

St. Augustine Lakes
Community Development District

JANUARY 26, 2026

AGENDA

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

January 19, 2026

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, January 26, 2026 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. Consideration of Minutes of the October 27, 2025 Meeting and December 15, 2025 Meeting
- IV. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- V. Supervisors Requests
- VI. Audience Comments
- VII. Financial Statements as of December 31, 2025
- VIII. Check Register
- IX. Next Scheduled Meeting – February 23, 2026 at 11:00 a.m. at Holiday Inn Express, 2300 FL-16, St. Augustine, 32084
- X. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
ST. AUGUSTINE LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District was held on Monday, October 27, 2025, at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida.

Present and constituting a quorum were:

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

Also, present were:

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

The following is a summary of the actions taken at the October 27, 2025, St. Augustine Lakes Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

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

THIRD ORDER OF BUSINESS

Consideration of Minutes of the September 22, 2025 Meeting

Mr. Oliver presented the September 22, 2025 Board of Supervisors meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Rogers, seconded by Mr. Polowy, with all in favor, the Minutes of the September 22, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposals

A. Elite Amenities for Fiscal Year 2026 Pool Monitors

Mr. Oliver stated this was the same firm that provided the pool monitoring services in the previous year with a total proposed amount of \$37,393.31 which is under the budgeted amount.

On MOTION by Ms. Rogers, seconded by Mr. Polowy, with all in favor, the Proposal from Elite Amenities for Fiscal Year 2026 Pool Monitors, was approved.

B. Doody Daddy for Additional Dog Stations – Miromar Lake Area

Mr. Oliver stated that this vendor provides services of current dog stations and this will add additional station costing a total of \$1,084 per month.

On MOTION by Ms. Rogers, seconded by Mr. Polowy, with all in favor, the Proposal from Doody Daddy for Additional Dog Stations, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing to report and offered to answer any Board questions.

B. Engineer

There being no comments, the next item followed.

C. Manager – Review of Fiscal Year 2025 Goals & Objectives

Mr. Oliver presented the goals and objectives review which was provided in the agenda package for review. Mr. Oliver also reported that all the goals had been met and asked for Board ratification of the review.

On MOTION by Ms. Rogers, seconded by Mr. Polowy, with all in favor, the Fiscal Year 2025 Goals & Objectives, were ratified.

SIXTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers had no update from FPL regarding the light installation and as soon as she has more information she will share that with the Board.

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Oliver asked for audience comments. There was a question about weed control and landscape spraying. Resident asked about a ledge and piece of stone at the front entrance and asked if there could be a workorder put in to fix that.

EIGHTH ORDER OF BUSINESS

Financial Statements as of September 30, 2025

Mr. Oliver presented the unaudited financial statements through the end of September which reflect the entire fiscal year.

On MOTION by Ms. Rogers, seconded by Mr. Polowy, with all in favor, the Financial Statements as of September 30, 2025, were approved.

NINTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for Board approval.

On MOTION by Ms. Rogers, seconded by Mr. Polowy, with all in favor, the Check Register, was approved.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 24, 2025,
at 11:00 a.m. at Holiday Inn Express, 2300 FL
16, St. Augustine, Florida**

Mr. Oliver noted the next meeting is on November 24, 2025, at 11:00 a.m. at the Holiday Inn Express. Board direction was to cancel this meeting.

On MOTION by Ms. Rogers, seconded by Mr. Polowy, with all in favor, Board Direction to Cancel the Meeting on November 24, 2025, was approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Oliver asked for a motion to adjourn the meeting.

On MOTION by Ms. Rogers, seconded by Ms. Polowy, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
ST. AUGUSTINE LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District was held on Monday, December 15, 2025, at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida.

Present and constituting a quorum were:

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

Also, present were:

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

The following is a summary of the actions taken at the December 15, 2025, St. Augustine Lakes Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

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

THIRD ORDER OF BUSINESS

Acceptance of Fiscal Year 2024 Audit Report

Mr. Oliver presented the Fiscal Year 2024 audit report which was included in the agenda package for Board review.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

FOURTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter for Fiscal Year 2025

Mr. Oliver presented the audit engagement letter from Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2025 audit. He requested that the Board ratify this engagement letter.

On MOTION by Ms. Rogers, seconded by Ms. Mayoros, with all in favor, the Audit Engagement Letter for Fiscal Year 2025, was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing to report and offered to answer any Board questions.

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver reminded the Board of their annual ethics training deadline of January 1, 2026.

SIXTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers discussed the District's current towing company and dying birds in the community. Signs for parking will be put in place in 2026. Quick Catch has removed all dead birds.

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Oliver asked for audience comments. Common area landscape deficiencies were discussed.

EIGHTH ORDER OF BUSINESS

Financial Statements as of November 30, 2025

Mr. Oliver presented the financial statements as of November 30, 2025.

NINTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for Board approval.

On MOTION by Ms. Rogers, seconded by Ms. Mayoros, with all in favor, the Check Register, was approved.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 26, 2026,
at 11:00 a.m. at Holiday Inn Express, 2300 FL
16, St. Augustine, Florida**

Mr. Oliver stated that the next scheduled meeting was January 26, 2026.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Oliver asked for a motion to adjourn the meeting.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
December 31, 2025



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 240,333	\$ -	\$ -	\$ -	\$ 240,333
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	79,965	6,000	-	85,965
Due from Developer	-	-	-	-	-
Due from Other Governmental Units	6,000	-	-	-	6,000
Investments:					
State Board of Administration (SBA)	1,885	-	40,844	-	42,729
Series 2022					
Reserve	-	238,314	-	-	238,314
Interest	-	-	-	-	-
Revenue	-	61,038	-	-	61,038
Prepayment	-	-	-	-	-
Sinking	-	67	-	-	67
Redemption	-	6	-	-	6
Construction	-	-	-	31,653	31,653
Prepaid Expenses	-	-	-	-	-
Deposits	1,737	-	-	-	1,737
Total Assets	\$ 249,955	\$ 379,390	\$ 46,844	\$ 31,653	\$ 707,843
Liabilities:					
Accounts Payable	\$ 1,486	\$ -	\$ -	\$ -	\$ 1,486
Accrued Expenses	-	-	-	-	-
Accounts FICA Payable	-	-	-	-	-
Due to Debt Service	79,965	-	-	-	79,965
Due to Capital Reserve	6,000	-	-	-	6,000
Total Liabilities	\$ 87,451	\$ -	\$ -	\$ -	\$ 87,451
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	1,737	-	-	-	1,737
Restricted for:					
Debt Service	-	379,390	-	-	379,390
Capital Project	-	-	-	31,653	31,653
Assigned for:					
Capital Reserve Fund	-	-	46,844	-	46,844
Unassigned	160,768	-	-	-	160,768
Total Fund Balances	\$ 162,505	\$ 379,390	\$ 46,844	\$ 31,653	\$ 620,392
Total Liabilities & Fund Balance	\$ 249,955	\$ 379,390	\$ 46,844	\$ 31,653	\$ 707,843

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 598,420	\$ 137,011	\$ 137,011	\$ -
Interest Income	6,000	1,500	150	(1,350)
Total Revenues	\$ 604,420	\$ 138,511	\$ 137,162	\$ (1,350)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,185	\$ 815
PR-FICA	918	230	153	77
Engineering	9,000	2,250	-	2,250
Attorney	15,000	3,750	600	3,150
Annual Audit	3,575	3,575	3,425	150
Assessment Administration	2,783	2,783	2,783	-
Arbitrage Rebate	450	-	-	-
Dissemination Agent	2,783	696	696	(0)
Software Licensing	1,500	1,500	750	750
Trustee Fees	7,188	2,288	2,288	-
Management Fees	55,745	13,936	13,936	-
Information Technology	2,124	531	531	-
Website Maintenance	1,416	354	354	-
Telephone	200	50	20	30
Postage & Delivery	850	213	291	(79)
Insurance General Liability	7,500	7,500	7,398	102
Printing & Binding	500	125	35	90
Legal Advertising	2,500	625	132	493
Other Current Charges	1,200	300	289	11
Meeting Room	-	-	1,200	(1,200)
Office Supplies	450	113	1	111
Property Tax Bill	-	-	-	-
Dues, Licenses & Subscriptions	175	44	175	(131)
Total General & Administrative	\$ 127,854	\$ 43,860	37,241	\$ 6,620

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<i>Operations & Maintenance</i>				
Amenity Center				
Electric	\$ 9,000	\$ 2,250	\$ 1,956	\$ 294
Water/Sewer/Irrigation	9,000	2,250	977	1,273
Security	22,000	5,500	2,152	3,348
Security Services Patrol	15,000	3,750	3,450	
Pool Maintenance	17,905	4,476	4,125	351
Pool Permits	350	-	-	-
Pool Attendants	37,412	-	-	-
Janitorial	4,100	1,025	932	93
Repairs & Maintenance	5,000	1,250	1,195	55
Special Events	10,000	2,500	-	2,500
Insurance - Property	13,365	13,365	10,984	2,381
Subtotal Amenity Center	\$ 143,132	\$ 36,366	25,771	\$ 10,295
Grounds Maintenance				
Field Mgmt / Admin	\$ 22,800	\$ 5,700	\$ 5,700	\$ -
Landscape Maintenance	160,050	40,013	40,013	-
Landscape Contingency	18,000	4,500	1,390	3,110
Tree Removals	24,000	2,550	2,550	-
Lake Maintenance	17,800	4,450	3,825	625
Wetland Mitigation	13,000	-	-	-
Grounds Maintenance	10,000	345	345	-
Pet Waste Disposal	5,784	1,446	1,446	-
Reclaim Water	10,000	-	-	-
Electric	11,000	2,750	2,069	681
Miscellaneous	6,000	1,500	-	1,500
Holiday Decorations	15,000	2,978	2,978	-
Subtotal Grounds Maintenance	\$ 313,434	\$ 66,232	\$ 60,315	\$ 5,916
Total Operations & Maintenance	\$ 456,566	\$ 102,598	\$ 86,087	\$ 16,211
Total Expenditures	\$ 584,420	\$ 146,458	\$ 123,328	\$ 22,831
Excess (Deficiency) of Revenues over Expenditures	\$ 20,000		\$ 13,834	
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Transfer Out	\$ (20,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (20,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 13,834	
Fund Balance - Beginning	\$ -		\$ 148,671	
Fund Balance - Ending	\$ -		\$ 162,505	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 480,528	\$ 109,244	\$ 109,244	\$ -
Interest Income	15,000	3,750	4,260	510
Total Revenues	\$ 495,528	\$ 112,994	\$ 113,504	\$ 510
Expenditures:				
Interest - 12/15	\$ 184,286	\$ 184,286	\$ 184,286	\$ -
Special Call - 12/15	-	-	20,000	(20,000)
Interest - 6/15	184,286	-	-	-
Principal - 6/15	110,000	-	-	-
Special Call - 6/15	-	-	-	-
Total Expenditures	\$ 478,571	\$ 184,286	\$ 204,286	\$ (20,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 16,957	\$ (71,291)	\$ (90,782)	\$ (19,490)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (5,922)	\$ (5,922)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (5,922)	\$ (5,922)
Net Change in Fund Balance	\$ 16,957	\$ (71,291)	\$ (96,703)	\$ (25,412)
Fund Balance - Beginning	\$ 274,613		\$ 476,094	
Fund Balance - Ending	\$ 291,570		\$ 379,390	

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

	Actual
	Thru 12/31/25
Revenues	
Interest Income	\$ 239
Total Revenues	\$ 239
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 239
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 5,922
Total Other Financing Sources (Uses)	\$ 5,922
Net Change in Fund Balance	\$ 6,161
Fund Balance - Beginning	\$ 25,492
Fund Balance - Ending	\$ 31,653

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Interest	\$ 500	\$ 125	\$ 432	\$ 307
Total Revenues	\$ 500	\$ 125	\$ 432	\$ 307
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 500		\$ 432	
Other Financing Sources/(Uses)				
Transfer In - Capital Reserve	\$ 20,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 20,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 20,500		\$ 432	
Fund Balance - Beginning	\$ 46,307		\$ 46,412	
Fund Balance - Ending	\$ 66,807		\$ 46,844	

St. Augustine Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 36,721	\$ 100,290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,011
Special Assessments -Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	138	6	6	-	-	-	-	-	-	-	-	-	150
Total Revenues	\$ 138	\$ 36,728	\$ 100,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,162
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,185
PR-FICA	77	-	77	-	-	-	-	-	-	-	-	-	153
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	600	-	-	-	-	-	-	-	-	-	-	-	600
Annual Audit	-	3,425	-	-	-	-	-	-	-	-	-	-	3,425
Assessment Administration	2,783	-	-	-	-	-	-	-	-	-	-	-	2,783
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	232	232	232	-	-	-	-	-	-	-	-	-	696
Software Licensing	750	-	-	-	-	-	-	-	-	-	-	-	750
Trustee Fees	2,288	-	-	-	-	-	-	-	-	-	-	-	2,288
Management Fees	4,645	4,645	4,645	-	-	-	-	-	-	-	-	-	13,936
Information Technology	177	177	177	-	-	-	-	-	-	-	-	-	531
Website Maintenance	118	118	118	-	-	-	-	-	-	-	-	-	354
Telephone	10	3	6	-	-	-	-	-	-	-	-	-	20
Postage & Delivery	36	130	125	-	-	-	-	-	-	-	-	-	291
Insurance General Liability	7,398	-	-	-	-	-	-	-	-	-	-	-	7,398
Printing & Binding	13	11	11	-	-	-	-	-	-	-	-	-	35
Legal Advertising	66	-	66	-	-	-	-	-	-	-	-	-	132
Other Current Charges	107	103	79	-	-	-	-	-	-	-	-	-	289
Meeting Room	300	600	300	-	-	-	-	-	-	-	-	-	1,200
Office Supplies	1	0	0	-	-	-	-	-	-	-	-	-	1
Property Tax Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,776	\$ 9,444	\$ 7,021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,241

St. Augustine Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Amenity Center													
Electric	\$ 667	\$ 645	\$ 645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,956
Water/Sewer/Irrigation	332	315	330	-	-	-	-	-	-	-	-	-	977
Security	717	717	717	-	-	-	-	-	-	-	-	-	2,152
Security Services Patrol	977	1,302	1,172	-	-	-	-	-	-	-	-	-	3,450
Pool Maintenance	1,300	1,525	1,300	-	-	-	-	-	-	-	-	-	4,125
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	332	300	300	-	-	-	-	-	-	-	-	-	932
Repairs & Maintenance	375	150	670	-	-	-	-	-	-	-	-	-	1,195
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	10,984	-	-	-	-	-	-	-	-	-	-	-	10,984
Subtotal Amenity Center	\$ 15,684	\$ 4,954	\$ 5,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,771
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,700
Landscape Maintenance	13,338	13,338	13,338	-	-	-	-	-	-	-	-	-	40,013
Landscape Contingency	1,390	-	-	-	-	-	-	-	-	-	-	-	1,390
Tree Removals	-	2,550	-	-	-	-	-	-	-	-	-	-	2,550
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,275	1,275	1,275	-	-	-	-	-	-	-	-	-	3,825
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	345	-	-	-	-	-	-	-	-	-	345
Pet Waste Disposal	482	482	482	-	-	-	-	-	-	-	-	-	1,446
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	704	731	634	-	-	-	-	-	-	-	-	-	2,069
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	2,978	-	-	-	-	-	-	-	-	-	2,978
Subtotal Grounds Maintenance	\$ 19,088	\$ 20,275	\$ 20,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60,315
Total Operations & Maintenance	\$ 34,772	\$ 25,230	\$ 26,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	86,087
Total Expenditures	\$ 55,548	\$ 34,674	\$ 33,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	123,328
Excess (Deficiency) of Revenues over Expenditures	\$ (55,410)	\$ 2,054	\$ 67,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,834
Other Financing Sources/Uses:													
Capital Reserve Transfer (Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (55,410)	\$ 2,054	\$ 67,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,834

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:	\$238,314
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)
Less: December 15, 2025-Special Call	(\$20,000)
Current Bonds Outstanding	\$6,805,000

EIGHTH ORDER OF BUSINESS

St. Augustine Lakes
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
General Fund			
12/2/25	399-406	\$	8,615.50
12/9/25	407-412		39,674.40
12/16/25	413-414		17,602.18
12/22/25	415		3,245.00
12/23/25	416-418		554.10
SUBTOTAL		\$	69,691.18

<i>Date</i>	<i>Autopays</i>		<i>Amount</i>
12/01/25	ROLLKALL TECHNOL		1,171.80
12/16/25	IRS FICA PAYMENT		153.00
12/17/25	FPL		1,278.68
12/19/25	SJCUD		329.81
12/29/25	ROLLKALL TECHNOL		1,041.60
12/31/25	ROLLKALL TECHNOL		130.20
SUBTOTAL		\$	4,105.09

TOTAL		\$	73,796.27
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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/02/25	00021	11/25/25	4823	202512	330	53800	46400		DEC POOL SERVICES C BUSS ENTERPRISES	*	1,300.00	1,300.00	000399
12/02/25	00031	11/30/25	93487752	202511	330	53800	46000		ZOLL 3 AED-AUTO AGREEMENT CINTAS CORPORATION	*	150.00	150.00	000400
12/02/25	00023	11/19/25	1378	202510	330	53800	46100		OCT JANITORIAL SUPPLIES COASTAL AMENITY SERVICES, LLC	*	32.00	32.00	000401
12/02/25	00023	12/01/25	1388	202512	330	53800	46100		DEC JANITORIAL SERVICES COASTAL AMENITY SERVICES, LLC	*	300.00	300.00	000402
12/02/25	00006	11/21/25	3657650	202510	310	51300	31500		OCT GENERAL COUNSEL KUTAK ROCK LLP	*	600.00	600.00	000403
12/02/25	00006	11/21/25	3657607	202508	310	51300	31500		AUG GENERAL COUNSEL 11/21/25 3657607. 202509 310-51300-31500 SEP GENERAL COUNSEL KUTAK ROCK LLP	*	1,183.50	1,483.50	000404
12/02/25	00037	11/24/25	15016	202511	320	57200	46310		TREE REMOVALS/STUMP GRIND PELFREY COMPANY LLC	*	2,850.00	2,850.00	000405
12/02/25	00010	12/01/25	429630	202512	320	57200	34000		DEC FIELD MANAGEMENT VESTA PROPERTY SERVICES INC	*	1,900.00	1,900.00	000406
12/09/25	00024	12/01/25	2512-SAL	202512	320	57200	46700		DEC PET WASTE SERVICES DOODY DADDY LLC	*	482.00	482.00	000407
12/09/25	00016	12/05/25	12052025	202512	320	57200	49000		2025 CHRISTMAS LIGHTS EXTERIOR DESIGNS OF NORTH FL	*	2,978.00	2,978.00	000408
12/09/25	00004	12/01/25	55	202512	310	51300	34000		DEC MANAGEMENT FEES 12/01/25 55 202512 310-51300-35300 DEC WEBSITE ADMIN	*	4,645.42	118.00	

SAUG ST AUGUSTINE L TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/25	55	12/01/25	55	202512 310-51300-35100	DEC INFORMATION TECH	*	177.00		
12/01/25	55	12/01/25	55	202512 310-51300-31300	DEC DISSEMINATION SVCS	*	231.92		
12/01/25	55	12/01/25	55	202512 310-51300-51000	OFFICE SUPPLIES	*	.36		
12/01/25	55	12/01/25	55	202512 310-51300-42000	POSTAGE	*	125.35		
12/01/25	55	12/01/25	55	202512 310-51300-42500	COPIES	*	10.65		
12/01/25	55	12/01/25	55	202512 310-51300-41000	TELEPHONE	*	6.33		
GOVERNMENTAL MANAGEMENT SERVICES								5,315.03	000409
12/09/25	00014	12/08/25	2071253	202512 320-57200-46400	DEC LAKE MAINTENANCE	*	1,275.00		
THE LAKE DOCTORS INC								1,275.00	000410
12/09/25	00039	12/05/25	38448	202512 320-57200-46600	RMVL OF DEAD ANIMALS-PNDS	*	345.00		
QUICK CATCH INC								345.00	000411
12/09/25	00019	12/05/25	12052025	202512 300-20700-10300	11/4 SJC TAX DIST 1	*	1,666.81		
12/05/25		12/05/25	12052025	202512 300-20700-10300	11/20 SJC TAX DIST 2	*	10,744.53		
12/05/25		12/05/25	12052025	202512 300-20700-10300	11/24 SJC TAX DIST 3	*	16,868.03		
ST AUGUSTINE LAKES CDD C/O BANK								29,279.37	000412
12/16/25	00030	7/01/25	757765	202507 330-53800-34500	REMBURS. ENVERA JUL 2025	*	683.08		
8/01/25		758835	202508 330-53800-34500	REMBURS. ENVERA AUG 2025	*	712.68			
9/02/25		759960	202509 330-53800-34500	REMBURS. ENVERA SEP 2025	*	717.23			
10/01/25		761045	202510 330-53800-34500	REMBURS. ENVERA OCT 2025	*	717.23			
11/03/25		762170	202511 330-53800-34500	REMBURS. ENVERA NOV 2025	*	717.23			
12/01/25		763283	202512 330-53800-34500	REMBURS. ENVERA DEC 2025	*	717.23			
ST. AUGUSTINE LAKES HOA, INC.								4,264.68	000413
12/16/25	00012	12/01/25	1039995	202512 320-57200-46200	DEC LANDSCAPE MAINTENANCE	*	13,337.50		
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC								13,337.50	000414

SAUG ST AUGUSTINE L TLEE

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/22/25	00013	11/22/25 374085	202511 310-51300-32200	AUDIT FYE 9/30/24	*	3,425.00	
				BERGER TOOMBS ELAM GAINES & FRANK			3,425.00 000415
12/23/25	00041	12/15/25 12152025	202512 310-51300-11000	RPLMT PAYROLL CK/CK#50162	*	184.70	
		12/15/25 12152025	202512 310-51300-11000	RPLMT PAYROLL CK/CK#50162	V	184.70-	
				JAMES C MAYO			.00 000416
12/23/25	00042	12/15/25 12152025	202512 310-51300-11000	RPLMT PAYROLL CK/CK#50164	*	184.70	
				RONALD W POLOWY			184.70 000417
12/23/25	00040	12/15/25 12152025	202512 310-51300-11000	RPLMT PAYROLL CK/CK#50165	*	184.70	
		12/15/25 12152025	202512 310-51300-11000	RPLMT PAYROLL CK/CK#50165	V	184.70-	
				ZENZI M ROGERS			.00 000418
TOTAL FOR BANK A						69,501.78	
TOTAL FOR REGISTER						69,501.78	

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.: 4823
Terms: Net 30
Invoice date: 11/25/2025
Due date: 12/25/2025

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

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

RECEIVED

By Tara Lee at 11:35 am, Nov 30, 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 # 9348775263
 Invoice Date 11/30/2025
 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 8:50 am, Dec 02, 2025

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
11/19/2025	1378

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
	Cost to purchase (1) box 2 Mil large trash bags for the St. Augustine community in October 2025.	32.00	32.00
RECEIVED <i>By Tara Lee at 10:45 am, Nov 19, 2025</i>			
Please remit to the above address. We appreciate your business.		Total	\$32.00

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
12/1/2025	1388

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 December 2025.	300.00	300.00
RECEIVED <i>By Tara Lee at 3:33 pm, Dec 01, 2025</i>			
Please remit to the above address. We appreciate your business.		Total	\$300.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

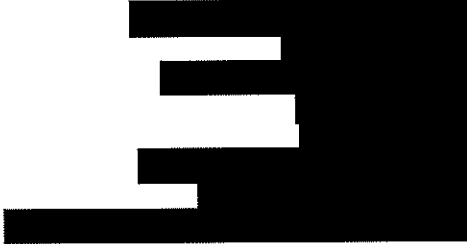
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 21, 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 10:01 am, Dec 01, 2025

Invoice No. 3657650
25223-1

Re: General Counsel

For Professional Legal Services Rendered

10/02/25	W. Haber	1.30	390.00	Review correspondence regarding property conveyance; review plats; prepare deed and resolution approving same
10/03/25	W. Haber	0.30	90.00	Confer with Sweeting regarding conveyance of amenity center and auditor inquiry
10/27/25	W. Haber	0.40	120.00	Prepare for and participate in Board meeting
TOTAL HOURS		2.00		
TOTAL FOR SERVICES RENDERED				\$600.00
TOTAL CURRENT AMOUNT DUE				<u>\$600.00</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

November 21, 2025



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

RECEIVED
By Tara Lee at 10:00 am, Dec 01, 2025

Invoice No. 3657607
25223-1

Re: General Counsel

For Professional Legal Services Rendered

08/02/25	M. Rigoni	0.10	26.50	Review applicability of worker's compensation statute to supervisors
08/06/25	A. Cox	0.20	29.00	Confer with Haber regarding resolution adopting FY 2026 budget and FY 2026 annual assessment resolution
08/06/25	W. Haber	0.30	90.00	Review and revise budget and O&M assessment resolutions
08/07/25	A. Cox	0.20	29.00	Confer with district manager regarding resolution adopting FY 2026 budget and FY 2026 annual assessment resolution
08/08/25	A. Cox	0.80	116.00	Revise consolidated agreement for landscape and irrigation maintenance services with Yellowstone and confer with Haber regarding same; confer with district manager regarding consolidated agreement for landscape and irrigation maintenance services with Yellowstone
08/08/25	W. Haber	0.40	120.00	Review and revise agreement for landscape maintenance services

KUTAK ROCK LLP

St. Augustine Lakes
November 21, 2025
Client Matter No. 25223-1
Invoice No. 3657607
Page 2

08/11/25	A. Cox	0.20	29.00	Confer with Haber regarding consolidated agreement for Yellowstone maintenance
08/15/25	A. Cox	0.70	101.50	Review and edit consolidated agreement for landscape & irrigation maintenance service with Yellowstone to include additional renewal language and confer with Haber regarding same
08/18/25	A. Cox	0.50	72.50	Review and edit consolidated agreement for landscape and irrigation maintenance services with Yellowstone and confer with district manager regarding same
08/18/25	W. Haber	0.30	90.00	Review and revise landscape maintenance agreement
08/20/25	W. Haber	0.20	60.00	Review agenda for August meeting
08/25/25	W. Haber	1.40	420.00	Prepare for and participate in Board meeting; review proposed revisions to covenants regarding parking; confer with Rogers regarding same
09/19/25	W. Haber	0.40	120.00	Review and respond to inquiry from JLAC regarding status of audit; confer with Giles regarding same; prepare for Board meeting
09/22/25	W. Haber	0.60	180.00	Prepare for and participate in Board meeting; review correspondence from counsel for HOA regarding agreement for parking enforcement and confer with Rogers regarding same

TOTAL HOURS 6.30

TOTAL FOR SERVICES RENDERED \$1,483.50

TOTAL CURRENT AMOUNT DUE \$1,483.50

The Pelfrey Company LLC
400 River Rouge Ct
Nashville, TN 37209 US
+14705968407
office@pelfreytree.com



INVOICE

BILL TO

St. Augustine Lakes CDD -
Dead/Dying Tree
Arcadian Lks Blvd
FL 32084

INVOICE # 15016

DATE 11/24/2025

DUE DATE 11/24/2025

TERMS Due on receipt

SALES REP

Alaina

ACTIVITY	DESCRIPTION	RATE	AMOUNT
Tree Removal	Remove dead pine at right side of the road. Near the corner of Arcadian lakes and Lake Sinclair. Top 50% of dead 20" pine, drop remaining in preserve do not block creek	500.00	500.00
Tree Removal	Remove dead pine located at back left of the dog park behind fence. Coaanot drop, Cut into pieces leave in preserve	600.00	600.00
Tree Removal	267 Lake Sinclair Remove Large dead pine back right of property. cut in pieces and leave in	450.00	450.00

ACTIVITY	DESCRIPTION	RATE	AMOUNT
Tree Removal	preserve Remove small dead pine, cut in pieces and leave in preserve 277/278 Lake Sinclair Remove 3 large dead pines behind properties. Cut and drop in preserve	400.00	400.00
Tree Removal	47 River Strand Remove 8" dead pine back left of property. Do not go in the back yard, there are dogs	200.00	200.00
Tree Removal	276 miromar lake Remove 2 dead pines at the back left side of the pump station, cut and drop in woods	400.00	400.00
Stump Grinding	stump grind 2 dead palms by the pool Grind stump 6" or less below grade. Roots will not be chased. Mulch / shavings/ stump chunks stay in place on site	150.00	300.00

BALANCE DUE

\$2,850.00

Pay invoice

RECEIVED

By Tara Lee at 1:37 pm, Dec 01, 2025



Invoice

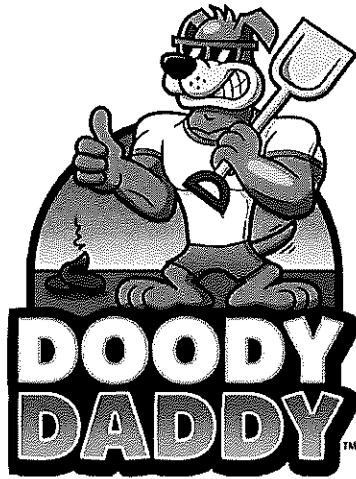
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 429630
Date 12/01/2025
Terms Due on receipt
Due Date 12/01/2025
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 8:09 am, Dec 02, 2025



December 1, 2025
Invoice No. 2512-SAL

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

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

RECEIVED
By Tara Lee at 12:38 pm, Dec 03, 2025

TOTAL \$482
PAID :

Exterior Designs of North Florida

361770 Pine Street
Hilliard, FL 32046
Exteriordesigns@ymail.com
904-545-5482



Job Completed At:
St. Augustine Lakes

Invoice:
Maria Czmyr, LCAM
904-747-0181 X223
Vesta Property Services
200 Business Park Circle, Suite 101
St. Augustine, FL 32095

Date: 12/5/25

Payment Terms: Upon Receipt

Rate/Quantity	Product Description/Comments	Unit Price	Extended Price
1	2025 Christmas Lights as per contract		\$2978.00

Total: **\$2978.00**

Paid: **\$0.00**

Balance Due: **\$2978.00**

Please make all checks payable to "Exterior Designs of North Florida"

Call 904-545-5482 if you would like to use a credit card and we will process it on the phone.

RECEIVED

By Tara Lee at 9:38 am, Dec 08, 2025

Governmental Management Services, LLC

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

Invoice

Invoice #: 55
Invoice Date: 12/1/25
Due Date: 12/1/25
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 - December 2025		4,645.42	4,645.42
Website Administration - December 2025		118.00	118.00
Information Technology - December 2025		177.00	177.00
Dissemination Agent Services - December 2025		231.92	231.92
Office Supplies		0.36	0.36
Postage		125.35	125.35
Copies		10.65	10.65
Telephone		6.33	6.33

RECEIVED
By Tara Lee at 10:41 am, Dec 04, 2025

Total	\$5,315.03
Payments/Credits	\$0.00
Balance Due	\$5,315.03

MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.
Aquatic Management Services
Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
730908	12/8/2025	\$1,275.00

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

00000007309084001000000033144700000012750033

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 12/5/2025

Invoice 2071253

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
12/5/2025	Water Management - Monthly		\$1275.00	\$0.00	\$1275.00

Treated ponds 1 & 4 in phase 1A for algae
Treated pond 9 & 10 for minimal algae
Treated ponds 2, 6 & 8 for minimal algae in phase 3
Treated pond 1 for invasive weeds in phase 3
Please allow 1-2 weeks for results

RECEIVED
By Tara Lee at 9:31 am, Dec 09, 2025

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

INVOICE

QUICK CATCH INC
12627 San Jose Blvd Suite 205
Jacksonville, FL 32223

admin@quick-catch.com
+1 (904) 859-6585
www.quick-catch.com



Bill to
St. Augustine Lakes CDD co/ Vesta Property
Management
200 Business Park Circle, Suite 101, Saint
Augustine, FL 32095

Ship to
St. Augustine Lakes CDD co/ Vesta Property
Management
200 Business Park Circle, Suite 101, Saint
Augustine, FL 32095

Invoice details

Invoice no.: 38448
Terms: Net 14
Invoice date: 12/05/2025
Due date: 12/19/2025

RECEIVED
By Tara Lee at 2:17 pm, Dec 05, 2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Dead Animal Pond	Dead Animal Pond Pond 4 was the duck pond 2 was the goose	1	\$295.00	\$295.00
2.		Duck Removal	Duck Removal	1	\$50.00	\$50.00
Total						\$345.00

Ways to pay

VISA    BANK  Venmo

Note to customer

St. Augustine Lakes CDD
Marla Czmyr
984 Arcadian Lakes Blvd
Saint Augustine, FL 32084-0233
Initial dead duck/ geese removal 295 w/ additional 50 per bird removed at time of service

[View and pay](#)

**ST AUGUSTINE LAKES CDD
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
December 5, 2025	\$29,279.37	Sheryl Fulks

Payable to:

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

Date Check Needed:

Budget Category:

ASAP	1.300.20700.10300
------	-------------------

Intended Use of Funds Requested:

11/4/25	SJC TAX DIST 1	\$ 1,666.81
11/20/25	SJC TAX DIST 2	10,744.53
11/24/25	SJC TAX DIST 3	16,868.03
		\$ 29,279.37

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

ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
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

SUMMARY OF TAX ROLL RECEIPTS				
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/4/2025	1,666.81	2,090.48	3,757.29
2	11/20/2025	10,744.53	13,475.50	24,220.03
3	11/24/2025	16,868.03	21,155.45	38,023.48
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
TOTAL RECEIVED TAX ROLL		29,279.37	36,721.43	66,000.80

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

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

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

Invoice #121225

DATE	PURCHASED FROM	AMOUNT	DUE
7/1/2025	Envera - Pool Gate Access #757765	727.48	683.08
8/1/2025	Envera - Pool Gate Access #758835	759	712.68
11/3/2025	Envera - Pool Gate Access #762170	763.85	717.23
12/1/2025	Envera - Pool Gate Access #763283	763.85	717.23
10/1/2025	Envera - Pool Gate Access #761045	763.85	717.23
9/2/2025	Envera - Pool Gate Access #759960	763.85	717.23
			4264.68 TOTAL DUE

RECEIVED
By Tara Lee at 8:41 am, Dec 15, 2025

Envera

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

Invoice	
Invoice Number 759960	Date 9/2/2025
Customer Number 400553	Due Date 10/1/2025

To: St. Augustine Lakes HOA, Inc.
 C/O Vesta Property Services
 200 Business Park Cir Ste 101
 Saint Augustine, FL 32095

Remit To: Envera
 PO Box 2086
 Hicksville, NY 11802

Net Due: \$763.85

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
St. Augustine Lakes HOA, Inc.	400553		9/2/2025	10/1/2025

Quantity	Description	Rate	Amount
<i>St. Augustine Lakes HOA, Inc. Amenity, Saint Augustine, FL</i>			
1.00	Active Video Monitoring 10/01/2025-10/31/2025	262.50	262.50
1.00	Data Management 10/01/2025-10/31/2025	210.00	210.00
1.00	Service & Maintenance 10/01/2025-10/31/2025	244.73	244.73
	Tax		\$ 46.62

Date	Invoice #	Description	Amount	Balance Due
9/2/2025	759960	Monitoring Services	763.85	763.85

Return Stub Below

Customer: St. Augustine Lakes HOA, Inc.

Invoice Number 759960
 Bill Payer ID: 400553

Due This Inv. 763.85 Amount Remitted

Payment Method Check Check Number Date Remitted

Charge* Card Number Exp Date

Name On Card Card ID

Signature

Envera

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

Invoice

Invoice Number 761045	Date 10/1/2025
Customer Number 400553	Due Date 11/1/2025

To: St. Augustine Lakes HOA, Inc.
C/O Vesta Property Services
200 Business Park Cir Ste 101
Saint Augustine, FL 32095

Remit To: Envera
PO Box 2086
Hicksville, NY 11802

Net Due: \$763.85

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
St. Augustine Lakes HOA, Inc.	400553		10/1/2025	11/1/2025

Quantity	Description	Rate	Amount
1.00	Active Video Monitoring 11/01/2025-11/30/2025	262.50	262.50
1.00	Data Management 11/01/2025-11/30/2025	210.00	210.00
1.00	Service & Maintenance 11/01/2025-11/30/2025	244.73	244.73
	Tax		\$ 46.62

Date	Invoice #	Description	Amount	Balance Due
10/1/2025	761045	Monitoring Services	763.85	763.85

Return Stub Below

Customer: St. Augustine Lakes HOA, Inc.

Invoice Number 761045
Bill Payer ID: 400553

Due This Inv. 763.85 Amount Remitted

Payment Method Check Check Number Date Remitted

Charge* Card Number Exp Date
 Name On Card Card ID

Signature

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

Invoice	
Invoice Number 763283	Date 12/01/2025
Customer Number 400553	Due Date 01/01/2026

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		763283	01/01/2026
Quantity	Description		Rate	Amount
<i>St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL</i>				
1.00	Data Management 01/01/2026 - 01/31/2026		210.00	210.00
1.00	Active Video Monitoring 01/01/2026 - 01/31/2026		262.50	262.50
1.00	Service & Maintenance 01/01/2026 - 01/31/2026		244.73	244.73
	Sales Tax			46.62
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$763.85

IMPORTANT MESSAGES

Important Numbers to Know:

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

Date	Invoice #	Description	Amount	Balance Due
12/01/2025	763283	Monitoring Services	\$763.85	\$763.85

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

Return Service Requested

Invoice	
Invoice Number 763283	Date 12/01/2025
Customer Number 400553	Due Date 01/01/2026

Net Due: \$763.85

Amount Enclosed: _____


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

11446

REMIT TO:
 Envera
 PO Box 2086
 Hicksville, NY 11802

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

Invoice	
Invoice Number 762170	Date 11/03/2025
Customer Number 400553	Due Date 12/01/2025

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		762170	12/01/2025
Quantity	Description		Rate	Amount
<i>St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL</i>				
1.00	Data Management 12/01/2025 - 12/31/2025		210.00	210.00
1.00	Active Video Monitoring 12/01/2025 - 12/31/2025		262.50	262.50
1.00	Service & Maintenance 12/01/2025 - 12/31/2025		244.73	244.73
	Sales Tax			46.62
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$763.85

IMPORTANT MESSAGES

Important Numbers to Know:

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

Date	Invoice #	Description	Amount	Balance Due
11/03/2025	762170	Monitoring Services	\$763.85	\$763.85

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

Return Service Requested

Invoice	
Invoice Number 762170	Date 11/03/2025
Customer Number 400553	Due Date 12/01/2025

Net Due: \$763.85

Amount Enclosed: _____


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

3123

REMIT TO:
 Envera
 PO Box 2086
 Hicksville, NY 11802

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

Invoice	
Invoice Number 758835	Date 08/01/2025
Customer Number 400553	Due Date 09/01/2025

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		758835	09/01/2025
Quantity	Description		Rate	Amount
<i>St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL</i>				
0.13	Data Management 09/01/2025 - 09/04/2025		200.00	26.67
0.13	Active Video Monitoring 09/01/2025 - 09/04/2025		250.00	33.33
0.87	Data Management 09/05/2025 - 09/30/2025		210.00	182.00
0.87	Active Video Monitoring 09/05/2025 - 09/30/2025		262.50	227.50
0.87	Service & Maintenance 09/05/2025 - 09/30/2025		244.73	212.10
0.13	Service & Maintenance 09/01/2025 - 09/04/2025		233.08	31.08
	Sales Tax			46.32
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$759.00

IMPORTANT MESSAGES

Important Numbers to Know:

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

Date	Invoice #	Description	Amount	Balance Due
08/01/2025	758835	Monitoring Services	\$759.00	\$759.00

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

Return Service Requested

Invoice	
Invoice Number 758835	Date 08/01/2025
Customer Number 400553	Due Date 09/01/2025

Net Due: \$759.00

Amount Enclosed: _____

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

9800

REMIT TO:
 Envera
 PO Box 2086
 Hicksville, NY 11802

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

Invoice	
Invoice Number 757765	Date 07/01/2025
Customer Number 400553	Due Date 08/01/2025

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		757765	08/01/2025
Quantity	Description		Rate	Amount
<i>St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL</i>				
1.00	Data Management 08/01/2025 - 08/31/2025		200.00	200.00
1.00	Active Video Monitoring 08/01/2025 - 08/31/2025		250.00	250.00
1.00	Service & Maintenance 08/01/2025 - 08/31/2025		233.08	233.08
	Sales Tax			44.40
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$727.48

IMPORTANT MESSAGES

Important Numbers to Know:

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

Date	Invoice #	Description	Amount	Balance Due
07/01/2025	757765	Monitoring Services	\$727.48	\$727.48

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

Return Service Requested

Invoice	
Invoice Number 757765	Date 07/01/2025
Customer Number 400553	Due Date 08/01/2025

Net Due: \$727.48

Amount Enclosed: _____

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

427

REMIT TO:
 Envera
 PO Box 2086
 Hicksville, NY 11802



INVOICE

INVOICE #	INVOICE DATE
1039995	12/1/2025
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: December 31, 2025

Balance Due: \$13,337.50

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

Subtotal \$13,337.50

Amount Paid \$0.00

BALANCE DUE \$13,337.50

RECEIVED
By Tara Lee at 11:31 am, Nov 30, 2025

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

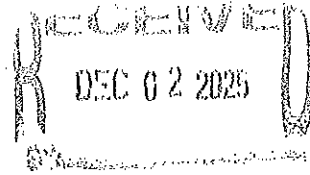


**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9270



*ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092*

*Invoice No. 374085
Date 11/22/2025
Client No. 21961*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 3,425.00

RECEIVED

By Tara Lee at 9:40 am, Dec 22, 2025

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Goseno CPAs PL
Invoicoo Payment



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CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50161	8	DANIELLE M JANSE VAN	184.70	12/15/2025
50162	2	JAMES C MAYO	184.70	12/15/2025
50163	4	MICHAEL DELLA PENTA	184.70	12/15/2025
50164	7	RONALD W POLOWY	184.70	12/15/2025
50165	1	ZENZI M ROGERS	184.70	12/15/2025

TOTAL FOR REGISTER 923.50

SAUG ST AUGUSTINE L DIAUGHLIN