfer Out	\$ (20,000)	\$ (6,000)	\$ (6,000)	\$ -
Interfund Transfer In	-	-	6,000	6,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (20,000)</b>	<b>\$ (6,000)</b>	<b>\$ -</b>	<b>\$ 6,000</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>		<b>\$ (48,346)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 150,783</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 102,437</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 November 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 480,528	\$ 29,279	\$ 29,279	\$ -
Interest Income	15,000	2,500	2,888	388
<b>Total Revenues</b>	<b>\$ 495,528</b>	<b>\$ 31,779</b>	<b>\$ 32,168</b>	<b>\$ 388</b>
<b>Expenditures:</b>				
Interest -12/15	\$ 184,286	\$ -	\$ -	\$ -
Interest - 6/15	184,286	-	-	-
Principal - 6/15	110,000	-	-	-
Special Call - 6/15	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 478,571</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 16,957</b>	<b>\$ 31,779</b>	<b>\$ 32,168</b>	<b>\$ 388</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (5,221)	\$ (5,221)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,221)</b>	<b>\$ (5,221)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 16,957</b>	<b>\$ 31,779</b>	<b>\$ 26,946</b>	<b>\$ (4,833)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 274,613</b>		<b>\$ 476,094</b>	
<b>Fund Balance - Ending</b>	<b>\$ 291,570</b>		<b>\$ 503,040</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 November 30, 2025**

	Actual
	Thru 11/30/25
<b>Revenues</b>	
Interest Income	\$ 154
<b>Total Revenues</b>	<b>\$ 154</b>
<b>Expenditures:</b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 154</b>
<b>Other Financing Sources/(Uses)</b>	
Transfer In/(Out)	\$ 5,221
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 5,221</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,375</b>
<b>Fund Balance - Beginning</b>	<b>\$ 25,492</b>
<b>Fund Balance - Ending</b>	<b>\$ 30,867</b>

**St. Augustine Lakes**  
**Community Development District**  
**Capital Reserve Fund**

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 83	\$ 295	\$ 211
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 83</b>	<b>\$ 295</b>	<b>\$ 211</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>\$ 500</b>		<b>\$ 295</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In - Capital Reserve	\$ 20,000	\$ 6,000	\$ 6,000	\$ -
Interfund Transfer (Out)	-	-	(6,000)	
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 20,000</b>	<b>\$ 6,000</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 20,500</b>		<b>\$ 295</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 46,307</b>		<b>\$ 46,412</b>	
<b>Fund Balance - Ending</b>	<b>\$ 66,807</b>		<b>\$ 46,706</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	\$ -	\$ 36,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36,721
Special Assessments -Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	138	6	-	-	-	-	-	-	-	-	-	-	144
<b>Total Revenues</b>	<b>\$ 138</b>	<b>\$ 36,728</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>36,865</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
PR-FICA	77	-	-	-	-	-	-	-	-	-	-	-	77
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	600	-	-	-	-	-	-	-	-	-	-	-	600
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,783	-	-	-	-	-	-	-	-	-	-	-	2,783
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	232	232	-	-	-	-	-	-	-	-	-	-	464
Software Licensing	750	-	-	-	-	-	-	-	-	-	-	-	750
Trustee Fees	2,288	-	-	-	-	-	-	-	-	-	-	-	2,288
Management Fees	4,645	4,645	-	-	-	-	-	-	-	-	-	-	9,291
Information Technology	177	177	-	-	-	-	-	-	-	-	-	-	354
Website Maintenance	118	118	-	-	-	-	-	-	-	-	-	-	236
Telephone	10	3	-	-	-	-	-	-	-	-	-	-	13
Postage & Delivery	36	130	-	-	-	-	-	-	-	-	-	-	166
Insurance General Liability	7,398	-	-	-	-	-	-	-	-	-	-	-	7,398
Printing & Binding	13	11	-	-	-	-	-	-	-	-	-	-	24
Legal Advertising	66	-	-	-	-	-	-	-	-	-	-	-	66
Other Current Charges	107	103	-	-	-	-	-	-	-	-	-	-	210
Meeting Room	-	600	-	-	-	-	-	-	-	-	-	-	600
Office Supplies	1	0	-	-	-	-	-	-	-	-	-	-	1
Property Tax Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 20,476</b>	<b>\$ 6,019</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>26,495</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	\$ 667	\$ 645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,312
Water/Sewer/Irrigation	332	315	-	-	-	-	-	-	-	-	-	-	647
Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Services Patrol	977	1,302	-	-	-	-	-	-	-	-	-	-	2,279
Pool Maintenance	1,300	1,525	-	-	-	-	-	-	-	-	-	-	2,825
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	332	300	-	-	-	-	-	-	-	-	-	-	632
Repairs & Maintenance	225	150	-	-	-	-	-	-	-	-	-	-	375
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	10,984	-	-	-	-	-	-	-	-	-	-	-	10,984
<b>Subtotal Amenity Center</b>	<b>\$ 14,816</b>	<b>\$ 4,237</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>19,053</b>
<b>Grounds Maintenance</b>													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,800
Landscape Maintenance	13,338	13,338	-	-	-	-	-	-	-	-	-	-	26,675
Landscape Contingency	1,390	-	-	-	-	-	-	-	-	-	-	-	1,390
Tree Removals	-	2,850	-	-	-	-	-	-	-	-	-	-	2,850
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,275	1,275	-	-	-	-	-	-	-	-	-	-	2,550
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pet Waste Disposal	482	482	-	-	-	-	-	-	-	-	-	-	964
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	704	731	-	-	-	-	-	-	-	-	-	-	1,435
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Grounds Maintenance</b>	<b>\$ 19,088</b>	<b>\$ 20,575</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>39,664</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 33,905</b>	<b>\$ 24,812</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>58,717</b>
<b>Total Expenditures</b>	<b>\$ 54,380</b>	<b>\$ 30,832</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>85,212</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (54,243)</b>	<b>\$ 5,896</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(48,346)</b>
<b>Other Financing Sources/Uses:</b>													
Capital Reserve Transfer (Out)	-	6,000	-	-	-	-	-	-	-	-	-	-	6,000
Capital Reserve Transfer In	-	(6,000)	-	-	-	-	-	-	-	-	-	-	(6,000)
<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>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (54,243)</b>	<b>\$ 5,896</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(48,346)</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	238,314
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>

## Fiscal Year 2026 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2022 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
ASSESSED REVENUE TAX ROLL	426	477,144.00	598,421.54	1,075,565.54

DUE/RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TOTAL ROLL DUE/RECEIVED	1,009,564.74	29,279.37	36,721.43	66,000.80
TOTAL NET ASSESSMENTS	1,009,564.74	29,279.37	36,721.43	66,000.80

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

[illegible]

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED TAX ROLL	6.14%	6.14%	6.14%

## *NINTH ORDER OF BUSINESS*

**St. Augustine Lakes**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025  
**Check Register**

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<b>General Fund</b>		
10/1/25 - 10/31/25	365-382	\$ 47,095.44
11/1/25 - 11/30/25	383-398	33,029.21
<b>SUBTOTAL</b>		<b>\$ 80,124.65</b>
<i>Date</i>	<i>Autopays</i>	<i>Amount</i>
10/01/25	ROLLKALL TECHNOL	1,270.50
10/20/25	SJCUD	332.02
10/30/25	FPL	1,400.05
10/30/25	IRS FICA PAYMENT	153.00
11/04/25	ROLLKALL TECHNOL	130.20
11/18/25	SJCUD	315.25
11/28/25	FPL	1,365.62
<b>SUBTOTAL</b>		<b>\$ 4,966.64</b>
<b>TOTAL</b>		<b>\$ 85,091.29</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/07/25	00027	9/24/25 6437	202509 320-57200-46310	(13) DEAD PINES REMOVED	*	4,000.00	
				THE BRANCH MANAGER INC.			4,000.00 000365
10/07/25	00021	10/01/25 4441	202510 330-53800-46400	OCT POOL SERVICES	*	1,300.00	
				C BUSS ENTERPRISES			1,300.00 000366
10/07/25	00031	9/30/25 93402434	202509 330-53800-46000	ZOLL 3 AED-AUTO AGREEMENT	*	150.00	
				CINTAS CORPORATION			150.00 000367
10/07/25	00023	10/01/25 1335	202510 330-53800-46100	OCT JANITORIAL SERVICES	*	300.00	
				COASTAL AMENITY SERVICES, LLC			300.00 000368
10/07/25	00024	10/01/25 2510-SAL	202510 320-57200-46700	OCT PET WASTE SERVICES	*	482.00	
				DOODY DADDY LLC			482.00 000369
10/07/25	00026	9/30/25 7353011	202509 310-51300-48000	NOTICE OF MEETING-9/22/25	*	67.28	
				GANNETT MEDIA CORP			67.28 000370
10/07/25	00004	9/15/25 53	202510 310-51300-31400	FY26 ASSESSMENT ADMIN	*	2,783.00	
				GOVERNMENTAL MANAGEMENT SERVICES			2,783.00 000371
10/07/25	00010	10/01/25 428765	202510 320-57200-34000	OCT FIELD MANAGEMENT	*	1,900.00	
				VESTA PROPERTY SERVICES INC			1,900.00 000372
10/07/25	00012	9/24/25 998355	202509 320-57200-46320	IRRIGATION REPAIRS-PUMP 3	*	719.20	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			719.20 000373
10/07/25	00012	9/26/25 999905	202509 320-57200-46320	IRRIGATION REPAIRS	*	1,301.41	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			1,301.41 000374
10/14/25	00004	10/01/25 52	202510 310-51300-34000	OCT MANAGEMENT FEES	*	4,645.42	
		10/01/25 52	202510 310-51300-35300	OCT WEBSITE ADMIN	*	118.00	
		10/01/25 52	202510 310-51300-35100	OCT INFORMATION TECH	*	177.00	

SAUG ST AUGUSTINE L TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/01/25 52	202510 310-51300-31300		*	231.92	
			OCT DISSEMINATION SVCS				
		10/01/25 52	202510 310-51300-51000		*	.51	
			OFFICE SUPPLIES				
		10/01/25 52	202510 310-51300-42000		*	36.36	
			POSTAGE				
		10/01/25 52	202510 310-51300-42500		*	13.35	
			COPIES				
		10/01/25 52	202510 310-51300-41000		*	9.99	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			5,232.55 000375
10/14/25 00014		10/08/25 2068406	202510 320-57200-46400		*	1,275.00	
			OCT LAKE MAINTENANCE				
				THE LAKE DOCTORS INC			1,275.00 000376
10/14/25 00012		10/01/25 1000006	202510 320-57200-46200		*	13,337.50	
			OCT LANDSCAPE MAINTENANCE				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			13,337.50 000377
10/14/25 00012		9/22/25 997172	202509 320-57200-46300		*	10,730.00	
			SEEDING OF BARE AREAS				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			10,730.00 000378
10/28/25 00028		10/24/25 3	202510 310-51300-49000		*	100.00	
			AMORT SE2022 PREPAY \$20K				
				DISCLOSURE SERVICES LLC			100.00 000379
10/28/25 00002		9/11/25 29129	202510 310-51300-45000		*	1,500.00	
			FY26 WORKERS COMPENSATION				
				EGIS INSURANCE ADVISORS LLC			1,500.00 000380
10/28/25 00012		10/16/25 1016138	202510 320-57200-46300		*	1,390.00	
			COMMON AREA SOD				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			1,390.00 000381
10/28/25 00012		10/16/25 1016137	202509 320-57200-46320		*	527.50	
			SEP IRRIGATION REPAIRS				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			527.50 000382
11/04/25 00021		10/25/25 4620	202511 330-53800-46400		*	1,300.00	
			NOV POOL SERVICES				
		10/25/25 4620	202511 330-53800-46400		*	225.00	
			CODE BROWN SERVICE CALL				
				C BUSS ENTERPRISES			1,525.00 000383
				SAUG ST AUGUSTINE L TLEE			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/04/25	00023	11/01/25 1359	202511 330-53800-46100	NOV JANITORIAL SERVICES	*	300.00	
				COASTAL AMENITY SERVICES, LLC			300.00 000384
11/04/25	00020	10/31/25 1623	202510 310-51300-31310	ANNUAL SOFTWARE LICENSE	*	750.00	
				DISCLOSURE TECHNOLOGY SERVICES LLC			750.00 000385
11/04/25	00026	10/31/25 7406036	202510 310-51300-48000	NOTICE OF MEETING-10/27	*	65.92	
				GANNETT MEDIA CORP			65.92 000386
11/04/25	00006	10/24/25 3642526	202507 310-51300-31500	JUL GENERAL COUNSEL	*	1,124.00	
				KUTAK ROCK LLP			1,124.00 000387
11/04/25	00019	11/01/25 11012025	202511 300-20700-10300	10/9 SJC TAXT INT 3	*	30.32	
		11/01/25 11012025	202511 300-20700-10300	10/28 SJC TAX EXCESS FEES	*	4,147.87	
				ST AUGUSTINE LAKES CDD C/O BANK			4,178.19 000388
11/04/25	00036	10/29/25 177781	202510 330-53800-46000	REPLACED DAMAGED PANEL	*	225.00	
				FLORIDA ULS OPERATING LLC			225.00 000389
11/12/25	00023	1/01/25 1123	202501 330-53800-46100	JAN JANITORIAL SERVICES	*	300.00	
				COASTAL AMENITY SERVICES, LLC			300.00 000390
11/12/25	00023	5/01/25 1211	202505 330-53800-46100	MAY JANITORIAL SERVICES	*	400.00	
				COASTAL AMENITY SERVICES, LLC			400.00 000391
11/12/25	00024	11/01/25 2511-SAL	202511 320-57200-46700	NOV PET WASTE SERVICES	*	482.00	
				DOODY DADDY LLC			482.00 000392
11/12/25	00004	11/01/25 54	202511 310-51300-34000	NOV MANAGEMENT FEES	*	4,645.42	
		11/01/25 54	202511 310-51300-35300	NOV WEBSITE ADMIN	*	118.00	
		11/01/25 54	202511 310-51300-35100	NOV INFORMATION TECH	*	177.00	
		11/01/25 54	202511 310-51300-31300	NOV DISSEMINATION SVCS	*	231.92	

SAUG ST AUGUSTINE L TLEE



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/25 54	202511 310-51300-51000		*	.48	
		OFFICE SUPPLIES					
		11/01/25 54	202511 310-51300-42000		*	36.58	
		POSTAGE					
		11/01/25 54	202511 310-51300-42500		*	10.95	
		COPIES					
		11/01/25 54	202511 310-51300-41000		*	3.29	
		TELEPHONE					
		11/01/25 54	202511 310-51300-50000		*	300.00	
		CDD MEETING-8/25/25					
		11/01/25 54	202511 310-51300-50000		*	300.00	
		CDD MEETING-10/9/25					
GOVERNMENTAL MANAGEMENT SERVICES						5,823.64	000393
11/12/25 00014	11/07/25	2069692	202511 320-57200-46400		*	1,275.00	
		NOV LAKE MAINTENANCE					
THE LAKE DOCTORS INC						1,275.00	000394
11/12/25 00010	11/01/25	429202	202511 320-57200-34000		*	1,900.00	
		NOV FIELD MANAGEMENT					
VESTA PROPERTY SERVICES INC						1,900.00	000395
11/18/25 00015	11/17/25	11172025	202511 310-51300-42000		*	92.96	
		2025 REAL ESTATE POSTAGE					
ST. JOHNS COUNTY TAX COLLECTOR						92.96	000396
11/18/25 00038	10/31/25	7948154	202510 310-51300-32300		*	1,250.00	
		CUSTODY ACCOUNT FEE					
US BANK						1,250.00	000397
11/18/25 00012	11/01/25	1017843	202511 320-57200-46200		*	13,337.50	
		NOV LANDSCAPE MAINTENANCE					
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC						13,337.50	000398
TOTAL FOR BANK A						80,124.65	
TOTAL FOR REGISTER						80,124.65	

SAUG ST AUGUSTINE L TLEE

The Branch Manager Inc.

The Branch Manager Inc.  
2152 Cordelia Road  
Jacksonville, FL 32207-6552

# Invoice

Date	Invoice #
9/24/2025	6437

**Bill To**

St. Augustine Lakes CDD  
Sarah Sweeting  
475 West Town Place  
St. Augustine, FL 32092

**RECEIVED****By Tara Lee at 9:31 am, Sep 30, 2025****P.O. No.**

Item	Description	Amount
Removals	189 LAKE SINCLAIR STREET – 3 DEAD PINES 249 LAKE SINCLAIR STREET – 1 DEAD PINE 996- ARCADIAN LAKES BLVD – 9 DEAD PINES	4,000.00
<b>CREDIT CARD PAYMENTS: THE BRANCH MANGER ONLY ACCEPTS CREDIT CARD PAYMENTS THROUGH PAYPAL. A 3.5% CONVENIENCE FEE WILL BE APPLIED TO YOUR CREDIT CARD PAYMENT.</b>  <b>PAYMENT IS DUE UPON COMPLETION UNLESS PRIOR PAYMENT ARRANGEMENTS HAVE BEEN MADE.</b>		<b>Total</b> \$4,000.00
		<b>Payments/Credits</b> \$0.00
		<b>Balance Due</b> \$4,000.00

**Phone #**

(904) 270-2090

**E-mail**

MarcWhite1300@gmail.com

**Web Site**<http://www.jaxbranchmanager.com>

# 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.: 4441  
Terms: Net 30  
Invoice date: 09/25/2025  
Due date: 10/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: OCTOBER	1	\$1,300.00	\$1,300.00
Total					<b>\$1,300.00</b>

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 8:56 am, Sep 29, 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 # 9340243478  
Invoice Date 09/30/2025  
Credit Terms NET 30 DAYS  
Customer # 25057341  
Store# AMENITY CENTER  
Cintas Route LOC #0292 ROUTE 0005  
Order # 0060464532  
Payer # 25057334

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

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

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

Note

**RECEIVED**

*By Tara Lee at 9:53 am, Oct 02, 2025*

Coastal Amenity Services, LLC  
816 South Edenbridge Way  
Saint Augustine, Fl 32092

Invoice

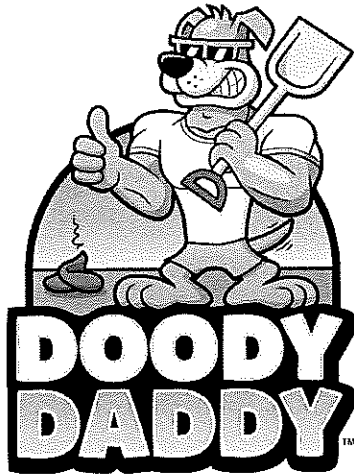
Date	Invoice #
10/1/2025	1335

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 October 2025.	300.00	300.00
Please remit to the above address. We appreciate your business.		Total	\$300.00

RECEIVED  
By: [Signature] at 10:01 am, Oct 02, 2025



October 1, 2025

Invoice No. 2510-SAL

INVOICE

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

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

**RECEIVED**

**By Tara Lee at 12:54 pm, Oct 06, 2025**

TOTAL \$482

PAYED



ACCOUNT NAME St. Augustine Lakes		ACCOUNT # 762564	INV DATE 09/30/25
INVOICE # 0007353011	INVOICE PERIOD Sep 1- Sep 30, 2025		CURRENT INVOICE TOTAL \$67.28
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00		TOTAL CASH AMT DUE* \$271.20

BILLING ACCOUNT NAME AND ADDRESS  St. Augustine Lakes 475 W Town PL # 114 Saint Augustine, FL 32092-3649		PAYMENT DUE DATE: OCTOBER 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 going to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a> .			

Date	Description	Amount
9/1/25	Balance Forward Paid on September 9th; check #354 TRL	\$203.92

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/12/25	11613542	SAG St Augustine Record	September Meeting		\$67.28

**RECEIVED**

By Tara Lee at 10:09 am, Oct 06, 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	\$271.20
Service Fee 3.99%	\$10.82
*Cash/Check/ACH Discount	-\$10.82
*Payment Amount by Cash/Check/ACH	\$271.20
Payment Amount by Credit Card	\$282.02

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

ACCOUNT NAME St. Augustine Lakes		ACCOUNT NUMBER 762564		INVOICE NUMBER 0007353011		AMOUNT PAID
CURRENT DUE \$67.28	30 DAYS PAST DUE \$203.92	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* \$271.20
REMITTANCE ADDRESS (Include Account# & Invoice# on check)  Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$282.02
				To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

00007625640000000000000073530110002712067175

# 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

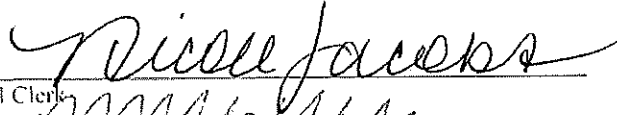
STATE OF WISCONSIN, COUNTY OF BROWN

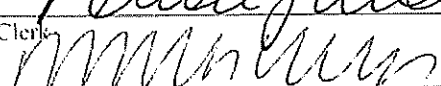
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 09/12/2025  
SAG staugustine.com 09/12/2025

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 09/12/2025

  
Legal Clerk

  
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$67.28	
Tax Amount:	\$0.00	
Payment Cost:	\$67.28	
Order No:	11613542	# 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 September 22, 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



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

# Invoice

**Invoice #: 53****Invoice Date:** 9/15/25

**Due Date:** 9/15/25

**Case:**

**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		2,783.00	2,783.00

<b>Total</b>	<b>\$2,783.00</b>
--------------	-------------------

<b>Payments/Credits</b>	<b>\$0.00</b>
-------------------------	---------------

<b>Balance Due</b>	<b>\$2,783.00</b>
--------------------	-------------------

**RECEIVED**

**By Tara Lee at 10:00 am, Oct 01, 2025**



## Invoice

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

Invoice # 428765  
Date 10/01/2025  
  
Terms Due on receipt  
Due Date 10/01/2025  
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 10:01 am, Oct 01, 2025*



# 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
998355	9/24/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 24, 2025

**Balance Due:** \$719.20

Description	Current Amount
Pump 3 Repair	
Irrigation	\$719.20

**RECEIVED**

*By Tara Lee at 10:54 am, Sep 24, 2025*

Subtotal	\$719.20
Amount Paid	\$0.00
<b>BALANCE DUE</b>	<b>\$719.20</b>

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

**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
999905	9/26/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 26, 2025

**Balance Due:** \$1,301.41

Description	Current Amount
Subcontract Irrigation - Fixed Price on Completion (FL)	
Irrigation	\$1,301.41

**RECEIVED**

*By Tara Lee at 10:06 am, Sep 29, 2025*

Subtotal	\$1,301.41
Amount Paid	\$0.00
<b>BALANCE DUE</b>	<b>\$1,301.41</b>

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

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

**Invoice #:** 52  
**Invoice Date:** 10/1/25  
**Due Date:** 10/1/25  
**Case:**  
**P.O. Number:**

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

<b>Total</b>	<b>\$5,232.55</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$5,232.55</b>

**By Tara Lee at 8:50 am, Oct 08, 2025**

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

## ADDRESSEE

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

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

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

ACCOUNT NUMBER	DATE	BALANCE
730908	10/8/2025	\$1,275.00

00000007309084001000000031537000000012750035

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 10/8/2025

Invoice

2068406

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
10/8/2025	Water Management - Monthly		\$1275.00	\$0.00	\$1275.00

**RECEIVED**

By Tara Lee at 9:44 am, Oct 09, 2025

Phase 1A  
Treated ponds 1 & 2 for algae  
Treated ponds 3 & 4 for invasive weeds  
Phase 1B Pond 7 treated for minimal algae  
Phase 1C Ponds 8 & 9 treated for minimal algae  
Phase 2B Ponds 10 & 11 treated for algae  
Phase 3 Ponds 2, 5 & 8 treated for algae  
Ponds 1, 4, & 7 treated 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:**

\$1275.00

**This Invoice Total:**

\$1275.00

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
1000006	10/1/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

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

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

**RECEIVED**

*By Tara Lee at 10:01 am, Sep 29, 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
997172	9/22/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 22, 2025

**Balance Due:** \$10,730.00

Description	Current Amount
Seeding Bare Areas in Common Areas	
Landscape Enhancement	\$10,730.00

**RECEIVED**

*By Tara Lee at 9:32 am, Sep 22, 2025*

Subtotal	\$10,730.00
Amount Paid	\$0.00
<b>BALANCE DUE</b>	<b>\$10,730.00</b>

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



Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
10/24/2025	3

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

Terms	Due Date
	10/24/2025

Description	Amount
Amortization Schedule Series 2022 12-15-25 Prepay \$20,000	100.00
<div><b>RECEIVED</b> <i>By Tara Lee at 11:26 am, Oct 27, 2025</i></div>	

<b>Total</b>	\$100.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



Insurance & Risk Advisors

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

# INVOICE

<b>Customer</b>	St. Augustine Lakes Community Development District
<b>Acct #</b>	1162
<b>Date</b>	09/11/2025
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 1,500.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#29129
WC100125870	

Thank You

Please detach and return with payment.



Customer: St. Augustine Lakes Community Development District

Invoice	Effective	Transaction	Description	Amount
29129	10/01/2025	Renew policy	Policy #WC100125870 10/01/2025-10/01/2026 FIA WC  Workers Compensation - Renew policy TRIA & Expense Constant - Renew policy Due Date: 9/11/2025	1,337.72 162.28

Please Remit Payment To:  
Egis Insurance and Risk Advisors  
P.O. Box 748555

**Total**  
\$ 1,500.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors  
P.O. Box 748555  
Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

**Date**

09/11/2025

**Bill To:**

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

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

**INVOICE**

INVOICE #	INVOICE DATE
1016138	10/16/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** November 15, 2025

**Balance Due:** \$1,390.00

Description	Current Amount
Common Area Sod Oct 2025	
Landscape Enhancement	\$1,390.00

**RECEIVED**

*By Tara Lee at 9:36 am, Oct 17, 2025*

Subtotal	\$1,390.00
Amount Paid	\$0.00
<b>BALANCE DUE</b>	<b>\$1,390.00</b>

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



# INVOICE

INVOICE #	INVOICE DATE
1016137	10/16/2025
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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** November 15, 2025

**Balance Due:** \$527.50

Description	Current Amount
sept inspection repairs	
Irrigation Repairs	\$527.50

**RECEIVED**  
*By Tara Lee at 9:33 am, Oct 17, 2025*

Subtotal	\$527.50
Amount Paid	\$0.00
<b>BALANCE DUE</b>	<b>\$527.50</b>

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

# 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.: 4620  
Terms: Net 30  
Invoice date: 10/25/2025  
Due date: 11/24/2025

**RECEIVED**

**By Tara Lee at 11:28 am, Oct 27, 2025**

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: NOVEMBER	1	\$1,300.00	\$1,300.00
2.	CODE BROWN	CODE BROWN SERVICE CALL, PER VISIT 10/14/2025	1	\$225.00	\$225.00

Total

**\$1,525.00**

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

Coastal Amenity Services, LLC

816 South Edenbridge Way  
Saint Augustine, FL 32092

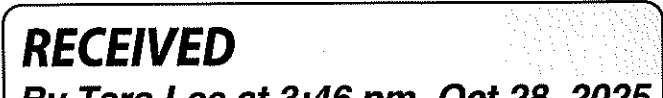
Invoice

Date	Invoice #
11/1/2025	1359

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 November 2025.	300.00	300.00
Please remit to the above address. We appreciate your business.		Total	\$300.00



DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681  
Boca Raton, FL 33481 US  
+1 3059034654  
accounting@dtsmuni.com



INVOICE

BILL TO  
GMSCF, LLC  
CDD:  
St. Augustine Lakes Community Development District

INVOICE 1623  
DATE 10/31/2025

BOND SERIES  
2022

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 2026 Audit and Annual Reporting	750.00

Wire: City National Bank of Florida  
ABA/Routing- 066004367  
Account #- 30000615862  
Account Name-Disclosure Technology Services LLC

BALANCE DUE **\$750.00**

Checks: Disclosure Technology Services, LLC  
PO Box 812681  
Boca Raton, FL 33481

**RECEIVED**  
*By Tara Lee at 11:22 am, Nov 04, 2025*



ACCOUNT NAME St. Augustine Lakes		ACCOUNT # 762564	INV DATE 10/31/25
INVOICE # 0007406036	INVOICE PERIOD Oct 1- Oct 31, 2025	CURRENT INVOICE TOTAL \$65.92	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$65.92	

BILLING ACCOUNT NAME AND ADDRESS  St. Augustine Lakes 475 W Town PL # 114 Saint Augustine, FL 32092-3649	PAYMENT DUE DATE: NOVEMBER 30, 2025  Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
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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 going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
10/1/25	Balance Forward	\$271.20
10/6/25	PAYMENT - THANK YOU	-\$203.92
10/16/25	PAYMENT - THANK YOU	-\$67.28

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/17/25	11686668	SAG St Augustine Record	October Meeting		\$65.92

**RECEIVED**

By Tara Lee at 12:31 pm, Nov 03, 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	\$65.92
Service Fee 3.99%	\$2.63
*Cash/Check/ACH Discount	-\$2.63
*Payment Amount by Cash/Check/ACH	\$65.92
Payment Amount by Credit Card	\$68.55

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

ACCOUNT NAME St. Augustine Lakes		ACCOUNT NUMBER 762564		INVOICE NUMBER 0007406036		AMOUNT PAID
CURRENT DUE \$65.92	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$65.92
REMITTANCE ADDRESS (Include Account# & Invoice# on check)  Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$68.55
				To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

00007625640000000000000074060360000659267175



# 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:

SAG St Augustine Record 10/17/2025  
SAG staugustine.com 10/17/2025

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 10/17/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$65.92

Tax Amount: \$0.00

Payment Cost: \$65.92

Order No: 11686668

Customer No: 762564

# of Copies:

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 October 27, 2025, at 11:00 a.m. at Holiday Inn Express, 2300 FL-16, St. Augustine, Florida 32084.** 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

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

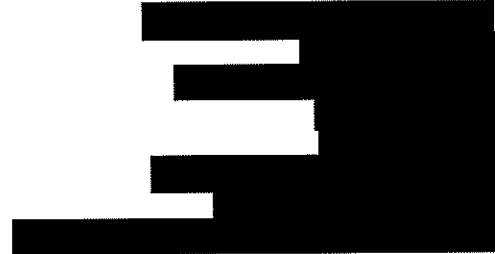
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 24, 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

**RECEIVED****By Tara Lee at 11:48 am, Oct 28, 2025**

Invoice No. 3642526  
25223-1

Re: General Counsel

For Professional Legal Services Rendered

07/15/25	W. Haber	0.30	90.00	Review and revise resolution adopting parking policy
07/15/25	K. Jusevitch	0.30	43.50	Prepare resolution adopting towing rules; confer with Haber and correspond with district manager
07/16/25	A. Cox	1.60	232.00	Confer with Haber regarding consolidating agreements for Yellowstone Landscape, Inc; correspond with district manager regarding a consolidated proposal; prepare agreement for landscape & irrigation maintenance services with Yellowstone consolidated with 1st and 2nd amendments and confer with Haber regarding same
07/16/25	W. Haber	0.30	90.00	Begin preparing updated agreement with Yellowstone
07/16/25	K. Jusevitch	0.30	43.50	Correspond with district manager and confer with Haber regarding rulemaking notices
07/17/25	K. Jusevitch	0.20	29.00	Confer with Haber regarding rulemaking notices

**KUTAK ROCK LLP**

St. Augustine Lakes

October 24, 2025

Client Matter No. 25223-1

Invoice No. 3642526

Page 2

07/23/25	A. Cox	0.20	29.00	Follow up with Haber regarding consolidated agreement for landscape & irrigation maintenance services with Yellowstone
07/23/25	W. Haber	0.30	90.00	Review and revise landscape maintenance agreement
07/24/25	A. Cox	0.60	87.00	Review and revise agreement for landscape and irrigation maintenance services with Yellowstone and confer with Haber regarding same
07/28/25	W. Haber	1.30	390.00	Prepare for and participate in Board meeting; review correspondence regarding status of audit; confer with Oliver regarding same

TOTAL HOURS 5.40

TOTAL FOR SERVICES RENDERED \$1,124.00

TOTAL CURRENT AMOUNT DUE \$1,124.00

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

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

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

DUE/RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
LENNAR	-	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	(12,586.46)	393,143.13	399,960.52	793,103.65
TOTAL NET ASSESSMENTS	-12,586.46	485,545.65	493,787.19	979,332.84

(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 JOHN'S 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
Interest 3	10/9/2025	30.32	30.85	61.17
Excess Fees	10/28/2025	4,147.87	4,219.79	8,367.66
TOTAL RECEIVED TAX ROLL		393,143.13	399,960.52	793,103.65

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	100.00%	100.00%	100.00%
% COLLECTED TAX ROLL	101.61%	101.61%	101.61%
TOTAL PERCENT COLLECTED	101.30%	101.30%	101.30%



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 177781

Date	PO#
10/29/25	
Due Date	Terms
11/28/25	Net 30

BILL TO
St. Augustine Lakes CDD
Vesta Properties
250 International Pkwy
Suite 208
Lake Mary, FL 32746

Property Address
St. Augustine Lakes CDD
Eloise Ct
St. Augustine , FL 32084

**E-MAILED**  
10/30/15

*Maria@Vesta*

Item

Amount

Job #195889 - Old Bull Bay Ct - Repair

Replace damaged panel. 6' Tan vinyl.

SFN- Commercial Install

\$225.00

**RECEIVED**

By Tara Lee at 9:31 am, Oct 31, 2025

Thank you for your business.

REMIT PAYMENT TO:  
United Land Services  
12276 San Jose Blvd Suite 747  
Jacksonville FL 32223

Subtotal	\$225.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$225.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$225.00</b>

Coastal Amenity Services, LLC

816 South Edenbridge Way  
Saint Augustine, FL 32092

# Invoice

Date	Invoice #
1/1/2025	1123

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 January 2025.	300.00	300.00
Please remit to the above address. We appreciate your business.		<b>Total</b>	<b>\$300.00</b>

**RECEIVED**

By Tara Lee at 2:18 pm Nov 06, 2025

Coastal Amenity Services, LLC

816 South Edenbridge Way  
Saint Augustine, FL 32092

# Invoice

Date	Invoice #
5/1/2025	1211

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

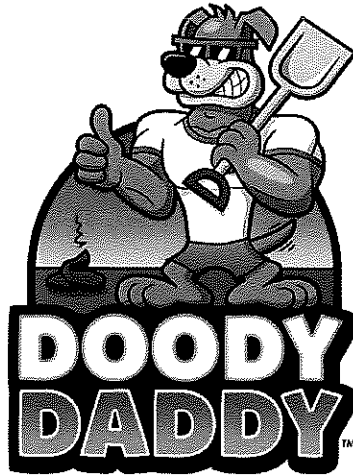
P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Monthly contracted fee for janitorial services at St. Augustine Lakes for the month of May 2025.	400.00	400.00
Please remit to the above address. We appreciate your business.		<b>Total</b>	<b>\$400.00</b>

**RECEIVED**

By Tara Lee at 2:16 pm Nov 06 2025





November 1, 2025

Invoice No. 2511-SAL

## INVOICE

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

DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - November <ul style="list-style-type: none"><li>Pet Waste Station Maintenance</li></ul>	4 stations	2 x Week	\$482

**RECEIVED**

*By Tara Lee at 1:09 pm, Nov 10, 2025*

TOTAL \$482

PAID :

**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 54**Invoice Date:** 11/1/25**Due Date:** 11/1/25**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 - November 2025		4,645.42	4,645.42
Website Administration - November 2025		118.00	118.00
Information Technology - November 2025		177.00	177.00
Dissemination Agent Services - November 2025		231.92	231.92
Office Supplies		0.48	0.48
Postage		36.58	36.58
Copies		10.95	10.95
Telephone		3.29	3.29
AMEX Charge 8/25/25 - Holiday Inn Express		300.00	300.00
AMEX Charge 10/9/25 - Holiday Inn Express		300.00	300.00

**Total** \$5,823.64**Payments/Credits** \$0.00**Balance Due** \$5,823.64**RECEIVED***By Tara Lee at 11:26 am, Nov 06, 2025*

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

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

ACCOUNT NUMBER	DATE	BALANCE
730908	11/7/2025	\$1,275.00

00000007309084001000000032368500000012750030

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

<b>St. Augustine Lakes</b>	<b>Arcadian Lakes Blvd St Augustine, FL 32092</b>
<b>Invoice Due Date 11/7/2025</b>	<b>Invoice 2069692 PO #</b>

Invoice Date	Description	Quantity	Amount	Tax	Total
11/7/2025	Water Management - Monthly		\$1275.00	\$0.00	\$1275.00

**RECEIVED**

**By Tara Lee at 2:23 pm, Nov 10, 2025**

Phase 1A  
Treated ponds 1 & 2 for algae  
Treated pond 3 for shoreline weeds  
1C Treated pond 9 for algae  
Phase 2B  
Treated ponds 10 & 11 for algae and invasive weeds  
Phase 3  
Treated pond 6 for minimal algae  
Treated ponds 1, 4 & 5 for shoreline weeds  
Treated pond 7 for algae and invasive weeds  
Please allow 1-2 weeks for results  
If you have questions or concerns please contact me at 904-504-4689 - Eric Walker

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

<b>Total Account Balance including this invoice:</b>	<b>\$1275.00</b>	<b>This Invoice Total:</b>	<b>\$1275.00</b>
--	------------------	----------------------------	------------------

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

**Customer #:** 730908  
**Portal Registration #:** D42AF402  
**Customer E-mail(s):** bperegrino@gmsnf.com,ar@lakedoctors.com  
**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



## Invoice

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

**Invoice #** 429202  
**Date** 11/01/2025  
**Terms** Due on receipt  
**Due Date** 11/01/2025  
**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 9:38 am, Nov 03, 2025**

November 17, 2025

St. Augustine Lakes

## INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2025 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

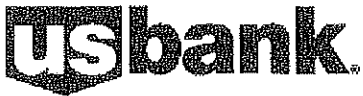
**Postage Due:                      \$            92.96**

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Jennifer Ravan, C.F.C.  
St. Johns County Tax Collector

**RECEIVED**  
**By Tara Lee at 1:19 pm, Nov 17, 2025**



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

2/3

Invoice Number: 7948154  
Account Number: 296451000  
Invoice Date: 10/31/2025  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

St. Augustine Lakes Community Development District  
Attn GMS North Florida LLC  
475 West Town Place Suite 114  
St. Augustine, FL 32092  
United States

**RECEIVED**

**By Tara Lee at 9:29 am, Nov 14, 2025**

St. Augustine Lakes Community Development District Custody Account

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

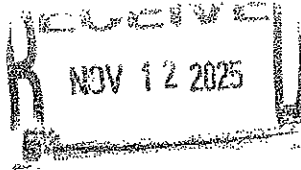
STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$1,250.00

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

St. Augustine Lakes Community Development  
District Custody Account

Invoice Number: 7948154  
Account Number: 296451000  
Current Due: \$1,250.00  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Wire Instructions:  
U.S. Bank



Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7948154  
Invoice Date: 10/31/2025  
Account Number: 296451000  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

St. Augustine Lakes Community Development  
District Custody Account

Accounts Included 296451000  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
01010 Acceptance Fee	500.00	1.00		\$500.00
<b>Subtotal Acceptance Fees</b>				<b>\$500.00</b>
04050 Custodian	1.00	750.00	100.00%	\$750.00
<b>Subtotal Administration Fees - In Advance 10/01/2025 - 09/30/2026</b>				<b>\$750.00</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$1,250.00</b>



**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
1017843	11/1/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** December 1, 2025

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

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

**RECEIVED**

*By Tara Lee at 11:24 am, Oct 27, 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.**