

St. Augustine Lakes
Community Development District

MARCH 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

March 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, March 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 February 23, 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 February 28, 2026
- IX. Check Register
- X. Next Scheduled Meeting – April 27, 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, February 23, 2026 at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida.

Present and constituting a quorum were:

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

The following is a summary of the actions taken at the February 23, 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. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

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

THIRD ORDER OF BUSINESS

Consideration of Minutes of the January 26, 2026 Meeting

Mr. Oliver presented the January 26, 2026 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Mayo, seconded by Mr. Della Penta, with all in favor, the Minutes of the January 26, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Proposal for Pond Bank Inspection Report**

Mr. Oliver noted that this item has not been provided by the District Engineer at this time, and he suggested that the Board table discussion of that item to a future meeting agenda.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

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

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver reminded the Board to complete their Form 1s by July 1, 2026.

D. Operations

Mr. Oliver noted that Maria was not in attendance.

SIXTH ORDER OF BUSINESS **Supervisors Requests**

There were no Supervisor requests, the next item followed.

SEVENTH ORDER OF BUSINESS **Audience Comments**

Mr. Oliver asked for any audience comments.

EIGHTH ORDER OF BUSINESS

Financial Statements as of January 31, 2026

Mr. Oliver presented the financial statements as of January 31, 2026. The assessment receipt schedule shows a 96.26% collection rate. The general fund reflects a positive variance of approximately \$29,380.

NINTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for Board approval.

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

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 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 is March 23, 2026.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Della Penta, seconded by Mr. Mayo, with all in favor, the meeting was adjourned at 11:23 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

NINTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
February 28, 2026



Table of Contents

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

St. Augustine Lakes
Community Development District
Combined Balance Sheet
February 28, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 96,023	\$ -	\$ 8,120	\$ -	\$ 104,143
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	11,634	-	-	11,634
Due from Developer	-	-	-	-	-
Due from Other Governmental Units	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	432,723	-	51,118	-	483,841
Series 2022					
Reserve	-	239,687	-	-	239,687
Interest	-	194	-	-	194
Revenue	-	479,960	-	-	479,960
Prepayment	-	26	-	-	26
Sinking	-	67	-	-	67
Redemption	-	6	-	-	6
Construction	-	-	-	31,829	31,829
Prepaid Expenses	1,000	-	-	-	1,000
Deposits	1,737	-	-	-	1,737
Total Assets	\$ 531,483	\$ 731,573	\$ 59,238	\$ 31,829	\$ 1,354,124
Liabilities:					
Accounts Payable	\$ 1,579	\$ -	\$ -	\$ -	\$ 1,579
Accrued Expenses	1,229	-	-	-	1,229
Accounts FICA Payable	-	-	-	-	-
Due to Debt Service	11,634	-	-	-	11,634
Due to Capital Reserve	-	-	-	-	-
Total Liabilities	\$ 14,441	\$ -	\$ -	\$ -	\$ 14,441
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Deposits	1,737	-	-	-	1,737
Restricted for:					
Debt Service	-	731,573	-	-	731,573
Capital Project	-	-	-	31,829	31,829
Assigned for:					
Capital Reserve Fund	-	-	59,238	-	59,238
Unassigned	514,305	-	-	-	514,305
Total Fund Balances	\$ 517,042	\$ 731,573	\$ 59,238	\$ 31,829	\$ 1,339,683
Total Liabilities & Fund Balance	\$ 531,483	\$ 731,573	\$ 59,238	\$ 31,829	\$ 1,354,124

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 598,420	\$ 576,013	\$ 576,013	\$ -
Interest Income	6,000	2,500	988	(1,512)
Total Revenues	\$ 604,420	\$ 578,513	\$ 577,002	\$ (1,512)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,800	\$ 1,200
PR-FICA	918	383	291	92
Engineering	9,000	3,750	-	3,750
Attorney	15,000	6,250	1,928	4,322
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	1,159	1,160	(0)
Software Licensing	1,500	1,500	750	750
Trustee Fees	7,188	7,188	7,288	(100)
Management Fees	55,745	23,227	23,227	-
Information Technology	2,124	885	885	-
Website Maintenance	1,416	590	590	-
Telephone	200	83	26	57
Postage & Delivery	850	354	518	(164)
Insurance General Liability	7,500	7,500	7,398	102
Printing & Binding	500	208	68	141
Legal Advertising	2,500	1,042	262	779
Other Current Charges	1,200	500	364	136
Meeting Room	-	-	1,200	(1,200)
Office Supplies	450	188	2	185
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 127,854	\$ 66,789	\$ 56,589	\$ 10,201

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<i>Operations & Maintenance</i>				
Amenity Center				
Electric	\$ 9,000	\$ 3,750	\$ 3,394	\$ 356
Water/Sewer/Irrigation	9,000	3,750	1,584	2,166
Security	22,000	9,167	2,152	7,015
Security Services Patrol	15,000	6,250	6,030	
Pool Maintenance	17,905	7,460	6,725	735
Pool Permits	350	-	-	-
Pool Attendants	37,412	-	-	-
Janitorial	4,100	1,708	1,567	141
Repairs & Maintenance	5,000	2,083	1,495	588
Special Events	10,000	4,167	-	4,167
Insurance - Property	13,365	13,365	10,984	2,381
Subtotal Amenity Center	\$ 143,132	\$ 51,700	\$ 33,931	\$ 17,549
Grounds Maintenance				
Field Mgmt / Admin	\$ 22,800	\$ 9,500	\$ 9,500	\$ -
Landscape Maintenance	160,050	66,688	66,688	-
Landscape Contingency	18,000	7,500	2,326	5,174
Tree Removals	24,000	2,550	2,550	-
Lake Maintenance	17,800	7,417	6,375	1,042
Wetland Mitigation	13,000	-	-	-
Grounds Maintenance	10,000	345	345	-
Pet Waste Disposal	5,784	2,410	2,410	-
Reclaim Water	10,000	-	-	-
Electric	11,000	4,583	4,172	412
Miscellaneous	6,000	2,500	-	2,500
Holiday Decorations	15,000	2,978	2,978	-
Subtotal Grounds Maintenance	\$ 313,434	\$ 106,471	\$ 98,110	\$ 8,361
Total Operations & Maintenance	\$ 456,566	\$ 158,171	\$ 132,041	\$ 25,910
Total Expenditures	\$ 584,420	\$ 224,960	\$ 188,630	\$ 36,111
Excess (Deficiency) of Revenues over Expenditures	\$ 20,000		\$ 388,372	
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve Transfer Out	\$ (20,000)	\$ (20,000)	\$ (20,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (20,000)	\$ (20,000)	\$ (20,000)	\$ -
Net Change in Fund Balance	\$ -		\$ 368,372	
Fund Balance - Beginning	\$ -		\$ 148,671	
Fund Balance - Ending	\$ -		\$ 517,042	

St. Augustine Lakes
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 480,528	\$ 459,277	\$ 459,277	\$ -
Interest Income	15,000	6,250	6,410	160
Total Revenues	\$ 495,528	\$ 465,527	\$ 465,687	\$ 160
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	\$ 281,242	\$ 261,401	\$ (19,840)
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	\$ 281,242	\$ 255,479	\$ (25,762)
Fund Balance - Beginning	\$ 274,613		\$ 476,094	
Fund Balance - Ending	\$ 291,570		\$ 731,573	

St. Augustine Lakes
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Actual
	Thru 02/28/26
Revenues	
Interest Income	\$ 416
Total Revenues	\$ 416
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 416
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 5,922
Total Other Financing Sources (Uses)	\$ 5,922
Net Change in Fund Balance	\$ 6,338
Fund Balance - Beginning	\$ 25,492
Fund Balance - Ending	\$ 31,829

St. Augustine Lakes
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues				
Interest	\$ 500	\$ 208	\$ 707	\$ 498
Total Revenues	\$ 500	\$ 208	\$ 707	\$ 498
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	7,880	(7,880)
Total Expenditures	\$ -	\$ -	\$ 7,880	\$ (7,880)
Excess (Deficiency) of Revenues over Expenditures	\$ 500		\$ (7,173)	
Other Financing Sources/(Uses)				
Transfer In - Capital Reserve	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Total Other Financing Sources (Uses)	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Net Change in Fund Balance	\$ 20,500		\$ 12,827	
Fund Balance - Beginning	\$ 46,307		\$ 46,412	
Fund Balance - Ending	\$ 66,807		\$ 59,238	

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	\$ 14,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 576,013
Special Assessments -Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	138	6	6	6	831	-	-	-	-	-	-	-	988
Total Revenues	\$ 138	\$ 36,728	\$ 100,296	\$ 424,418	\$ 15,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 577,002
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
PR-FICA	77	-	77	77	61	-	-	-	-	-	-	-	291
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	600	748	580	-	-	-	-	-	-	-	-	-	1,928
Annual Audit	-	3,425	-	-	-	-	-	-	-	-	-	-	3,425
Assessment Administration	2,783	-	-	-	-	-	-	-	-	-	-	-	2,783
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	-	-	-	450
Dissemination Agent	232	232	232	232	232	-	-	-	-	-	-	-	1,160
Software Licensing	750	-	-	-	-	-	-	-	-	-	-	-	750
Trustee Fees	2,288	-	5,000	-	-	-	-	-	-	-	-	-	7,288
Management Fees	4,645	4,645	4,645	4,645	4,645	-	-	-	-	-	-	-	23,227
Information Technology	177	177	177	177	177	-	-	-	-	-	-	-	885
Website Maintenance	118	118	118	118	118	-	-	-	-	-	-	-	590
Telephone	10	3	6	-	7	-	-	-	-	-	-	-	26
Postage & Delivery	36	130	125	159	68	-	-	-	-	-	-	-	518
Insurance General Liability	7,398	-	-	-	-	-	-	-	-	-	-	-	7,398
Printing & Binding	13	11	11	20	13	-	-	-	-	-	-	-	68
Legal Advertising	66	-	66	65	66	-	-	-	-	-	-	-	262
Other Current Charges	107	103	79	75	-	-	-	-	-	-	-	-	364
Meeting Room	300	600	300	-	-	-	-	-	-	-	-	-	1,200
Office Supplies	1	0	0	1	0	-	-	-	-	-	-	-	2
Property Tax Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,776	\$ 10,192	\$ 12,416	\$ 7,017	\$ 6,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,589

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	\$ 686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,394
Water/Sewer/Irrigation	332	315	330	305	302	-	-	-	-	-	-	-	1,584
Security	717	717	717	-	-	-	-	-	-	-	-	-	2,152
Security Services Patrol	977	1,302	1,172	1,351	1,229	-	-	-	-	-	-	-	6,030
Pool Maintenance	1,300	1,525	1,300	1,300	1,300	-	-	-	-	-	-	-	6,725
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	332	300	300	300	335	-	-	-	-	-	-	-	1,567
Repairs & Maintenance	375	150	670	150	150	-	-	-	-	-	-	-	1,495
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	10,984	-	-	-	-	-	-	-	-	-	-	-	10,984
Subtotal Amenity Center	\$ 15,684	\$ 4,954	\$ 5,134	\$ 4,158	\$ 4,001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,931
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,500
Landscape Maintenance	13,338	13,338	13,338	13,338	13,338	-	-	-	-	-	-	-	66,688
Landscape Contingency	1,390	-	-	936	-	-	-	-	-	-	-	-	2,326
Tree Removals	-	2,550	-	-	-	-	-	-	-	-	-	-	2,550
Irrigation Repairs	-	-	285	-	482	-	-	-	-	-	-	-	767
Lake Maintenance	1,275	1,275	1,275	1,275	1,275	-	-	-	-	-	-	-	6,375
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	345	-	-	-	-	-	-	-	-	-	345
Pet Waste Disposal	482	482	482	482	482	-	-	-	-	-	-	-	2,410
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	704	731	634	1,222	881	-	-	-	-	-	-	-	4,172
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	2,978	-	-	-	-	-	-	-	-	-	2,978
Subtotal Grounds Maintenance	\$ 19,088	\$ 20,275	\$ 21,236	\$ 19,152	\$ 18,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,110
Total Operations & Maintenance	\$ 34,772	\$ 25,230	\$ 26,370	\$ 23,310	\$ 22,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,041
Total Expenditures	\$ 55,548	\$ 35,422	\$ 38,786	\$ 30,327	\$ 28,547	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,630
Excess (Deficiency) of Revenues over Expenditures	\$ (55,410)	\$ 1,306	\$ 61,510	\$ 394,090	\$ (13,124)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 388,372
Other Financing Sources/Uses:													
Capital Reserve Transfer (Out)	-	-	-	-	(20,000)	-	-	-	-	-	-	-	(20,000)
Capital Reserve Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (20,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (20,000)
Net Change in Fund Balance	\$ (55,410)	\$ 1,306	\$ 61,510	\$ 394,090	\$ (33,124)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 368,372

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	239,687
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	40,274.86	459,277.21	576,013.47	1,035,290.68
TOTAL NET ASSESSMENTS	40,274.86	459,277.21	576,013.47	1,035,290.68

(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
7	02/20/2026	11,633.86	14,590.88	26,224.74
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
TOTAL RECEIVED TAX ROLL		459,277.21	576,013.47	1,035,290.68

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED TAX ROLL	96.26%	96.26%	96.26%

EIGHTH 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			
2/3/26	436-439	\$	3,650.00
2/10/26	440-442		6,600.15
2/17/26	443-445		14,857.92
2/24/26	446-447		482.05
SUBTOTAL		\$	25,590.12

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
Capital Reserve Fund			
2/24/26	1	\$	7,880.00
SUBTOTAL		\$	7,880.00

<i>Date</i>	<i>Autopays</i>		<i>Amount</i>
02/18/26	SJCUD		302.00
02/27/26	FPL		1,566.98
02/25/26	IRS FICA PAYMENT		122.40
SUBTOTAL		\$	1,991.38

TOTAL		\$	27,581.50
--------------	--	-----------	------------------

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/26	00021	1/25/26	5249	202602	330	53800	46400		FEB POOL SERVICES C BUSS ENTERPRISES	*	1,300.00	1,300.00	000436
2/03/26	00031	1/31/26	93575843	202601	330	53800	46000		AED AUTO AGREEMENT-JAN26 CINTAS CORPORATION	*	150.00	150.00	000437
2/03/26	00023	2/01/26	1429	202602	330	53800	46100		FEB JANITORIAL SERVICES COASTAL AMENITY SERVICES LLC	*	300.00	300.00	000438
2/03/26	00010	2/01/26	430714	202602	320	57200	34000		FEB26 FIELD MANAGEMENT VESTA PROPERTY SERVICES INC	*	1,900.00	1,900.00	000439
2/10/26	00004	2/01/26	57	202602	310	51300	34000		FEB MANAGEMENT FEES	*	4,645.42		
		2/01/26	57	202602	310	51300	35300		FEB WEBSITE ADMIN	*	118.00		
		2/01/26	57	202602	310	51300	35100		FEB INFORMATION TECH	*	177.00		
		2/01/26	57	202602	310	51300	31300		FEB DISSEMINATION SVCS	*	231.92		
		2/01/26	57	202602	310	51300	51000		OFFICE	*	.48		
		2/01/26	57	202602	310	51300	42000		POSTAGE	*	68.14		
		2/01/26	57	202602	310	51300	42500		COPIES	*	13.05		
		2/01/26	57	202602	310	51300	41000		TELEPHONE	*	6.58		
									GOVERNMENTAL MANAGEMENT SERVICES			5,260.59	000440
2/10/26	00014	2/10/26	2118555	202602	320	57200	46400		FEB LAKE MAINTENANCE THE LAKE DOCTORS INC	*	1,275.00	1,275.00	000441
2/10/26	00043	1/31/26	7552160	202601	310	51300	48000		NOTICE OF MEETING-1/26/26 USA TODAY MEDIA CORP	*	64.56	64.56	000442
2/17/26	00024	2/01/26	2602-SAL	202602	320	57200	46700		FEB PET WASTE SERVICES DOODY DADDY LLC	*	482.00	482.00	000443

SAUG ST AUGUSTINE L TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/17/26	00019	2/16/26 02162026	202602 300-20700-10300 1/27 SJC TAX DIST INT 1	ST AUGUSTINE LAKES CDD C/O BANK	*	1,038.42	1,038.42 000444
2/17/26	00012	2/01/26 1085131	202602 320-57200-46200 FEB LANDSCAPE MAINTENANCE	YELLOWSTONE LANDSCAPE INC	*	13,337.50	13,337.50 000445
2/24/26	00012	2/17/26 1110789	202602 320-57200-46320 AMENITY CTR CONTROLLER	YELLOWSTONE LANDSCAPE INC	*	146.25	146.25 000446
2/24/26	00012	2/17/26 1110791	202602 320-57200-46320 CLOCK #3 IRRIGATION REPRS	YELLOWSTONE LANDSCAPE INC	*	335.80	335.80 000447
TOTAL FOR BANK A						25,590.12	
TOTAL FOR REGISTER						25,590.12	

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.: 5249
Terms: Net 30
Invoice date: 01/25/2026
Due date: 02/24/2026

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

Total **\$1,300.00**

Ways to pay

BANK

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

[View and pay](#)

RECEIVED

By Tara Lee at 2:04 pm, Jan 27, 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 # 9357584382
Invoice Date 01/31/2026
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 10:20 am, Feb 02, 2026

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
2/1/2026	1429

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 February 2026. <div data-bbox="310 1066 943 1192" style="border: 1px solid black; padding: 5px; text-align: center;">RECEIVED <i>By Tara Lee at 1:23 pm, Jan 29, 2026</i></div>	300.00	300.00

Please remit to the above address. We appreciate your business.

Total

\$300.00



Invoice

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

Invoice # 430714
Date 02/01/2026
Terms Due on receipt
Due Date 02/01/2026
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 10:02 am, Feb 02, 2026

Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 57
Invoice Date: 2/1/26
Due Date: 2/1/26
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 - February 2026		4,645.42	4,645.42
Website Administration - February 2026		118.00	118.00
Information Technology - February 2026		177.00	177.00
Dissemination Agent Services - February 2026		231.92	231.92
Office Supplies		0.48	0.48
Postage		68.14	68.14
Copies		13.05	13.05
Telephone		6.58	6.58

RECEIVED
 By Tara Lee at 8:08 am, Feb 05, 2026

Total	\$5,260.59
Payments/Credits	\$0.00
Balance Due	\$5,260.59

USA TODAY CO.



ACCOUNT NAME St. Augustine Lakes		ACCOUNT # 762564	INV DATE 01/31/26
INVOICE # 0007552160	INVOICE PERIOD Jan 1- Jan 31, 2026	CURRENT INVOICE TOTAL \$64.56	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$64.56	

BILLING ACCOUNT NAME AND ADDRESS St. Augustine Lakes 475 W Town PL # 114 Saint Augustine, FL 32092-3649	PAYMENT DUE DATE: FEBRUARY 28, 2026 Legal Entity: USA TODAY 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@usatodayco.com FEDERAL ID 47-2390983

Save A Tree! USA TODAY Co. is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
1/1/26	Balance Forward	\$65.92
1/13/26	PAYMENT - THANK YOU	-\$65.92

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/16/26	11944061	SAG St Augustine Record	St Augustine Lakes CDD - January Meeting		\$64.56

RECEIVED
By Tara Lee at 1:37 pm, Feb 04, 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	\$64.56
Service Fee 3.99%	\$2.58
*Cash/Check/ACH Discount	-\$2.58
*Payment Amount by Cash/Check/ACH	\$64.56
Payment Amount by Credit Card	\$67.14

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME St. Augustine Lakes		ACCOUNT NUMBER 762564		INVOICE NUMBER 0007552160		AMOUNT PAID
CURRENT DUE \$64.56	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* \$64.56
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$67.14
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

0000762564000000000000000075521600000645667179

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

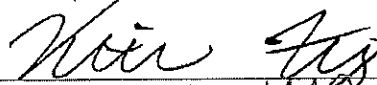
STATE OF WISCONSIN, COUNTY OF BROWN

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 01/16/2026
SAG staugustine.com 01/16/2026

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 01/16/2026



Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$64.56
Tax Amount: \$0.00
Payment Cost: \$64.56
Order No: 11944061 # of Copies:
Customer No: 762564 1
PO #:

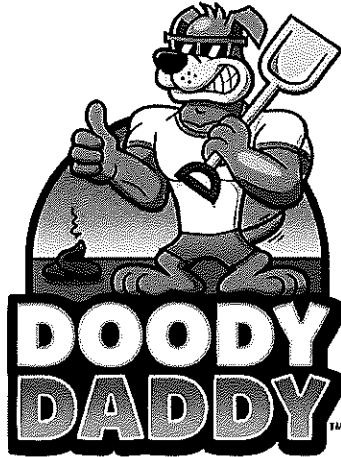
THIS IS NOT AN INVOICE!

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 January 26, 2026 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



February 1, 2026

Invoice No. 2602-SAL

INVOICE

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

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

RECEIVED

By Tara Lee at 11:16 am, Feb 11, 2026

TOTAL \$482

PAID :



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1085131	2/1/2026
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

Property Name: St. Augustine Lakes CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 3, 2026

Balance Due: \$13,337.50

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

RECEIVED

By Tara Lee at 9:58 am, Jan 20, 2026

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.



INVOICE

INVOICE #	INVOICE DATE
1110789	2/17/2026
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

Address: 51 Old Bull Bay Ct
St. Augustine, FL 32084

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 19, 2026

Invoice Amount: \$146.25

Description	Current Amount
amenity center controller	
Irrigation Repairs	\$146.25

RECEIVED
By Tara Lee at 1:25 pm, Feb 17, 2026

Invoice Total \$146.25

IN COMMERCIAL LANDSCAPING

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1110791	2/17/2026
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: March 19, 2026

Address: 51 Old Bull Bay Ct
St. Augustine, FL 32084

Invoice Amount: \$335.80

Description	Current Amount
clock # 3 irrigation repairs	
Irrigation Repairs	\$335.80

RECEIVED
By Tara Lee at 8:30 am, Feb 18, 2026

Invoice Total \$335.80

IN COMMERCIAL LANDSCAPING

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/24/26	00012	2/19/26 1111718	202602 600-58400-61000	WELL PUMP 3 REPLACEMENT YELLOWSTONE LANDSCAPE INC	*	7,880.00	7,880.00 000001
TOTAL FOR BANK B						7,880.00	
TOTAL FOR REGISTER						7,880.00	

SAUG ST AUGUSTINE L TLEE

