

St. Augustine Lakes
Community Development District

APRIL 27, 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

April 20, 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, April 27, 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 March 23, 2026 Meeting
- IV. Consideration of Proposal for Pond Bank Inspection Report
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations
- VI. Supervisors Requests
- VII. Audience Comments
- VIII. Financial Statements as of March 31, 2026
- IX. Check Register
- X. Next Scheduled Meeting – May 18, 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, March 23, 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
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
Sarah Sweeting	GMS

The following is a summary of the actions taken at the March 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 being no members of the public present, the audience comment period was closed.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the February 23, 2026 Meeting

Mr. Oliver presented the February 23, 2026 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Mayoros, seconded by Mr. Mayo, with all in favor, the Minutes of the February 23, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Pond Bank Inspection Report (*will be sent under separate cover*)

Mr. Schaefer reviewed a proposal for pond bank inspections. He provided an overview of the scope of services, noting that the District has 18 stormwater ponds requiring periodic inspection in accordance with water management district requirements. The proposed services include review of all outfall structures, visual inspection of all ponds, and preparation of a report documenting conditions and any recommended maintenance items.

It was noted that a formal cost proposal had not yet been provided. Staff advised that the proposal would be submitted following the meeting and reviewed by the Chair.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber provided a brief legislative update from the recent session. It was noted that a new provision has been added to Chapter 190, Florida Statutes, establishing a formal process for the recall of supervisors in community development districts with resident-elected boards. Mr. Haber indicated that this is not expected to impact the District at this time.

Mr. Haber also reported on changes to sovereign immunity limits, noting that the maximum recoverable amounts in certain negligence claims against government entities have been increased. However, it was noted that the District's current insurance coverage remains sufficient and is not expected to be adversely impacted.

B. Engineer

Mr. Schaefer reported that he had no additional updates at this time.

C. Manager

Mr. Oliver reported that staff will begin preparation of the proposed Fiscal Year 2027. Mr. Oliver also reminded the Board to complete and file Form 1 financial disclosure forms by July 1st.

D. Operations

The Operations Manager reported that there were no updates at this time.

SIXTH ORDER OF BUSINESS

Supervisors Requests

A Supervisor requested assistance from the District Engineer in locating a striping plan that had been requested.

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Oliver reopened the floor for audience comments. There being no members of the public present, the audience comment period was closed.

EIGHTH ORDER OF BUSINESS

Financial Statements as of February 28, 2026

Mr. Oliver presented the financial statements through February 28, 2026 representing five months into the fiscal year. Mr. Oliver reported no unusual variances, noting only that there had been no meeting room rental revenue to date, which will be considered in future budgeting. The capital reserve fund balance was reported at \$59,000, including a \$20,000 contribution made in February. The assessment receipt schedule was noted to be 96% collected.

NINTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for Board approval.

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

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 27, 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 April 27, 2026.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



DOMINION ENGINEERING GROUP

March 23, 2026

St Augustine Lakes CDD

C/O GMS

475 West Town Place Suite 114

St Augustine, FL 32092

Re: Stormwater Ponds Bi-Annual Inspection
St Augustine Lakes CDD
St Johns County, Florida

Dear Madam/Sir:

As requested, **Dominion Engineering Group, Inc. ("DEG")** is pleased to submit this letter agreement (the "Agreement") to the **St Augustine Lakes CDD ("Client")** for providing consulting services for your District. The scope of services and terms follow.

PROJECT UNDERSTANDING

The scope of services and fees described herein are based upon our understanding of the project and assumptions as follows:

1. St Augustine Lakes CDD has 18 stormwater ponds which were constructed and are operating more than 2 years following the submittal of the As-built Plans. The Permit is now in the Operating Phase of the stormwater permit and is essentially a stormwater treatment facility in the eyes of the State.
2. As required in the SJRWMD Construction and Operation Permit (91940-7). Condition No. 32, DEG will inspect the stormwater management system according to the below condition of your permit.

"32. The operation and Maintenance entity shall submit inspection reports to the District two years after the operation phase permit becomes effective and every two years thereafter on District Form EN-46. The inspection form must be signed and sealed by an appropriate registered professional."

Dominion Engineering Group, Inc.
4348 Southpoint Blvd, Suite 204
Jacksonville, Florida 32216
904-854-4500
www.DOM-ENG.com

SCOPE OF SERVICES

The services to be performed by DEG will include and be limited to the following:

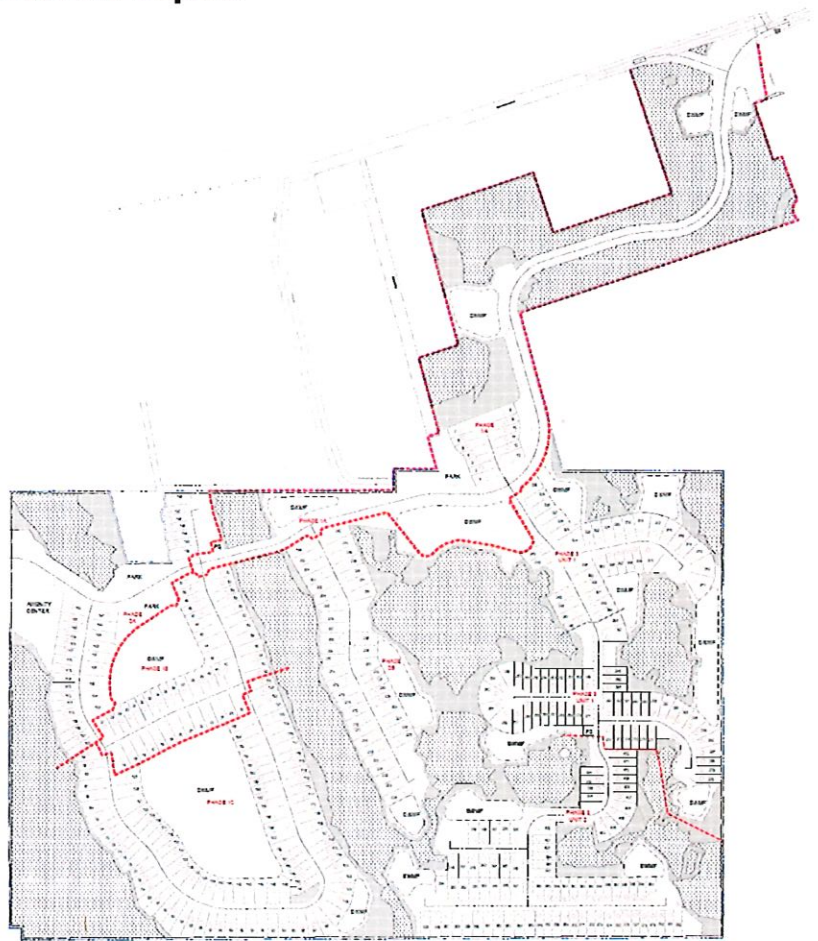
Task 1. Review of SJRWMD Permit Information

DEG will review the SJRWMD historic permit information to better understand the design and operation of the stormwater collection and operation of the stormwater system. Focus will include side bank erosion and pond discharges as they are the critical issues on the SJRWMD check list.

The review will include construction plans and calculations to understand the design and operation of the 10 stormwater ponds in this community.

Task 2. Site Inspection and Observation Report

DEG will walk the stormwater ponds to inspect the ponds for areas where the operation may need some maintenance. This will include photographs, notes and a site observation report that includes all the information in one place. We will complete the SJRWMD Operation and Maintenance Checklist for each pond during the inspection and may add some additional notes in the office following the site visit. A copy of the checklist is below. If we determine from the site inspections the system is not functioning as designed and permitted, then DEG will submit on behalf of the CDD an Exceptions Report to the District, on form number 40C 42.900(6), Exceptions Report for Stormwater Management Systems Out of Compliance "Operation and Maintenance Inspection Certification," describing the remedial actions proposed to resolve the failure or deviation.





Dominion Engineering Group, Inc.
 Planners and Engineers

PROJECT NAME:	
PROJECT NUMBER:	
DATE:	
INSPECTOR:	

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

SWMF 1		
PASS/FAIL	ITEM:	COMMENT:
FAIL	Pond Banks	
FAIL	Orifice	
FAIL	Weir	
FAIL	Outfall Structure	
FAIL	Outfall Riprap	
FAIL	Outfall Conveyance	

Task 3. Repair Matrix (Optional)

DEG will prepare a drainage system repair report with a repair matrix for the areas that we believe need to be repaired. These areas include stormwater ponds and their corresponding outfall system. The matrix will rank the repairs as the most important at the top to the least important. We will show the repair recommended and the location on an overall site plan with limits of the repair and the specific repair recommended. This overall plan should be sufficient to have a site contractor price and do the maintenance work. The matrix includes timelines should the work not be budgeted, the CDD and budget the work based on order of importance and address accordingly.

Task 4. Prepare Plans for Bid (Optional)

DEG will prepare a detailed engineering plan for the needed repair. We would recommend this if the repairs seem somewhat complicated or relatively expensive. This shall task would also include grades, elevation, compaction, repair methods, details necessary for the contractor to be successful and detailed specifications of the repair. This effort would require survey of existing conditions by a licensed survey hired by the CDD, or as an additional service under our contract. DEG would look to generate one set of repair plans for each pond needing repair plans.

Task 5. Construction Administration (Optional)

DEG will provide construction administration during active repairs and ensuring project compliance to plans and specifications. The scope shall include periodic inspections with site

inspection reports, review testing materials reports and generating a punch list for the contractor including necessary inspections.

SCHEDULE

We will provide our services as diligently as practicable, recognizing that the Client is not requesting an expedited schedule. We see this as a 3-to-4-week effort once authorized to complete Tasks 1 and 2.

FEE AND BILLING

DEG will perform the services described in the Scope of Services as shown below. Additional services shall be billed on an hourly basis in accordance with the current rate schedule.

TASK	DESCRIPTION	FEE
1	Review SJRWMD Permit Information (Design Plans and Calculations)	\$500
2	Site Inspection and Observation Report (@\$400/pond)	\$7200
3	Repair Matrix Ranking Repairs (Optional)	\$1900
4	Prepare Plans for Bid (Optional/per pond)	\$1000-2000
5	Construction Admin (Optional)	
a	Bid Assistance	\$500
b	Inspection Site Visits (per visit, includes site inspection report)	\$200
c	Review Testing Materials	\$145
d	Punchlist	\$250

The hourly rates are as follows:

Classification	Rates (hourly)
Principals & Senior Managers	\$210
Professional Engineers	\$165
Project Engineer	\$145
Senior Engineering Designer	\$130
Cadd Technician	\$110
Administrative Staff	\$85

Fees will be invoiced monthly based upon the labor effort and other direct costs completed as of the invoice date. Payment will be due within 30 days of the date of the invoice. These rates are valid for 12 months from the effective date of this contract, after which time they may be adjusted according to our then current direct salaries and overhead factors.

CLOSURE

In addition to the matters set forth herein, our Agreement shall include and be subject to and only to, the terms and conditions in the attached Standard Terms and Conditions, which are incorporated by reference. As used in the Standard Terms and Conditions, the term "the Consultant" shall refer to Dominion Engineering Group, Inc., and the term "the Client" shall refer to **St Augustine Lakes CDD** .

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute both copies of this Agreement in the spaces provided below, retain one copy, and return the other to us with a \$0 retainer. Fees stated in this Agreement are valid for sixty (60) days after the date of this letter. We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Very truly yours,
Dominion Engineering Group, Inc.



William E. Schaefer, PE
Principal

Agreed to this ____ day of _____, 2026

St Augustine Lakes CDD

By: _____ (Signature) _____ (Type Name)

STANDARD TERMS AND CONDITIONS

Whereas: Dominion Engineering Group, Inc. (DEG) is a Corporation in the State of Florida with its principal office at 3003 Claire Lane, Suite 201, Jacksonville, Florida 32223.

Whereas: Client expressly understands that the services DEG performs are personal in nature and are only intended to benefit Client, Client's subsidiaries, and wholly owned companies.

Therefore: DEG and Client enter into this Agreement to provide engineering services to Client for pay.

By execution of this Agreement, DEG agrees to provide the professional services described herein, and Client agrees to accept such services, all in accordance with the following terms and conditions.

1. The following terms shall have the meanings set forth below whenever they are used in this Agreement:
 - a. "Scope of Work" (SOW), incorporated by reference to these terms and conditions shall mean the technical description of the work to be performed. The price of the services to be provided is identified in an appropriate price schedule. For many projects, such as those in the early stages of project development, planning, zoning, or investigation, all activities are often not fully definable prior to the execution of this Agreement. Initial and additional detailed investigation may uncover additional facts and information requiring an alteration in the scope of this Agreement. DEG will inform client of any material changes pursuant to the work which may alter the scope of this Agreement.
 - b. "Documentation" shall mean deliverable documentation in accordance with the SOW for services described therein. Unless specifically stated otherwise in the SOW all Documentation shall be prepared in accordance with normal and customary criteria common for the services provided.
2. DEG shall obtain and maintain the licenses, professional registrations, permits and other authorizations necessary for DEG to perform the services identified herein. It is expressly understood that Client is responsible for any and all other permits, licenses, authorizations, and bonds, including related fees and any administrative fees or any taxes required by any federal, state, or local government law.
3. Invoices shall be DEG standard and will be submitted on a monthly or semi-monthly basis, or sooner, terms net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month. In addition to other rights in law and/or equity, DEG may, after giving five (5) days written notice, suspend services under this or any other agreement until all past due accounts have been paid. Client further agrees to and shall pay to DEG all costs and expenses for collection including but not limited to reasonable attorneys' fees and court costs.

The proposed fees constitute DEG's best estimate of the charges required to complete the project as defined and are valid for a period of thirty (30) days from the date of DEG's execution of this Agreement. General consulting and other services beyond the scope of services identified herein including but not limited to preparation for and attendance at meetings will be billed at DEG's normal and customary rates for the services provided. If upon submission of this Agreement to Client, Client fails to return a signed copy to DEG and knowingly allows DEG to proceed with the work, such services shall be deemed performed pursuant to the Agreement and these Terms and Conditions shall be binding the same as if the Agreement were fully executed. Except as provided below, the SOW will not be altered without mutual written agreement.

The fees, rates, and other costs in this Agreement are subject to escalation after a period of one year from the date first entered above, and annually thereafter, except those fees set forth in the fee schedule for lump sum tasks shall remain as fixed as set forth in the schedule.

Costs and schedule commitments shall be subject to renegotiation for delays caused by Client's failure to provide free access to survey areas, specified facilities, or information, or for delays caused by unpredictable occurrences, or force majeure, such as fires, floods, hurricanes, tropical storms, strikes, riots, unavailability of labor or materials or services, process shutdown, acts of god or of the public enemy, or acts or regulations of any governmental agency.

If the services covered by this contract are subject to local or state taxes or fees (except state income taxes), such additional costs will be charged to the project and are subject to reimbursement to DEG.

Where the method of contract payment is based on a time-and-materials basis, the minimum time segment for charging of work done at any of DEG's offices is one half hour.

Expenses properly chargeable to the work and reimbursable by Client (other direct costs) shall include: travel and living expenses of personnel when away from their home office conducting business connected with the project; phone, FAX, overnight delivery services, postage, shipping, mileage, and production costs; identifiable drafting and word processing supplies; Equipment usage and rental fees; and expendable materials and supplies purchased specifically for the project. These and other direct costs shall be marked up at 15 percent to reflect profit and additional costs sustained by DEG for administration.

Subconsultant and subcontractor costs properly chargeable to the work and reimbursable by Client shall include but not be limited to: consulting services, laboratory services, drilling services, etc. Such costs shall be marked up at 15 percent to reflect profit and additional costs sustained by DEG in administration of the subcontracts.

4. All documents and data furnished by Client or obtained from others, with or without Client intervention, including drawings, plans, specifications, maps, photographs, CADD diskettes and other instruments shall remain the property of Client or where applicable remain the property of the owner. Notwithstanding anything to the contrary in this Agreement, DEG reserves the right to reasonably rely on the accuracy and validity of such documentation and data. Client specifically agrees that DEG may rely on surveys, environmental data including location of wetland lines, geotechnical reports, pressure information for water, reuse and force mains, and other third-party data in performing DEG's SOW. Client agrees to indemnify, defend, and hold DEG harmless from any such loss, damage, or liability arising out of any errors, omissions, or inaccuracies in such documentation and/or data or where such documentation and/or data does not confirm to normal and customary standards.
5. All documents and data not furnished by Client, including drawings, plans, specifications, maps, photographs, CADD diskettes and other instruments of service prepared by DEG are the property of client provided client is not in default of its payment obligations hereunder and subject to DEG's copyrights and are subject to its sole discretionary control whether or not the Project is completed. DEG reserves and shall retain all common law, statutory and other reserved rights, including the copyright thereto, all rights in its

documents and copies made therefrom. Such materials are not intended or represented to be suitable for reuse by Client or others or on any other project. Any reuse without written verification or adaptation by DEG for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to DEG, and Client shall indemnify and hold harmless DEG from all claims, demands, losses, and expenses, including attorneys' fees, of any nature whatsoever arising out of or resulting therefrom.

6. This Agreement shall be deemed made in, and in all respects interpreted, construed, and governed by, the laws of the State of Florida. All disputes arising hereunder are to be resolved in the state and federal courts having jurisdiction of such disputes sitting in the County of Duval, State of Florida or hearing appeals therefrom. Both parties hereby consent to the personal jurisdiction and venue of the courts in Duval County, Florida for the purposes of this Agreement, and agree to accept service of process by registered mail.
7. DEG will prepare all work and provide services in accordance with generally accepted professional practices. If any failure to meet the foregoing warranty appears within sixty (60) days after delivery of the work to Client, Client shall promptly notify DEG in writing of such defect. If properly notified, DEG will re-perform the defective portion of the work or service. The preceding two sentences set forth the exclusive remedy for claims based on failure of or defect in all work and services furnished by DEG whether claim is based on contract, warranty, tort (including negligence) or any other cause of action. **DEG does not make any other warranty or guarantee, expressed or implied, and all implied warranties are expressly excluded.** DEG rejects those terms and conditions offered by Client in its purchase order, requisition, or notice of authorization to proceed which are not set forth herein or expressly accepted by DEG in writing. **THERE ARE NO WARRANTIES GIVEN WHICH EXTEND BEYOND THE LANGUAGE AND DESCRIPTION ON THE FACE HEREOF.**
8. DEG shall indemnify Client against its loss, damage, and liability resulting from the illness, injury, or death of persons including, but not limited to, employees of Client or DEG or injury to property including, but not limited to, damage of property of Client or DEG arising out of the performance of this contract, provided that such loss, damage, or liability is caused by the actual negligence of DEG or of its officers, agents, servants, or employees. In the event of any loss, damage, or liability of any kind, whether to person or property, arising out of the concurrent negligence of DEG and Client, or Client's officers, agents, servants, employees, or otherwise, DEG will indemnify Client for that proportionate loss, damage or liability directly attributable to DEG's own active negligence and Client will indemnify DEG for that proportionate loss, damage or liability directly attributable to Client's own active negligence. However, in the event of any loss, damage or liability, whether to person or to property, arising out of the sole negligence of either DEG or Client, such party will assume full responsibility for any liability arising thereof and hold harmless the other party. DEG and Client further agree that if either DEG or Client engages in willful misconduct, such party shall assume full responsibility for any liability arising thereof irrespective of the nature and degree of the other party's negligence, and will indemnify and hold harmless the other party.

IN ADDITION, NEITHER CLIENT NOR DEG SHALL BE LIABLE (WHETHER IN CONTRACT, WARRANTY, TORT INCLUDING NEGLIGENCE OR OTHERWISE) FOR ANY INCIDENTAL, CONSEQUENTIAL, INDIRECT OR SPECIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, DAMAGES FOR LOSS OF USE, LOSS OF PROFITS, LOSS OF PRODUCTS, LOSS OF INTEREST ON BORROWED FUNDS, OR OTHER LOSSES OR DAMAGES ASSOCIATED WITH BUSINESS INTERRUPTION, REGARDLESS OF THE CAUSE THEREOF. PURSUANT TO SB286, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

9. With respect to operations performed under or incident to this Agreement, DEG has obtained and will continue to maintain insurance as described below.
 - a. General liability insurance covering Client's premises/operations, completed operations and products liability, and contractual liability, all with a minimum combined single limit of \$2,000,000 each occurrence and a general aggregate of \$4,000,000, and,
 - b. Comprehensive automobile liability insurance covering all owned, hired, and otherwise operated non-owned vehicles with a minimum combined single limit of \$1,000,000 for bodily injury and property damage, and,
 - c. Workers' compensation as follows: workers' compensation insurance as required by law, and,
 - d. Engineer's Professional Liability Insurance with an aggregate of \$1,000,000.

Client shall have the right to require DEG to furnish Client with certificates of insurance which provide that the coverage will not be canceled or materially changed except upon thirty (30) days advance written notice to Client.

10. This Agreement contains the entire agreement of the parties. It may not be modified or terminated orally, and no claimed modification, termination, or waiver shall be binding on DEG unless in writing and signed by the contracting officer. Any modification to these terms and conditions without approval of the contracting officer shall be null and void. Any provision of either party's invoices, statements, orders, acknowledgments, or other forms which are inconsistent with or in addition to the provisions of this Agreement shall be of no force or effect unless specifically agreed to in writing by the party to be charged. Client may, in its sole discretion, terminate this agreement at any time upon 10 days written notice and pay all outstanding invoices and final invoice within 15 days of request.

Rev 2-5-2024-WES

EIGHTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
March 31, 2026



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 74,353	\$ -	\$ 8,120	\$ -	\$ 82,473
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	18,946	-	-	18,946
Due from Developer	-	-	-	-	-
Due from Other Governmental Units	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	434,129	-	51,284	-	485,413
Series 2022					
Reserve	-	240,291	-	-	240,291
Interest	-	194	-	-	194
Revenue	-	481,172	-	-	481,172
Prepayment	-	26	-	-	26
Sinking	-	67	-	-	67
Redemption	-	6	-	-	6
Construction	-	-	-	31,907	31,907
Prepaid Expenses	1,000	-	-	-	1,000
Deposits	1,737	-	-	-	1,737
Total Assets	\$ 511,219	\$ 740,702	\$ 59,404	\$ 31,907	\$ 1,343,232
Liabilities:					
Accounts Payable	\$ 516	\$ -	\$ -	\$ -	\$ 516
Accrued Expenses	-	-	-	-	-
Accounts FICA Payable	-	-	-	-	-
Due to Debt Service	18,946	-	-	-	18,946
Due to Capital Reserve	-	-	-	-	-
Total Liabilities	\$ 19,462	\$ -	\$ -	\$ -	\$ 19,462
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Deposits	1,737	-	-	-	1,737
Restricted for:					
Debt Service	-	740,702	-	-	740,702
Capital Project	-	-	-	31,907	31,907
Assigned for:					
Capital Reserve Fund	-	-	59,404	-	59,404
Unassigned	489,020	-	-	-	489,020
Total Fund Balances	\$ 491,757	\$ 740,702	\$ 59,404	\$ 31,907	\$ 1,323,771
Total Liabilities & Fund Balance	\$ 511,219	\$ 740,702	\$ 59,404	\$ 31,907	\$ 1,343,232

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 598,420	\$ 585,184	\$ 585,184	\$ -
Interest Income	6,000	3,000	2,394	(606)
Total Revenues	\$ 604,420	\$ 588,184	\$ 587,578	\$ (606)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,600	\$ 1,400
PR-FICA	918	459	352	107
Engineering	9,000	4,500	-	4,500
Attorney	15,000	7,500	1,928	5,572
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	1,391	1,392	(0)
Software Licensing	1,500	1,500	750	750
Trustee Fees	7,188	7,188	7,288	(100)
Management Fees	55,745	27,872	27,873	-
Information Technology	2,124	1,062	1,062	-
Website Maintenance	1,416	708	708	-
Telephone	200	100	33	67
Postage & Delivery	850	425	556	(131)
Insurance General Liability	7,500	7,500	7,398	102
Printing & Binding	500	250	90	160
Legal Advertising	2,500	1,250	328	922
Other Current Charges	1,200	600	437	163
Meeting Room	-	-	1,500	(1,500)
Office Supplies	450	225	3	222
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 127,854	\$ 75,513	63,129	\$ 12,384

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Operations & Maintenance</i>				
Amenity Center				
Electric	\$ 9,000	\$ 4,500	\$ 4,102	\$ 398
Water/Sewer/Irrigation	9,000	4,500	1,895	2,605
Security	22,000	11,000	2,152	8,848
Security Services Patrol	15,000	7,500	7,532	
Pool Maintenance	17,905	8,953	8,025	928
Pool Permits	350	350	350	-
Pool Attendants	37,412	5,396	5,396	-
Janitorial	4,100	2,050	1,867	183
Repairs & Maintenance	5,000	2,500	1,895	605
Special Events	10,000	5,000	-	5,000
Insurance - Property	13,365	13,365	10,984	2,381
Subtotal Amenity Center	\$ 143,132	\$ 65,114	\$ 44,198	\$ 20,947
Grounds Maintenance				
Field Mgmt / Admin	\$ 22,800	\$ 11,400	\$ 11,400	\$ -
Landscape Maintenance	160,050	80,025	80,025	-
Landscape Contingency	18,000	9,000	2,326	6,674
Tree Removals	24,000	2,550	2,550	-
Lake Maintenance	17,800	8,900	7,650	1,250
Wetland Mitigation	13,000	-	-	-
Grounds Maintenance	10,000	345	345	-
Pet Waste Disposal	5,784	2,892	3,242	(350)
Reclaim Water	10,000	-	-	-
Electric	11,000	5,500	5,074	426
Miscellaneous	6,000	3,000	-	3,000
Holiday Decorations	15,000	2,978	2,978	-
Subtotal Grounds Maintenance	\$ 313,434	\$ 126,590	\$ 117,164	\$ 9,426
Total Operations & Maintenance	\$ 456,566	\$ 191,704	\$ 161,362	\$ 30,373
Total Expenditures	\$ 584,420	\$ 267,216	\$ 224,491	\$ 42,757
Excess (Deficiency) of Revenues over Expenditures	\$ 20,000		\$ 363,087	
<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	\$ -		\$ 343,087	
Fund Balance - Beginning	\$ -		\$ 148,671	
Fund Balance - Ending	\$ -		\$ 491,757	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 480,528	\$ 466,589	\$ 466,589	\$ -
Interest Income	15,000	7,500	8,226	726
Total Revenues	\$ 495,528	\$ 474,089	\$ 474,816	\$ 726
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	\$ 289,804	\$ 270,530	\$ (19,274)
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	\$ 289,804	\$ 264,608	\$ (25,196)
Fund Balance - Beginning	\$ 274,613		\$ 476,094	
Fund Balance - Ending	\$ 291,570		\$ 740,702	

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

	Actual
	Thru 03/31/26
Revenues	
Interest Income	\$ 493
Total Revenues	\$ 493
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 493
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 5,922
Total Other Financing Sources (Uses)	\$ 5,922
Net Change in Fund Balance	\$ 6,415
Fund Balance - Beginning	\$ 25,492
Fund Balance - Ending	\$ 31,907

St. Augustine Lakes
Community Development District
Capital Reserve Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ 500	\$ 250	\$ 873	\$ 623
Total Revenues	\$ 500	\$ 250	\$ 873	\$ 623
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	7,880	(7,880)
Total Expenditures	\$ -	\$ -	\$ 7,880	\$ (7,880)
Excess (Deficiency) of Revenues over Expenditures	\$ 500		\$ (7,007)	
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		\$ 12,993	
Fund Balance - Beginning	\$ 46,307		\$ 46,412	
Fund Balance - Ending	\$ 66,807		\$ 59,404	

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	\$ 9,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585,184
Special Assessments -Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	138	6	6	6	831	1,406	-	-	-	-	-	-	2,394
Total Revenues	\$ 138	\$ 36,728	\$ 100,296	\$ 424,418	\$ 15,422	\$ 10,577	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 587,578
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
PR-FICA	77	-	77	77	61	61	-	-	-	-	-	-	352
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	232	-	-	-	-	-	-	1,392
Software Licensing	750	-	-	-	-	-	-	-	-	-	-	-	750
Trustee Fees	2,288	-	5,000	-	-	-	-	-	-	-	-	-	7,288
Management Fees	4,645	4,645	4,645	4,645	4,645	4,645	-	-	-	-	-	-	27,873
Information Technology	177	177	177	177	177	177	-	-	-	-	-	-	1,062
Website Maintenance	118	118	118	118	118	118	-	-	-	-	-	-	708
Telephone	10	3	6	-	7	7	-	-	-	-	-	-	33
Postage & Delivery	36	130	125	159	68	38	-	-	-	-	-	-	556
Insurance General Liability	7,398	-	-	-	-	-	-	-	-	-	-	-	7,398
Printing & Binding	13	11	11	20	13	23	-	-	-	-	-	-	90
Legal Advertising	66	-	66	65	66	66	-	-	-	-	-	-	328
Other Current Charges	107	103	79	75	-	73	-	-	-	-	-	-	437
Meeting Room	300	600	300	-	-	300	-	-	-	-	-	-	1,500
Office Supplies	1	0	0	1	0	0	-	-	-	-	-	-	3
Property Tax Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,776	\$ 10,192	\$ 12,416	\$ 7,017	\$ 6,188	\$ 6,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,129

St. Augustine Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center													
Electric	\$ 667	\$ 645	\$ 645	\$ 752	\$ 686	\$ 708	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,102
Water/Sewer/Irrigation	332	315	330	305	302	311	-	-	-	-	-	-	1,895
Security	717	717	717	-	-	-	-	-	-	-	-	-	2,152
Security Services Patrol	977	1,302	1,172	1,351	1,229	1,502	-	-	-	-	-	-	7,532
Pool Maintenance	1,300	1,525	1,300	1,300	1,300	1,300	-	-	-	-	-	-	8,025
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	350	-	-	-	-	-	-	350
Pool Attendants	-	-	-	-	-	5,396	-	-	-	-	-	-	5,396
Janitorial	332	300	300	300	335	300	-	-	-	-	-	-	1,867
Repairs & Maintenance	375	150	670	150	150	400	-	-	-	-	-	-	1,895
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	10,984	-	-	-	-	-	-	-	-	-	-	-	10,984
Subtotal Amenity Center	\$ 15,684	\$ 4,954	\$ 5,134	\$ 4,158	\$ 4,001	\$ 10,267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,198
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,400
Landscape Maintenance	13,338	13,338	13,338	13,338	13,338	13,338	-	-	-	-	-	-	80,025
Landscape Contingency	1,390	-	-	936	-	-	-	-	-	-	-	-	2,326
Tree Removals	-	2,550	-	-	-	-	-	-	-	-	-	-	2,550
Irrigation Repairs	-	-	285	-	482	808	-	-	-	-	-	-	1,575
Lake Maintenance	1,275	1,275	1,275	1,275	1,275	1,275	-	-	-	-	-	-	7,650
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	345	-	-	-	-	-	-	-	-	-	345
Pet Waste Disposal	482	482	482	482	482	832	-	-	-	-	-	-	3,242
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	704	731	634	1,222	881	902	-	-	-	-	-	-	5,074
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	2,978	-	-	-	-	-	-	-	-	-	2,978
Subtotal Grounds Maintenance	\$ 19,088	\$ 20,275	\$ 21,236	\$ 19,152	\$ 18,358	\$ 19,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117,164
Total Operations & Maintenance	\$ 34,772	\$ 25,230	\$ 26,370	\$ 23,310	\$ 22,359	\$ 29,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,362
Total Expenditures	\$ 55,548	\$ 35,422	\$ 38,786	\$ 30,327	\$ 28,547	\$ 35,862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224,491
Excess (Deficiency) of Revenues over Expenditures	\$ (55,410)	\$ 1,306	\$ 61,510	\$ 394,090	\$ (13,124)	\$ (25,285)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 363,087
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)	\$ (25,285)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343,087

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	240,291
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	23,792.06	466,589.33	585,184.15	1,051,773.48
TOTAL NET ASSESSMENTS	23,792.06	466,589.33	585,184.15	1,051,773.48

(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
8	03/16/2026	7,312.12	9,170.68	16,482.80
		-	-	-
		-	-	-
		-	-	-
TOTAL RECEIVED TAX ROLL		466,589.33	585,184.15	1,051,773.48

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED TAX ROLL	97.79%	97.79%	97.79%

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				
3/3/26	448-454	\$		5,078.57
3/9/26	455-458			24,455.75
3/17/26	459-462			2,682.56
SUBTOTAL		\$		32,216.88

<i>Date</i>	<i>Autopays</i>			<i>Amount</i>
03/02/26	ROLLKALL TECHNOL			1,228.50
03/18/26	SJCUD			310.82
03/24/26	FPL			1,610.66
03/25/26	IRS FICA PAYMENT			122.40
03/27/26	FL DEPT OF HEALTH			350.35
03/30/26	ROLLKALL TECHNOL			1,501.51
SUBTOTAL		\$		5,124.24

TOTAL		\$		37,341.12
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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/03/26	00021	2/25/26	5477	202603	330	53800	46400		MAR POOL SERVICES C BUSS ENTERPRISES	*	1,300.00	1,300.00	000448
3/03/26	00031	2/28/26	93616438	202602	330	53800	46000		AED AUTO AGREEMENT-FEB26 CINTAS CORPORATION	*	150.00	150.00	000449
3/03/26	00023	2/27/26	1452	202602	330	53800	46100		FEB JANITORIAL SUPPLIES COASTAL AMENITY SERVICES LLC	*	35.00	35.00	000450
3/03/26	00023	3/01/26	1463	202603	330	53800	46100		MAR JANITORIAL SERVICES COASTAL AMENITY SERVICES LLC	*	300.00	300.00	000451
3/03/26	00006	2/26/26	3703064	202511	310	51300	31500		NOV GENERAL COUNSEL 2/26/26 3703064. 202512 310-51300-31500 DEC GENERAL COUNSEL KUTAK ROCK LLP	*	748.15 579.50	1,327.65	000452
3/03/26	00043	2/28/26	7596426	202602	310	51300	48000		NOTICE OF MEETING-2/23/26 USA TODAY MEDIA CORP	*	65.92	65.92	000453
3/03/26	00010	3/01/26	431150	202603	320	57200	34000		MAR26 FIELD MANAGEMENT VESTA PROPERTY SERVICES INC	*	1,900.00	1,900.00	000454
3/09/26	00024	3/01/26	2603-SAL	202603	320	57200	46700		MAR PET WASTE SERVICES DOODY DADDY LLC	*	482.00	482.00	000455
3/09/26	00022	3/01/26	1984	202603	330	53800	46700		MAR POOL MONITORING SVCS ELITE AMENITIES NE FLORIDA LLC	*	5,395.86	5,395.86	000456
3/09/26	00004	3/01/26	58	202603	310	51300	34000		MAR MANAGEMENT FEES 3/01/26 58 202603 310-51300-35300 MAR WEBSITE ADMIN 3/01/26 58 202603 310-51300-35100 MAR INFORMATION TECH 3/01/26 58 202603 310-51300-31300 MAR DISSEMINATION SVCS	*	4,645.42 118.00 177.00 231.92		

SAUG ST AUGUSTINE L TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/26		58		202603	310	51300	51000			*	.45		
			OFFICE SUPPLIES										
3/01/26		58		202603	310	51300	42000			*	38.10		
			POSTAGE										
3/01/26		58		202603	310	51300	42500			*	22.80		
			COPIES										
3/01/26		58		202603	310	51300	41000			*	6.70		
			TELEPHONE										
			GOVERNMENTAL MANAGEMENT SERVICES									5,240.39	000457
3/09/26	00012	3/01/26	1114239	202603	320	57200	46200			*	13,337.50		
			MAR LANDSCAPE MAINTENANCE										
			YELLOWSTONE LANDSCAPE INC									13,337.50	000458
3/17/26	00023	3/16/26	1468	202603	330	53800	46000			*	250.00		
			INSTALL SOAP DISPENSER										
			COASTAL AMENITY SERVICES LLC									250.00	000459
3/17/26	00024	3/16/26	2603-2SA	202603	320	57200	46700			*	350.00		
			PR-MAR(5)NEW STATIONS ADD										
			DOODY DADDY LLC									350.00	000460
3/17/26	00014	3/10/26	2127978	202603	320	57200	46400			*	1,275.00		
			MAR LAKE MAINTENANCE										
			THE LAKE DOCTORS INC									1,275.00	000461
3/17/26	00012	3/12/26	1129147	202603	320	57200	46320			*	807.56		
			CLOCK #1,#2,#3 IRRIG REPR										
			YELLOWSTONE LANDSCAPE INC									807.56	000462
			TOTAL FOR BANK A									32,216.88	
			TOTAL FOR REGISTER									32,216.88	

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.: 5477
Terms: Net 30
Invoice date: 02/25/2026
Due date: 03/27/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: MARCH	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 9:10 am, Feb 26, 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 # 9361643855
 Invoice Date 02/28/2026
 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

RECEIVED
 By Tara Lee at 10:21 am, Mar 02, 2026

Note

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
2/27/2026	1452

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

RECEIVED
By Tara Lee at 11:50 am, Feb 27, 2026

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Janitorial and maintenance items purchased for the St Augustine Lakes community are as follows: Duracell coppertop C batteries for soap dispensers, and liquid soap refill bottle.	35.00	35.00
Please remit to the above address. We appreciate your business.		Total	\$35.00

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
3/1/2026	1463

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

RECEIVED
By Tara Lee at 2:48 pm, Feb 27, 2026

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 March 2026.	300.00	300.00

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

February 26, 2026

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157



RECEIVED

By Tara Lee at 1:08 pm, Feb 26, 2026

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

Invoice No. 3703064
25223-1

Re: General Counsel

For Professional Legal Services Rendered

11/01/25	S. Sandy	0.20	66.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/03/25	W. Haber	0.70	210.00	Review correspondence regarding real property conveyance; confer with Rogers regarding same; revise deed
11/04/25	A. Cox	0.70	101.50	Review and edit agreement with elite amenities for pool monitor services; prepare agreement for pet waste station maintenance services with doody daddy; confer with District manager regarding agreement with elite amenities for pool monitor services and agreement for pet waste station maintenance services
11/04/25	W. Haber	0.40	120.00	Review and revise agreements for pool maintenance and pet waste clean up

KUTAK ROCK LLP

St. Augustine Lakes
February 26, 2026
Client Matter No. 25223-1
Invoice No. 3703064
Page 2

11/07/25	W. Haber	0.50	150.00	Review audit for FY 24/25 and confer with Peregrino regarding same
11/17/25	W. Haber	0.20	60.00	Confer with Rogers regarding deed for common areas
12/14/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
12/15/25	W. Haber	0.50	150.00	Prepare for and participate in Board meeting; confer with Sweeting regarding agreement for waste clean up
12/17/25	A. Cox	0.60	87.00	Review and revise agreement with Elite Amenities for pool monitor services; disseminate agreement and confer with Sweeting regarding same
12/17/25	W. Haber	0.70	210.00	Review and revise agreement with HOA for roadway enforcement; confer with Sweeting regarding same

TOTAL HOURS 5.00

TOTAL FOR SERVICES RENDERED \$1,287.00

DISBURSEMENTS

Filing and Court Fees 40.65

TOTAL DISBURSEMENTS 40.65

TOTAL CURRENT AMOUNT DUE \$1,327.65

USA TODAY CO.®



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

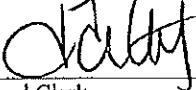
STATE OF WISCONSIN, COUNTY OF BROWN

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:

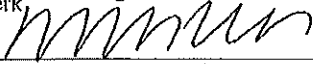
SAG St Augustine Record 02/13/2026
SAG staugustine.com 02/13/2026

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 02/13/2026



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: 12012046 # 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 February 23, 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



Invoice

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

Invoice # 431150
Date 03/01/2026
Terms Due on receipt
Due Date 03/01/2026
Memo WGV - Field Managem...

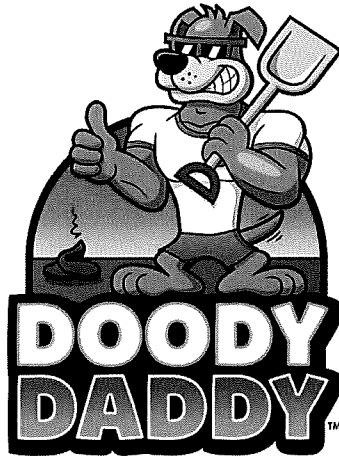
Bill To

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 10:10 am, Mar 02, 2026



March 1, 2026

Invoice No. 2603-SAL

INVOICE

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

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

RECEIVED

By Tara Lee at 12:33 pm, Mar 04, 2026

TOTAL \$482

PAID :

Elite Amenities NE FL, LLC

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

INVOICE

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

INVOICE 1984
DATE 03/01/2026
TERMS Net 30
DUE DATE 03/31/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	March 2026 Monthly Payment	1	5,395.86	5,395.86

BALANCE DUE **\$5,395.86**

Pay invoice

RECEIVED
By Tara Lee at 12:43 pm, Mar 09, 2026

Governmental Management Services, LLC

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

Invoice**Invoice #:** 58**Invoice Date:** 3/1/26**Due Date:** 3/1/26**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 - March 2026		4,645.42	4,645.42
Website Administration - March 2026		118.00	118.00
Information Technology - March 2026		177.00	177.00
Dissemination Agent Services - March 2026		231.92	231.92
Office Supplies		0.45	0.45
Postage		38.10	38.10
Copies		22.80	22.80
Telephone		6.70	6.70

Total	\$5,240.39
--------------	-------------------

Payments/Credits	\$0.00
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Balance Due	\$5,240.39
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RECEIVED*By Tara Lee at 10:18 am, Mar 06, 2026*



INVOICE

INVOICE #	INVOICE DATE
1114239	3/1/2026
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

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 31, 2026

Invoice Amount: \$13,337.50

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

RECEIVED

By Tara Lee at 9:10 am, Feb 25, 2026

Invoice Total \$13,337.50

IN COMMERCIAL LANDSCAPING

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

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

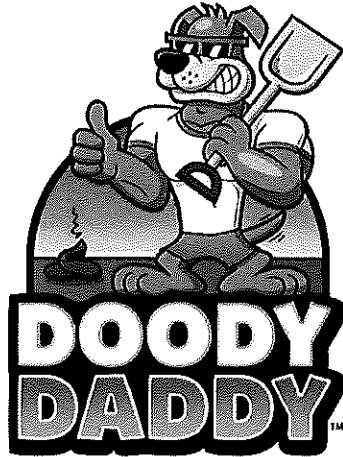
Invoice

Date	Invoice #
3/16/2026	1468

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
	Labor to purchase and install a new stainless steel automatic wall mounted liquid soap dispenser in the men's bathroom on 3/9/26.	250.00	250.00
RECEIVED <i>By Tara Lee at 8:27 am, Mar 17, 2026</i>			
All work is complete!		Total	\$250.00



March 16, 2026

Invoice No.
2603-2SAL

INVOICE

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

DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - March (prorated for the remaining 5 visits for service for the 5 new stations added) <ul style="list-style-type: none">• Pet Waste Station Maintenance	5 stations	2 x Week	\$350

RECEIVED

By Tara Lee at 12:06 pm, Mar 16, 2026

TOTAL \$350

PAID :

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	3/10/2026	\$1,275.00

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

00000007309084001000000035460700000012750035

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 3/9/2026

Invoice 2127978

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/9/2026	Water Management - Monthly		\$1275.00	\$0.00	\$1275.00

RECEIVED
By Tara Lee at 3:01 pm, Mar 10, 2026

Phase 1A - Treated ponds 1, 4 & 5 for algae and invasive weeds
Phase 1B - Treated pond 7 for minimal algae
Phase 1C - Treated ponds 8 & 9 or invasive weeds
Phase 2B - Treated ponds 10 & 11 for algae
Phase 3 - Treated ponds 1, 6 & 8 for invasive weeds
Please allow 1-2 weeks for results

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

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$1275.00

This Invoice Total:

\$1275.00

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

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

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

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



INVOICE

INVOICE #	INVOICE DATE
1129147	3/12/2026
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: April 11, 2026

Invoice Amount: \$807.55

Description	Current Amount
clock1,2,3,amenity center march repairs	
Irrigation Repairs	\$807.55

RECEIVED
By Tara Lee at 12:03 pm, Mar 12, 2026

Invoice Total \$807.55

IN COMMERCIAL LANDSCAPING

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