

*St. Augustine Lakes*  
*Community Development District*

*JUNE 22, 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

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June 15, 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, June 22, 2026 at 11:00 a.m.** at the **Holiday Inn Express, 2300 FL-16, St. Augustine, Florida 32084.**

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the May 18, 2026 Meeting
- IV. Consideration of Agreement with Vesta Property Services for Field Operations for Fiscal Year 2027
- V. Discussion of Pond Bank Inspection Report (*will be sent under separate cover*)
- VI. Consideration of Proposal from Champion Swim School
- VII. Discussion of Fiscal Year 2027 Budget
- VIII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. Operations
- IX. Supervisors Requests
- X. Audience Comments
- XI. Financial Statements as of May 31, 2026
- XII. Check Register

XIII. Next Scheduled Meeting – July 27, 2026 at 11:00 a.m. at Holiday Inn Express, 2300 FL-16, St. Augustine, 32084

XIV. 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, May 18, 2026 at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida.

Present and constituting a quorum were:

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

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Bill Schaefer <i>by phone</i>	District Engineer
Maria Czmyr	Vesta
Sarah Sweeting	GMS

*The following is a summary of the actions taken at the May 18, 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 and noted that an additional opportunity for audience comments would be provided later in the meeting.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the April 27, 2026 Meeting**

Mr. Oliver presented the April 27, 2026 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Rogers, seconded by Ms. Mayoros, with all in favor, the Minutes of the April 27, 2026, Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01, Setting a Public Hearing Date to Adopt the Revised Rules of Procedure**

Mr. Oliver presented Resolution 2026-01 setting a public hearing date to adopt revised Rules of Procedure. He explained that the District’s Rules of Procedure were being updated based on proposed changes from District Counsel and that a public hearing was required before adoption.

Mr. Haber reported that the proposed revisions to the Rules of Procedure would not materially affect the District’s day-to-day operations. He explained that the revisions were intended to align the rules with existing Florida law and address administrative issues that arise periodically in various Districts in order to improve overall functionality.

Mr. Oliver noted that the public hearing will be held on August 24, 2026 at 11:00 a.m. at this location.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-01 Setting a Public Hearing Date to Adopt the Revised Rules of Procedure on August 24, 2026 at 11:00 a.m., was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (proposed budget will be sent under separate cover)**

Mr. Oliver presented Resolution 2026-02 approving the proposed budget for Fiscal Year 2027 and setting a public hearing for budget adoption on August 24, 2026, at 11:00 a.m. He explained that approval of the proposed budget formally begins the annual budget process, noting that Florida law requires Districts to approve a proposed budget by June 15<sup>th</sup> and subsequently

hold a public hearing prior to final adoption. He stated that the budget would continue to be refined over the next approximately 90 days and noted as currently proposed it reflects a 5.7% increase in assessments. He also highlighted a \$10,000 road striping line item in the ground’s maintenance section, explaining that the amount was included for budgeting purposes pending further discussion regarding a possible cost sharing arrangement with the HOA.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-02 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption on August 24, 2026 at 11:00 a.m., was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03, Setting Landowner Meeting and Election**

Mr. Oliver presented Resolution 2026-03 setting the date for the 2026 Landowners’ meeting and election to be held in November 2026. He explained that this would be the final landowners’ election for the District and that three seats would be filled, with two seats for four-year terms and one seat for a two-year term. Mr. Oliver reviewed the election materials included in the agenda packet, including the notice, election procedures, and proxy form for use by voters unable to attend in person.

Mr. Oliver explained that, under the current landowners’ election process, each lot and each acre is entitled to one vote. He noted that once the District transitions to the general election process, voting will be based on one vote per registered voter residing in the household, regardless of property ownership.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-03 Setting Landowner Meeting and Election, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

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

**B. Engineer**

Mr. Schaefer reported that a work order had been issued to begin the pond inspections. He stated that all preparatory work had been completed and that field inspections were expected to occur over the next two weeks, with a final report anticipated the following week for submission to the District. He noted that no significant issues were expected, as the inspections were primarily a regulatory requirement. He also advised that a CDD representative would need to sign the report acknowledging review before it could be submitted.

Mr. Oliver inquired whether reports concerning the proposed Harris Teeter grocery store on State Road 16 east of the interstate could be confirmed. Mr. Schaefer indicated that he was not prepared to confirm that specific report but noted that Harris Teeter stores were planned for SilverLeaf and EverRange.

**C. Manager**

**1. Report on the Number of Registered Voters (654)**

Mr. Oliver reported as of April 15, 2026 there were 654 registered voters residing within the District, as required to be recorded annually pursuant to Chapter 190, Florida Statutes. He noted that one of the criteria for transitioning to general elections is that the District must be at least six years old and have at least 250 registered voters and stated that the District had satisfied the voter threshold and would meet the remaining requirement with the passage of time.

**2. Annual Ethics Training & Annual Form 1 Filing**

Mr. Oliver advised the Board that Supervisors are required to complete annual ethics training by December 31, 2026, and to file their Form 1 financial disclosure by July 1, 2026.

**D. Operations**

A Board member asked whether follow-up had been made with the County regarding midge control, as discussed at the prior meeting. Ms. Czmyr responded that Lake Doctors was expected to look into the matter during its next site visit.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

There were no Supervisor Requests.

**NINTH ORDER OF BUSINESS****Audience Comments**

A resident commented that in anticipation of transition to a homeowner-controlled Board certain budget line items remained concerns within the community. He specifically identified the pool attendant expense as a concern, stating that many residents viewed the service as unnecessary and ineffective. He expressed the opinion that the position did not provide meaningful value to the community and suggested that eliminating the expense should be considered, either by the current Board or by a future resident-controlled Board.

Resident commented on budget line items related to security services patrol and the landscape maintenance contract. He asked for clarification regarding the security patrol expense, stating that no apparent security issues had been observed in the community. He also expressed concern regarding the \$160,000 landscaping contract, stating that landscaping performance had not met community expectations and that weed issues remained a frequent complaint. He suggested that the Board consider seeking additional bids or alternative vendors and further commented that reducing or reevaluating certain expenses could help offset the proposed assessment increase. He also stated that any surplus carried forward to a future resident-controlled Board would be acceptable.

Resident stated that community concerns previously shared with the Board, including a spreadsheet of landscaping issues, remained unresolved and that the reported deficiencies had not been corrected. Additional concerns were raised regarding insufficient lighting around the mailbox area, with a request for clarification as to whether additional lighting was planned or would need to be incorporated into a future budget. He also inquired about the possible installation of additional parking and towing signage throughout the neighborhood. He commented regarding plastic poles, tubing, and lighting stakes located in various areas of the community, including some within residential yards, with a request for clarification as to whether the materials were still needed and, if not, whether they could be removed.

Resident raised a safety concern regarding green electrical boxes located on Getting Way in Kingsley Park, stating that the boxes appeared to be improperly secured and propped up above their concrete pads, leaving internal equipment potentially exposed. He expressed concern that the condition could pose a serious safety hazard and requested that the issue be addressed.

In response to resident comments, Mr. Oliver stated that the landscape maintenance vendor is expected to perform in accordance with the contract requirements and that staff would continue

to monitor performance closely. He advised that if performance concerns persist, the Board could consider directing staff to pursue alternative options through a formal solicitation process, with any such decision to be made at a public Board meeting. He noted that ongoing landscaping concerns, including weed-related complaints, would be addressed with the current vendor.

Regarding the pool attendant expense, he stated that staffing levels and service arrangements for the amenity facility are Board decisions and may be revisited during the budget process. He acknowledged the annual cost associated with the service and noted that different service providers and staffing approaches may result in varying levels of performance. He advised that the Board would continue reviewing related budget line items as part of the Fiscal Year 2027 budget discussions.

In response to resident comments, a Board member explained that the pool attendant serves as access control for the amenity because the community is not gated and stated that concerns regarding attendant performance should be reported directly to management so they can be addressed with the vendor. It was noted that a future resident-controlled Board could determine whether to continue or eliminate that service.

Regarding security services, the Board explained that the budgeted expense relates to an off-duty law enforcement officer added in response to resident safety concerns. Staff advised that patrol times are intentionally not published and are scheduled on a random, part-time basis, with additional attention given to areas near the pool and bus stop. It was also noted that the officer provides monthly reports and that service availability depends on officer's availability.

With respect to landscaping concerns, a Board member explained that ongoing weed issues are primarily associated with non-irrigated Bahia grass areas, which cannot be chemically treated without irrigation and therefore present a continuing maintenance challenge regardless of vendor. It was noted that these areas were installed without irrigation and that future improvements would require Board direction.

In response to concerns about mailbox lighting, staff stated that there are currently no developer plans to add lighting, but the matter has been noted for consideration during the budget process, including the possibility of solar lighting. Staff also stated that the conduit, stakes, and electrical box conditions raised by residents would be reviewed by the land development team and addressed as appropriate.

In addition, the drainage issue near the mailbox area would be reviewed to determine whether regrading or other corrective action is needed.

**TENTH ORDER OF BUSINESS                      Financial Statements as of April 30, 2026**

Mr. Oliver presented the financial reports included in the agenda package.

**ELEVENTH ORDER OF BUSINESS                      Check Register**

Mr. Oliver reported that there were no unusual variances, that the capital reserve fund balance was \$32,000, and that the unassigned fund balance was \$441,000, which would support operations through the remainder of the current fiscal year and the first quarter of Fiscal Year 2027. He reported that assessments were 99% collected.

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

**TWELFTH ORDER OF BUSINESS                      Next Scheduled Meeting – June 22, 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 June 22, 2026, at 11:00 a.m.

**THIRTEENTH ORDER OF BUSINESS                      Adjournment**

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

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*FOURTH ORDER OF BUSINESS*

**AGREEMENT BETWEEN ST. AUGUSTINE LAKES COMMUNITY  
DEVELOPMENT DISTRICT AND VESTA PROPERTY SERVICES, INC.  
FOR FIELD OPERATIONS SERVICES**

**THIS AGREEMENT** (the “Agreement”) is made and entered into as of the 1<sup>st</sup> day of October 2026, by and between:

**ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”), and

**VESTA PROPERTY SERVICES, INC.**, a Florida corporation with offices located at 200 Business Park Circle, Suite 101, St. Augustine, Florida 32095 (the “Contractor” and, together with the District, the “Parties”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes* (the “Act”); and

**WHEREAS**, pursuant to the Act, the District financed, constructed, owns, maintains, and operates systems, facilities and infrastructure in conjunction with the development of lands within the District (the “Improvements”) requiring inspection, operation and/or maintenance; and

**WHEREAS**, for ease of administration, potential cost savings to property owners and residents, and the benefits of on-site inspection, operation and maintenance personnel, the District desires to hire an independent contractor to provide oversight, operation, and maintenance of the Improvements; and

**WHEREAS**, Contractor has submitted a scope of services, attached hereto and incorporated by this reference as **Exhibit A**, and Contractor has professional experience, knowledge and training in the management and field operation maintenance, and is willing to provide such oversight, operation, and maintenance services to the District in accordance with this Agreement; and

**WHEREAS**, the Parties desire to enter into an agreement for the provision of services as described in **Exhibit A** and this Agreement (the “**Services**” or the “**Scope of Services**”).

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

**SECTION 1.           RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2.           SCOPE OF SERVICES.**

A. Contractor shall provide the Services in accordance with the terms of this Agreement. Upon mutual agreement of the Parties, as confirmed in a written addendum executed

by both Parties, additional services not described in this Agreement may be added to the Scope of Services and such additional services shall be governed by the terms of this Agreement.

*B. General Duties.* Contractor shall be responsible for supervision of all operation, maintenance, and upkeep of the Improvements. Contractor shall report directly to the District Manager and the Board of Supervisors. Contractor shall submit monthly Field Services Reports for inclusion in monthly Board meetings. Contractor shall provide input to the Board with respect to the annual budget for all line items related to field services work. Contractor shall execute the direction of the District from Board meetings related to Field Services, including soliciting proposals, producing specifications for contracts, preparation and review of procurement documents and responses, and coordinating field services work. Contractor shall attend monthly Board Meetings. Contractor is responsible for the supervision of service contractors and maintenance staff, including arranging for certain repair and maintenance work. Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. Contractor shall be responsible for the management and oversight of Services-related vendors for the Improvements in an efficient, lawful and satisfactory manner and in accordance with the District's bond covenants relating to such maintenance under the District's direction.

This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

*C. Inspection.* Contractor shall conduct regular inspections of the Improvements and report any irregularities to the District Manager, or its designated representative, and shall correct any irregularities in accordance with the terms of this Agreement. Contractor shall conduct weekly performance audits for the purpose of inspecting landscape and pond maintenance in accordance with District's agreements and meet with District vendors and contractors.

*D. Investigation and Report of Accidents/Claims.* Contractor shall promptly notify the District Manager as to all accidents, injuries or claims for damage relating to the Improvements or management of the District's contractors. Such report shall at a minimum include a description of any damage or destruction of property. Contractor shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs the Contractor otherwise in writing. Contractor shall not file any claims with the District's insurance company without the prior consent of the District Manager or its designee. To the extent the accident, injury or claim is the result of a natural disaster, Contractor shall provide such services as soon as reasonably possible, which may exceed the 48-hour timeframe set forth in this paragraph. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

*E. Emergencies.* Contractor shall promptly respond to all emergencies or significant problems related to the Improvements and shall report to the District all known problems related to the Improvements in compliance with the District's adopted policies, rules, and procedures. Contractor shall ensure a safety plan and associated communication plan is developed and employees are properly trained on the same. Costs incurred by Contractor due to emergencies or emergency-related costs incurred at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor.

F. *Compliance with Government Rules, Regulations, Requirements and Orders.* Contractor shall take such action as is necessary to comply promptly with any and all orders or requirements affecting the Improvements placed thereon by any governmental authority having jurisdiction. Contractor shall immediately notify the District Manager and District Counsel in writing of all such orders or requirements. At the request of the District, Contractor shall prepare for execution and filing by the District any forms, reports or returns which may be required by law in connection with the ownership, maintenance and operation of the Improvements.

G. *Adherence to District Rules, Regulations and Policies.* To the extent they apply to Contractor's performance herein, Contractor's personnel shall be familiar with any and all District rules, policies and procedures, if any, and shall ensure that all persons using the Improvements are informed with respect to the rules, policies and procedures as may be promulgated by the District from time to time and ensure that said persons conform therewith. Contractor may adopt such policies and procedures as it deems necessary to fulfillment of its obligations under this Agreement provided that copies of such policies and procedures shall be provided to the District at all times and the District shall have the right, in its sole discretion, to amend or terminate such policies and procedures as it deems reasonably necessary. Contractor assures the District that all third parties will be dealt with at arm's length, and that the District's interest will be best served at all times.

H. *Care of the Property.* Contractor shall use all due care to protect the property of the District, its residents and landowners from damage by Contractor, its employees or agents. Contractor agrees to initiate the repair process for any damage resulting from fault of the Contractor within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

**SECTION 3. COMPENSATION.** As compensation for the performance of the Services, the District agrees to pay the Contractor an amount not-to-exceed Eighteen Thousand Dollars (\$22,800.00) annually, paid in equal monthly installments of One Thousand Nine Hundred Dollars (\$1,900.00).

**SECTION 4. TERM AND TERMINATION.**

A. *Term.* The term of this Agreement shall commence as of the date first written above and shall terminate September 30, 2027, unless otherwise terminated in accordance with this Agreement. Thereafter, this Agreement shall be automatically renewed for additional one (1) year periods unless either Party provides at least thirty (30) days' written notice of its intent to not renew the Agreement.

B. *Termination.* Notwithstanding the foregoing, this Agreement may be terminated as follows:

1. By the District for "good cause" immediately, which shall include, but is not limited to, misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Contractor. Termination for "good cause" shall be effected by written (electronic) notice to Contractor.

2. By the Contractor for "good cause" immediately, which shall include, failure of the District to timely pay Contractor for services rendered in accordance with the terms set forth in this Agreement, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Contractor to undertake any action or

implement a policy of the Board which Contractor deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for “good cause” shall be effected by written (electronic) notice to District.

3. By the Contractor or District, for any reason not contemplated by A or B of this Section, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.

4. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all services rendered pursuant to this Agreement up until the effective date of the termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. Contractor will make all reasonable efforts to provide for an orderly transfer of the books and records of the District to the District or its designee.

## **SECTION 5. INSURANCE.**

A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Agreement.

B. The Contractor shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Agreement:

1. Worker’s Compensation Insurance in accordance with the laws of the State of Florida.
2. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
3. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
4. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
5. Comprehensive Automobile Liability Insurance for all vehicles used by the Contractor’s staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
6. Umbrella or Excess Liability Insurance with limits of not less than Three Million Dollars (\$3,000,000.00).

C. The District and its officers, supervisors, staff, and employees (collectively, for purposes of this section, the “District”) will be listed as additional insureds on the General Liability Insurance and Umbrella or Excess Liability Insurance policies described above. If the District is not listed as an additional insured on the Umbrella policy, the Consultant shall secure an Umbrella policy that considers the District as an additional insured on the Umbrella policy, even if not specifically named, because of its identification as an additional insured on the underlying General Liability policy. For clarity, the Umbrella Policy follows the underlying General Liability form so when an entity is an additional Insured on the General Liability it is also considered an additional insured on the Umbrella Policy even if not specifically named as such. None of the policies above may be canceled during the term of this Agreement (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Contractor will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct

business in the State of Florida.

D. If the Contractor fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance upon two (2) weeks written notice from the District, in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

## **SECTION 6. INDEMNIFICATION.**

A. *District Indemnification.* To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence or intentionally wrongful acts or omissions of the Consultant, the District agrees to indemnify, defend, and hold harmless the Contractor and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Contractor may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Contractor may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement.

B. *Contractor Indemnification.* The Contractor agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the Contractor. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Contractor has ceased to be engaged under this Agreement.

C. *Sovereign Immunity; Indemnification Obligations.* Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Indemnification obligations under this Agreement shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments as ordered.

**SECTION 7. ENFORCEMENT OF AGREEMENT; RECOVERY OF COSTS AND FEES.** In the event either Party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing Party shall be entitled to recover from the other all fees and costs incurred, including but not limited to reasonable attorneys' fees, paralegal fees and expert witness fees and costs incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings. The provisions of this section shall survive termination of this Agreement.

**SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all

remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 9. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties and their respective representatives, successors, and assigns.

**SECTION 10. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 11. E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by *Florida Statute*, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor to fulfill its obligations under this Agreement, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the

year immediately preceding the date of this Agreement.

**SECTION 12. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 13. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the Services.

**SECTION 14. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

**SECTION 15. ASSIGNMENT.** Neither Party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by either Party without the prior written approval of the other Party is void.

**SECTION 16. NOTICES.** All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

**If to Contractor:** Vesta Property Services, Inc.  
200 Business Park Circle, Suite 101  
St. Augustine, Florida 32095  
Attn: \_\_\_\_\_

**If to District:** St. Augustine Lakes Community  
Development District  
c/o Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor, respectively. Any Party or other person to whom Notices are to be sent or copied may notify the other Party or person(s) of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the Parties and

person(s) set forth herein.

**SECTION 17. CONTROLLING LAW; VENUE.** This Agreement and the provisions contained therein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

**SECTION 18. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall: 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092; (904) 940-5850; JOLIVER@GMSNF.COM.**

**SECTION 19. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 20. AGREEMENT; CONFLICTS.** This instrument, together with accompanying Exhibit A, shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement. To the extent of any conflict between this instrument and Exhibits A this instrument shall control.

**SECTION 21. ARM’S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 22. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

**SECTION 23. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, both the Parties have complied with all the requirements of law in order to effectuate the terms of this Agreement, and both the Parties have full power and authority to comply with the terms and provisions of this instrument.

**IN WITNESS WHEREOF,** the Parties execute this Agreement effective the day and year first written above.

Attest:

**ST. AUGUSTINE LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chairperson

**VESTA PROPERTY SERVICES, INC.**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Witness

**Exhibit A: Scope of Services**

**EXHIBIT A**  
**Managerial Services - \$1,900 per month**

1. Operate the Common Elements and other property owned by the CDD (the "Property") according to the approved budget of the District and consistent with the direction of the Board of Supervisors, subject to proper funding being provided to the Agent to operate in accordance with the budget and governing documents.
2. Engage and supervise all persons and/or entities, as needed (which persons or entities may be engaged on a part-time or full-time basis), necessary to properly maintain and operate the District Property in accordance with the District's policies and Rules of Procedure. .
3. Solicit and negotiate bids for purchases of services and materials to the -District at the direction of the Board.
4. Review District vendor invoices, code invoices according to District Adopted Budget, and review and approve payables aging prepared by District Management prior to each check run.
5. Solicit, analyze and negotiate recurring contracts on behalf of the District, as needed, for recurring services reasonably necessary with respect to the operation, maintenance, upkeep, repair, replacement, and preservation of the Property.
6. Prepare, annually in respect of the next succeeding fiscal year, a proposed operating Budget for the District. The Budget shall be submitted to the District Manager and Board for comments/changes, and only becomes binding after approval by the Board. The Budget shall serve as a supporting document for the schedule of Assessments.
7. Perform routine inspections and make recommendations to the Board as to the maintenance of and improvements to the Property as well as assist the District in the enforcement of the provisions of the District's governing documents, the Rules and Regulations, and architectural guidelines.
8. Make or cause to be made, such repair work or normal maintenance to common elements as may be required for the operation and physical protection of the common elements not to exceed Five Thousand (\$5,000.00) Dollars for any one item. Emergency repairs exceeding Five Thousand (\$5,000.00) Dollars to avert danger to life, maintain safe operations or prevent an interruption of services may be made with the approval of the District Manager, District Board Chair, or in the absence of the District Manager and Board Chair, the Vice Chair. If no officer is available, the Agent is authorized to take such action as is needed to avert danger to life, maintain safe operations or prevent an interruption of services.
9. Agent may charge the fee prescribed in Schedule A and B for attendance of any additional District Board meetings beyond 12 District Board meetings per fiscal year. Any meeting over 3 hours will be billed at \$75 per hour for the time over the three-hour limit. Lastly, any meeting requiring Agent participation that extends beyond 9pm will be billed at \$75 per hour. For example, if a

meeting were to start at 7pm and close at 10pm, the time from 9  
- 10pm will be billed at \$75 per hour.

## SCHEDULE A\*

### Ancillary Services:

The following items are billed separately and are not included in the base management fee. A specific fee or an hourly rate will apply as outlined by hourly billing rates below.

- Additional board meetings: \$75 per hour.
  - Retrieval of archived boxes for investigation/regulatory purposes: \$25 per round trip.
1. Participation in legal action involving the District, court appearances, depositions, consultation with attorneys in connection with litigation filed or proposed on behalf of or directed by the District or meeting in excess of previously outlined.
  2. Warranty or punch list work, in conjunction with claims arising against the developer or against contractors under contract prior to this Agreement.
  3. Special Project Fee: In the event that the District has to engage contractors for special work which may include, but not be limited to demolition, reconstruction or remedial work, or to address fire, flood, hurricane, tropical storm, lightning and tornado damage, and requires additional on-site visits or inspections by Vesta Property Services, the time spent shall be a billable expense of the District. The fee applied will be based on the personnel involved as outlined below and will be done only by prior written agreement of the scope of work and the extent of responsibility of Vesta Property Services with the District Board. The Special Project fee shall be in addition to any other fees provided for in this Agreement.
  4. Any extraordinary expense not included above with prior approval from the District's Board.

Hourly Billing Rates:	Senior Management:	\$125.00/hour
	General/Operations Manager:	\$100.00/hour
	Community Manager:	\$ 80.00/hour
	Accountant:	\$ 65.00/hour
	Maintenance:	\$ 65.00/hour
	Admin. Staff:	\$ 50.00/hour

\*fees are subject to change based on an annual review of increased costs.

**SCHEDULE B\***

**CURRENT (2026) OFFICE EXPENSE FEES**

**Stationery:**

Copies and envelopes are provided through a third-party vendor at cost, plus 20%. The cost of copies and envelopes that are processed in house for the District will be billed monthly for this service.

**Services:**

Record Storage	\$2.50 per box, per month
Mass Emails	Included with Vesta Vantage Pro
Postage	Cost
Gate Management/Key Fobs/Decals/Barcodes	\$50 per month

\*fees are subject to change based on an annual review of increased costs and subject to District approval.

*SIXTH ORDER OF BUSINESS*

**From:** Pamela Villa pam@championswimschools.com  
**Subject:** Re: St. Augustine Lakes CDD - Swim Lessons  
**Date:** June 9, 2026 at 6:23 PM  
**To:** Sarah Sweeting ssweeting@gmsnf.com

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Hello Sarah,

Thank you so much for reaching out. Yes, we are always interested in offering our swim lesson program in new communities. There are a couple of steps we need to complete before we can start making plans to bring our program to your neighborhood.

First, we need to know if we will have CDD approval. They often require our schedule before granting approval. Our typical schedule looks like this:

- Sunday 2-5pm
- Monday 9am - 12pm
- Tuesday 4pm - 7pm.

Please let them know that families can sign up for one, two, or all three days per week. The cost of lessons is \$30 per day, paid via monthly tuition. We also carry our own swim business insurance and can add the CDD as an additional insured.

The second item we need is a list of interested parents for swim lessons at your community pool. Managers typically send out a survey asking interested parents what days and times they would prefer.

Once these two items are complete, we can start making plans to bring our swim lessons to your community!

Thank you so much,  
Pam Villa



**PAM VILLA**

*Founder & Owner*

📞 904-265-4935

✉ pam@championswimschools.com

🌐 championswimschools.com

On Tue, Jun 9, 2026 at 1:13 PM Sarah Sweeting <[ssweeting@gmsnf.com](mailto:ssweeting@gmsnf.com)> wrote:  
Hi Pam,

*I received your contact information from Alison Mossing. She mentioned that you offer swim lessons at one of our other Districts, Bannan Lakes. I was wondering if you would be interested in offering swim lessons for residents at St. Augustine Lakes.*

*Thank you,*

Sarah Sweeting  
Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
(904) 940-5850 x 402  
[ssweeting@gmsnf.com](mailto:ssweeting@gmsnf.com)

*SEVENTH ORDER OF BUSINESS*

# *St. Augustine Lakes*

## *Community Development District*

### *Approved Budget*

*FY 2027*

**June 22, 2026**

*Presented by:*



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8 Capital Reserve Fund

9 Assessment Schedule

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

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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**REVENUES:**

Special Assessments	\$ 598,420	\$ 592,977	\$ 5,443	\$ 598,420	\$ 598,420
Interest income	6,000	4,452	2,400	6,852	6,000
Carry Forward Surplus	-	-	-	-	44,575

<b>TOTAL REVENUES</b>	<b>\$ 604,420</b>	<b>\$ 597,429</b>	<b>\$ 7,843</b>	<b>\$ 605,272</b>	<b>\$ 648,995</b>
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**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 6,600	\$ 4,000	\$ 10,600	\$ 12,000
FICA Taxes	918	505	306	811	918
Engineering	9,000	-	4,700	4,700	15,000
Attorney	15,000	3,009	11,991	15,000	15,000
Annual Audit	3,575	3,425	3,575	7,000	3,575
Assessment Administration	2,783	2,783	-	2,783	2,949
Arbitrage Rebate	450	450	-	450	450
Dissemination Agent	2,783	1,855	928	2,783	2,949
Software Licensing	1,500	750	-	750	1,500
Trustee Fees	7,188	7,288	-	7,288	7,300
Management Fees	55,745	37,163	18,582	55,745	59,089
Information Technology	2,124	1,416	708	2,124	2,251
Website Maintenance	1,416	944	472	1,416	1,501
Telephone	200	42	68	110	200
Postage & Delivery	850	703	400	1,103	1,025
Insurance General Liability	7,500	7,398	-	7,398	6,487
Printing & Binding	500	119	381	500	500
Legal Advertising	2,500	461	861	1,322	2,500
Other Current Charges	1,200	626	500	1,126	1,200
Meeting Room	-	2,100	1,800	3,900	3,600
Office Supplies	450	4	40	44	450
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 127,854</b>	<b>\$ 77,816</b>	<b>\$ 49,312</b>	<b>\$ 127,127</b>	<b>\$ 140,620</b>
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**Operations & Maintenance**

**Amenity Center**

Electric	\$ 9,000	\$ 5,448	\$ 2,740	\$ 8,188	\$ 9,000
Water/Sewer/Irrigation	9,000	2,568	1,400	3,968	9,000
Security Monitoring (Envera)	22,000	4,303	4,303	8,607	12,000
Security Services Patrol	15,000	8,880	5,400	14,280	17,000
Pool Maintenance	17,905	10,850	5,425	16,275	17,905
Pool Permits	350	350	-	350	350
Pool Attendants	37,412	16,188	21,583	37,771	37,771
Janitorial	4,100	2,648	1,780	4,428	4,800
Repairs & Maintenance	5,000	2,213	2,787	5,000	5,000
Special Events	10,000	-	10,000	10,000	10,000
Insurance - Property	13,365	10,984	-	10,984	10,435

<b>TOTAL AMENITY CENTER</b>	<b>\$ 143,132</b>	<b>\$ 64,432</b>	<b>\$ 55,419</b>	<b>\$ 119,850</b>	<b>\$ 133,261</b>
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**St. Augustine Lakes**  
**Community Development District**  
**Approved Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Grounds Maintenance</b>					
Field Mgmt / Admin	\$ 22,800	\$ 15,200	\$ 7,600	\$ 22,800	\$ 22,800
Landscape Maintenance	160,050	106,700	53,350	160,050	160,050
Landscape Contingency	18,000	23,793	4,000	27,793	18,000
Tree Removals	24,000	6,194	-	6,194	24,000
Irrigation Repairs	-	2,022	2,000	4,022	5,000
Mulching	-	-	-	-	20,000
Lake Maintenance	17,800	10,200	5,100	15,300	18,256
Wetland Mitigation	13,000	-	4,400	4,400	13,000
Grounds Maintenance	10,000	345	4,655	5,000	10,000
Pet Waste Disposal	5,784	5,410	4,336	9,746	13,008
Reclaim Water	10,000	-	-	-	8,000
Electric	11,000	6,907	3,780	10,687	12,000
Miscellaneous	6,000	-	2,000	2,000	6,000
Holiday Decorations	15,000	2,978	12,022	15,000	15,000
Road Striping	-	-	-	-	10,000
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$ 313,434</b>	<b>\$ 179,750</b>	<b>\$ 103,243</b>	<b>\$ 282,993</b>	<b>\$ 355,114</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 584,420</b>	<b>\$ 321,997</b>	<b>\$ 207,974</b>	<b>\$ 529,971</b>	<b>\$ 628,995</b>
<b>Other Sources/(Uses)</b>					
Transfer Out - Capital Reserve	\$ (20,000)	\$ (20,000)	\$ -	\$ (20,000)	\$ (20,000)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ (20,000)</b>	<b>\$ (20,000)</b>	<b>\$ -</b>	<b>\$ (20,000)</b>	<b>\$ (20,000)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 255,432</b>	<b>\$ (200,130)</b>	<b>\$ 55,302</b>	<b>\$ -</b>

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

**REVENUES**

**Special Assessments**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year and/or direct bill developers to cover expenses.

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees.

**Assessment Administration**

The District's assessment roll administration, Governmental Management Service, LLC, will provide services to prepare assessment rolls to district property owners.

**Arbitrage Rebate**

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District has contracted with an LLS Tax Solutions to perform the calculations.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has entered into a licensing agreement with Disclosure Technical Services, LLC (DTS) for a software program that assist with the electronic reporting requirements under the Continuing Disclosure Agreement(s) for the bond(s) issued by the District.

**Software Licensing**

The District has entered into a licensing agreement with Disclosure Technical Services, LLC (DTS) for a software program that assist with the electronic reporting requirements under the Continuing Disclosure Agreement(s) for the bond(s) issued by the District.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. provided by Governmental Management Services LLC.

**Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. provided by Governmental Management Services LLC.

**Telephone**

Actual charges for conference calls.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

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

**Expenditures - Administrative (continued)**

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with is with EGIS Insurance Advisors LLC. EGIS Insurance Advisors specialize in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for general liability for the District.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, notices and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year which includes preparation of amortization schedules.

**Meeting Room**

Estimated cost to rent location for monthly meetings.

**Office Supplies**

Miscellaneous office supplies.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Expenditures - Amenity Center**

**Electric**

Estimated cost for electric provided by FPL for the amenity center.

Meter #	Location	Monthly	Annual
41090-17105	924 Arcadian Lakes Blvd #Pool	\$680	\$8,160
	Contingency	\$70	\$840
	<b>Total</b>	<b>\$750</b>	<b>\$9,000</b>

**Water/Sewer/Irrigation**

Estimated cost for water, sewer, and irrigation for amenity center provided by St Johns County Utilities Department

Meter #	Location	Monthly	Annual
600133-149640	924 Arcadian Lakes Blvd	\$350	\$4,200
	Contingency	\$400	\$4,800
	<b>Total</b>	<b>\$750</b>	<b>\$9,000</b>

**Security Monitoring**

The estimated cost to provide security monitoring for the Amenity Center contracted with Envera.

Description	Monthly	Annual
Monitoring	\$717	\$8,607
Contingency	\$283	\$3,393
<b>Total</b>	<b>\$1,000</b>	<b>\$12,000</b>

**Security**

The District contracted with St Johns County Sheriff's Office using RollKall Technology Services to provide security patrols for the District.

**Pool Maintenance**

The estimated amount based on proposed contract to provide maintenance of the Amenity Center swimming pool. Pool chemicals are included in the contract with C Buss.

Description	Monthly	Annual
C Buss	\$1,300	\$15,600
Contingency	\$192	\$2,305
<b>Total</b>	<b>\$1,492</b>	<b>\$17,905</b>

**Pool Permits**

Represents Permit Fees paid to the Florida Department of Health for the swimming pool.

**Pool Attendants**

The District will contracted with vendor to provide pool attendants during the operating season for the pool.

**Janitorial**

The estimated amount based on proposed contract to provide janitorial services for the Amenity Center. Also includes purchases of janitorial supplies.

**Repair & Maintenance**

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

**Special Events**

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

**Insurance-Property**

The District's Property Liability Insurance policy is with EGIS Insurance Advisors LLC. EGIS Insurance Advisors specialize in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

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

**Expenditures – Grounds Maintenance**

**Field Management and Admin**

The District has contract with Vesta for onsite field management of contracts for District services such as landscaping, amenity &

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
Vesta	\$ 1,900	\$ 22,800

**Landscape Maintenance**

Cost to maintain the amenity and common areas of the District based on a proposed contract with Yellowstone Landscape.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
Yellowstone Landscape	\$ 13,338	\$ 160,050

**Landscape Contingency**

Estimated cost of landscape services in addition to the monthly contract such as additional sod, plant replacements, and enhancements.

**Tree Removals**

Estimated cost to remove dead or decaying trees throughout the district.

**Irrigation Repairs**

Estimated cost to repair and replace and irrigation system breaks.

**Mulching**

Estimated cost to mulch grounds throughout the District. This includes areas in the amenity center.

**Lake Maintenance**

Cost for the maintenance of District lakes based on a contract with The Lake Doctors Inc.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
The Lake Doctors Inc	\$ 1,313	\$ 15,756
Grass Carp Restocking		\$ 2,500
		\$ 18,256

**Wetland Mitigation**

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

**Grounds Maintenance**

Contracted staff for repairs and trash pick-up on District owned property.

**Pet Waste Disposal**

The District has contracted with Doody Daddy LLC for two weekly collection of pet waste stations and provide bags for the each pet waste stations.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
Doody Daddy LLC	\$ 1,084	\$ 13,008

**Reclaimed water**

Estimated Reclaimed water Services for the District provided by utility company.

**Electric**

Estimate for District streetlighting and common area electric for the community. The amount is based upon the agreement plus estimated cost for fuel charges for Florida Power and Lighting.

<b>Vendor Address</b>	<b>Monthly</b>	<b>Annual</b>
FPL 83 Arcadian Lakes Blvd #Entry Sign	\$35	\$420
908 Arcadian Lakes Blvd #LF Sta	\$100	\$1,200
424 Arcadian Lakes Blvd #Pump	\$50	\$600
846 Arcadian Lakes Blvd # Pump	\$60	\$720
98 Arcadian Lakes Blvd #Pump	\$40	\$480
1899 Deer Run Rd #SL LED	\$600	\$7,200
Contingency	\$115	\$1,380
<b>Total</b>	<b>\$1,000</b>	<b>\$12,000</b>

**Miscellaneous**

Any unanticipated and unscheduled maintenance cost to the District.

**Holiday Decorations**

Represents estimated costs for the District to decorate the amenity center and other areas of the District throughout the Fiscal Year.

**Road Striping**

Estimated cost to provide durable pavement markings is as lines, symbols and words on District roads and parking lots using thermoplastic markings, and sealcoating to ensure pavement is safe and traffic flows smoothly.

**Capital Reserve**

The District has established a maintenance reserve to fund the renewal and replacement of the District's capital related facilities which will be transferred to Capital Reserve Fund.

**St. Augustine Lakes**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2022 Special Assessment Bonds**

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 480,528	\$ 472,803	\$ 4,341	\$ 477,144	\$ 480,528
Interest Earnings	15,000	12,160	5,300	17,460	15,000
Prepayments	-	-	-	-	-
Carry Forward Surplus <sup>(1)</sup>	274,613	\$237,780	-	237,780	225,155
<b>TOTAL REVENUES</b>	<b>\$ 770,141</b>	<b>\$ 722,743</b>	<b>\$ 9,641</b>	<b>\$ 732,384</b>	<b>\$ 720,683</b>
<b>EXPENDITURES:</b>					
Interest - 12/15	\$ 184,286	\$ 184,286	\$ -	\$ 184,286	\$ 181,154
Special Call - 12/15	-	20,000	\$ -	20,000	-
Interest - 6/15	184,286	-	183,739	183,739	181,154
Principal - 6/15	110,000	-	110,000	110,000	115,000
Special Call - 6/15	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 478,571</b>	<b>\$ 204,286</b>	<b>\$ 293,739</b>	<b>\$ 498,024</b>	<b>\$ 477,308</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ (9,205)	\$ -	\$ (9,205)	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ (9,205)</b>	<b>\$ -</b>	<b>\$ (9,205)</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 478,571</b>	<b>\$ 213,490</b>	<b>\$ 293,739</b>	<b>\$ 507,229</b>	<b>\$ 477,308</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 291,570</b>	<b>\$ 509,252</b>	<b>\$ (284,098)</b>	<b>\$ 225,155</b>	<b>\$ 243,375</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$178,451.25
	\$178,451.25

**St. Augustine Lakes**  
**Community Development District**  
**Series 2022, Special Assessment Revenue Bonds**  
**Amortization Schedule**  
**(Term Bonds Due Combined)**

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
12/15/26	6,695,000	-	181,154	181,154
06/15/27	6,695,000	115,000	181,154	
12/15/27	6,580,000	-	178,451	474,605
06/15/28	6,580,000	120,000	178,451	
12/15/28	6,460,000	-	175,631	474,083
06/15/29	6,460,000	125,000	175,631	
12/15/29	6,335,000	-	172,694	473,325
06/15/30	6,335,000	130,000	172,694	
12/15/30	6,205,000	-	169,200	471,894
06/15/31	6,205,000	140,000	169,200	
12/15/31	6,065,000	-	165,438	474,638
06/15/32	6,065,000	145,000	165,438	
12/15/32	5,920,000	-	161,541	471,978
06/15/33	5,920,000	155,000	161,541	
12/15/33	5,765,000	-	157,375	473,916
06/15/34	5,765,000	165,000	157,375	
12/15/34	5,600,000	-	152,941	475,316
06/15/35	5,600,000	175,000	152,941	
12/15/35	5,425,000	-	148,238	476,178
06/15/36	5,425,000	185,000	148,238	
12/15/36	5,240,000	-	143,266	476,503
06/15/37	5,240,000	195,000	143,266	
12/15/37	5,045,000	-	138,025	476,291
06/15/38	5,045,000	205,000	138,025	
12/15/38	4,840,000	-	132,516	475,541
06/15/39	4,840,000	215,000	132,516	
12/15/39	4,625,000	-	126,738	474,253
06/15/40	4,625,000	225,000	126,738	
12/15/40	4,400,000	-	120,691	472,428
06/15/41	4,400,000	240,000	\$ 120,691	
12/15/41	4,160,000	-	114,241	474,931
06/15/42	4,160,000	255,000	114,241	
12/15/42	3,905,000	-	107,388	476,628
06/15/43	3,905,000	265,000	107,388	
12/15/43	3,640,000	-	100,100	472,488
06/15/44	3,640,000	280,000	100,100	
12/15/44	3,360,000	-	92,400	472,500
06/15/45	3,360,000	295,000	92,400	
12/15/45	3,065,000	-	84,288	471,688
06/15/46	3,065,000	315,000	84,288	
12/15/46	2,750,000	-	75,625	474,913
06/15/47	2,750,000	330,000	75,625	
12/15/47	2,420,000	-	66,550	472,175
06/15/48	2,420,000	350,000	66,550	
12/15/48	2,070,000	-	56,925	473,475
06/15/49	2,070,000	370,000	56,925	
12/15/49	1,700,000	-	46,750	473,675
06/15/50	1,700,000	390,000	46,750	
12/15/50	1,310,000	-	36,025	472,775
06/15/51	1,310,000	415,000	36,025	
12/15/51	895,000	-	24,613	475,638
06/15/52	895,000	435,000	24,613	
12/15/52	460,000	-	12,650	472,263
06/15/53	460,000	460,000	12,650	472,650
<b>Totals</b>		<b>\$ 6,695,000</b>	<b>\$ 6,282,898</b>	<b>\$ 12,977,898</b>

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

Description	Approved Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Interest Income	\$ 500	\$ 1,201	\$ 600	\$ 1,801	\$ 1,000
Carry Forward Balance	46,307	46,412	-	46,412	60,333
<b>TOTAL REVENUES</b>	<b>\$ 46,807</b>	<b>\$ 47,613</b>	<b>\$ 600</b>	<b>\$ 48,213</b>	<b>\$ 61,333</b>
<b>EXPENDITURES:</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Repair and Replacements	-	7,880	-	7,880	20,000
Other Current Charges	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 7,880</b>	<b>\$ -</b>	<b>\$ 7,880</b>	<b>\$ 20,000</b>
<b>Other Sources/(Uses)</b>					
Capital Reserve Funding - Transfer In	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ 20,000
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 66,807</b>	<b>\$ 59,733</b>	<b>\$ 600</b>	<b>\$ 60,333</b>	<b>\$ 61,333</b>

**St. Augustine Lakes**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026-2027**

Neighborhood	O&M Units	Bonds 2022 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
43'	242	242	\$ 1,494.41	\$ 1,494.41	\$ (0.00)	\$ 1,200.00	\$ 1,200.00	\$ -	\$ 2,694.41	\$ 2,694.41	\$ (0.00)
53'	184	184	\$ 1,494.41	\$ 1,494.41	\$ (0.00)	\$ 1,200.00	\$ 1,200.00	\$ -	\$ 2,694.41	\$ 2,694.41	\$ (0.00)
Total	426	426									

*ELEVENTH ORDER OF BUSINESS*

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

***Unaudited Financial Reporting***  
***May 31, 2026***



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 118,223	\$ -	\$ 8,120	\$ -	\$ 126,343
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	25,159	-	-	25,159
Due from Developer	-	-	-	-	-
Due from Other Governmental Units	-	-	-	-	-
<b>Investments:</b>					
State Board of Administration (SBA)	311,187	-	51,613	-	362,799
<b>Series 2022</b>					
Reserve	-	238,314	-	-	238,314
Interest	-	194	-	-	194
Revenue	-	483,800	-	-	483,800
Prepayment	-	26	-	-	26
Sinking	-	73	-	-	73
Redemption	-	-	-	-	-
Construction	-	-	-	35,358	35,358
Prepaid Expenses	1,000	-	-	-	1,000
Deposits	1,737	-	-	-	1,737
<b>Total Assets</b>	<b>\$ 432,147</b>	<b>\$ 747,566</b>	<b>\$ 59,733</b>	<b>\$ 35,358</b>	<b>\$ 1,274,804</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 2,885	\$ -	\$ -	\$ -	\$ 2,885
Accrued Expenses	-	-	-	-	-
Accounts FICA Payable	-	-	-	-	-
Due to Debt Service	25,159	-	-	-	25,159
Due to Capital Reserve	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 28,045</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,045</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Deposits	1,737	-	-	-	1,737
Restricted for:					
Debt Service	-	747,566	-	-	747,566
Capital Project	-	-	-	35,358	35,358
Assigned for:					
Capital Reserve Fund	-	-	59,733	-	59,733
Unassigned	401,365	-	-	-	401,365
<b>Total Fund Balances</b>	<b>\$ 404,102</b>	<b>\$ 747,566</b>	<b>\$ 59,733</b>	<b>\$ 35,358</b>	<b>\$ 1,246,759</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 432,147</b>	<b>\$ 747,566</b>	<b>\$ 59,733</b>	<b>\$ 35,358</b>	<b>\$ 1,274,804</b>

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

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 598,420	\$ 598,420	\$ 592,977	\$ (5,443)
Interest Income	6,000	4,000	4,452	452
<b>Total Revenues</b>	<b>\$ 604,420</b>	<b>\$ 602,420</b>	<b>\$ 597,429</b>	<b>\$ (4,992)</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 6,600	\$ 1,400
PR-FICA	918	612	505	107
Engineering	9,000	6,000	-	6,000
Attorney	15,000	10,000	3,009	6,991
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	1,855	1,855	(0)
Software Licensing	1,500	1,500	750	750
Trustee Fees	7,188	7,188	7,288	(100)
Management Fees	55,745	37,163	37,163	-
Information Technology	2,124	1,416	1,416	-
Website Maintenance	1,416	944	944	-
Telephone	200	133	42	92
Postage & Delivery	850	567	703	(136)
Insurance General Liability	7,500	7,500	7,398	102
Printing & Binding	500	333	119	215
Legal Advertising	2,500	1,667	461	1,205
Other Current Charges	1,200	800	626	174
Meeting Room	-	-	2,100	(2,100)
Office Supplies	450	300	4	296
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 127,854</b>	<b>\$ 92,960</b>	<b>77,816</b>	<b>\$ 15,145</b>

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

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Amenity Center</b>				
Electric	\$ 9,000	\$ 6,000	\$ 5,448	\$ 552
Water/Sewer/Irrigation	9,000	6,000	2,568	3,432
Security Monitoring	22,000	14,667	4,303	10,363
Security Services Patrol	15,000	10,000	8,880	
Pool Maintenance	17,905	11,937	10,850	1,087
Pool Permits	350	350	350	-
Pool Attendants	37,412	16,188	16,188	-
Janitorial	4,100	2,733	2,648	85
Repairs & Maintenance	5,000	3,333	2,213	1,120
Special Events	10,000	6,667	-	6,667
Insurance - Property	13,365	13,365	10,984	2,381
<b>Subtotal Amenity Center</b>	<b>\$ 143,132</b>	<b>\$ 91,240</b>	<b>64,432</b>	<b>\$ 25,688</b>
<b>Grounds Maintenance</b>				
Field Mgmt / Admin	\$ 22,800	\$ 15,200	\$ 15,200	\$ -
Landscape Maintenance	160,050	160,050	106,700	53,350
Landscape Contingency	18,000	12,000	23,793	(11,793)
Tree Removals	24,000	6,194	6,194	-
Irrigation Repairs	-	-	2,022	(2,022)
Lake Maintenance	17,800	11,867	10,200	1,667
Wetland Mitigation	13,000	-	-	-
Grounds Maintenance	10,000	345	345	-
Pet Waste Disposal	5,784	3,856	5,410	(1,554)
Reclaim Water	10,000	-	-	-
Electric	11,000	7,333	6,907	426
Miscellaneous	6,000	4,000	-	4,000
Holiday Decorations	15,000	2,978	2,978	-
<b>Subtotal Grounds Maintenance</b>	<b>\$ 313,434</b>	<b>\$ 223,823</b>	<b>\$ 179,750</b>	<b>\$ 44,073</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 456,566</b>	<b>\$ 315,063</b>	<b>\$ 244,181</b>	<b>\$ 69,761</b>
<b>Total Expenditures</b>	<b>\$ 584,420</b>	<b>\$ 408,023</b>	<b>\$ 321,997</b>	<b>\$ 84,906</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 20,000</b>		<b>\$ 275,432</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Capital Reserve Transfer Out	\$ (20,000)	\$ (20,000)	\$ (20,000)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (20,000)</b>	<b>\$ (20,000)</b>	<b>\$ (20,000)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 255,432</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 148,671</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 404,102</b>	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 480,528	\$ 480,528	\$ 472,803	\$ (7,725)
Interest Income	15,000	10,000	12,160	2,160
Prepayments	-	-	-	
<b>Total Revenues</b>	<b>\$ 495,528</b>	<b>\$ 490,528</b>	<b>\$ 484,963</b>	<b>\$ (5,565)</b>
<b>Expenditures:</b>				
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	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 478,571</b>	<b>\$ 184,286</b>	<b>\$ 204,286</b>	<b>\$ (20,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 16,957</b>	<b>\$ 306,242</b>	<b>\$ 280,677</b>	<b>\$ (25,565)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (9,205)	\$ (9,205)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (9,205)</b>	<b>\$ (9,205)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 16,957</b>	<b>\$ 306,242</b>	<b>\$ 271,472</b>	<b>\$ (34,770)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 274,613</b>		<b>\$ 476,094</b>	
<b>Fund Balance - Ending</b>	<b>\$ 291,570</b>		<b>\$ 747,566</b>	

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

	Actual
	Thru 05/31/26
<b>Revenues</b>	
Interest Income	\$ 661
<b>Total Revenues</b>	<b>\$ 661</b>
<b>Expenditures:</b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 661</b>
<b>Other Financing Sources/(Uses)</b>	
Transfer In/(Out)	\$ 9,205
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 9,205</b>
<b>Net Change in Fund Balance</b>	<b>\$ 9,866</b>
<b>Fund Balance - Beginning</b>	<b>\$ 25,492</b>
<b>Fund Balance - Ending</b>	<b>\$ 35,358</b>

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

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 333	\$ 1,201	\$ 868
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 333</b>	<b>\$ 1,201</b>	<b>\$ 868</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	7,880	(7,880)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,880</b>	<b>\$ (7,880)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 500</b>		<b>\$ (6,679)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In - Capital Reserve	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 20,500</b>		<b>\$ 13,321</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 46,307</b>		<b>\$ 46,412</b>	
<b>Fund Balance - Ending</b>	<b>\$ 66,807</b>		<b>\$ 59,733</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 36,721	\$ 100,290	\$ 424,411	\$ 14,591	\$ 9,171	\$ 7,793	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 592,977
Interest Income	138	6	6	6	831	1,406	1,054	1,004	-	-	-	-	4,452
<b>Total Revenues</b>	<b>\$ 138</b>	<b>\$ 36,728</b>	<b>\$ 100,296</b>	<b>\$ 424,418</b>	<b>\$ 15,422</b>	<b>\$ 10,577</b>	<b>\$ 8,847</b>	<b>\$ 1,004</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 597,429</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 6,600
PR-FICA	77	-	77	77	61	61	77	77	-	-	-	-	505
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	600	748	580	320	761	-	-	-	-	-	-	-	3,009
Annual Audit	-	3,425	-	-	-	-	-	-	-	-	-	-	3,425
Assessment Administration	2,783	-	-	-	-	-	-	-	-	-	-	-	2,783
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	-	-	-	450
Dissemination Agent	232	232	232	232	232	232	232	232	-	-	-	-	1,855
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	4,645	4,645	-	-	-	-	37,163
Information Technology	177	177	177	177	177	177	177	177	-	-	-	-	1,416
Website Maintenance	118	118	118	118	118	118	118	118	-	-	-	-	944
Telephone	10	3	6	-	7	7	3	6	-	-	-	-	42
Postage & Delivery	36	130	125	159	68	38	39	107	-	-	-	-	703
Insurance General Liability	7,398	-	-	-	-	-	-	-	-	-	-	-	7,398
Printing & Binding	13	11	11	20	13	23	9	19	-	-	-	-	119
Legal Advertising	66	-	66	65	66	66	66	67	-	-	-	-	461
Other Current Charges	107	103	79	75	-	73	102	88	-	-	-	-	626
Meeting Room	300	600	300	300	300	300	-	-	-	-	-	-	2,100
Office Supplies	1	0	0	1	0	0	0	1	-	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 20,776</b>	<b>\$ 10,192</b>	<b>\$ 12,416</b>	<b>\$ 7,637</b>	<b>\$ 7,249</b>	<b>\$ 6,540</b>	<b>\$ 6,468</b>	<b>\$ 6,538</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 77,816</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Amenity Center</b>													
Electric	\$ 667	\$ 645	\$ 645	\$ 752	\$ 686	\$ 708	\$ 661	\$ 684	\$ -	\$ -	\$ -	\$ -	\$ 5,448
Water/Sewer/Irrigation	332	315	330	305	302	311	323	350	-	-	-	-	2,568
Security Monitoring	717	717	717	717	717	717	-	-	-	-	-	-	4,303
Security Services Patrol	977	1,302	1,172	1,351	1,229	1,502	1,348	-	-	-	-	-	8,880
Pool Maintenance	1,300	1,525	1,300	1,300	1,300	1,300	1,300	1,525	-	-	-	-	10,850
#REF!	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	350	-	-	-	-	-	-	350
Pool Attendants	-	-	-	-	-	5,396	5,396	5,396	-	-	-	-	16,188
Janitorial	332	300	300	300	335	300	381	400	-	-	-	-	2,648
Repairs & Maintenance	375	150	670	150	150	400	159	159	-	-	-	-	2,213
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	10,984	-	-	-	-	-	-	-	-	-	-	-	10,984
<b>Subtotal Amenity Center</b>	<b>\$ 15,684</b>	<b>\$ 4,954</b>	<b>\$ 5,134</b>	<b>\$ 4,875</b>	<b>\$ 4,719</b>	<b>\$ 10,984</b>	<b>\$ 9,568</b>	<b>\$ 8,514</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 64,432</b>
<b>Grounds Maintenance</b>													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ 15,200
Landscape Maintenance	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	-	-	-	-	106,700
Landscape Contingency	1,390	-	-	936	-	-	21,467	-	-	-	-	-	23,793
Tree Removals	-	2,550	-	-	-	-	-	3,644	-	-	-	-	6,194
Irrigation Repairs	-	-	285	-	482	808	448	-	-	-	-	-	2,022
Lake Maintenance	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	-	-	-	-	10,200
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	345	-	-	-	-	-	-	-	-	-	345
Pet Waste Disposal	482	482	482	482	482	832	1,084	1,084	-	-	-	-	5,410
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	704	731	634	1,222	881	902	890	943	-	-	-	-	6,907
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	2,978	-	-	-	-	-	-	-	-	-	2,978
<b>Subtotal Grounds Maintenance</b>	<b>\$ 19,088</b>	<b>\$ 20,275</b>	<b>\$ 21,236</b>	<b>\$ 19,152</b>	<b>\$ 18,358</b>	<b>\$ 19,054</b>	<b>\$ 40,402</b>	<b>\$ 22,184</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 179,750</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 34,772</b>	<b>\$ 25,230</b>	<b>\$ 26,370</b>	<b>\$ 24,028</b>	<b>\$ 23,076</b>	<b>\$ 30,038</b>	<b>\$ 49,970</b>	<b>\$ 30,698</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 244,181</b>
<b>Total Expenditures</b>	<b>\$ 55,548</b>	<b>\$ 35,422</b>	<b>\$ 38,786</b>	<b>\$ 31,665</b>	<b>\$ 30,325</b>	<b>\$ 36,579</b>	<b>\$ 56,438</b>	<b>\$ 37,235</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 321,997</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (55,410)</b>	<b>\$ 1,306</b>	<b>\$ 61,510</b>	<b>\$ 392,753</b>	<b>\$ (14,903)</b>	<b>\$ (26,002)</b>	<b>\$ (47,591)</b>	<b>\$ (36,231)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 275,432</b>
<b>Other Financing Sources/Uses:</b>													
Capital Reserve Transfer (Out)	-	-	-	-	(20,000)	-	-	-	-	-	-	-	(20,000)
Capital Reserve Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (20,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (20,000)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (55,410)</b>	<b>\$ 1,306</b>	<b>\$ 61,510</b>	<b>\$ 392,753</b>	<b>\$ (34,903)</b>	<b>\$ (26,002)</b>	<b>\$ (47,591)</b>	<b>\$ (36,231)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 255,432</b>

**St. Augustine Lakes**  
**Community Development District**  
**Long Term Debt Report**

Series 2022, Special Assessment Revenue Refunding Bonds	
Interest Rate:	4.7-5.5%
Maturity Date:	6/15/2053
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement:	\$238,314
Reserve Fund Balance	238,314
Bonds Outstanding -	\$7,070,000
Less: June 15, 2024	(\$100,000)
Less: December 15, 2024- Special Call	(\$20,000)
Less: June 15, 2025	(\$105,000)
Less: June 15, 2025-Special Call	(\$20,000)
Less: December 15, 2025-Special Call	(\$20,000)
<b>Current Bonds Outstanding</b>	<b>\$6,805,000</b>

**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
<b>ASSESSED REVENUE TAX ROLL</b>	<b>426</b>	<b>477,144.00</b>	<b>598,421.54</b>	<b>1,075,565.54</b>

DUE/RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
<b>TOTAL ROLL DUE/RECEIVED</b>	9,785.75	472,802.83	592,976.96	1,065,779.79
<b>TOTAL NET ASSESSMENTS</b>	<b>9,785.75</b>	<b>472,802.83</b>	<b>592,976.96</b>	<b>1,065,779.79</b>

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
INTEREST 2	04/9/2026	418.80	525.25	944.05
9	04/24/2026	5,794.70	7,267.56	13,062.26
		-	-	-
		-	-	-
<b>TOTAL RECEIVED TAX ROLL</b>		<b>472,802.83</b>	<b>592,976.96</b>	<b>1,065,779.79</b>

PERCENT COLLECTED	2022	O&M	TOTAL
<b>% COLLECTED TAX ROLL</b>	<b>99.09%</b>	<b>99.09%</b>	<b>99.09%</b>

*TWELFTH ORDER OF BUSINESS*

**St. Augustine Lakes**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026  
**Check Register**

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>	
<b>General Fund</b>			
5/5/26	478-484	\$	17,757.29
5/12/26	485-488		13,720.79
5/26/26	\$489.00		1,084.00
<b>SUBTOTAL</b>		<b>\$</b>	<b>32,562.08</b>

<i>Date</i>	<i>Autopays</i>	<i>Amount</i>	
05/01/26	ROLLKALL TECHNOL		665.44
05/04/26	ROLLKALL TECHNOL		682.50
05/19/26	SJCUD		349.80
05/19/26	FPL		1,627.34
05/20/26	IRS FICA PAYMENT		153.00
<b>SUBTOTAL</b>		<b>\$</b>	<b>3,478.08</b>
<b>TOTAL</b>		<b>\$</b>	<b>36,040.16</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/05/26	00021	4/25/26	5968	202605	330-53800-46400		MAY POOL SERVICES	*	1,300.00		
		4/25/26	5968	202605	330-53800-46400		CODE BROWN SERVICE CALL	*	225.00		
							C BUSS ENTERPRISES			1,525.00	000478
5/05/26	00023	4/29/26	1507	202604	330-53800-46100		APR JANITORIAL SUPPLIES	*	81.00		
							COASTAL AMENITY SERVICES LLC			81.00	000479
5/05/26	00023	5/01/26	1513	202605	330-53800-46100		MAY JANITORIAL SERVICES	*	400.00		
							COASTAL AMENITY SERVICES LLC			400.00	000480
5/05/26	00043	4/30/26	7688812	202604	310-51300-48000		NOTICE OF MEETING-4/27/26	*	65.92		
							USA TODAY MEDIA CORP			65.92	000481
5/05/26	00010	5/01/26	432172	202605	320-57200-34000		MAY26 FIELD MANAGEMENT	*	1,900.00		
							VESTA PROPERTY SERVICES INC			1,900.00	000482
5/05/26	00012	4/30/26	1158929	202604	320-57200-46320		APR IRRIGATION REPAIRS	*	447.87		
							YELLOWSTONE LANDSCAPE INC			447.87	000483
5/05/26	00012	5/01/26	1155688	202605	320-57200-46200		MAY LANDSCAPE MAINTENANCE	*	13,337.50		
							YELLOWSTONE LANDSCAPE INC			13,337.50	000484
5/12/26	00022	5/02/26	2021	202605	330-53800-46700		MAY POOL MONITORING SVCS	*	5,395.86		
							ELITE AMENITIES NE FLORIDA LLC			5,395.86	000485
5/12/26	00004	5/01/26	60	202605	310-51300-34000		MAY MANAGEMENT FEES	*	4,645.42		
		5/01/26	60	202605	310-51300-35300		MAY WEBSITE ADMIN	*	118.00		
		5/01/26	60	202605	310-51300-35100		MAY INFORMATION TECH	*	177.00		
		5/01/26	60	202605	310-51300-31300		MAY DISSEMINATION SVCS	*	231.92		
		5/01/26	60	202605	310-51300-51000		OFFICE SUPPLIES	*	.51		
		5/01/26	60	202605	310-51300-42000		POSTAGE	*	107.40		

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 #
5/01/26		60		202605	310	51300	42500			*	19.35		
			COPIES										
5/01/26		60		202605	310	51300	41000			*	6.20		
			TELEPHONE										
5/01/26		60.AMEX.		202603	310	51300	50000			*	300.00		
			CDD MEETING 03/23/26										
5/01/26		60.AMEX-		202602	310	51300	50000			*	300.00		
			CDD MEETING 02/23/26										
GOVERNMENTAL MANAGEMENT SERVICES												5,905.80	000486
5/12/26	00014	5/08/26	2176659	202605	320	57200	46400			*	1,275.00		
			MAY LAKE MAINTENANCE										
THE LAKE DOCTORS INC												1,275.00	000487
5/12/26	00012	5/04/26	1164405	202605	320	57200	46310			*	1,144.13		
			PALM TREE REMOVAL										
YELLOWSTONE LANDSCAPE INC												1,144.13	000488
5/26/26	00024	5/01/26	2605-SAL	202605	320	57200	46700			*	1,084.00		
			MAY PET WASTE SERVICES										
DOODY DADDY LLC												1,084.00	000489
TOTAL FOR BANK A											32,562.08		
TOTAL FOR REGISTER											32,562.08		

# 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.: 5968  
Terms: Net 30  
Invoice date: 04/25/2026  
Due date: 05/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: MAY	1	\$1,300.00	\$1,300.00
2.	CODE BROWN	CODE BROWN SERVICE CALL, PER VISIT 04/20/2026	1	\$225.00	\$225.00
				<b>Total</b>	<b>\$1,525.00</b>

## 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 12:45 pm, Apr 27, 2026*

Coastal Amenity Services, LLC

816 South Edenbridge Way  
Saint Augustine, FL 32092

# Invoice

Date	Invoice #
4/29/2026	1507

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

**RECEIVED**  
**By Tara Lee at 8:35 am, Apr 30, 2026**

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Janitorial items purchased for the St Augustine Lakes community are as follows: 1 box large toilet paper rolls, and 1 box of large trash bags.	81.00	81.00
Please remit to the above address. We appreciate your business.		<b>Total</b>	<b>\$81.00</b>

Coastal Amenity Services, LLC

816 South Edenbridge Way  
Saint Augustine, FL 32092

# Invoice

Date	Invoice #
5/1/2026	1513

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

**RECEIVED**  
**By Tara Lee at 12:04 pm, Apr 30, 2026**

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Monthly contracted fee for janitorial services twice a week at St Augustine Lakes for the month of May 2026.	400.00	400.00
Please remit to the above address. We appreciate your business.		<b>Total</b>	<b>\$400.00</b>

# USA TODAY CO.



ACCOUNT NAME St. Augustine Lakes		ACCOUNT # 762564	INV DATE 04/30/26
INVOICE # 0007688812	INVOICE PERIOD Apr 1- Apr 30, 2026	CURRENT INVOICE TOTAL \$65.92	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$65.92	

**BILLING ACCOUNT NAME AND ADDRESS**

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

**PAYMENT DUE DATE: MAY 31, 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
4/1/26	Balance Forward	\$65.92
4/15/26	PAYMENT - THANK YOU	-\$65.92

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/17/26	12179038	SAG St Augustine Record	SAL April Meeting		\$65.92

**RECEIVED**  
By Tara Lee at 11:18 am, May 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	\$65.92
Service Fee 3.99%	\$2.63
*Cash/Check/ACH Discount	-\$2.63
*Payment Amount by Cash/Check/ACH	\$65.92
Payment Amount by Credit Card	\$68.55

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

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
St. Augustine Lakes		762564		0007688812		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$65.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65.92
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$68.55
				To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

0000762564000000000000000076888120000659267178

**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 Govt 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 04/17/2026  
SAG staugustine.com 04/17/2026

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 04/17/2026

[Signature]  
Legal Clerk

[Signature]  
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: 12179038 # 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 April 27, 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 #** 432172  
**Date** 05/01/2026  
**Terms** Due on receipt  
**Due Date** 05/01/2026  
**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
<b>Total</b>			1,900.00

**RECEIVED**  
*By Tara Lee at 2:18 pm, May 01, 2026*



# INVOICE

INVOICE #	INVOICE DATE
1158929	4/30/2026
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:** May 30, 2026

**Invoice Amount:** \$447.87

Description	Current Amount
april inspection	
Irrigation Repairs	\$447.87

**RECEIVED**  
*By Tara Lee at 1:08 pm, Apr 30, 2026*

**Invoice Total** \$447.87

IN COMMERCIAL LANDSCAPING

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



# INVOICE

INVOICE #	INVOICE DATE
1155688	5/1/2026
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:** May 31, 2026

**Invoice Amount:** \$13,337.50

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

**RECEIVED**  
*By Tara Lee at 8:21 am, Apr 27, 2026*

**Invoice Total** \$13,337.50

IN COMMERCIAL LANDSCAPING

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

**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** 2021  
**DATE** 05/02/2026  
**TERMS** Net 30  
**DUE DATE** 06/01/2026

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

**BALANCE DUE \$5,395.86**

**Ways to pay**



[View and pay](#)

**RECEIVED**  
**By Tara Lee at 2:43 pm, May 05, 2026**

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

# Invoice

Invoice #: 60  
 Invoice Date: 5/1/26  
 Due Date: 5/1/26  
 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 - May 2026		4,645.42	4,645.42
Website Administration - May 2026		118.00	118.00
Information Technology - May 2026		177.00	177.00
Dissemination Agent Services - May 2026		231.92	231.92
Office Supplies		0.51	0.51
Postage		107.40	107.40
Copies		19.35	19.35
Telephone		6.20	6.20
AMEX Purchase 2/23/26 - Holiday Inn Express Meeting Space		300.00	300.00
AMEX Purchase 3/23/26 - Holiday Inn Express Meeting Space		300.00	300.00

**Total** \$5,905.80

Payments/Credits \$0.00

**Balance Due** \$5,905.80

**RECEIVED**  
 By Tara Lee at 10:22 am, May 08, 2026

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER                      EXP. DATE  
SIGNATURE                          AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
730908	5/8/2026	\$1,275.00

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

000000730908400100000037208100000012750037

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 5/7/2026

Invoice 2176659

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/7/2026	Water Management - Monthly		\$1275.00	\$0.00	\$1275.00

**RECEIVED**  
By Tara Lee at 10:28 am, May 08, 2026

Inspected all ponds  
Phase 1A-2B  
Treated pond 5, 9 & 11 for invasive weeds  
Treated pond 10 for algae and invasive weeds  
Inspected mesh concern on pond 8 (no issues)  
Phase 3  
Treated ponds 1, 8 & 9 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.	<b>Credits</b>	\$0.00
	<b>Adjustment</b>	\$0.00
	<b>AMOUNT DUE</b>	

**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
1164405	5/4/2026
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:** June 3, 2026

**Invoice Amount:** \$1,144.13

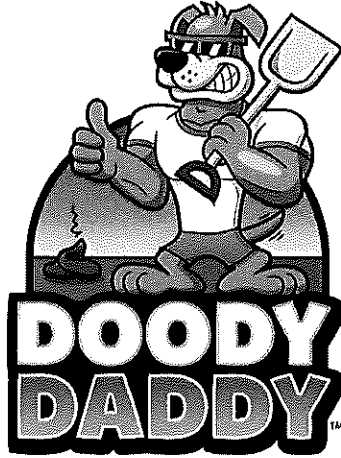
Description	Current Amount
Ganoderma Palm Tree Removal	
Landscape Enhancement	\$1,007.14
Subcontracted Service	\$136.99

**RECEIVED**  
*By Tara Lee at 9:28 am, May 07, 2026*

**Invoice Total** \$1,144.13

IN COMMERCIAL LANDSCAPING

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



May 1, 2026

Invoice No. 2605-SAL

# INVOICE

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

DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - May <ul style="list-style-type: none"><li>Pet Waste Station Maintenance</li></ul>	9 stations	2 x Week	\$1084

**RECEIVED**

*By Tara Lee at 12:22 pm, May 14, 2026*

TOTAL \$1084

PAID :