

St. Augustine Lakes
Community Development District

FEBRUARY 23, 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

February 16, 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, February 23, 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 January 26, 2026 Meeting
- IV. Consideration of Proposal for Pond Bank Inspection Report (*will be sent under separate cover*)
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations
- VI. Supervisors Requests
- VII. Audience Comments
- VIII. Financial Statements as of January 31, 2026
- IX. Check Register
- X. Next Scheduled Meeting – March 23, 2026 at 11:00 a.m. at Holiday Inn Express, 2300 FL-16, St. Augustine, 32084
- XI. 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, January 26, 2026 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
Bill Schaefer	District Engineer
Maria Czmyr	Vesta Property Services
Sarah Sweeting	GMS

The following is a summary of the actions taken at the January 26, 2026, 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 October 27, 2025 Meeting and December 15, 2025 Meeting

Mr. Oliver presented the October 27, 2025 meeting minutes and the December 15, 2025 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the October 27, 2025 Meeting and December 15, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

B. Engineer

Mr. Schaefer reported that there were no new project updates. He noted that several stormwater ponds have been operational for more than two years and may now require a compliance report to be filed with the Water Management District pursuant to the stormwater permit. Mr. Schaefer advised that he could prepare a proposal for the Board’s consideration if requested.

C. Manager

Mr. Oliver advised that although it is early in the year, preparation for the FY27 budget will begin in April 2026. The Board is expected to consider adoption of the budget in July or August 2026, with assessment rolls to be submitted to the Tax Collector by September 15, 2026.

FIFTH ORDER OF BUSINESS

Supervisors Requests

There were no Supervisor Requests, the next item followed.

SIXTH ORDER OF BUSINESS

Audience Comments

The HOA President requested approval to install a comment box near the pool bulletin board on CDD property, to be funded and managed by the HOA, for the purpose of collecting anonymous resident feedback. It was explained that an HOA representative would collect and

summarize submissions. The Board indicated a willingness to coordinate with the HOA on this request.

Questions were raised regarding final pavement markings along Arcadian Lake Boulevard, specifically centerline striping. Staff advised that all pavement markings required by the approved county engineering plans will be installed following the second lift of pavement. Any additional markings beyond those plans would require engineering review, county approval, and separate funding. The HOA indicated it would review final conditions and follow up if additional markings are desired.

Clarification was provided that recent curb repair communications had been distributed and repairs will continue through the end of the week, limited to items identified by St. Johns County. Cosmetics repairs are not included.

Residents asked whether additional speed limits signage or reduced speed limits were planned. Staff confirmed that current signage reflects approved plans. Additional signage or speed limit reductions could be considered in coordination with engineering review and budget availability.

Landscaping concerns were raised, particularly around the amenity center. Staff explained that major landscape repairs will be addressed after the dormant season, following assessment and proposal by the landscape contractor.

Questions were asked regarding wooden stakes and silt fencing near pond and wetland areas. Staff confirmed that wetland mitigation work is complete and remaining materials will be removed.

Inquiries were made about Lennar signage throughout the community. Staff advised that signage would remain until all sales and closings are completed.

A resident raised concerns regarding curb damage near their driveway. Staff advised that only county-identified list items are currently being addressed and requested that residents submit photos and addresses for review.

A resident expressed concern regarding towing signage placement and communication. Staff clarified that towing signs are placed only on CCD property pursuant to an adopted towing policy and offered to review the specific location and communication issues after the meeting.

A concern was raised regarding drainage issues near the end of River Stream. Staff stated the area would be inspected.

Clarification was provided regarding the scope of the current paving phase, noting that work is limited to Phases 3A and 3B, with additional areas to be addressed in future phases.

SEVENTH ORDER OF BUSINESS Financial Statements as of December 31, 2025

Mr. Oliver presented the financial statements as of December 31, 2025. The District is one-quarter into the fiscal year. The balance sheet reflects capital reserve funds of approximately \$47,000, with an additional \$20,000 projected to be funded during the fiscal year. The assessment receipt schedule shows a 93.6% collection rate. The general fund reflects a positive variance of approximately \$14,000, noting this is early in the fiscal year.

EIGHTH ORDER OF BUSINESS Check Register

Mr. Oliver presented the check register for Board approval.

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

**NINTH ORDER OF BUSINESS Next Scheduled Meeting – February 23, 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 February 23, 2026.

TENTH 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 at 11:23 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

EIGHTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
January 31, 2026



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St. Augustine Lakes
Community Development District
Combined Balance Sheet
January 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 548,119	\$ -	\$ 6,000	\$ -	\$ 554,119
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	1,038	-	-	1,038
Due from Developer	-	-	-	-	-
Due from Other Governmental Units	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	1,891	-	40,979	-	42,870
Series 2022					
Reserve	-	239,013	-	-	239,013
Interest	-	194	-	-	194
Revenue	-	478,554	-	-	478,554
Prepayment	-	26	-	-	26
Sinking	-	67	-	-	67
Redemption	-	6	-	-	6
Construction	-	-	-	31,743	31,743
Prepaid Expenses	1,000	-	-	-	1,000
Deposits	1,737	-	-	-	1,737
Total Assets	\$ 552,747	\$ 718,898	\$ 46,979	\$ 31,743	\$ 1,350,367
Liabilities:					
Accounts Payable	\$ 215	\$ -	\$ -	\$ -	\$ 215
Accrued Expenses	-	-	-	-	-
Accounts FICA Payable	-	-	-	-	-
Due to Debt Service	1,038	-	-	-	1,038
Due to Capital Reserve	-	-	-	-	-
Total Liabilities	\$ 1,253	\$ -	\$ -	\$ -	\$ 1,253
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Deposits	1,737	-	-	-	1,737
Restricted for:					
Debt Service	-	718,898	-	-	718,898
Capital Project	-	-	-	31,743	31,743
Assigned for:					
Capital Reserve Fund	-	-	46,979	-	46,979
Unassigned	548,757	-	-	-	548,757
Total Fund Balances	\$ 551,494	\$ 718,898	\$ 46,979	\$ 31,743	\$ 1,349,114
Total Liabilities & Fund Balance	\$ 552,747	\$ 718,898	\$ 46,979	\$ 31,743	\$ 1,350,367

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 598,420	\$ 561,423	\$ 561,423	\$ -
Interest Income	6,000	2,000	157	(1,843)
Total Revenues	\$ 604,420	\$ 563,423	\$ 561,579	\$ (1,843)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 3,000	\$ 1,000
PR-FICA	918	306	230	77
Engineering	9,000	3,000	-	3,000
Attorney	15,000	5,000	600	4,400
Annual Audit	3,575	3,575	3,425	150
Assessment Administration	2,783	2,783	2,783	-
Arbitrage Rebate	450	450	450	-
Dissemination Agent	2,783	928	928	(0)
Software Licensing	1,500	1,500	750	750
Trustee Fees	7,188	7,188	7,288	(100)
Management Fees	55,745	18,582	18,582	-
Information Technology	2,124	708	708	-
Website Maintenance	1,416	472	472	-
Telephone	200	67	20	47
Postage & Delivery	850	283	450	(166)
Insurance General Liability	7,500	7,500	7,398	102
Printing & Binding	500	167	54	112
Legal Advertising	2,500	833	196	637
Other Current Charges	1,200	400	364	36
Meeting Room	-	-	1,200	(1,200)
Office Supplies	450	150	2	148
Dues, Licenses & Subscriptions	175	58	175	(117)
Total General & Administrative	\$ 127,854	\$ 57,949	49,073	\$ 8,876

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<i>Operations & Maintenance</i>				
Amenity Center				
Electric	\$ 9,000	\$ 3,000	\$ 2,708	\$ 292
Water/Sewer/Irrigation	9,000	3,000	1,282	1,718
Security	22,000	7,333	2,152	5,182
Security Services Patrol	15,000	5,000	4,802	
Pool Maintenance	17,905	5,968	5,425	543
Pool Permits	350	-	-	-
Pool Attendants	37,412	-	-	-
Janitorial	4,100	1,367	1,232	135
Repairs & Maintenance	5,000	1,667	1,345	322
Special Events	10,000	3,333	-	3,333
Insurance - Property	13,365	13,365	10,984	2,381
Subtotal Amenity Center	\$ 143,132	\$ 44,033	29,930	\$ 13,905
Grounds Maintenance				
Field Mgmt / Admin	\$ 22,800	\$ 7,600	\$ 7,600	\$ -
Landscape Maintenance	160,050	53,350	53,350	-
Landscape Contingency	18,000	6,000	2,326	3,674
Tree Removals	24,000	2,550	2,550	-
Lake Maintenance	17,800	5,933	5,100	833
Wetland Mitigation	13,000	-	-	-
Grounds Maintenance	10,000	345	345	-
Pet Waste Disposal	5,784	1,928	1,928	-
Reclaim Water	10,000	-	-	-
Electric	11,000	3,667	3,291	376
Miscellaneous	6,000	2,000	-	2,000
Holiday Decorations	15,000	2,978	2,978	-
Subtotal Grounds Maintenance	\$ 313,434	\$ 86,351	\$ 79,752	\$ 6,599
Total Operations & Maintenance	\$ 456,566	\$ 130,384	\$ 109,682	\$ 20,504
Total Expenditures	\$ 584,420	\$ 188,333	\$ 158,755	\$ 29,380
Excess (Deficiency) of Revenues over Expenditures	\$ 20,000		\$ 402,824	
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Transfer Out	\$ (20,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (20,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 402,824	
Fund Balance - Beginning	\$ -		\$ 148,671	
Fund Balance - Ending	\$ -		\$ 551,494	

St. Augustine Lakes
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 480,528	\$ 447,643	\$ 447,643	\$ -
Interest Income	15,000	5,000	5,369	369
Total Revenues	\$ 495,528	\$ 452,643	\$ 453,012	\$ 369
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	\$ 268,358	\$ 248,726	\$ (19,631)
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	\$ 268,358	\$ 242,805	\$ (25,553)
Fund Balance - Beginning	\$ 274,613		\$ 476,094	
Fund Balance - Ending	\$ 291,570		\$ 718,898	

St. Augustine Lakes
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Actual
	Thru 01/31/26
Revenues	
Interest Income	\$ 329
Total Revenues	\$ 329
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 329
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 5,922
Total Other Financing Sources (Uses)	\$ 5,922
Net Change in Fund Balance	\$ 6,251
Fund Balance - Beginning	\$ 25,492
Fund Balance - Ending	\$ 31,743

St. Augustine Lakes
Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest	\$ 500	\$ 167	\$ 567	\$ 400
Total Revenues	\$ 500	\$ 167	\$ 567	\$ 400
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 500		\$ 567	
Other Financing Sources/(Uses)				
Transfer In - Capital Reserve	\$ 20,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 20,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 20,500		\$ 567	
Fund Balance - Beginning	\$ 46,307		\$ 46,412	
Fund Balance - Ending	\$ 66,807		\$ 46,979	

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	\$ 424,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 561,423
Special Assessments -Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	138	6	6	6	-	-	-	-	-	-	-	-	157
Total Revenues	\$ 138	\$ 36,728	\$ 100,296	\$ 424,418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 561,579
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
PR-FICA	77	-	77	77	-	-	-	-	-	-	-	-	230
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	600	-	-	-	-	-	-	-	-	-	-	-	600
Annual Audit	-	3,425	-	-	-	-	-	-	-	-	-	-	3,425
Assessment Administration	2,783	-	-	-	-	-	-	-	-	-	-	-	2,783
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	-	-	-	450
Dissemination Agent	232	232	232	232	-	-	-	-	-	-	-	-	928
Software Licensing	750	-	-	-	-	-	-	-	-	-	-	-	750
Trustee Fees	2,288	-	5,000	-	-	-	-	-	-	-	-	-	7,288
Management Fees	4,645	4,645	4,645	4,645	-	-	-	-	-	-	-	-	18,582
Information Technology	177	177	177	177	-	-	-	-	-	-	-	-	708
Website Maintenance	118	118	118	118	-	-	-	-	-	-	-	-	472
Telephone	10	3	6	-	-	-	-	-	-	-	-	-	20
Postage & Delivery	36	130	125	159	-	-	-	-	-	-	-	-	450
Insurance General Liability	7,398	-	-	-	-	-	-	-	-	-	-	-	7,398
Printing & Binding	13	11	11	20	-	-	-	-	-	-	-	-	54
Legal Advertising	66	-	66	65	-	-	-	-	-	-	-	-	196
Other Current Charges	107	103	79	75	-	-	-	-	-	-	-	-	364
Meeting Room	300	600	300	-	-	-	-	-	-	-	-	-	1,200
Office Supplies	1	0	0	1	-	-	-	-	-	-	-	-	2
Property Tax Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,776	\$ 9,444	\$ 11,836	\$ 7,017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,073

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	\$ 752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,708
Water/Sewer/Irrigation	332	315	330	305	-	-	-	-	-	-	-	-	1,282
Security	717	717	717	-	-	-	-	-	-	-	-	-	2,152
Security Services Patrol	977	1,302	1,172	1,351	-	-	-	-	-	-	-	-	4,802
Pool Maintenance	1,300	1,525	1,300	1,300	-	-	-	-	-	-	-	-	5,425
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	332	300	300	300	-	-	-	-	-	-	-	-	1,232
Repairs & Maintenance	375	150	670	150	-	-	-	-	-	-	-	-	1,345
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	10,984	-	-	-	-	-	-	-	-	-	-	-	10,984
Subtotal Amenity Center	\$ 15,684	\$ 4,954	\$ 5,134	\$ 4,158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,930
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,600
Landscape Maintenance	13,338	13,338	13,338	13,338	-	-	-	-	-	-	-	-	53,350
Landscape Contingency	1,390	-	-	936	-	-	-	-	-	-	-	-	2,326
Tree Removals	-	2,550	-	-	-	-	-	-	-	-	-	-	2,550
Irrigation Repairs	-	-	285	-	-	-	-	-	-	-	-	-	285
Lake Maintenance	1,275	1,275	1,275	1,275	-	-	-	-	-	-	-	-	5,100
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	345	-	-	-	-	-	-	-	-	-	345
Pet Waste Disposal	482	482	482	482	-	-	-	-	-	-	-	-	1,928
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	704	731	634	1,222	-	-	-	-	-	-	-	-	3,291
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	2,978	-	-	-	-	-	-	-	-	-	2,978
Subtotal Grounds Maintenance	\$ 19,088	\$ 20,275	\$ 21,236	\$ 19,152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,752
Total Operations & Maintenance	\$ 34,772	\$ 25,230	\$ 26,370	\$ 23,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,682
Total Expenditures	\$ 55,548	\$ 34,674	\$ 38,206	\$ 30,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,755
Excess (Deficiency) of Revenues over Expenditures	\$ (55,410)	\$ 2,054	\$ 62,090	\$ 394,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402,824
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	\$ 62,090	\$ 394,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402,824

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	239,013
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

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	66,499.60	447,643.35	561,422.59	1,009,065.94
TOTAL NET ASSESSMENTS	66,499.60	447,643.35	561,422.59	1,009,065.94

(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
4	12/17/2025	54,100.55	67,851.50	121,952.05
5	12/24/2025	25,864.31	32,438.34	58,302.65
6	01/14/2026	337,360.69	423,108.96	760,469.65
INTEREST 1	01/27/2026	1,038.42	1,302.37	2,340.79
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
TOTAL RECEIVED TAX ROLL		447,643.35	561,422.59	1,009,065.94

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED TAX ROLL	93.82%	93.82%	93.82%

NINTH ORDER OF BUSINESS

St. Augustine Lakes
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
General Fund			
1/6/26	419-424	\$	3,865.92
1/13/26	425-429		21,565.52
1/14/26	430		79,964.86
1/21/26	431-434		344,581.40
1/26/26	435		450.00
SUBTOTAL		\$	450,427.70

<i>Date</i>	<i>Autopays</i>		<i>Amount</i>
01/20/26	SJCUD		305.20
01/21/26	FPL		1,973.60
01/26/26	ROLLKALL TECHNOL		1,351.35
01/27/26	IRS FICA PAYMENT		153.00
SUBTOTAL		\$	3,783.15
TOTAL		\$	454,210.85

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/26	00021	1/01/26	5037	202601	330	53800	46400		JAN POOL SERVICES	*	1,300.00		
									C BUSS ENTERPRISES			1,300.00	000419
1/06/26	00031	10/31/25	93448034	202510	330	53800	46000		AED AUTO AGREEMENT-OCT25	*	150.00		
									CINTAS CORPORATION			150.00	000420
1/06/26	00031	12/31/25	93533483	202512	330	53800	46000		AED AUTO AGREEMENT-DEC25	*	150.00		
									CINTAS CORPORATION			150.00	000421
1/06/26	00023	1/01/26	1416	202601	330	53800	46100		JAN JANITORIAL SERVICES	*	300.00		
									COASTAL AMENITY SERVICES, LLC			300.00	000422
1/06/26	00026	12/31/25	7504382	202512	310	51300	48000		NOTICE OF MEETING-12/15	*	65.92		
									GANNETT MEDIA CORP			65.92	000423
1/06/26	00010	1/01/26	430149	202601	320	57200	34000		JAN26 FIELD MANAGEMENT	*	1,900.00		
									VESTA PROPERTY SERVICES INC			1,900.00	000424
1/13/26	00024	1/01/26	2601-SAL	202601	320	57200	46700		JAN PET WASTE SERVICES	*	482.00		
									DOODY DADDY LLC			482.00	000425
1/13/26	00004	1/01/26	56	202601	310	51300	34000		JAN MANAGEMENT FEES	*	4,645.42		
		1/01/26	56	202601	310	51300	35300		JAN WEBSITE ADMIN	*	118.00		
		1/01/26	56	202601	310	51300	35100		JAN INFORMATION TECH	*	177.00		
		1/01/26	56	202601	310	51300	31300		JAN DISSEMINATION SVCS	*	231.92		
		1/01/26	56	202601	310	51300	51000		OFFICE SUPPLIES	*	.60		
		1/01/26	56	202601	310	51300	42000		POSTAGE	*	158.58		
		1/01/26	56	202601	310	51300	42500		COPIES	*	19.50		
		1/01/26	56.AMEXD	202512	310	51300	50000		CDD MEETING 12/15/25	*	300.00		
		1/01/26	56.AMEXO	202510	310	51300	50000		CDD MEETING 10/27/25	*	300.00		
									GOVERNMENTAL MANAGEMENT SERVICES			5,951.02	000426

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 #
1/13/26	00014	1/07/26	2097380	202601	320	320-57200-46400			JAN LAKE MAINTENANCE THE LAKE DOCTORS INC	*	1,275.00	1,275.00	000427
1/13/26	00036	12/31/25	186618	202512	330	330-53800-46000			REPLACED DAMAGED PANEL FLORIDA ULS OPERATING LLC	*	520.00	520.00	000428
1/13/26	00012	1/01/26	1064330	202601	320	320-57200-46200			JAN LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE INC	*	13,337.50	13,337.50	000429
1/14/26	00019	1/14/26	01142026	202601	300	300-20700-10300			12/17/25 SJC TAX DIST 4	*	54,100.55		
		1/14/26	01142026	202601	300	300-20700-10300			12/24/25 SJC TAX DIST 5	*	25,864.31		
									ST AUGUSTINE LAKES CDD C/O BANK			79,964.86	000430
1/21/26	00019	1/20/26	01202026	202601	300	300-20700-10300			1/14/26 SJC TAX DIST 6	*	337,360.69		
									ST AUGUSTINE LAKES CDD C/O BANK			337,360.69	000431
1/21/26	00017	12/09/25	00252-25	202512	310	310-51300-32300			FY26 SE2022 TRUSTEE FEES	*	5,000.00		
		12/09/25	00252-25	202512	300	300-15500-10000			FY27 SE2022 TRUSTEE FEES	*	1,000.00		
									THE BANK OF NEW YORK MELLON			6,000.00	000432
1/21/26	00012	1/16/26	1082979	202601	320	320-57200-46300			PARKING LOT PLANT REPLEN	*	935.71		
									YELLOWSTONE LANDSCAPE INC			935.71	000433
1/21/26	00012	1/14/26	1082473	202512	320	320-57200-46320			DEC IRRIGATION REPAIRS	*	285.00		
									YELLOWSTONE LANDSCAPE INC			285.00	000434
1/26/26	00018	1/21/26	7450-01-	202601	310	310-51300-31200			SPL ASSMNT BONDS SE2022	*	450.00		
									AMTEC CORP			450.00	000435
TOTAL FOR BANK A											450,427.70		
TOTAL FOR REGISTER											450,427.70		

SAUG ST AUGUSTINE L TLEE

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.: 5037
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

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

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

RECEIVED

By Tara Lee at 12:28 pm, Jan 02, 2026



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 # 9344803410
Invoice Date 10/31/2025
Credit Terms NET 30 DAYS
Customer # 25057341
Store# AMENITY CENTER
Cintas Route LOC #0292 ROUTE 0005
Order # 0060464532
Payer # 25057334

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

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

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

Note

RECEIVED
By Tara Lee at 12:04 pm, Dec 23, 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 # 9353348354
Invoice Date 12/31/2025
Credit Terms NET 30 DAYS
Customer # 25057341
Store# AMENITY CENTER
Cintas Route LOC #0292 ROUTE 0005
Order # 0060464532
Payer # 25057334

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

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

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

Note

RECEIVED

By Tara Lee at 8:26 am, Jan 05, 2026

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
1/1/2026	1416

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 2026. <div data-bbox="256 1058 919 1188" style="border: 1px solid black; padding: 5px; width: fit-content;">RECEIVED <i>By Tara Lee at 12:26 pm, Jan 02, 2026</i></div>	300.00	300.00
Please remit to the above address. We appreciate your business.		Total	\$300.00



ACCOUNT NAME St. Augustine Lakes		ACCOUNT # 762564	INV DATE 12/31/25
INVOICE # 0007504382	INVOICE PERIOD Dec 1- Dec 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: JANUARY 31, 2026 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 <https://gcll.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
12/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
12/12/25	11846438	SAG St Augustine Record	MEETING		\$65.92

RECEIVED
By Tara Lee at 8:20 am, Jan 05, 2026

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 0007504382		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 https://gcll.my.site.com/financialservicesportal/s/						

000076256400000000000000075043820000659267177

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katelyn Beach
St. Augustine Lakes
475 W Town PL # 114
Saint Augustine FL 32092-3649

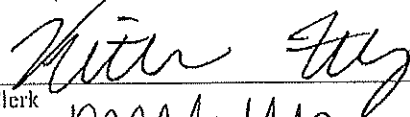
STATE OF WISCONSIN, COUNTY OF BROWN

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 12/12/2025
SAG staugustine.com 12/12/2025

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 12/12/2025



Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$65.92
Tax Amount: \$0.00
Payment Cost: \$65.92
Order No: 11846438 # 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 December 15, 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



Invoice

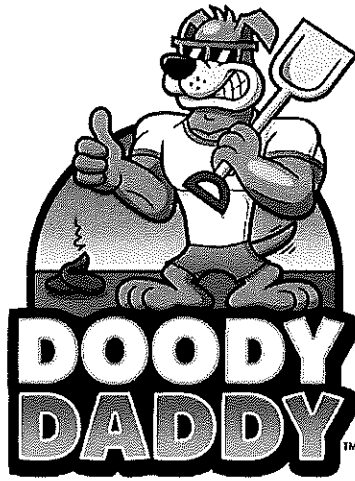
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 430149
Date 01/01/2026
Terms Due on receipt
Due Date 01/01/2026
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 8:29 am, Jan 05, 2026



January 1, 2026

Invoice No. 2601-SAL

INVOICE

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

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

RECEIVED

By Tara Lee at 2:14 pm, Jan 08, 2026

TOTAL \$482

PAID :

Governmental Management Services, LLC

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

Invoice

Invoice #: 56
Invoice Date: 1/1/26
Due Date: 1/1/26
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 - January 2026		4,645.42	4,645.42
Website Administration - January 2026		118.00	118.00
Information Technology - January 2026		177.00	177.00
Dissemination Agent Services - January 2026		231.92	231.92
Office Supplies		0.60	0.60
Postage		158.58	158.58
Copies		19.50	19.50
AMEX Charge 10/27/25 - Holiday Inn Express		300.00	300.00
AMEX Charge 12/15/25 - Holiday Inn Express		300.00	300.00

Total \$5,951.02

Payments/Credits \$0.00

Balance Due \$5,951.02

RECEIVED

By Tara Lee at 11:25 am, Jan 07, 2026



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 186618

Date	PO#
12/31/25	
Due Date	Terms
1/30/26	Net 30

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

Property Address
St. Augustine Lakes - HOA Eloise Ct St. Augustine , FL 32084

Item	Amount
------	--------

Job #205964 - 8' Tan Vinyl - Amenity Repair

Replace damaged panel. 8' Tan vinyl.

SFN- Commercial Install

\$520.00

RECEIVED

By Tara Lee at 11:23 am, Jan 07, 2026

Thank you for your business.

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

Subtotal	\$520.00
Sales Tax	\$0.00
Total	\$520.00
Credits/Payments	(\$0.00)
Balance Due	\$520.00



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1064330	1/1/2026
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: St. Augustine Lakes CDD

Invoice Due Date: January 31, 2026

Balance Due: \$13,337.50

Description	Current Amount
Monthly Landscape Maintenance January 2026	\$13,337.50

RECEIVED

By Tara Lee at 12:31 pm, Dec 26, 2025

Subtotal	\$13,337.50
Amount Paid	\$0.00
BALANCE DUE	\$13,337.50

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

**ST AUGUSTINE LAKES CDD
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
January 14, 2026	\$79,964.86	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:

12/17/25	SJC TAX DIST 4	\$ 54,100.55
12/24/25	SJC TAX DIST 5	25,864.31
		\$ 79,964.86

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

**ST AUGUSTINE LAKES CDD
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
January 20, 2026	\$337,360.69	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:

1/14/26 SJC TAX DIST 6	\$ 337,360.69
	\$ 337,360.69

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



INVOICE

For: ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT
ATTN: Jim Oliver
475 West Town Place, Ste #114
World Golf Village
St. Augustine, FL 32092
United States

From: The Bank of New York Mellon Trust Company, National
Association
333 South Hope Street
Los Angeles, CA, 90071
United States

Invoice Number: 00252-25-0087201
Invoice Date: Dec 9, 2025
Due Date: Jan 8, 2026
Account Number: 9473369193-INV
Cycle Date: Dec 1, 2025
Legacy Ref#: CT2119255
Currency: USD

INVOICE

Total Payable Amount: 6,000.00 USD

RECEIVED
By Tara Lee at 9:43 am, Jan 20, 2026

Current Period Subtotal: 6,000.00 USD
Current Period Tax: 0.00 USD
Current Period Total: 6,000.00 USD
Satisfied to Date: 0.00 USD
Balance Due: 6,000.00 USD

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.
Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.
The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

Wire and ACH Payment Instructions:

[Redacted wire and ACH payment instructions]

Check Payment Instructions:

The Bank of New York Mellon
Corporate Trust Department
P.O. Box 392013
Pittsburgh, PA 15251-9013
Please enclose billing stub.



Details for St. Augustine Lakes Community Development District Special Assessment Bonds Series 2022 Master Trust

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Construction Fund Administration Fee					2,000.00
For the period: Dec 1, 2025 to Nov 30, 2026					
Flat Fee		2,000.00		2,000.00	
Trustee					
Annual Fee					4,000.00
For the period: Dec 1, 2025 to Nov 30, 2026					
Flat Fee		4,000.00		4,000.00	
Total					6,000.00



Billing Stub

ST AUGUSTINE LAKES COMMUNITY
DEVELOPMENT

Invoice Number: 00252-25-0087201
Account Number: 9473369193-INV
Invoice Date: Dec 9, 2025
Cycle Date: Dec 1, 2025



INVOICE

INVOICE #	INVOICE DATE
1082979	1/16/2026
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: February 15, 2026

Balance Due: \$935.71

Description	Current Amount
Parking Lot Plant Replenish	
Landscape Enhancement	\$935.71

RECEIVED
By Tara Lee at 9:53 am, Jan 20, 2026

Subtotal	\$935.71
Amount Paid	\$0.00
BALANCE DUE	\$935.71

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



INVOICE

INVOICE #	INVOICE DATE
1082473	1/14/2026
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: February 13, 2026

Balance Due: \$285.00

Description	Current Amount
december inspection	
Irrigation Repairs	\$285.00

RECEIVED
By Tara Lee at 8:33 am, Jan 15, 2026

Subtotal	\$285.00
Amount Paid	\$0.00
BALANCE DUE	\$285.00

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



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: St. Augustine Lakes Community Development District **Invoice No.** 7450-01-26
 c/o Ms. Bernadette Peregrino
 District Accountant
 Governmental Management Services **Date:** January 21, 2026
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

For Professional Services:

Issue	Service	Fee
\$7,070,000 St. Augustine Lakes Community Development District (St. Johns County, Florida), Special Assessment Bonds, Series 2022 (2022 Project)	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED
 By Tara Lee at 9:14 am, Jan 22, 2026

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK / ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):



Please notify AMTEC at info@amteccorp.com upon completing the transaction.