

St. Augustine Lakes
Community Development District

JULY 27, 2026

AGENDA

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

July 20, 2026

Board of Supervisors
St. Augustine Lakes Community Development District

Dear Board Members:

The Meeting of the St. Augustine Lakes Community Development District will be held **Monday, July 27, 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 June 22, 2026 Meeting
- IV. Review of Pond Bank Inspection Report by Dominion Engineering
- V. Consideration of:
 - A. Consideration of Proposal for Holiday Lights
 - B. Consideration Proposal for Solar Lights at Mail Kiosks
- VI. Discussion of Fiscal Year 2027 Budget
- VII. Consideration of Resolution 2026-04, Setting a Public Hearing Date to Adopt Revised Parking & Towing Policies
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Discussion of Fiscal Year 2027 Meeting Schedule
 - D. Operations
- IX. Supervisors Requests
- X. Audience Comments
- XI. Financial Statements as of June 30, 2026

- XII. Check Register
- XIII. Next Scheduled Meeting – August 24, 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, June 22, 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
Maria Czmyr	Vesta

The following is a summary of the actions taken at the June 22, 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 first audience comment period for agenda items and reminded everyone that comments were for the Board's consideration. He explained that responses might come later in the meeting rather than immediately. No one came forward to speak, so the audience comment period was closed.

THIRD ORDER OF BUSINESS**Consideration of Minutes of the May 18, 2026 Meeting**

Mr. Oliver presented the minutes from the May 18, 2026, meeting and asked for any comments, questions, or changes. The Board had no changes.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the May 18, 2026, Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Agreement with Vesta Property Services for Field Operations for Fiscal Year 2027**

Mr. Oliver reviewed the agreement with Vesta Property Services for field operations and services. He explained that the agreement covered on-site operational oversight, facility management, and inspections of contractor work, and that it kept the same pricing as the current fiscal year. With no questions from the Board, the motion passed unanimously.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Agreement with Vesta Property Services for Field Operations for Fiscal Year 2027, was approved.

FIFTH ORDER OF BUSINESS**Discussion of Pond Bank Inspection Report
(will be sent under separate cover)**

Mr. Oliver stated that the Board received the required pond bank inspection report but decided to postpone discussion until the next meeting so the engineer could review the report in detail. Mr. Oliver explained that the report satisfied the statutory requirement for an engineering evaluation of the District's stormwater management system.

SIXTH ORDER OF BUSINESS**Consideration of Proposal from Champion Swim School**

Mr. Oliver discussed a resident request to offer swim lessons at the community pool. He shared an example proposal from Champion Swim School, which would provide lessons for residents only at no cost to the District, with participants paying \$30 per lesson. Since no decision was needed yet, the Board agreed the next step was to survey residents to see how much interest

there was and what days and times would work best, while also looking into proposals from other swim lesson providers. Mr. Oliver also confirmed that residents would not be allowed to bring in their own private swim instructors.

SEVENTH ORDER OF BUSINESS**Discussion of Fiscal Year 2027 Budget**

Mr. Oliver reviewed the proposed FY 2027 budget and learned that revisions eliminated the previously discussed 5.7% assessment increase, keeping assessments the same by carrying forward a portion of the projected operational surplus from the current fiscal year. He explained that the District was expected to end the year with a budget, after funding capital reserves, with a portion carried forward to help fund next year's budget. They also included a \$10,000 placeholder for possible road striping, although the final cost and any cost-sharing with the HOA had not yet been determined. Mr. Oliver said there was no expectation that assessments would increase before the budget hearing, as the District's financial position remained strong.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

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

B. Engineer

Mr. Oliver stated that the engineer wasn't at the meeting but had submitted the required report. The Board said they would review it again, send any follow-up questions, and ask the engineer to attend the next meeting to discuss it.

C. Manager

Mr. Oliver reminded the Board that Form 1 financial disclosure filings were due by July 1 and that supervisors needed to complete four hours of ethics training by December 31.

D. Operations

Mr. Oliver stated that the Board said they would follow up on a resident's email about a street sign so it could be corrected and continued working with Yellowstone on the drainage issue near the mailbox area. No other operations issues were discussed.

NINTH ORDER OF BUSINESS**Supervisors Requests**

There were no Supervisor Requests.

TENTH ORDER OF BUSINESS**Audience Comments**

Mr. Oliver stated that the Board heard resident comments about several community issues. A resident shared that the HOA planned to cover the cost of the road striping, so the CDD wouldn't need to increase assessments for that project. They also raised concerns that the District's towing map didn't identify all CDD-owned grassy areas where vehicles were being towed, which could create enforcement and liability issues. Mr. Haber explained that the current agreement with the HOA only applied to roadways and that the CDD could adopt a separate policy for parking and towing on grassy areas if needed. The Board suggested that staff review the existing towing policy and exhibits before bringing any recommendations back. The resident also followed up on drainage near the mailbox area, remaining PVC pipes that still needed to be removed, and suggested using a parking management app to simplify guest parking and enforcement. Mr. Oliver asked the resident to send the proposal for review and said it could be considered during future budget discussions. The manager also noted that any towing policy would need to comply with county requirements. The audience comment period ended with no further comments.

ELEVENTH ORDER OF BUSINESS**Financial Statements as of May 31, 2026**

Mr. Oliver reviewed the May 2026 financial reports. He said the District was on track to end the fiscal year with about a \$64,000 positive variance and noted that 99% of assessments had been collected, with the remaining funds expected from the county tax collector within the next month.

TWELFTH ORDER OF BUSINESS**Check Register**

Mr. Oliver stated that the Board had reviewed the general fund check register that was included in the agenda packet and approved it without discussion. The motion passed unanimously.

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

THIRTEENTH ORDER OF BUSINESS

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

Mr. Oliver stated that the next meeting scheduled is July 27, 2026, at 11:00 a.m.

FOURTEENTH 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



April 16, 2026

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

Re: Stormwater Ponds Bi-Annual Inspection
SJRWMD Permit 91940 Series
St Augustine Lakes, St Augustine, FL

To Whom it may Concern,

As requested, we are pleased to have prepared a Stormwater Pond Bi-Annual Inspection for your review. We are confident that this report satisfies the requirements set forth by the St. Johns River Water Management District (SJRWMD) as a part of your Environmental Resource Permit (ERP) which is currently in the Operating Phase.

As outlined in the letter agreement, we have reviewed the permit documents, walked the stormwater ponds and documented our findings using photographs and notes all wrapped into a site observation report. This report documents all the information in one place. We have highlighted areas where the conditions in the field differ from the permit. Some areas should be addressed; particularly those areas where we determined the stormwater treatment facilities are not functioning properly.

We would welcome the opportunity to assist the HOA with addressing the discrepancies found. Based on the findings of the report, we can prepare a drainage system repair report with a repair matrix for the areas that we believe need to be repaired. The matrix will rank the repairs as the most important at the top to the least important.

The SJRWMD asks that we inform you of our findings and to submit the report to them using their online system. Please sign this letter signifying we provided you a copy of the report and return a copy of the signed letter to DEG.

Should there be any questions, please feel free to contact us at 904-854-4500.

Sincerely,
Dominion Engineering Group, Inc.

William E. Schaefer, PE
Principal

Dominion Engineering Group, Inc.
3003 Claire Ln. Suite 201
Jacksonville, Florida 32223
904-854-4500
www.dom-eng.com

SJRWMD Permittee Report Acknowledgement

By: _____
(Signature)

Date

(Print Name)



May 27, 2026

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

Re: Stormwater Ponds Bi-Annual Inspection
SJRWMD Permit 91940 Series
St Augustine Lakes, St Augustine, FL

To Whom it may Concern,

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The SJRWMD asks that we inform you of our findings and to submit the report to them using their online system. Please sign this letter signifying we provided you a copy of the report and return a copy of the signed letter to DEG.

Should there be any questions, please feel free to contact us at 904-854-4500.

Sincerely,
Dominion Engineering Group, Inc.

William E. Schaefer, PE
Principal

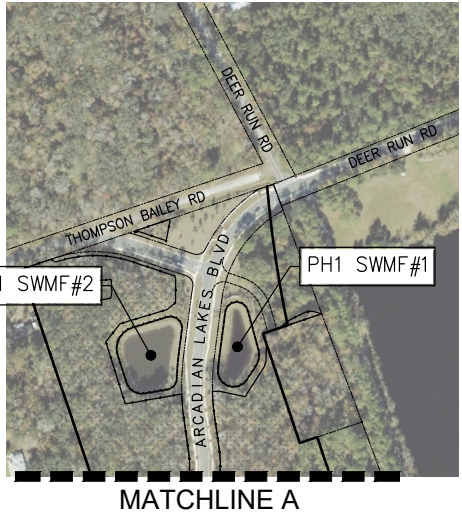
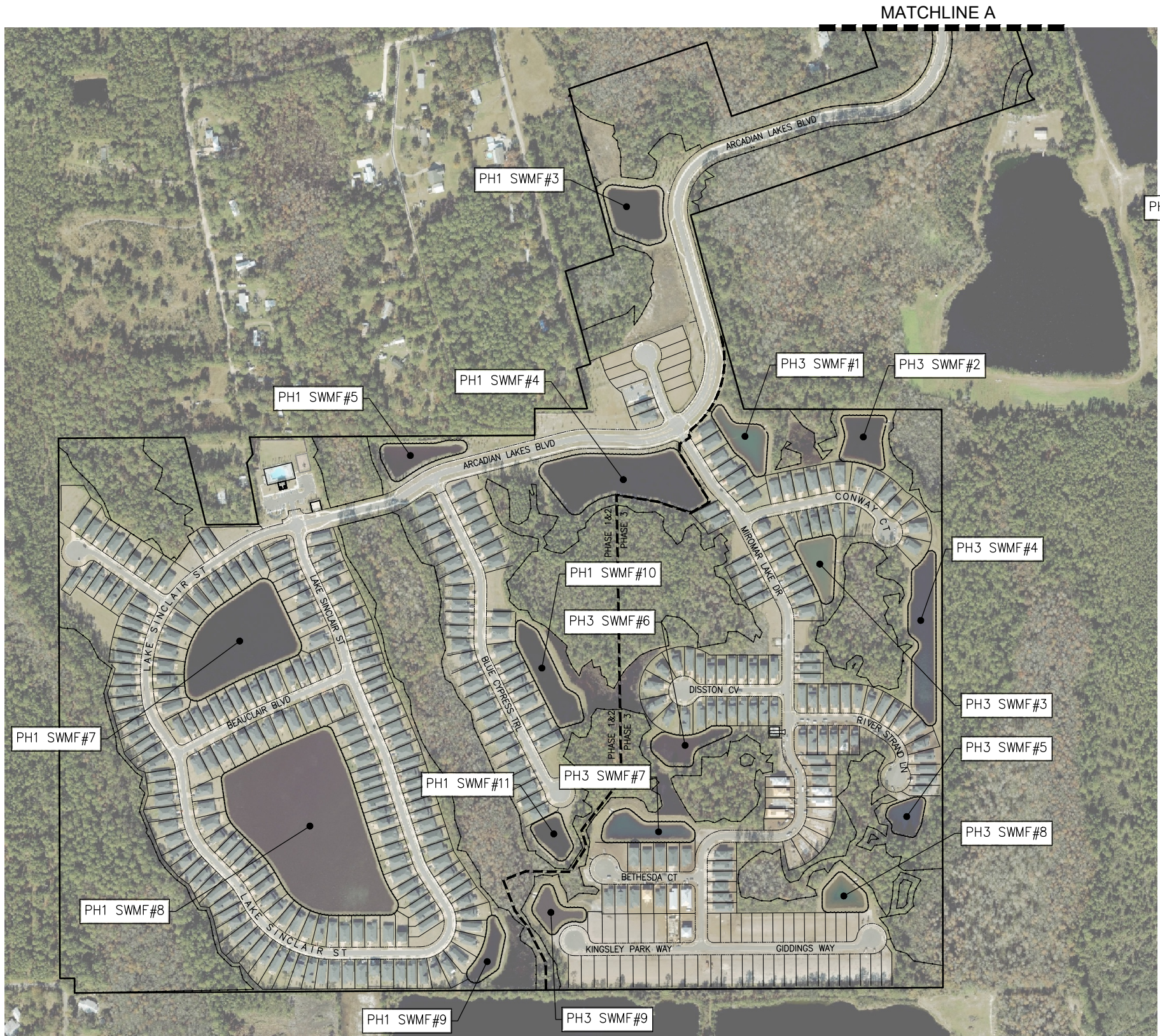
Dominion Engineering Group, Inc.
3003 Claire Ln. Suite 201
Jacksonville, Florida 32223
904-854-4500
www.dom-eng.com

SJRWMD Permittee Report Acknowledgement

By: _____
(Signature)

Date

(Print Name)



SITE INFORMATION

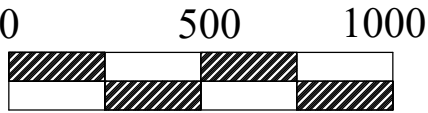
DEVELOPMENT NAME: ST AUGUSTINE LAKES
ADDRESS: 25 OLD BULL BAY CT
ST AUGUSTINE, FL 32084
SJRWMD PERMIT #: 91940 SEQ: 2,4,5,6,7,8
ORIGINAL PERMIT DATE: 04/26/2006
POND INSPECTION DATE: 05/22/2026

POND INSPECTION GENERAL NOTES:

1. AT THE TIME OF THIS INSPECTION, NORTH FLORIDA IS UNDERGOING AN EXTREME DROUGHT (D3) PER SJRWMD DROUGHT MONITOR MAP 5/22/26.
2. DUE TO EXTREME DROUGHT CONDITIONS IT IS NORMAL FOR LOWER WATER LEVEL AND EXPOSED SOIL ON BANKS.

SHEET INDEX

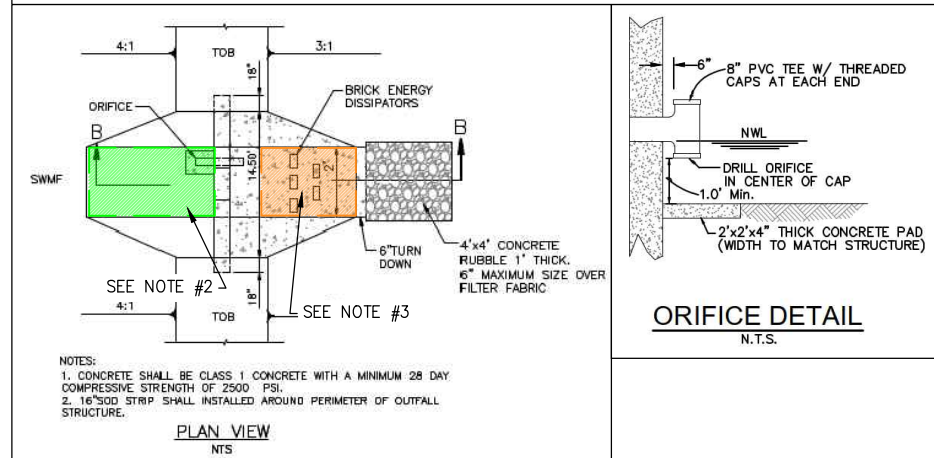
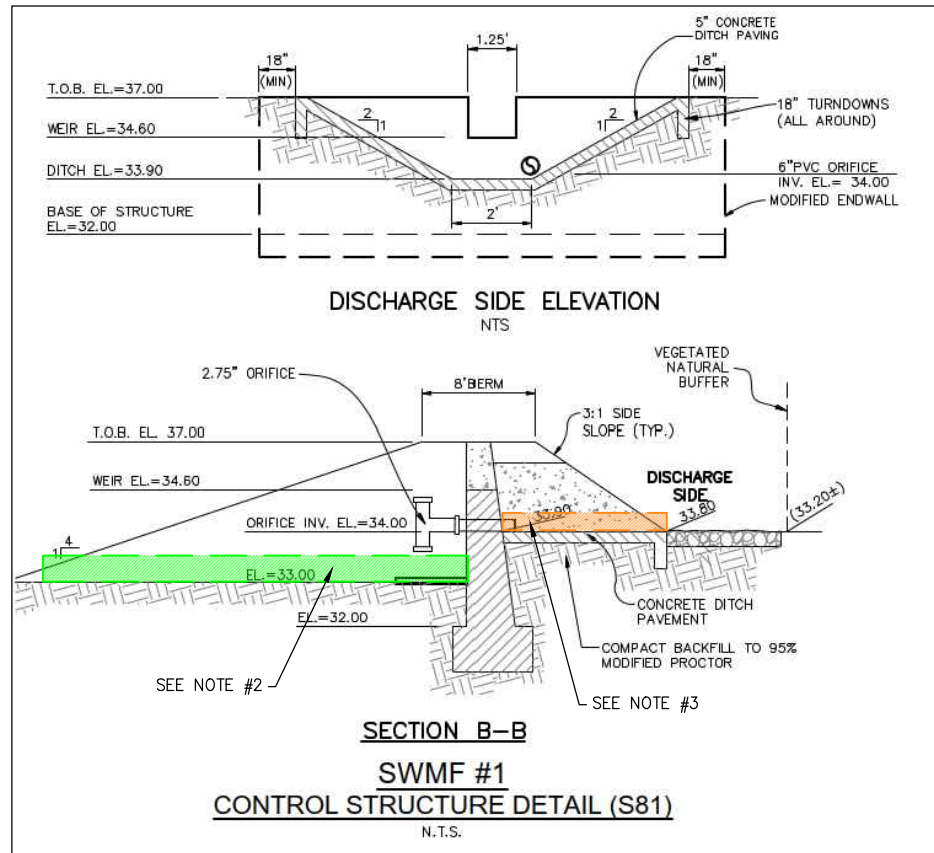
OVERALL LAYOUT		
FIGURE 1	-	PH1 SWMF#1
FIGURE 2	-	PH1 SWMF#2
FIGURE 3	-	PH1 SWMF#3
FIGURE 4	-	PH1 SWMF#4
FIGURE 5	-	PH1 SWMF#5
FIGURE 6	-	PH1 SWMF#7
FIGURE 7	-	PH1 SWMF#8
FIGURE 8	-	PH1 SWMF#9
FIGURE 9	-	PH1 SWMF#10
FIGURE 10	-	PH1 SWMF#11
FIGURE 11	-	PH3 SWMF#1
FIGURE 12	-	PH3 SWMF#2
FIGURE 13	-	PH3 SWMF#3
FIGURE 14	-	PH3 SWMF#4
FIGURE 15	-	PH3 SWMF#5
FIGURE 16	-	PH3 SWMF#6
FIGURE 17	-	PH3 SWMF#7
FIGURE 18	-	PH3 SWMF#8
FIGURE 19	-	PH3 SWMF#9



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**ST AUGUSTINE LAKES POND INSPECTION - OVERALL LAYOUT
FOR
ST AUGUSTINE LAKES CDD**

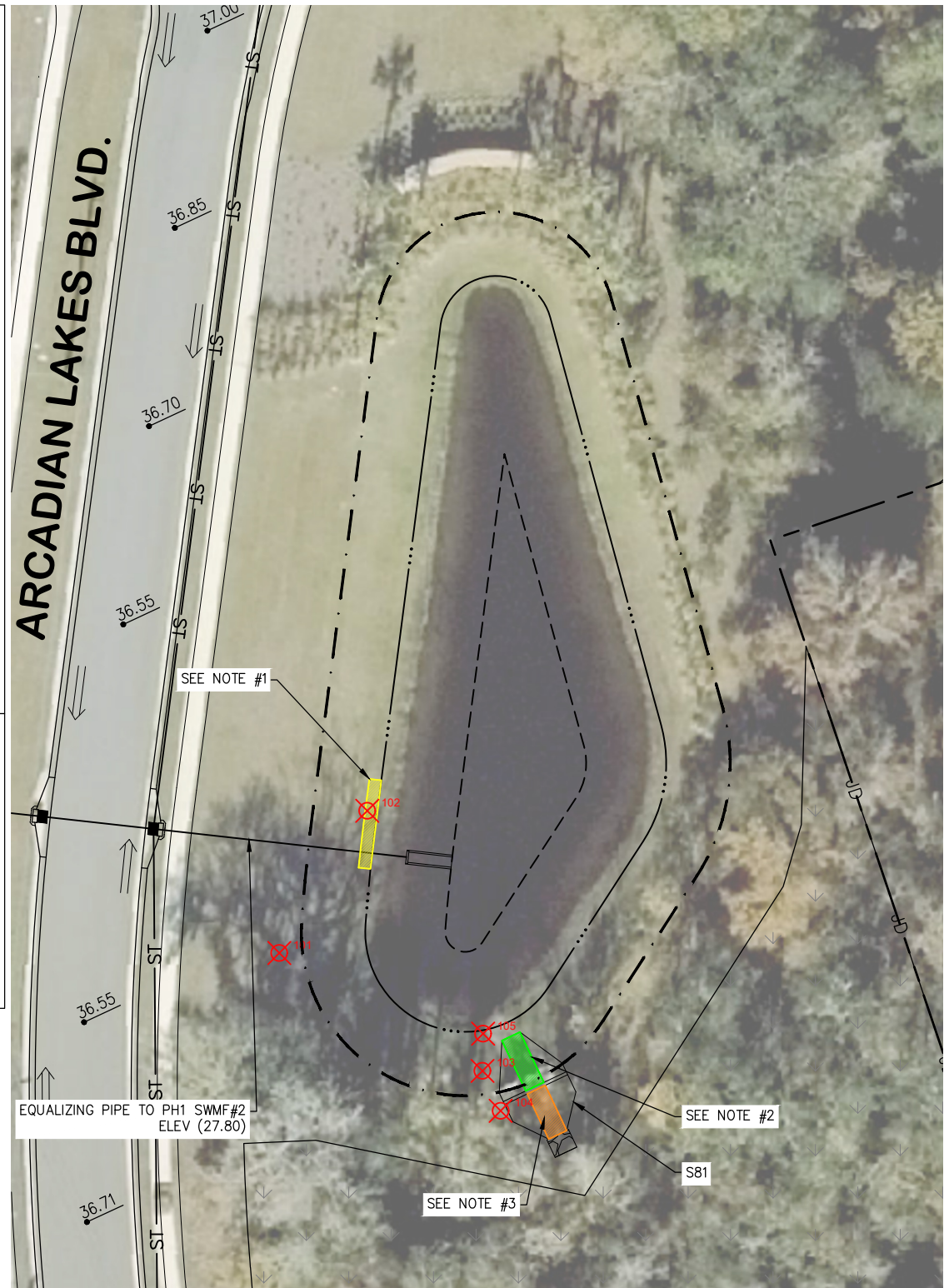
Figure:	-
Job Number:	2178.002
Scale:	1" = 500'
Date:	05/22/2026



PH1 SWMF#1 DESIGN CRITERIA:
PER PERMIT #91940

TOB	-	37.00
NWL	-	34.00
BOT	-	25.50
25YR	-	36.03

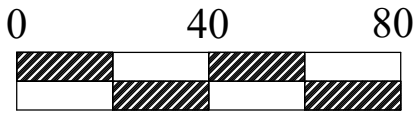
ALL ELEVATIONS IN TABLE ARE IN NAVD88



LEGEND

POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	----
POND BOTTOM	----
JURISDICTIONAL WETLANDS	—JD—JD—
PROPERTY BOUNDARY	----
STORM PIPE	—ST—ST—
CUTOFF WALL	—CW—CW—
DESIGN SPOT ELEVATION	XXXX
MITERED END SECTION	□
PHOTO NUMBER & LOCATION	✕#
EXCESSIVE VEGETATION	█
EXCESSIVE BANK SLOPE	█
MISCELLANEOUS ISSUE	█
NOT FUNCTIONING AS DESIGNED	█

- PH1 SWMF#1 INSPECTION NOTES:**
1. APPROXIMATE 1.0' DROP OFF NEAR MITERED END SECTION.
 2. VEGETATION GROWING WITHIN OUTFALL STRUCTURE.
 3. MINOR DEBRIS FORMING ON THE BACKSIDE OF OUTFALL STRUCTURE.



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101:

- OVERALL POND LOW DUE TO DROUGHT CONDITIONS.



102:

- APPROXIMATE 1.0' DROP-OFF AT NORMAL WATER LEVEL.



103:

- OUTFALL CONTROL STRUCTURE HAS VEGETATION AND DEBRIS.



104:

- DEBRIS BUILDING ON BACKSIDE OF OUTFALL CONTROL STRUCTURE.



105:

- VEGETATION GROWING NEAR OUTFALL CONTROL STRUCTURE. IT SHOULD BE REMOVED DOWN TO THE 2'x2' CONCRETE PAD.

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Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 1 SWMF-1		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	Moderate drop-off near mitered end section by roadway. This is designed as a 4:1 slope.
COMPLIANT	<u>Orifice</u>	Orifice as designed and permitted.
COMPLIANT	<u>Weir</u>	Weir as designed and permitted.
COMPLIANT	<u>Outfall Structure</u>	Outfall structure has minor debris and vegetation buildup.
COMPLIANT	<u>Outfall Riprap</u>	Outfall riprap as designed and permitted.
COMPLIANT	<u>Outfall Conveyance</u>	Outfall performing as designed and permitted.

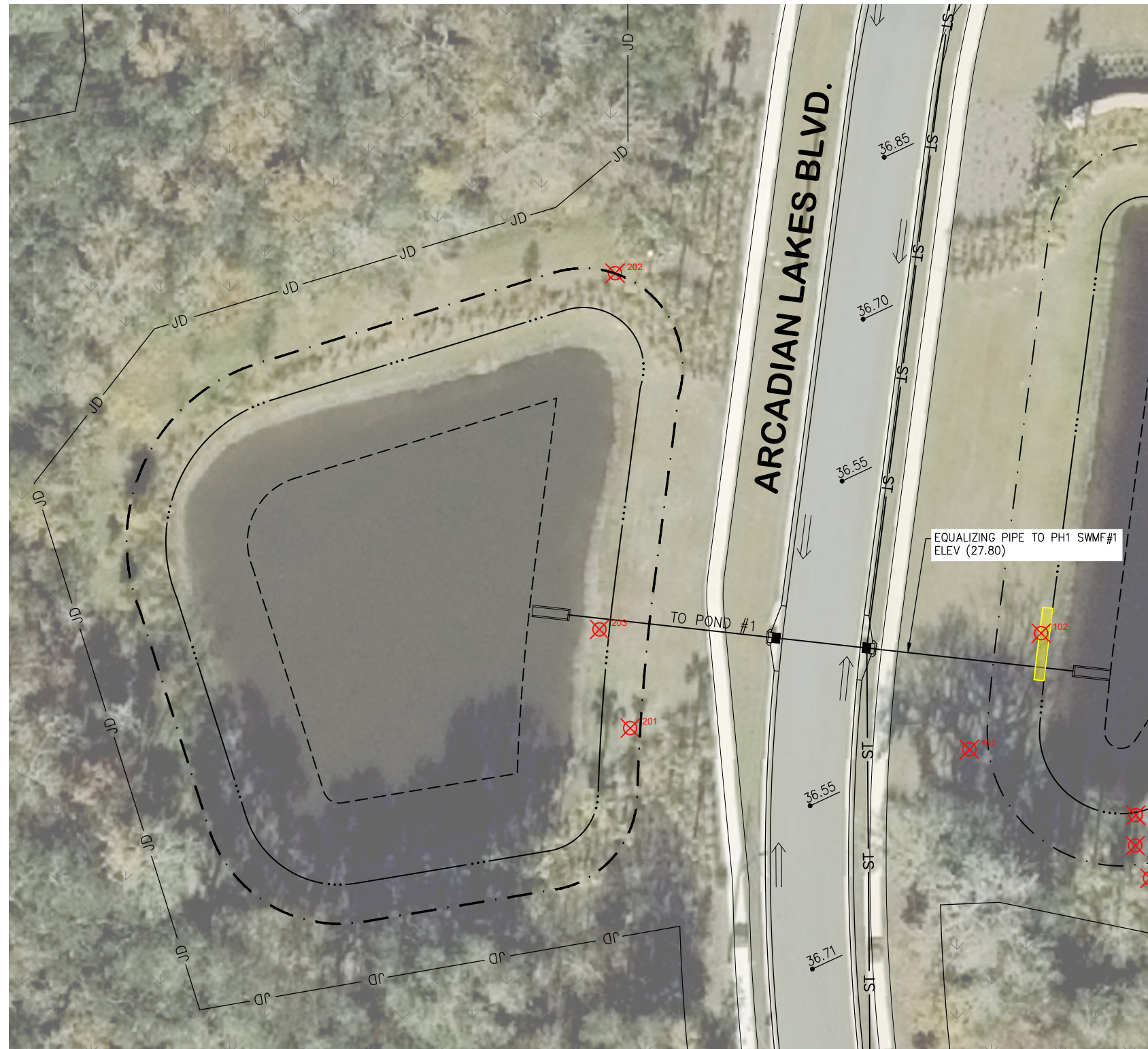


LEGEND

POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	
POND BOTTOM	- - - -
JURISDICTIONAL WETLANDS	— JD — JD —
PROPERTY BOUNDARY	---
STORM PIPE	— ST — ST —
CUTOFF WALL	— CW — CW —
DESIGN SPOT ELEVATION	XXX
MITERED END SECTION	□
PHOTO NUMBER & LOCATION	✕#
EXCESSIVE VEGETATION	▨
EXCESSIVE BANK SLOPE	▨
MISCELLANEOUS ISSUE	▨
NOT FUNCTIONING AS DESIGNED	▨

PH1 SWMF#2 INSPECTION NOTES:

1. THE POND AND EQUALIZING PIPE ARE IN GREAT CONDITION.



PH1 SWMF#2 DESIGN CRITERIA:

PER PERMIT #91940

TOB	-	37.00
NWL	-	34.00
BOT	-	23.50
25YR	-	36.03

ALL ELEVATIONS IN TABLE ARE IN NAVD88

ST AUGUSTINE LAKES POND INSPECTION - PH1 SWMF#2 FOR ST AUGUSTINE LAKES CDD

ODEG
PLANNERS AND ENGINEERS
DOMINION ENGINEERING GROUP, INC.
3003 CLAIRE LN, SUITE 201
JACKSONVILLE, FLORIDA 32223
904-854-4500 - FAX 904-854-4505

Figure:	#2.1
Job Number:	2178.002
Scale:	1" = 40'
Date:	05/22/2026

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201:

- OVERALL POND AND BANKS IN GREAT CONDITION.



202:

- OVERALL POND AND VEGETATION LOOK TO BE AS DESIGNED AND IN GOOD CONDITION.



203:

- MITERED END SECTION CLEAR OF DEBRIS/VEGETATION.

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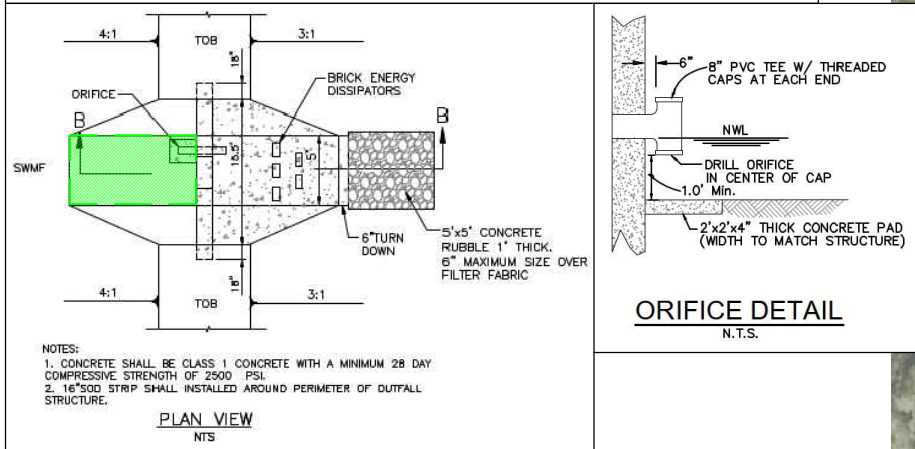
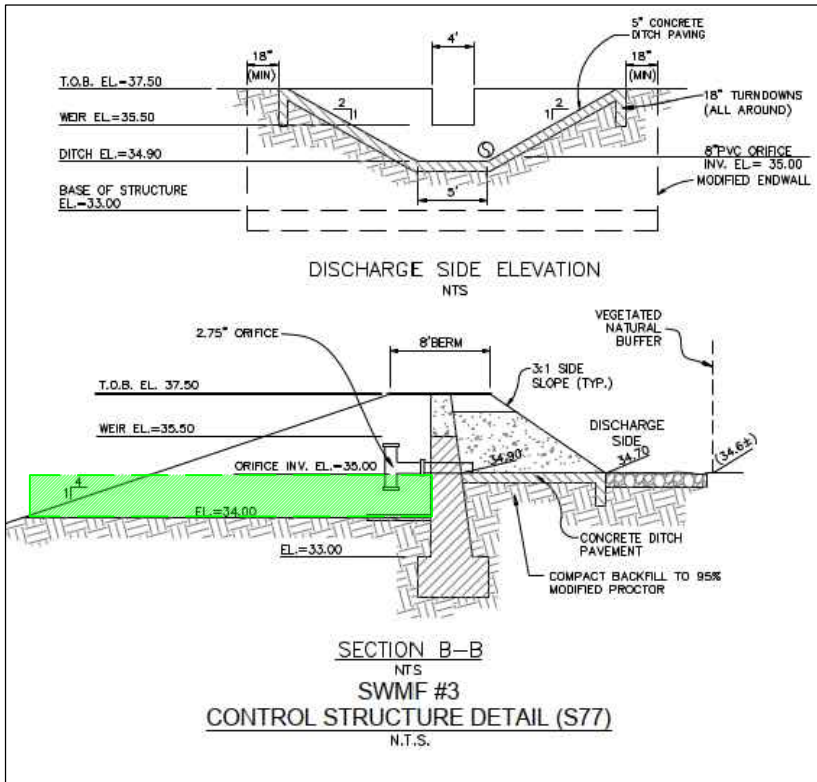
Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

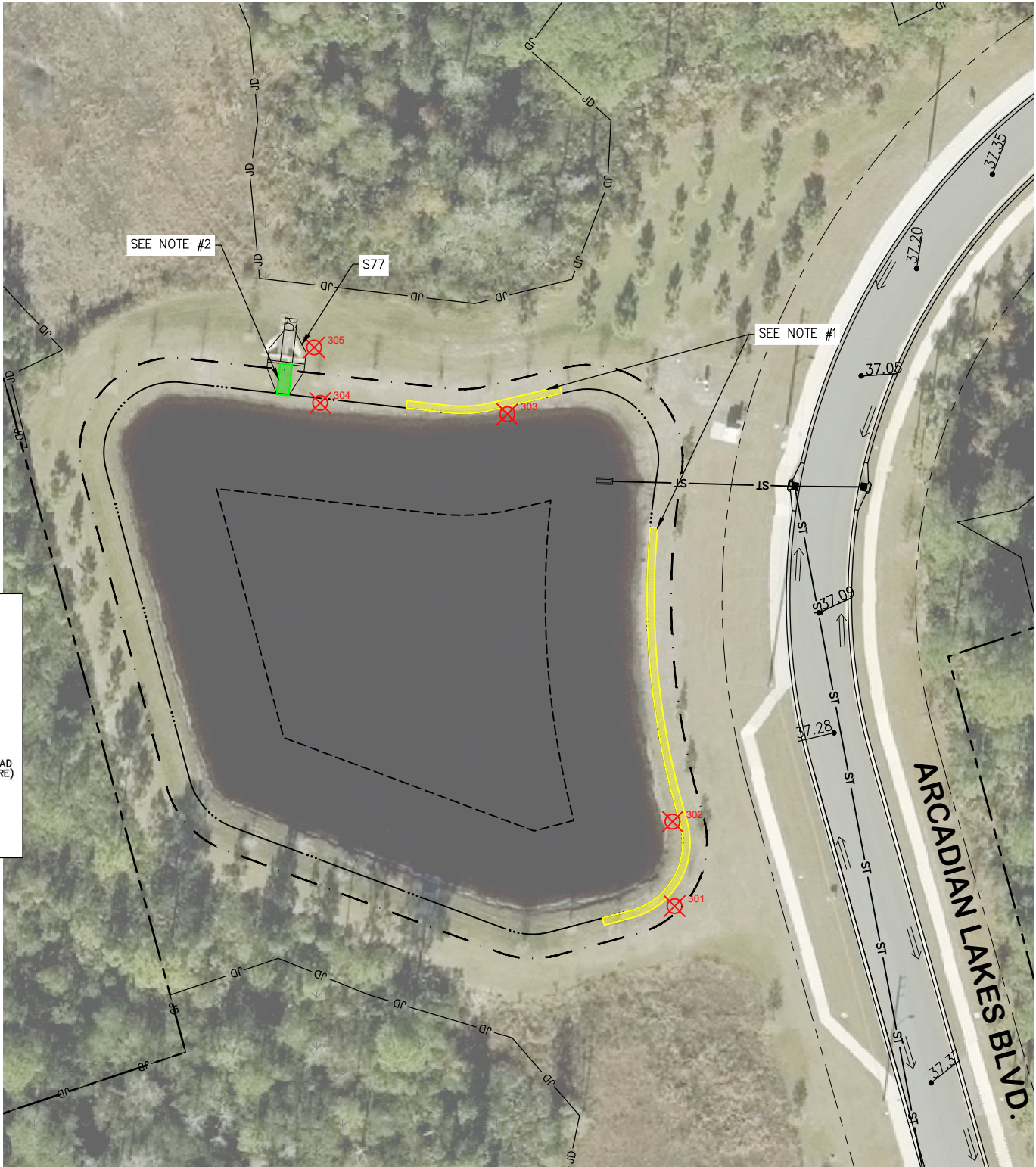
Phase 1 SWMF-2		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	As permitted and designed.
N/A	<u>Orifice</u>	
N/A	<u>Weir</u>	
COMPLIANT	<u>Outfall Structure</u>	As permitted and designed.
N/A	<u>Outfall Riprap</u>	
COMPLIANT	<u>Outfall Conveyance</u>	As permitted and designed.



PH1 SWMF#3 DESIGN CRITERIA:
PER PERMIT #91940

TOB	-	37.50
NWL	-	35.00
BOT	-	18.00
25YR	-	36.28

ALL ELEVATIONS IN TABLE ARE IN NAVD88

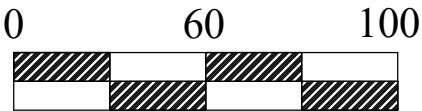


LEGEND

POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	
POND BOTTOM	----
JURISDICTIONAL WETLANDS	—JD—JD—
PROPERTY BOUNDARY	----
STORM PIPE	—ST—ST—
CUTOFF WALL	—CW—CW—
DESIGN SPOT ELEVATION	XXX
MITERED END SECTION	□
PHOTO NUMBER & LOCATION	X#
EXCESSIVE VEGETATION	Green hatched box
EXCESSIVE BANK SLOPE	Yellow hatched box
MISCELLANEOUS ISSUE	Orange hatched box
NOT FUNCTIONING AS DESIGNED	Pink hatched box

PH1 SWMF#3 INSPECTION NOTES:

1. APPROXIMATELY 1.5' DROP-OFF AT NORMAL WATER LEVEL.
2. MINOR VEGETATION BUILDING AT OUTFALL STRUCTURE.
3. POND WATER HAS MUDDY BROWN COLOR.



DOMINION ENGINEERING GROUP, INC.
3003 CLAIRE LN, SUITE 201
JACKSONVILLE, FLORIDA 32223
904-854-4500 - FAX 904-854-4505

ST AUGUSTINE LAKES POND INSPECTION - PH1 SWMF#3
FOR
ST AUGUSTINE LAKES CDD

Figure:	#3.1
Job Number:	2178.002
Scale:	1" = 60'
Date:	05/22/2026



3-1:
 • OVERALL POND A MUDDY BROWN COLOR.



3-2:
 • APPROXIMATE 1.5' DROP-OFF AT BANKS.



3-3:
 • APPROXIMATE 1.5' DROP-OFF AT BANKS.



3-4:
 • MINOR VEGETATION BUILDING IN FRONT OF STRUCTURE.



3-5:
 • OUTFALL CONTROL STRUCTURE HAS MINOR VEGETATION GROWING WITHIN RUBBLE.

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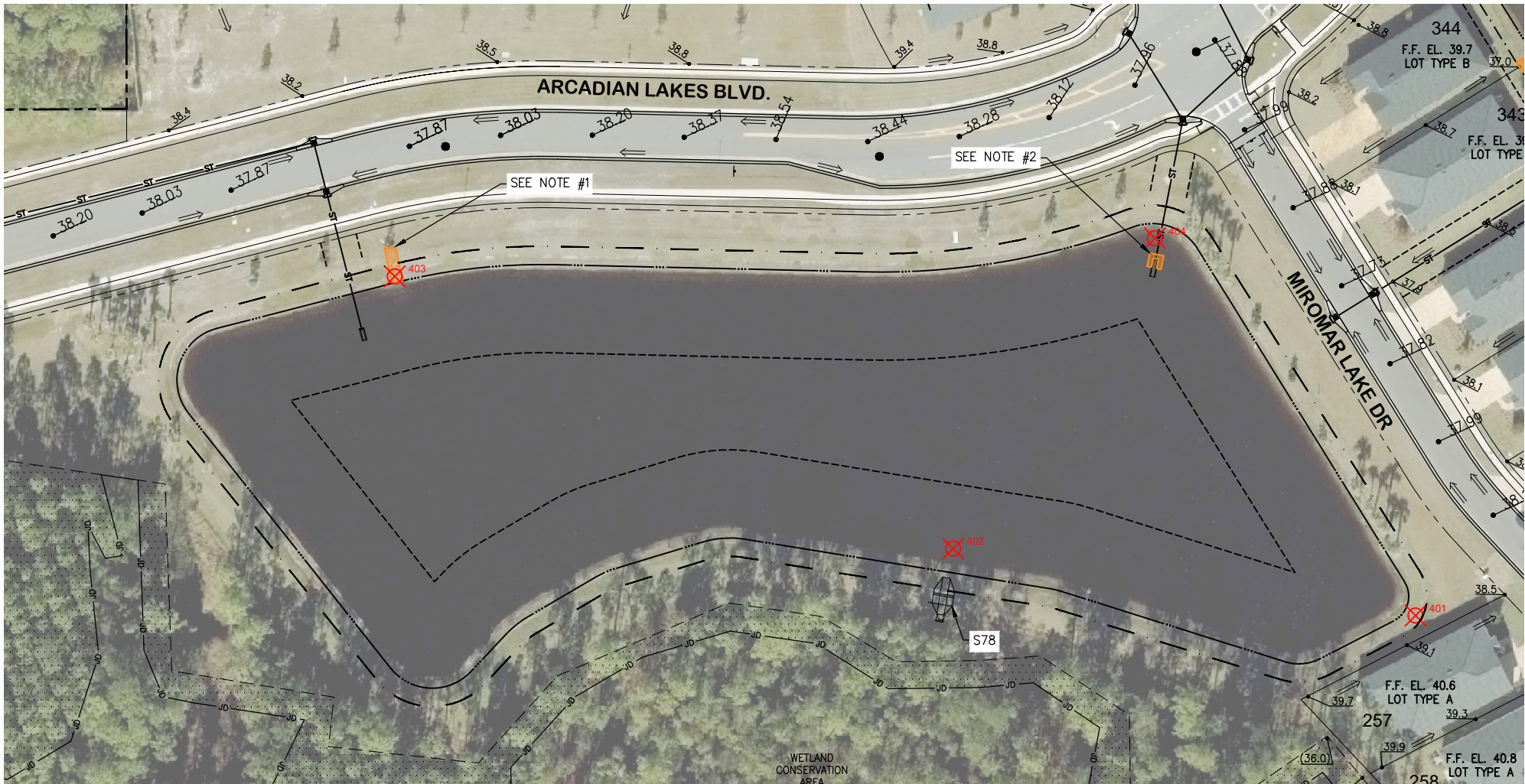
Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 1 SWMF-3		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	Moderate drop off in a few areas.
COMPLIANT	<u>Orifice</u>	As permitted and designed.
COMPLIANT	<u>Weir</u>	As permitted and designed.
COMPLIANT	<u>Outfall Structure</u>	As permitted and designed.
COMPLIANT	<u>Outfall Riprap</u>	As permitted and designed.
COMPLIANT	<u>Outfall Conveyance</u>	As permitted and designed.



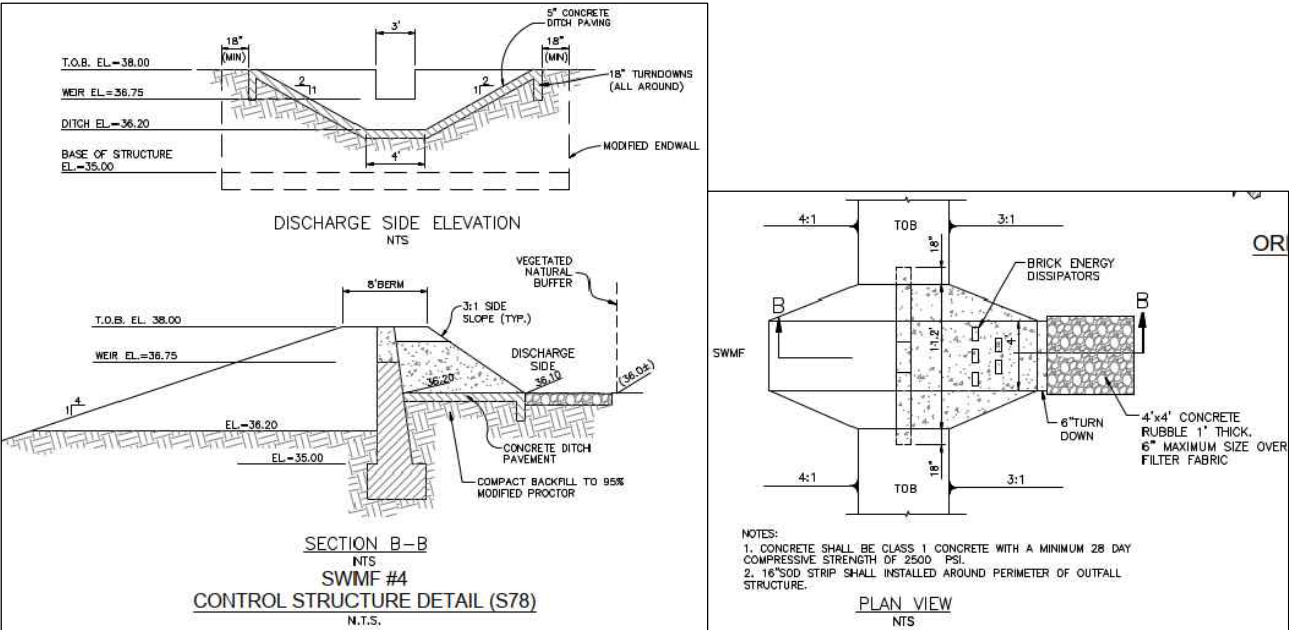
LEGEND

POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	----
POND BOTTOM	----
JURISDICTIONAL WETLANDS	—JD—JD—
PROPERTY BOUNDARY	----
STORM PIPE	—ST—ST—
CUTOFF WALL	—CW—CW—
DESIGN SPOT ELEVATION	XXXX
MITERED END SECTION	□
PHOTO NUMBER & LOCATION	X#
EXCESSIVE VEGETATION	Green hatched box
EXCESSIVE BANK SLOPE	Yellow hatched box
MISCELLANEOUS ISSUE	Orange hatched box
NOT FUNCTIONING AS DESIGNED	Pink hatched box

PH1 SWMF#4 INSPECTION NOTES:

- 1. CHANNELING OF WATER BY TREE - POTENTIAL IRRIGATION LEAK.
- 2. UNDERMINED MITERED END SECTION.

PH1 SWMF#4 DESIGN CRITERIA:		
PER PERMIT #91940		
TOB	-	38.00
NWL	-	36.00
BOT	-	15.50
25YR	-	37.39
ALL ELEVATIONS IN TABLE ARE IN NAVD88		



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DOMINION ENGINEERING GROUP, INC.
3003 CLAIRE LN, SUITE 201
JACKSONVILLE, FLORIDA 32223
904-854-4500 - FAX 904-854-4505

ST AUGUSTINE LAKES POND INSPECTION - PH1 SWMF#4
FOR
ST AUGUSTINE LAKES CDD

Figure:	#4.1
Job Number:	2178.002
Scale:	1" = 80'
Date:	05/22/2026



401:
• OVERALL POND BANKS IN GOOD CONDITION.



402:
• OUTFALL CONTROL STRUCTURE IN GOOD CONDITION.



403:
• CHANNELING BEGINNING FROM TREE TO POND - POSSIBLE IRRIGATION LEAK LOCATION.



404:
• UNDERMINED MITERED END SECTION.

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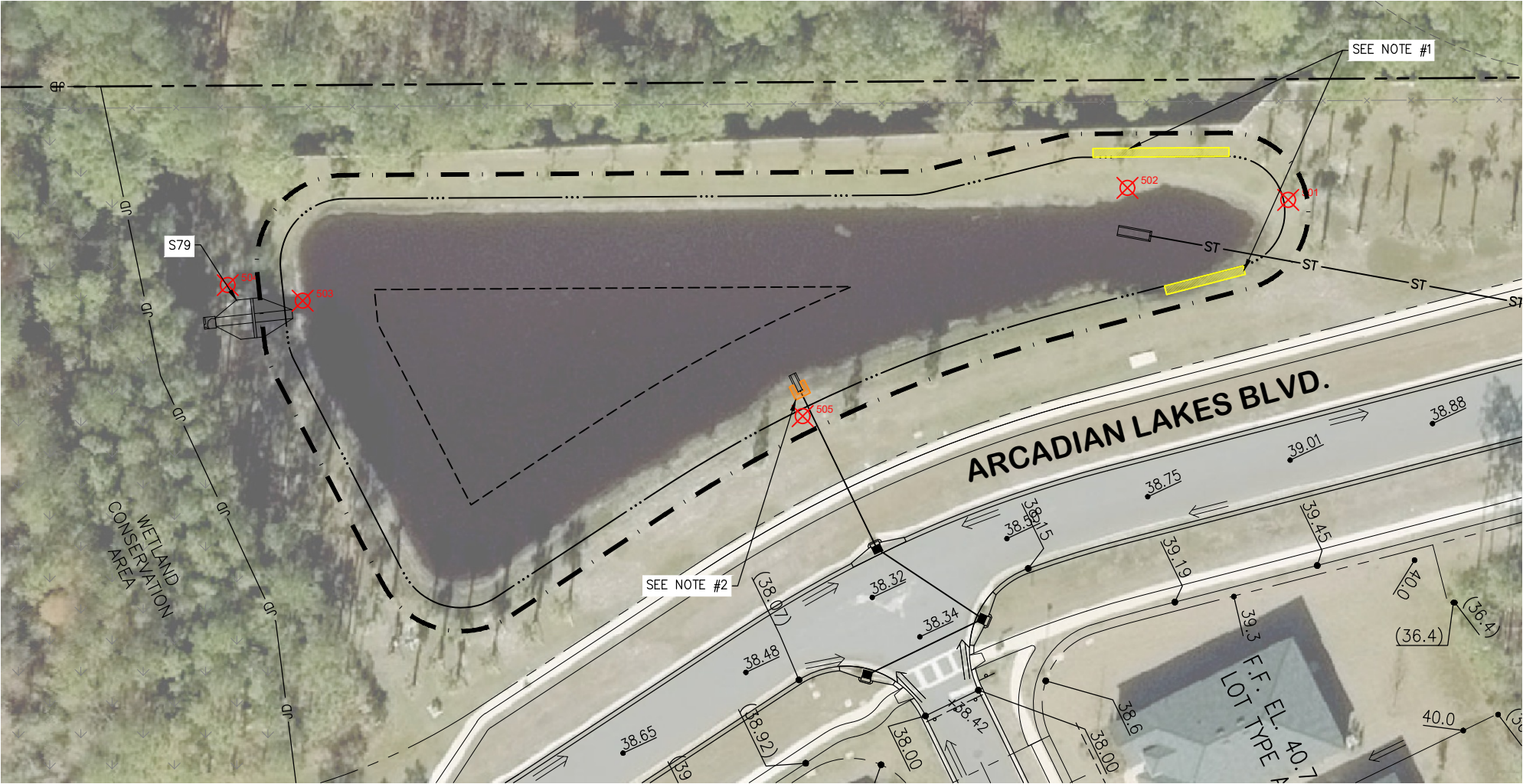
Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 1 SWMF-4		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	As permitted and designed.
N/A	<u>Orifice</u>	
COMPLIANT	<u>Weir</u>	As permitted and designed.
COMPLIANT	<u>Outfall Structure</u>	As permitted and designed.
COMPLIANT	<u>Outfall Riprap</u>	As permitted and designed.
COMPLIANT	<u>Outfall Conveyance</u>	As permitted and designed.

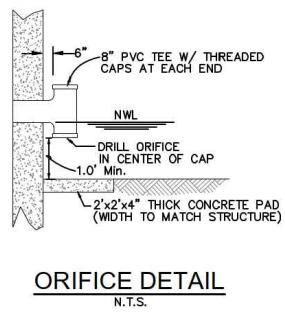


LEGEND

POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	
POND BOTTOM	- - - - -
JURISDICTIONAL WETLANDS	— JD — JD —
PROPERTY BOUNDARY	=====
STORM PIPE	— ST — ST —
CUTOFF WALL	— CW — CW —
DESIGN SPOT ELEVATION	XXXX
MITERED END SECTION	▭
PHOTO NUMBER & LOCATION	✕#
EXCESSIVE VEGETATION	▬
EXCESSIVE BANK SLOPE	▬
MISCELLANEOUS ISSUE	▬
NOT FUNCTIONING AS DESIGNED	▬

PH1 SWMF#5 INSPECTION NOTES:

- 1. EXCESSIVE SLOPE NEARING 1:1 ON BANKS AT NWL.
- 2. UNDERMINED MITERED END SECTION.

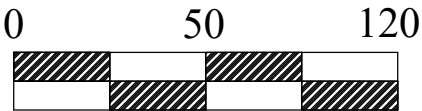
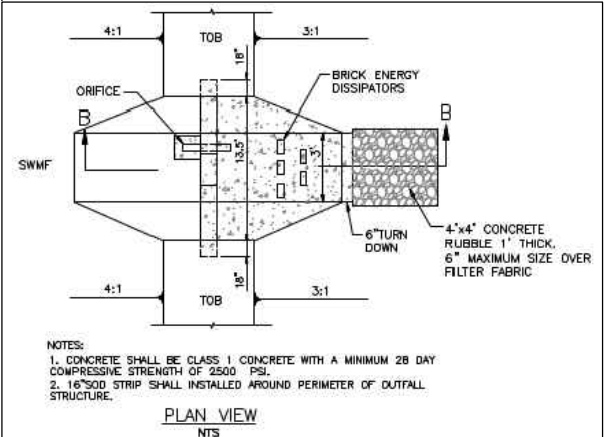
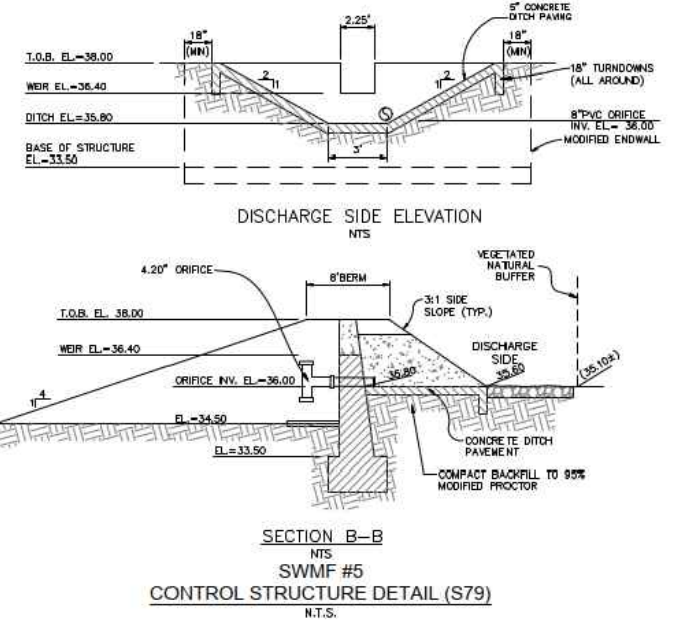


PH1 SWMF#5 DESIGN CRITERIA:

PER PERMIT #91940

TOB	-	38.00
NWL	-	36.00
BOT	-	25.00
25YR	-	37.34

ALL ELEVATIONS IN TABLE ARE IN NAVD88



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PLANNERS AND ENGINEERS

DOMINION ENGINEERING GROUP, INC.
3003 CLAIRE LN, SUITE 201
JACKSONVILLE, FLORIDA 32223
904-854-4500 - FAX 904-854-4505

ST AUGUSTINE LAKES POND INSPECTION - PH1 SWMF#5
FOR
ST AUGUSTINE LAKES CDD

Figure:	#5.1
Job Number:	2178.002
Scale:	1" = 50'
Date:	05/22/2026



5-1:
• EXCESSIVE SLOPES ON BANKS.



5-2:
• EXCESSIVE SLOPE NEARING 1:1 ON BANKS.



5-3:
• OUTFALL CONTROL STRUCTURE IN GOOD CONDITION.



5-4:
• OUTFALL CONTROL STRUCTURE HAS VERY MINOR DEBRIS BUILDUP.



5-5:
• CAST-IN PLACE MITERED END SECTION UNDERMINING.

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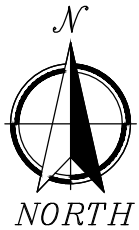
Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 1 SWMF-5		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	Excessive slope in far corner of pond. Otherwise in good condition.
COMPLIANT	<u>Orifice</u>	As designed and permitted.
COMPLIANT	<u>Weir</u>	As designed and permitted.
COMPLIANT	<u>Outfall Structure</u>	As designed and permitted.
COMPLIANT	<u>Outfall Riprap</u>	As designed and permitted.
COMPLIANT	<u>Outfall Conveyance</u>	As designed and permitted.



LEGEND

POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	----
POND BOTTOM	----
JURISDICTIONAL WETLANDS	—JD—JD—
PROPERTY BOUNDARY	----
STORM PIPE	—ST—ST—
CUTOFF WALL	—CW—CW—
DESIGN SPOT ELEVATION	XXX
MITERED END SECTION	□
PHOTO NUMBER & LOCATION	✕#
EXCESSIVE VEGETATION	Green shaded area
EXCESSIVE BANK SLOPE	Yellow shaded area
MISCELLANEOUS ISSUE	Orange shaded area
NOT FUNCTIONING AS DESIGNED	Purple shaded area

PH1 SWMF#7 INSPECTION NOTES:

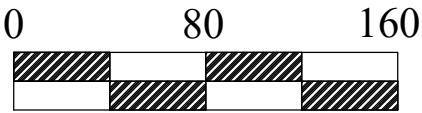
1. APPROXIMATELY 1.5' DROP-OFF AT NORMAL WATER LEVEL.
2. CHANNELING BETWEEN LOTS.
3. UNDERMINED MITERED END SECTION.

PH1 SWMF#7 DESIGN CRITERIA:

PER PERMIT #91940

TOB	-	38.20
NWL	-	35.00
BOT	-	13.00
25YR	-	37.68

ALL ELEVATIONS IN TABLE ARE IN NAVD88





6-1:

- OVERALL POND BANKS AND WATER IN GOOD QUALITY.



6-2:

- APPROXIMATE 1.5' DROP-OFF AT NORMAL WATER LEVEL.



6-3:

- CHANNELING BETWEEN LOTS TO PONDS.



6-4:

- APPROXIMATE 1.5' DROP-OFF AT NORMAL WATER LEVEL.



6-5:

- UNDERMINING BEGINNING ON MITERED END SECTION.

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Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 1 SWMF-7		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	Moderate drop-off in a few small areas of pond. Otherwise in good condition.
N/A	<u>Orifice</u>	
N/A	<u>Weir</u>	
COMPLIANT	<u>Outfall Structure</u>	Working as designed and permitted.
N/A	<u>Outfall Riprap</u>	
COMPLIANT	<u>Outfall Conveyance</u>	Working as designed and permitted.



PH1 SWMF#8 DESIGN CRITERIA:

PER PERMIT #91940

TOB	-	38.00
NWL	-	35.50
BOT	-	13.00
25YR	-	37.31

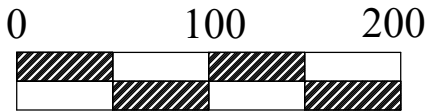
ALL ELEVATIONS IN TABLE ARE IN NAVD88

LEGEND

POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	----
POND BOTTOM	----
JURISDICTIONAL WETLANDS	—JD—JD—
PROPERTY BOUNDARY	----
STORM PIPE	—ST—ST—
CUTOFF WALL	—CW—CW—
DESIGN SPOT ELEVATION	XXXX
MITERED END SECTION	□
PHOTO NUMBER & LOCATION	X#
EXCESSIVE VEGETATION	■
EXCESSIVE BANK SLOPE	■
MISCELLANEOUS ISSUE	■
NOT FUNCTIONING AS DESIGNED	■

PH1 SWMF#8 INSPECTION NOTES:

1. UNDERMINED MITERED END SECTION
2. CHANNELING EROSION BETWEEN LOTS
3. APPROXIMATE 1.5' DROP-OFF AT NORMAL WATER LEVEL



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**ST AUGUSTINE LAKES POND INSPECTION - PH1 SWMF#8
FOR
ST AUGUSTINE LAKES CDD**

Figure:	#7.1
Job Number:	2178.002
Scale:	1" = 100'
Date:	05/22/2026



801:
• UNDERMINED MITERED END SECTION



802:
• CHANNELING EROSION BETWEEN LOTS



803:
• UNDERMINED MITERED END SECTION



804:
• APPROXIMATE 1.5' DROP-OFF AT NORMAL WATER LEVEL



805:
• APPROXIMATE 1.0' DROP-OFF AT NORMAL WATER LEVEL

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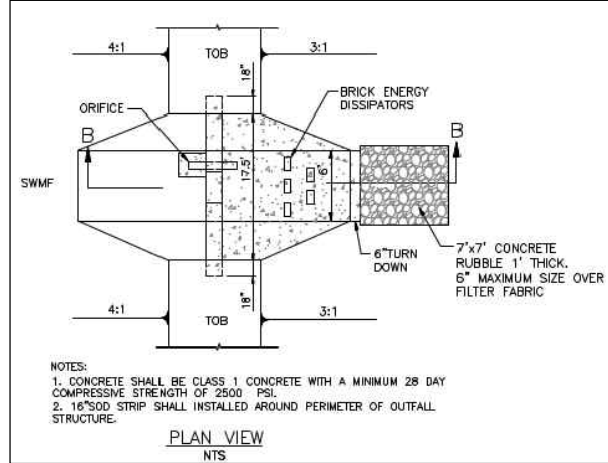
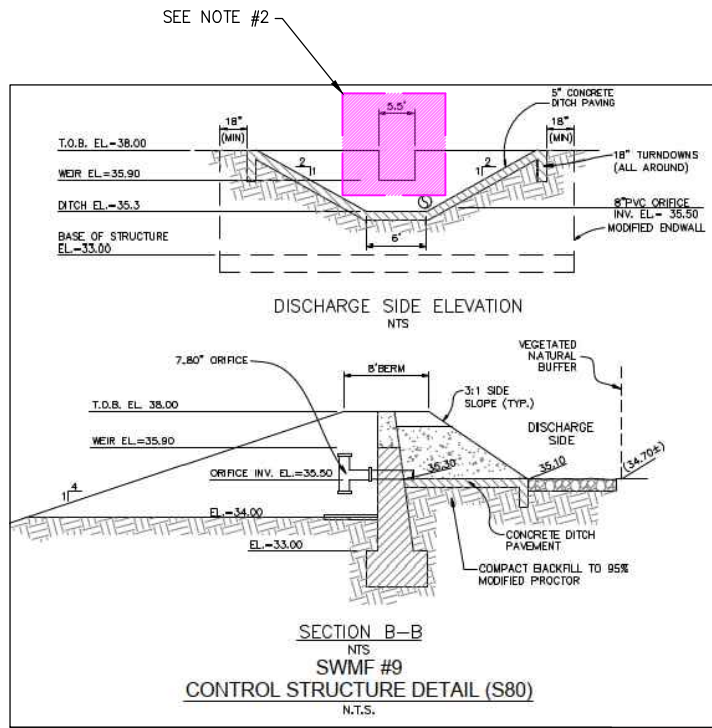
Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

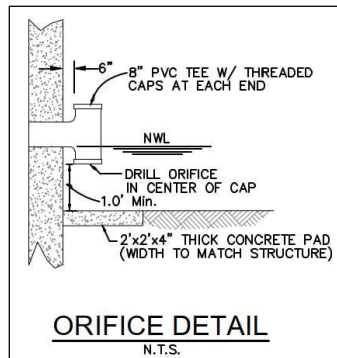
Phase 1 SWMF-8		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	Moderate drop-off in small areas of the pond. Otherwise in good condition.
N/A	<u>Orifice</u>	
N/A	<u>Weir</u>	
COMPLIANT	<u>Outfall Structure</u>	As designed and permitted.
N/A	<u>Outfall Riprap</u>	
COMPLIANT	<u>Outfall Conveyance</u>	As designed and permitted.



PH1 SWMF#9 DESIGN CRITERIA:
PER PERMIT #91940

TOB	-	38.00
NWL	-	35.50
BOT	-	23.00
25YR	-	36.72

ALL ELEVATIONS IN TABLE ARE IN NAVD88



LEGEND

POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	----
POND BOTTOM	----
JURISDICTIONAL WETLANDS	JD JD
PROPERTY BOUNDARY	---
STORM PIPE	ST ST
CUTOFF WALL	CW CW
DESIGN SPOT ELEVATION	XXX
MITERED END SECTION	---
PHOTO NUMBER & LOCATION	#
EXCESSIVE VEGETATION	---
EXCESSIVE BANK SLOPE	---
MISCELLANEOUS ISSUE	---
NOT FUNCTIONING AS DESIGNED	---

PH1 SWMF#9 INSPECTION NOTES:

1. APPROXIMATE 1.5' DROP-OFF AT NORMAL WATER LEVEL.
2. WEIR WIDTH MEASURED AT 4.5' IN FIELD.



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901:

- OVERALL POND BANKS HAVE MODERATE EROSION.



902:

- 1.5' DROP-OFF AT NORMAL WATER LEVEL.



903:

- OUTFALL CONTROL STRUCTURE WEIR WIDTH MEASURED AT 4.5'. WEIR WAS DESIGNED AND PERMITTED AT 5.5' WEIR WIDTH.



904:

- OUTFALL CONTROL STRUCTURE WEIR WIDTH MEASURED AT 4.5'. WEIR WAS DESIGNED AND PERMITTED AT 5.5' WEIR WIDTH.



905:

- 1.5' DROP-OFF AT NORMAL WATER LEVEL.

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Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 1 SWMF-9		
COMPLIANCE:	ITEM:	COMMENT:
NON-COMPLIANT	<u>Pond Banks</u>	Majority of pond banks have 1.5' drop-off at normal water level.
COMPLIANT	<u>Orifice</u>	As designed and permitted.
NON-COMPLIANT	<u>Weir</u>	Weir designed and permitted as 5.5' width. Field measurements taken show 4.5' width.
COMPLIANT	<u>Outfall Structure</u>	As designed and permitted.
COMPLIANT	<u>Outfall Riprap</u>	As designed and permitted.
COMPLIANT	<u>Outfall Conveyance</u>	As designed and permitted.



1001:
• OUTFALL LOCATION FREE OF DEBRIS.



1002:
• OVERALL POND BANKS IN GOOD CONDITION.



1003:
• OUTFALL CONTROL STRUCTURE IN GOOD CONDITION.

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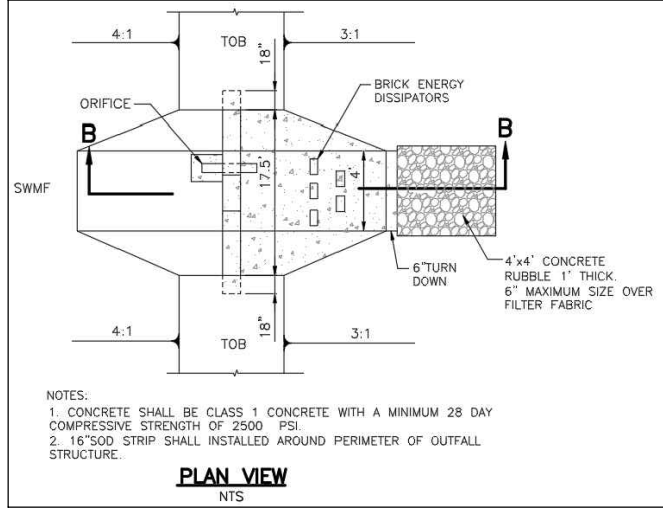
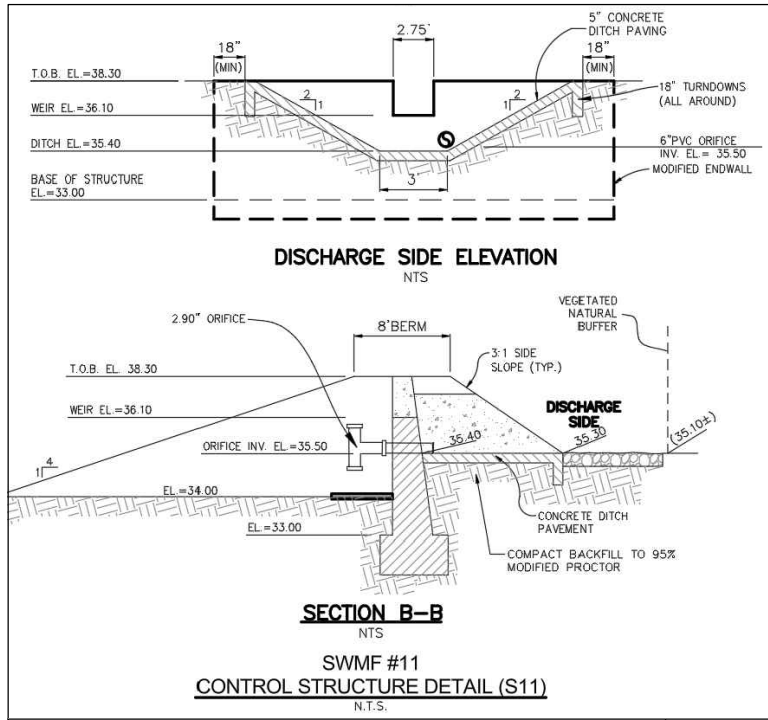
Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

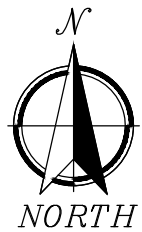
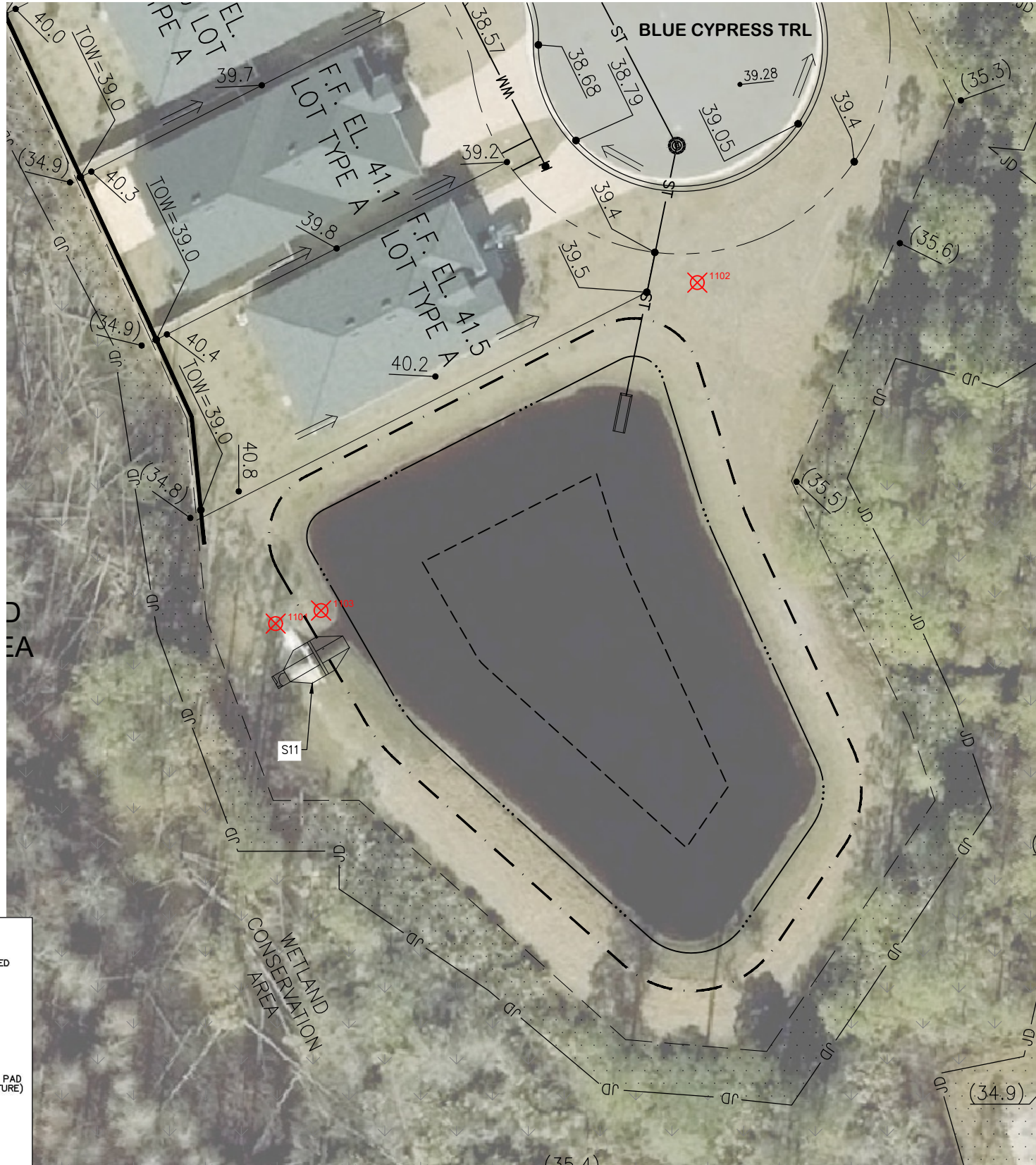
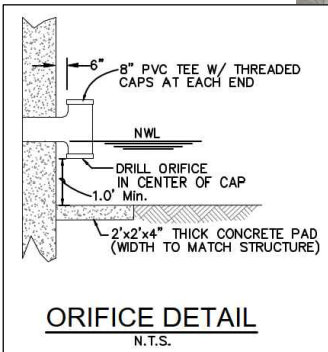
Phase 1 SWMF-10		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	As designed and permitted.
COMPLIANT	<u>Orifice</u>	As designed and permitted.
COMPLIANT	<u>Weir</u>	As designed and permitted.
COMPLIANT	<u>Outfall Structure</u>	As designed and permitted.
COMPLIANT	<u>Outfall Riprap</u>	As designed and permitted.
COMPLIANT	<u>Outfall Conveyance</u>	As designed and permitted.



PH1 SWMF#11 DESIGN CRITERIA:
PER PERMIT #91940

TOB	-	38.30
NWL	-	35.50
BOT	-	24.00
25YR	-	37.34

ALL ELEVATIONS IN TABLE ARE IN NAVD88

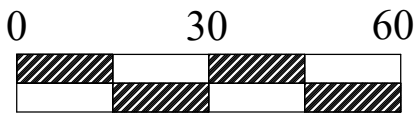


LEGEND

POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	----
POND BOTTOM	----
JURISDICTIONAL WETLANDS	JD JD
PROPERTY BOUNDARY	---
STORM PIPE	ST ST
CUTOFF WALL	CW CW
DESIGN SPOT ELEVATION	XXX
MITERED END SECTION	---
PHOTO NUMBER & LOCATION	XX#
EXCESSIVE VEGETATION	XXXX
EXCESSIVE BANK SLOPE	XXXX
MISCELLANEOUS ISSUE	XXXX
NOT FUNCTIONING AS DESIGNED	XXXX

PH1 SWMF#11 INSPECTION NOTES:

1. NO ISSUES OF CONCERN FOUND FOR THIS STORMWATER MANAGEMENT FACILITY.



DOMINION ENGINEERING GROUP, INC.
3003 CLAIRE LN, SUITE 201
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ST AUGUSTINE LAKES POND INSPECTION - PH1 SWMF#11
FOR
ST AUGUSTINE LAKES CDD

Figure:	#10.1
Job Number:	2178.002
Scale:	1" = 100'
Date:	05/22/2026



1101:
• OUTFALL LOCATION IS FREE OF DEBRIS.



1102:
• OVERALL POND BANKS IN GOOD CONDITION.



1103:
• OUTFALL CONTROL STRUCTURE AS DESIGNED AND PERMITTED.

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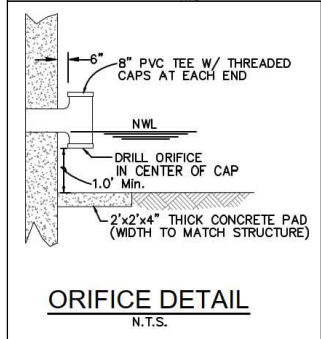
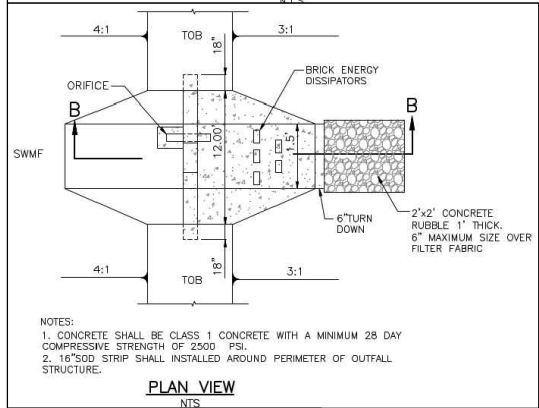
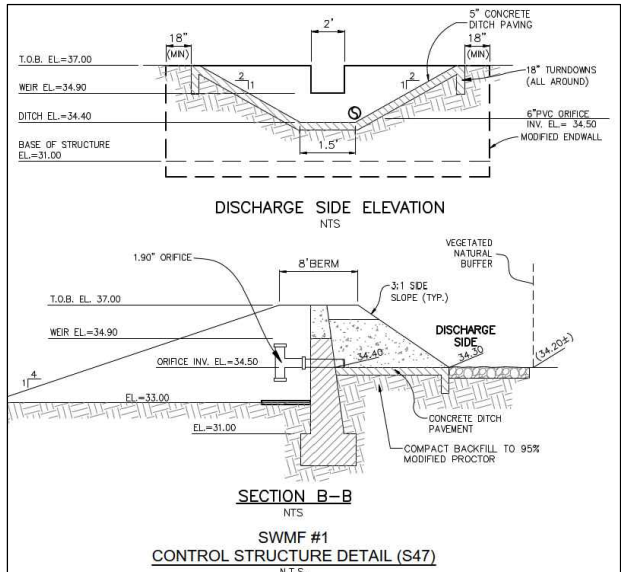
Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

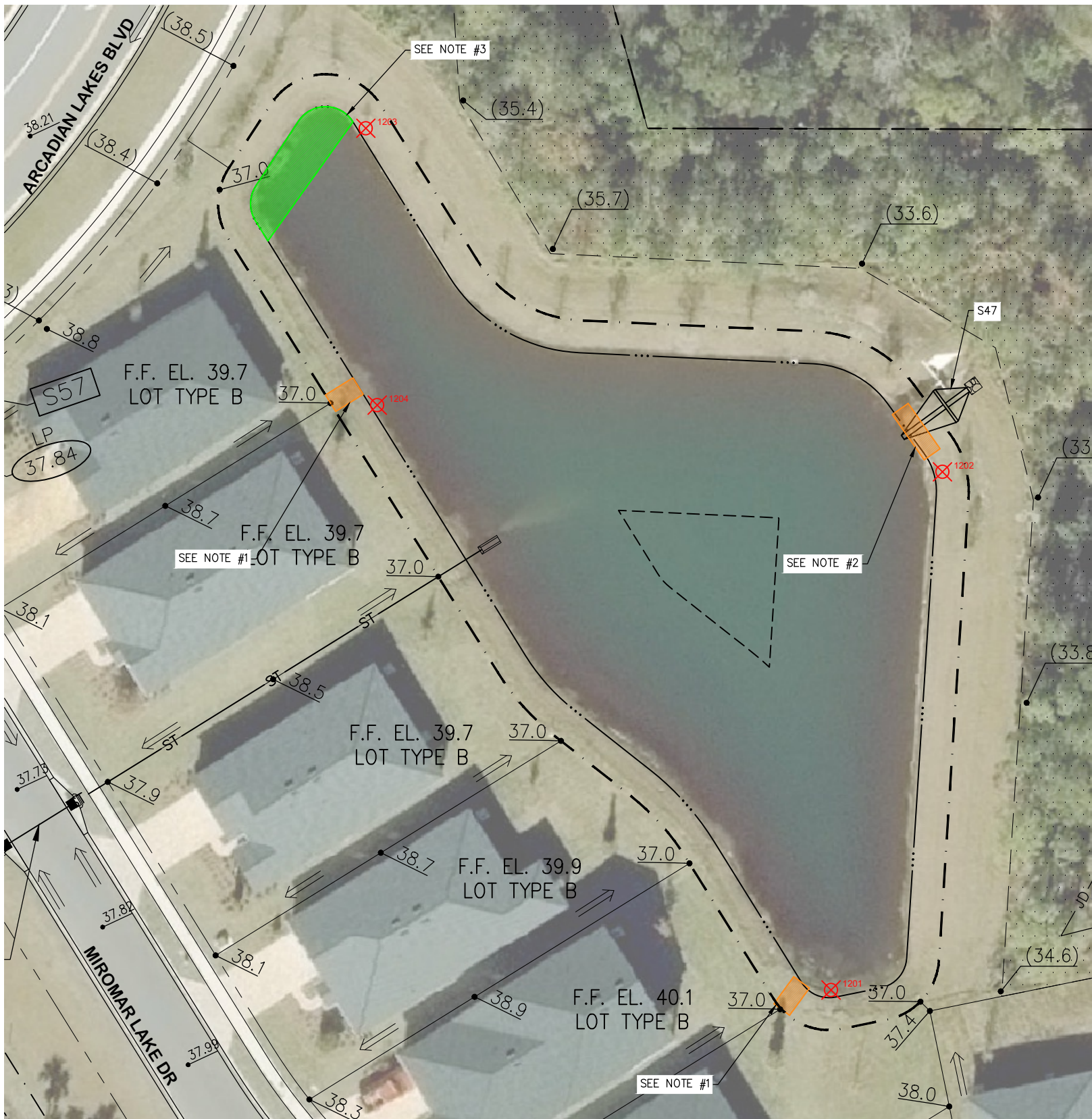
Phase 1 SWMF-11		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	As designed and permitted.
COMPLIANT	<u>Orifice</u>	As designed and permitted.
COMPLIANT	<u>Weir</u>	As designed and permitted.
COMPLIANT	<u>Outfall Structure</u>	As designed and permitted.
COMPLIANT	<u>Outfall Riprap</u>	As designed and permitted.
COMPLIANT	<u>Outfall Conveyance</u>	As designed and permitted.



PH3 SWMF#1 DESIGN CRITERIA:
PER PERMIT #91940

TOB	-	37.00
NWL	-	34.50
BOT	-	22.50
25YR	-	36.14

ALL ELEVATIONS IN TABLE ARE IN NAVD88

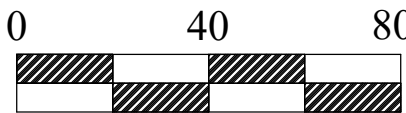


LEGEND

POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	---
POND BOTTOM	---
JURISDICTIONAL WETLANDS	---JD---
PROPERTY BOUNDARY	---
STORM PIPE	---ST---
CUTOFF WALL	---CW---
DESIGN SPOT ELEVATION	XXX
MITERED END SECTION	---
PHOTO NUMBER & LOCATION	XX#
EXCESSIVE VEGETATION	---
EXCESSIVE BANK SLOPE	---
MISCELLANEOUS ISSUE	---
NOT FUNCTIONING AS DESIGNED	---

PH3 SWMF#1 INSPECTION NOTES:

1. CHANNELING TO POND BETWEEN LOTS.
2. IRRIGATION LINE CROSSING OUTFALL CONTROL STRUCTURE FLOW.
3. VEGETATIVE BUILD-UP AT END OF POND.



DOMINION ENGINEERING GROUP, INC.
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**ST AUGUSTINE LAKES POND INSPECTION - PH3 SWMF#1
FOR
ST AUGUSTINE LAKES CDD**

Figure:	#11.1
Job Number:	2178.002
Scale:	1" = 40'
Date:	05/22/2026



1201:
• CHANNELING TO POND BETWEEN LOTS.



1202:
• IRRIGATION LINE CROSSING OUTFALL CONTROL STRUCTURE FLOW PATH.



1203:
• MINOR VEGETATIVE GROWTH UNDER WATER AND ALONG BANKS OF POND.



1204:
• CHANNELING TO POND BETWEEN LOTS.

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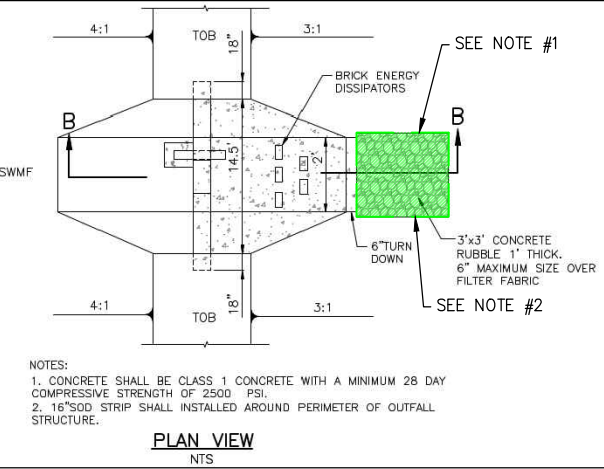
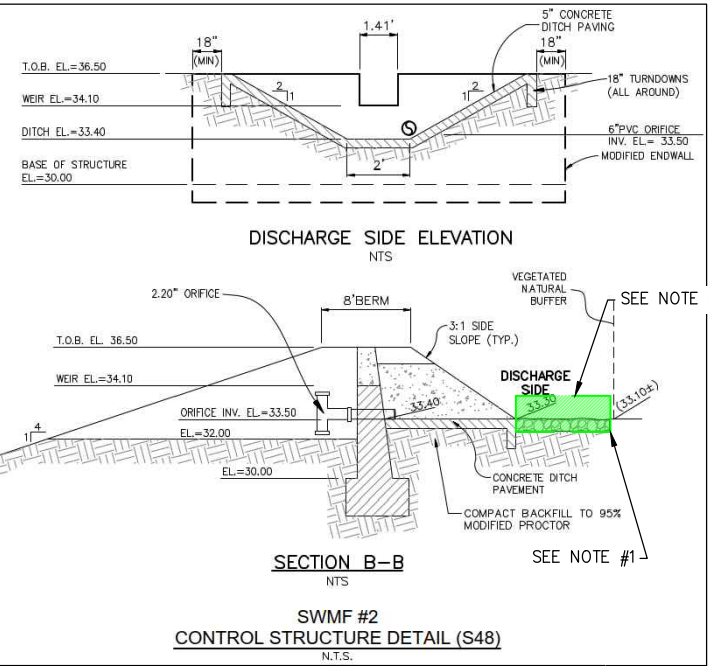
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Planners and Engineers

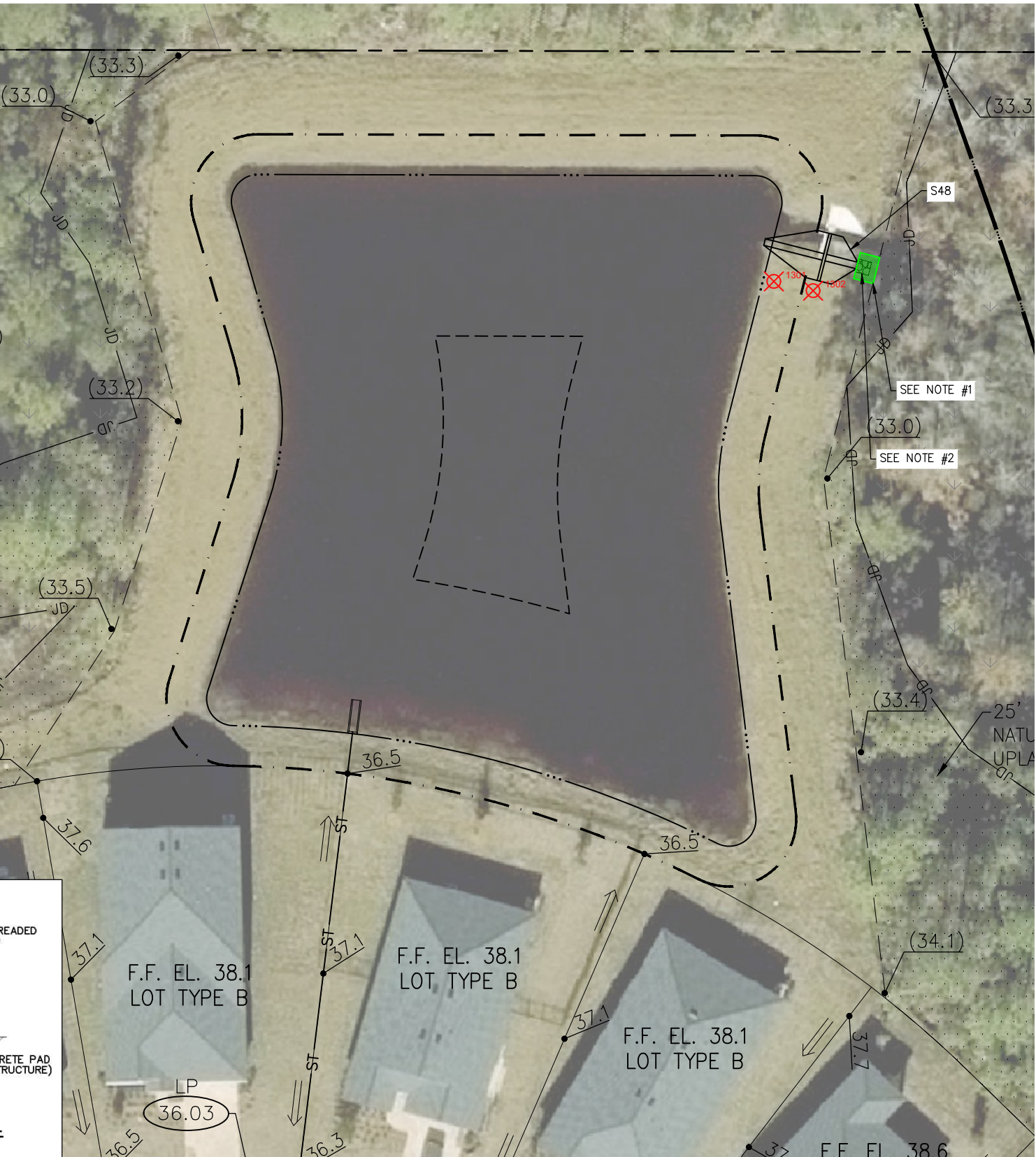
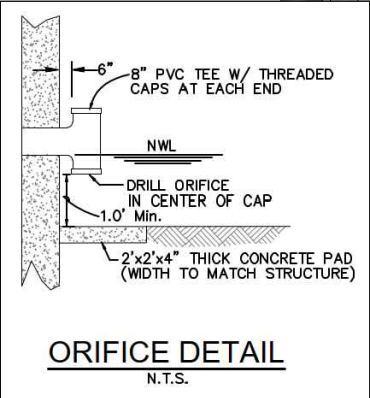
PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 3 SWMF-1		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	As designed and permitted.
COMPLIANT	<u>Orifice</u>	As designed and permitted.
COMPLIANT	<u>Weir</u>	As designed and permitted.
COMPLIANT	<u>Outfall Structure</u>	As designed and permitted.
COMPLIANT	<u>Outfall Riprap</u>	As designed and permitted.
COMPLIANT	<u>Outfall Conveyance</u>	As designed and permitted.

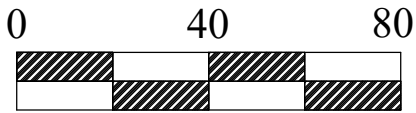


PH3 SWMF#2 DESIGN CRITERIA:	
PER PERMIT #91940	
TOB	- 36.50
NWL	- 33.50
BOT	- 21.50
25YR	- 35.73
ALL ELEVATIONS IN TABLE ARE IN NAVD88	



LEGEND	
POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	----
POND BOTTOM	----
JURISDICTIONAL WETLANDS	JD JD
PROPERTY BOUNDARY	---
STORM PIPE	ST ST
CUTOFF WALL	CW CW
DESIGN SPOT ELEVATION	XXX
MITERED END SECTION	---
PHOTO NUMBER & LOCATION	#
EXCESSIVE VEGETATION	Green hatched
EXCESSIVE BANK SLOPE	Yellow hatched
MISCELLANEOUS ISSUE	Orange hatched
NOT FUNCTIONING AS DESIGNED	Pink hatched

- PH3 SWMF#2 INSPECTION NOTES:**
1. VEGETATION GROWING WITHIN RUBBLE AT OUTFALL.
 2. 3'x3' CONCRETE RUBBLE NOT IN SUFFICIENT QUANTITY.



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JACKSONVILLE, FLORIDA 32223
904-854-4500 - FAX 904-854-4505

ST AUGUSTINE LAKES POND INSPECTION - PH3 SWMF#2
FOR
ST AUGUSTINE LAKES CDD

Figure:	#12.1
Job Number:	2178.002
Scale:	1" = 40'
Date:	05/22/2026



1301:

- OUTFALL CONTROL STRUCTURE IN GOOD CONDITION AND AS PERMITTED.



1302:

- VEGETATION WITHIN 3'x3' CONCRETE RUBBLE. THERE IS NOT ENOUGH RUBBLE TO COVER 3'x3' AREA.



1303:

- CURB FILTER FROM CONSTRUCTION WAS WASHED INTO INLET. RECOMMEND REMOVING SO THERE IS NO OBSTRUCTION OF STORMWATER.

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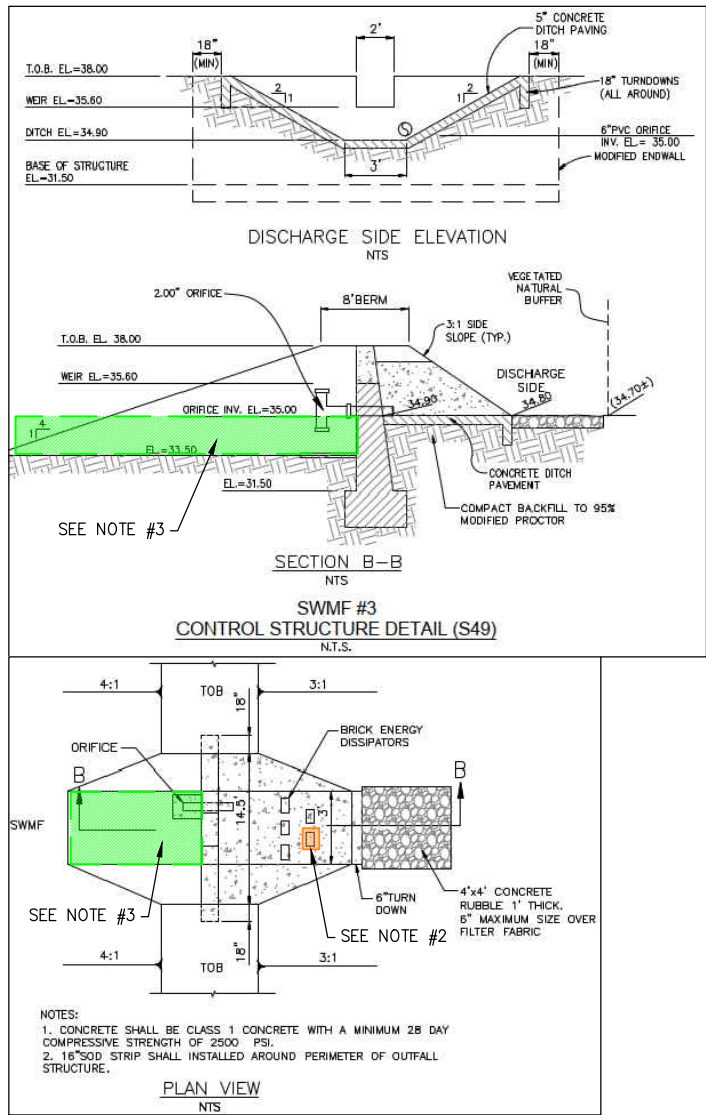
Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

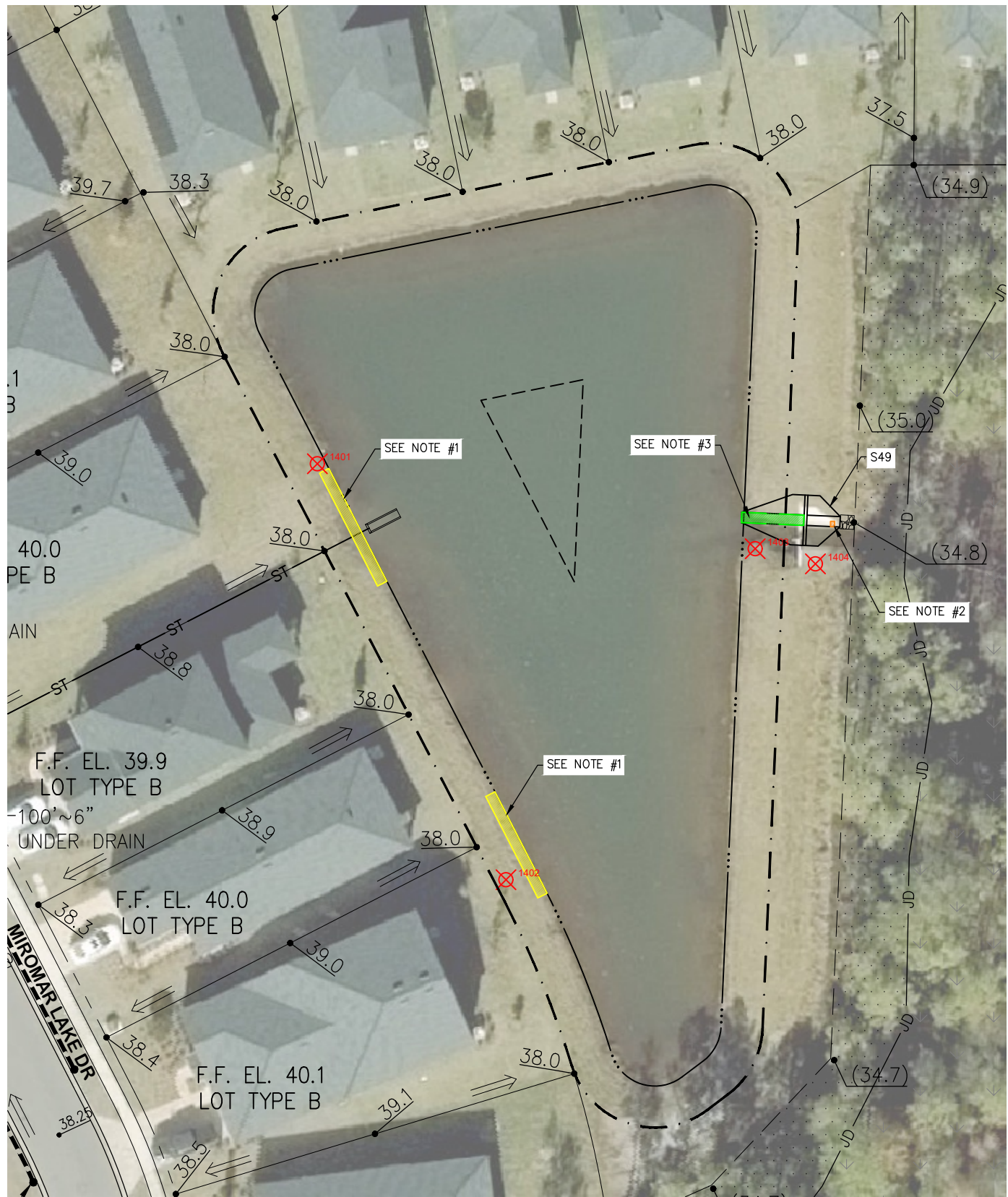
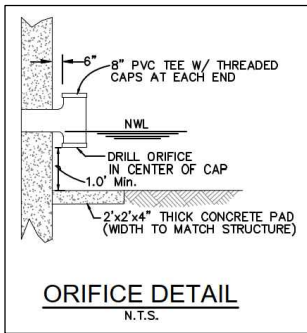
SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 3 SWMF-2		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	As designed and permitted.
COMPLIANT	<u>Orifice</u>	As designed and permitted.
COMPLIANT	<u>Weir</u>	As designed and permitted.
COMPLIANT	<u>Outfall Structure</u>	As designed and permitted.
NON-COMPLIANT	<u>Outfall Riprap</u>	Rubble in the field found to be not in sufficient quantity per design and permit documents.
COMPLIANT	<u>Outfall Conveyance</u>	As designed and permitted.



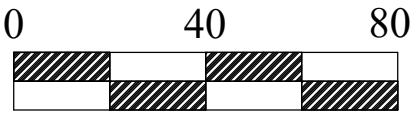
PH3 SWMF#3 DESIGN CRITERIA:	
PER PERMIT #91940	
TOB	- 38.00
NWL	- 35.00
BOT	- 23.00
25YR	- 36.93

ALL ELEVATIONS IN TABLE ARE IN NAVD88



LEGEND	
POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	----
POND BOTTOM	----
JURISDICTIONAL WETLANDS	JD JD
PROPERTY BOUNDARY	---
STORM PIPE	ST ST
CUTOFF WALL	CW CW
DESIGN SPOT ELEVATION	XXX
MITERED END SECTION	---
PHOTO NUMBER & LOCATION	#
EXCESSIVE VEGETATION	---
EXCESSIVE BANK SLOPE	---
MISCELLANEOUS ISSUE	---
NOT FUNCTIONING AS DESIGNED	---

- PH3 SWMF#3 INSPECTION NOTES:**
1. EXCESSIVE SLOPE & DROP-OFF ALONG POND BANK.
 2. ENERGY DISSIPATER BLOCK MISSING.
 3. VEGETATION GROWING WITHIN OUTFALL STRUCTURE.



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ST AUGUSTINE LAKES POND INSPECTION - PH3 SWMF#3

FOR

ST AUGUSTINE LAKES CDD

Figure:	#13.1
Job Number:	2178.002
Scale:	1" = 40'
Date:	05/22/2026



1401:
• EXCESSIVE SLOPE AND DROP-OFF AT POND BANK.



1402:
• EXCESSIVE SLOPE NEARING 2:1 ON POND BANK.



1403:
• VEGETATION GROWING WITHIN OUTFALL.



1404:
• BRICK ENERGY DISSIPATER MISSING.

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Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 3 SWMF-3		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	Excessive slopes on west side of pond. Otherwise in good condition.
COMPLIANT	<u>Orifice</u>	As designed and permitted.
COMPLIANT	<u>Weir</u>	As designed and permitted.
COMPLIANT	<u>Outfall Structure</u>	As designed and permitted.
COMPLIANT	<u>Outfall Riprap</u>	Missing brick energy dissipator.
COMPLIANT	<u>Outfall Conveyance</u>	As designed and permitted.



1501:

- VEGETATION GROWING IN FRONT OF STRUCTURE'S WEIR.



1502:

- EXCESSIVE SLOPE ON POND BANK.



1503:

- EXTENTS OF EXCESSIVE SLOPE AT END OF POND.

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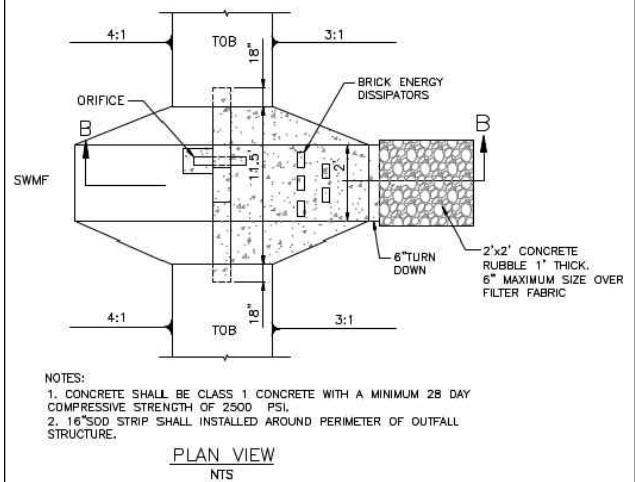
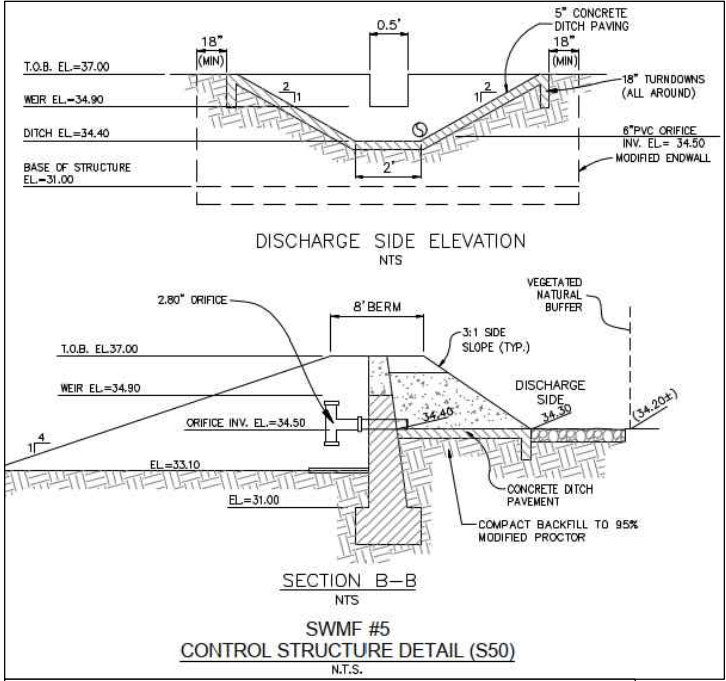
Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

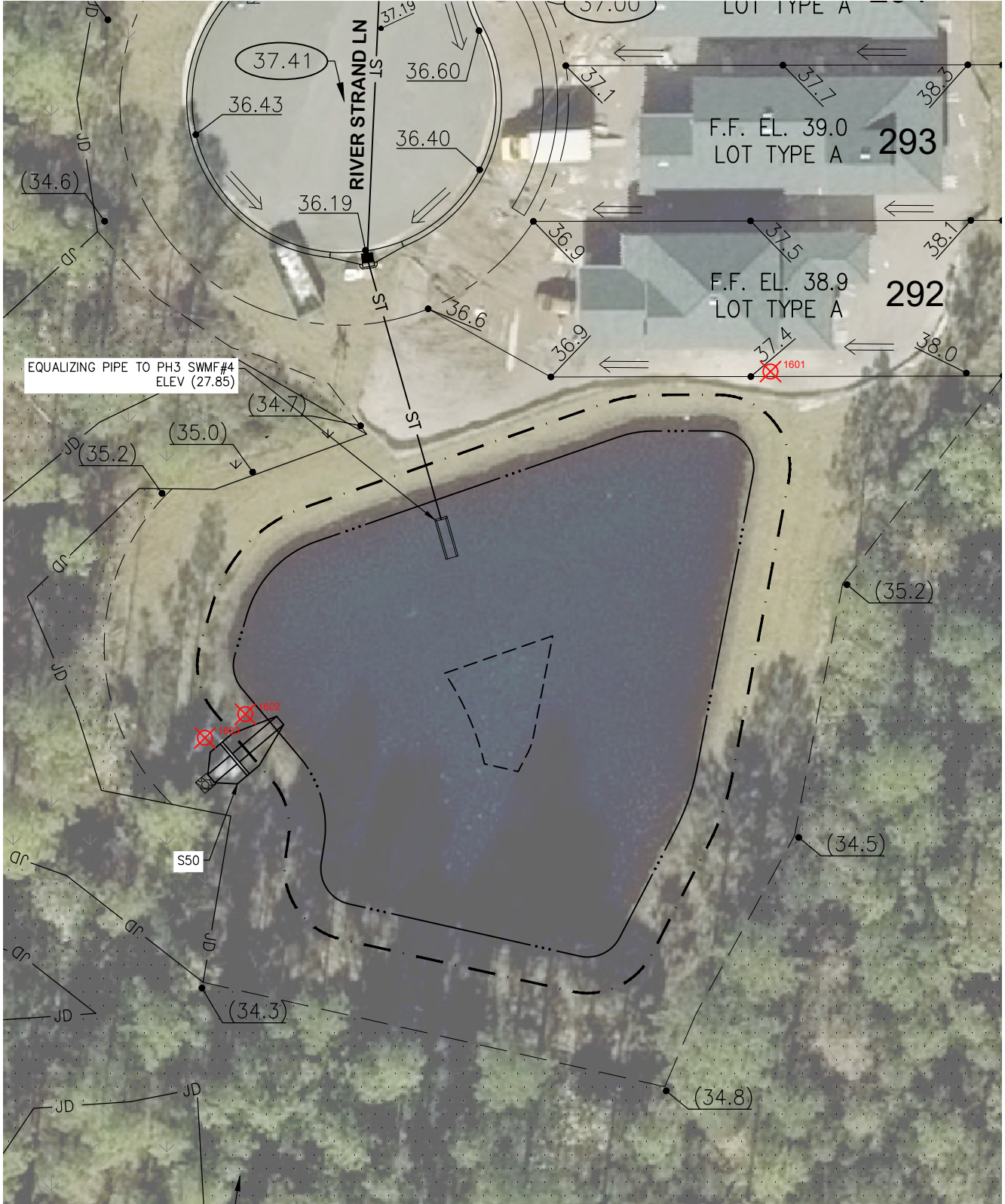
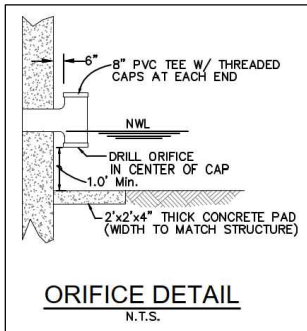
Phase 3 SWMF-4		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	Excessive bank slope at north corner. Otherwise in good condition.
N/A	<u>Orifice</u>	
COMPLIANT	<u>Weir</u>	Wetland weir has slight vegetative buildup. Otherwise in working order.
COMPLIANT	<u>Outfall Structure</u>	As designed and permitted.
N/A	<u>Outfall Riprap</u>	
COMPLIANT	<u>Outfall Conveyance</u>	As designed and permitted.



PH3 SWMF#5 DESIGN CRITERIA:
PER PERMIT #91940

TOB	-	37.00
NWL	-	34.50
BOT	-	23.00
25YR	-	36.14

ALL ELEVATIONS IN TABLE ARE IN NAVD88

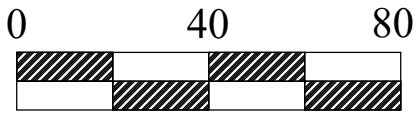


LEGEND

POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	
POND BOTTOM	- - - -
JURISDICTIONAL WETLANDS	— JD — JD —
PROPERTY BOUNDARY	---
STORM PIPE	— ST — ST —
CUTOFF WALL	— CW — CW —
DESIGN SPOT ELEVATION	XXXX
MITERED END SECTION	□
PHOTO NUMBER & LOCATION	✕#
EXCESSIVE VEGETATION	▨
EXCESSIVE BANK SLOPE	▨
MISCELLANEOUS ISSUE	▨
NOT FUNCTIONING AS DESIGNED	▨

PH3 SWMF#5 INSPECTION NOTES:

1. NO ISSUES OF CONCERN FOUND FOR THIS STORMWATER MANAGEMENT FACILITY.



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JACKSONVILLE, FLORIDA 32223
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**ST AUGUSTINE LAKES POND INSPECTION - PH3 SWMF#5
FOR
ST AUGUSTINE LAKES CDD**

Figure:	#15.1
Job Number:	2178.002
Scale:	1" = 40'
Date:	05/22/2026



1601:
• OVERALL POND BANKS IN GOOD CONDITION.



1602:
• OUTFALL STRUCTURE IN GOOD CONDITION. MINOR DEBRIS BUILDUP.



1603:
• OUTFALL STRUCTURE IN GOOD CONDITION. MINOR DEBRIS BUILDUP.

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Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 3 SWMF-5		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	As designed and permitted.
COMPLIANT	<u>Orifice</u>	As designed and permitted.
COMPLIANT	<u>Weir</u>	As designed and permitted.
COMPLIANT	<u>Outfall Structure</u>	As designed and permitted.
COMPLIANT	<u>Outfall Riprap</u>	As designed and permitted.
COMPLIANT	<u>Outfall Conveyance</u>	As designed and permitted.

Figure:	#16.1
Job Number:	2178.002
Scale:	1" = 50'
Date:	05/22/2026



1701:

- POND IS STAGING TO A HIGHER ELEVATION DURING EXTREME DROUGHT CONDITIONS.



1702:

- NORMAL WATER ELEVATION IS STAGING BEYOND ORIFICE OUTFALL.



1703:

- STANDING WATER IN OUTFALL LOCATION HAS NOWHERE TO FLOW OUT OF SYSTEM.



1704:

- OUTFALL LOCATION IS LOWER ELEVATION THAN EXISTING SURROUNDING.

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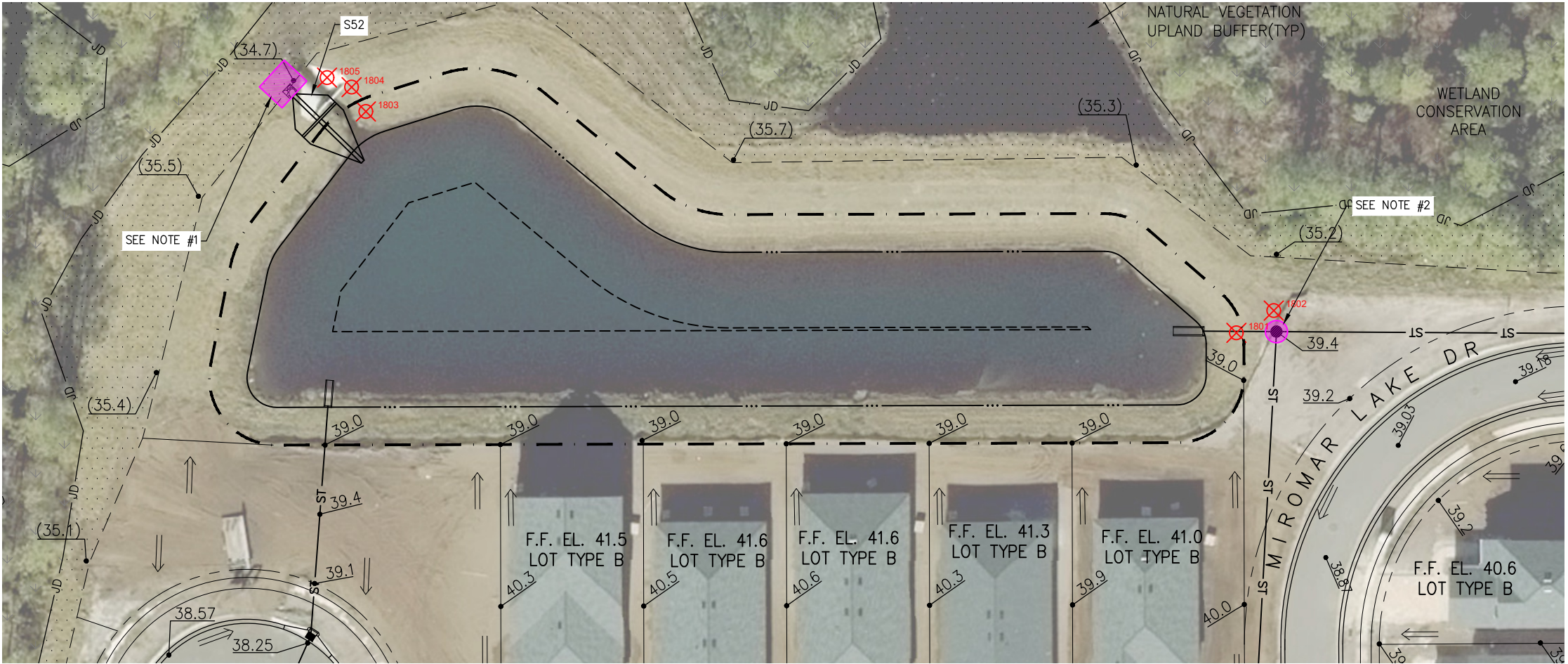
Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 3 SWMF-6		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	As designed and permitted.
COMPLIANT	<u>Orifice</u>	As designed and permitted.
COMPLIANT	<u>Weir</u>	As designed and permitted.
COMPLIANT	<u>Outfall Structure</u>	As designed and permitted.
COMPLIANT	<u>Outfall Riprap</u>	As designed and permitted.
NON-COMPLIANT	<u>Outfall Conveyance</u>	Outfall does not have positive flow out of system, and is staging up the pond.

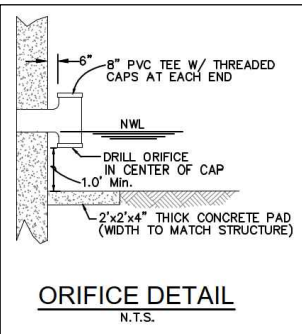


LEGEND

POND TOP OF BANK	---
POND AT NORMAL WATER LEVEL	----
POND BOTTOM	----
JURISDICTIONAL WETLANDS	—JD—JD—
PROPERTY BOUNDARY	----
STORM PIPE	—ST—ST—
CUTOFF WALL	—CW—CW—
DESIGN SPOT ELEVATION	XXXX
MITERED END SECTION	□
PHOTO NUMBER & LOCATION	✕#
EXCESSIVE VEGETATION	▬▬▬▬▬▬
EXCESSIVE BANK SLOPE	▬▬▬▬▬▬
MISCELLANEOUS ISSUE	▬▬▬▬▬▬
NOT FUNCTIONING AS DESIGNED	▬▬▬▬▬▬

PH3 SWMF#7 INSPECTION NOTES:

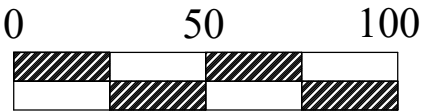
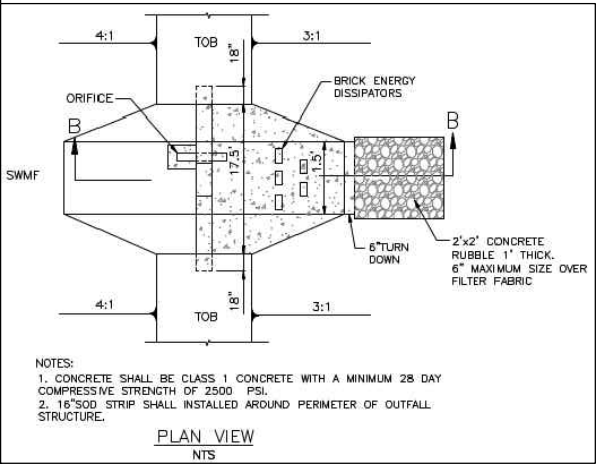
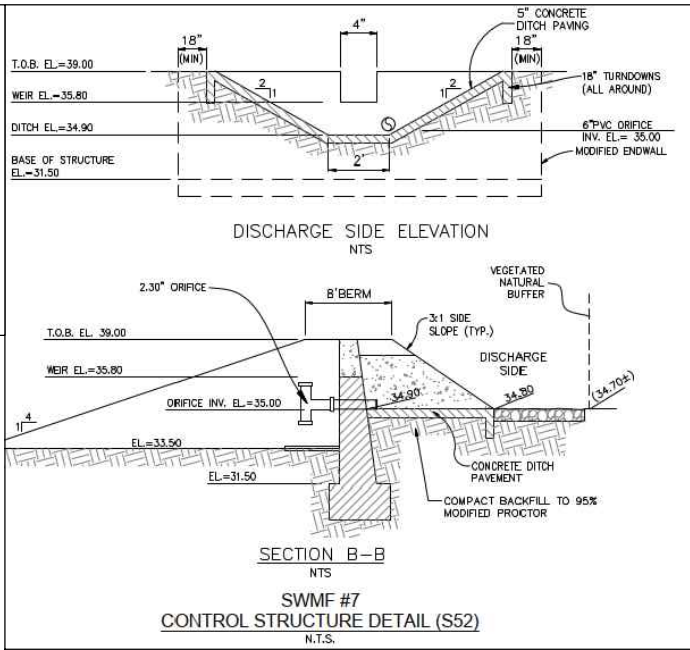
1. OUTFALL IS LACKING POSITIVE FLOW OUT, RESULTING IN STAGING UP OF POND BEYOND DESIGN CRITERIA.
2. STORM MANHOLE INSTALLED AS SANITARY SEWER MANHOLE.



PH3 SWMF#7 DESIGN CRITERIA:
PER PERMIT #91940

TOB	-	39.00
NWL	-	35.00
BOT	-	23.00
25YR	-	38.33

ALL ELEVATIONS IN TABLE ARE IN NAVD88



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DOMINION ENGINEERING GROUP, INC.

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JACKSONVILLE, FLORIDA 32223

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ST AUGUSTINE LAKES POND INSPECTION - PH3 SWMF#7

FOR

ST AUGUSTINE LAKES CDD

Figure:	#17.1
Job Number:	2178.002
Scale:	1" = 50'
Date:	05/22/2026



1801:

- POND IS STAGING TO A HIGHER ELEVATION DURING EXTREME DROUGHT CONDITIONS.



1802:

- STORM MANHOLE INSTALLED AS SANITARY SEWER MANHOLE.



1803:

- NORMAL WATER ELEVATION IS STAGING BEYOND ORIFICE OUTFALL.



1804:

- STANDING WATER IN OUTFALL LOCATION HAS NOWHERE TO FLOW OUT OF SYSTEM.



1805:

- OUTFALL LOCATION IS LOWER ELEVATION THAN EXISTING SURROUNDING.

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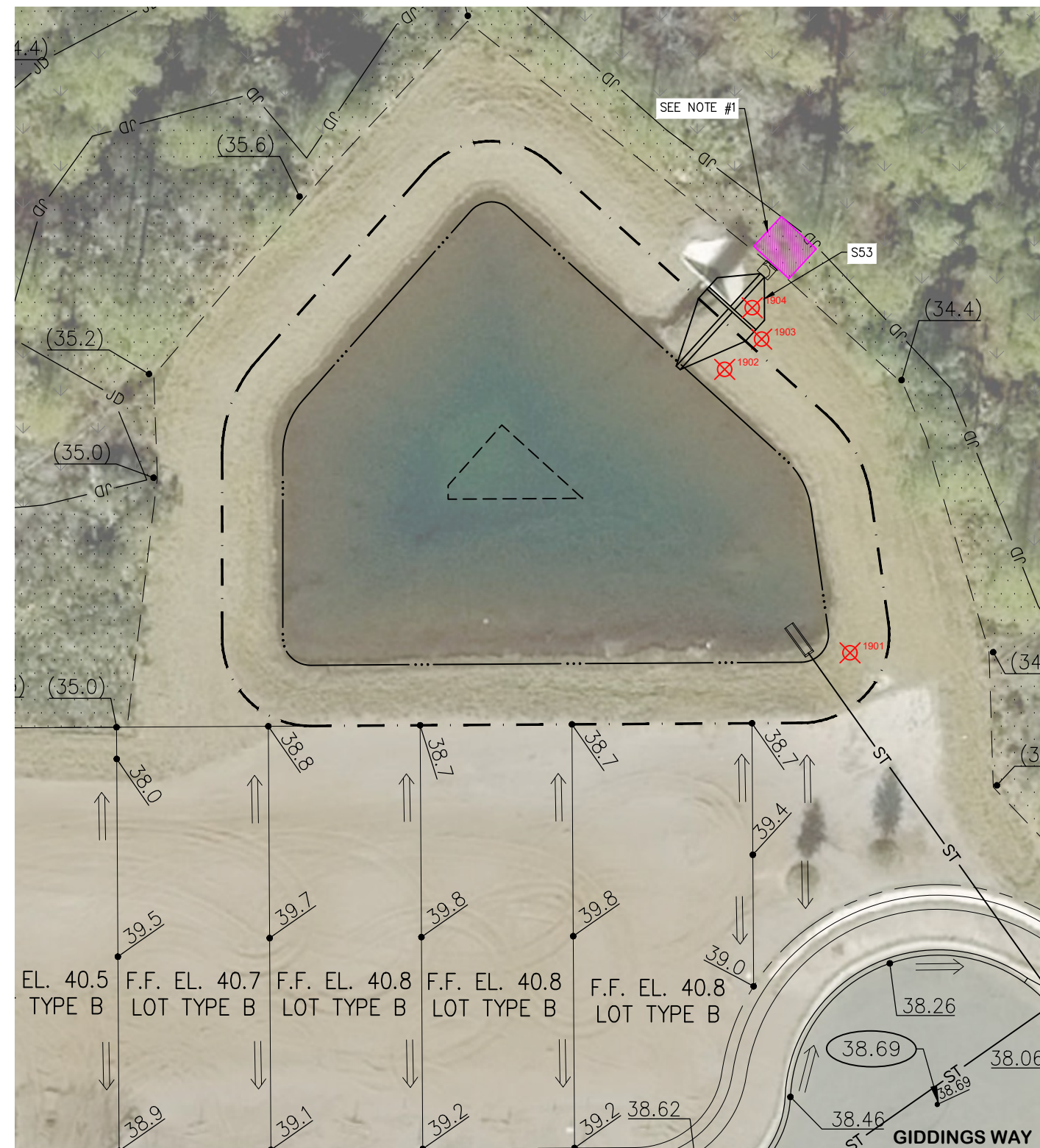
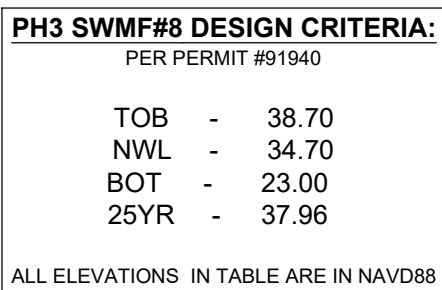
Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 3 SWMF-7		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	As designed and permitted.
COMPLIANT	<u>Orifice</u>	As designed and permitted.
COMPLIANT	<u>Weir</u>	As designed and permitted.
COMPLIANT	<u>Outfall Structure</u>	As designed and permitted.
COMPLIANT	<u>Outfall Riprap</u>	As designed and permitted.
NON-COMPLIANT	<u>Outfall Conveyance</u>	Outfall does not have positive flow out of system, and is staging up the pond.



LEGEND

POND TOP OF BANK	
POND AT NORMAL WATER LEVEL	
POND BOTTOM	
JURISDICTIONAL WETLANDS	
PROPERTY BOUNDARY	
STORM PIPE	
CUTOFF WALL	
DESIGN SPOT ELEVATION	
MITERED END SECTION	
PHOTO NUMBER & LOCATION	
EXCESSIVE VEGETATION	
EXCESSIVE BANK SLOPE	
MISCELLANEOUS ISSUE	
NOT FUNCTIONING AS DESIGNED	

PH3 SWMF#8 INSPECTION NOTES:

1. OUTFALL IS LACKING POSITIVE FLOW OUT, RESULTING IN STAGING UP OF POND BEYOND DESIGN CRITERIA.



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ST AUGUSTINE LAKES POND INSPECTION - PH3 SWMF#8
FOR
ST AUGUSTINE LAKES CDD

Figure:	#18.1
Job Number:	2178.002
Scale:	1" = 40'
Date:	05/22/2026



1901:

- POND IS STAGING TO A HIGHER ELEVATION DURING EXTREME DROUGHT CONDITIONS.



1902:

- NORMAL WATER ELEVATION IS STAGING BEYOND ORIFICE OUTFALL.



1903:

- STANDING WATER IN OUTFALL LOCATION HAS NOWHERE TO FLOW OUT OF SYSTEM.



1904:

- OUTFALL LOCATION IS LOWER ELEVATION THAN EXISTING SURROUNDING.

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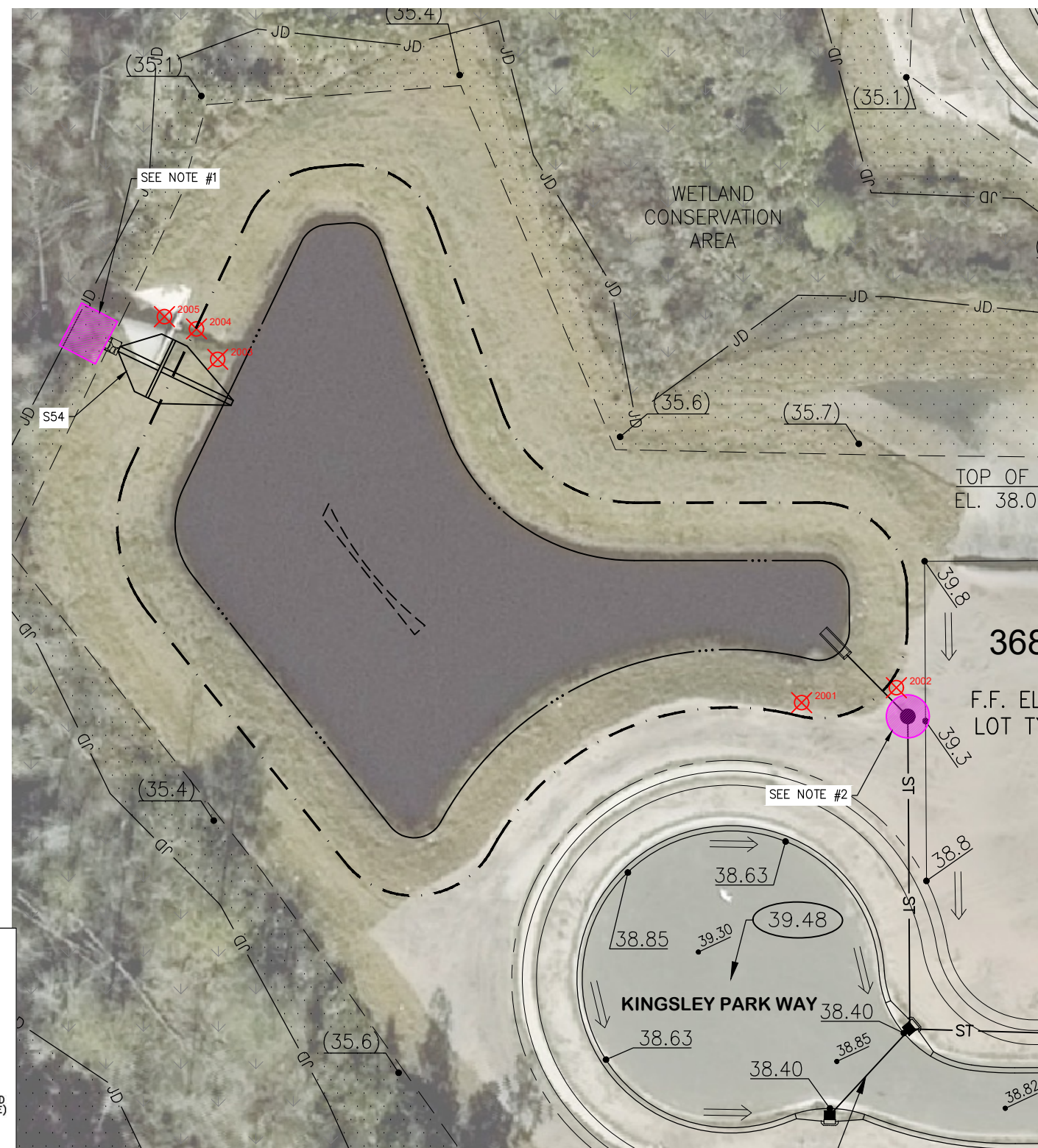
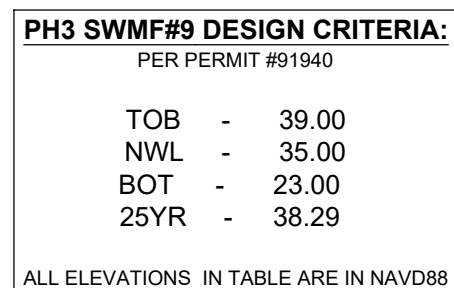
Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 3 SWMF-8		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	As permitted and designed.
COMPLIANT	<u>Orifice</u>	As permitted and designed.
COMPLIANT	<u>Weir</u>	As permitted and designed.
COMPLIANT	<u>Outfall Structure</u>	As permitted and designed.
COMPLIANT	<u>Outfall Riprap</u>	As permitted and designed.
NON-COMPLIANT	<u>Outfall Conveyance</u>	Outfall does not have positive flow out of system, and is staging up the pond.



LEGEND

POND TOP OF BANK	
POND AT NORMAL WATER LEVEL	
POND BOTTOM	
JURISDICTIONAL WETLANDS	
PROPERTY BOUNDARY	
STORM PIPE	
CUTOFF WALL	
DESIGN SPOT ELEVATION	
MITERED END SECTION	
PHOTO NUMBER & LOCATION	
EXCESSIVE VEGETATION	
EXCESSIVE BANK SLOPE	
MISCELLANEOUS ISSUE	
NOT FUNCTIONING AS DESIGNED	

PH3 SWMF#9 INSPECTION NOTES:

1. OUTFALL IS LACKING POSITIVE FLOW OUT, RESULTING IN STAGING UP OF POND BEYOND DESIGN CRITERIA.
2. STORM MANHOLE INSTALLED AS SANITARY SEWER MANHOLE.



DOMINION ENGINEERING GROUP, INC.
3003 CLAIRE LN, SUITE 201
JACKSONVILLE, FLORIDA 32223
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ST AUGUSTINE LAKES POND INSPECTION - PH3 SWMF#9
FOR
ST AUGUSTINE LAKES CDD

Figure:	#19.1
Job Number:	2178.002
Scale:	1" = 40'
Date:	05/22/2026



19-1:

- POND IS STAGING TO A HIGHER ELEVATION DURING EXTREME DROUGHT CONDITIONS.



19-2:

- STORM MANHOLE INSTALLED AS SANITARY SEWER MANHOLE.



19-3:

- NORMAL WATER ELEVATION IS STAGING BEYOND ORIFICE OUTFALL.



19-4:

- STANDING WATER IN OUTFALL LOCATION HAS NOWHERE TO FLOW OUT OF SYSTEM.



19-5:

- OUTFALL LOCATION IS LOWER ELEVATION THAN EXISTING SURROUNDING.

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Dominion Engineering Group, Inc.

Planners and Engineers

PROJECT NAME:	St Augustine Lakes
PROJECT NUMBER:	#2178.002
INSPECTION DATE:	5/22/2026
INSPECTOR:	Jack powell
SJRWMD PERMIT NUMBER:	#91940

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

Phase 3 SWMF-9		
COMPLIANCE:	ITEM:	COMMENT:
COMPLIANT	<u>Pond Banks</u>	As permitted and designed.
COMPLIANT	<u>Orifice</u>	As permitted and designed.
COMPLIANT	<u>Weir</u>	As permitted and designed.
COMPLIANT	<u>Outfall Structure</u>	As permitted and designed.
COMPLIANT	<u>Outfall Riprap</u>	As permitted and designed.
NON-COMPLIANT	<u>Outfall Conveyance</u>	Outfall does not have positive flow out of system, and is staging up the pond.

FIFTH ORDER OF BUSINESS

A.

This contract is executed by and between Exterior Designs of North Florida, Inc (EDNF) and St. Augustine Lakes.

1. DESCRIPTION OF SERVICES - EDNF agrees to perform services as described. EDNF shall provide all materials and labor for the services unless otherwise noted.
2. TERM The contract shall commence on the date lights/decorations are installed and end on the date the decorations are removed from the premises by EDNF. Termination of this contract shall not release customer from obligation to pay EDNF for services already provided.
3. PRICE Customer agrees to pay Exterior Designs of North Florida the amount on this contract. Balance shall be paid in full within 14 days of the date the decorations are installed. Exterior Designs of North Florida shall have the right to remove immediately any and all decorations for nonpayment by customer. Total price will be discounted by 5% if balance is paid in full when contract is signed.
4. TREATMENT OF DECORATIONS The Customer shall treat all decorations in a careful and proper manner. All decorations, extension cords, timers, and other materials are, and shall at all times be and remain, the personal property of EDNF. EDNF shall not be responsible for any damages resulting from improper use of decorations or wiring, or from any decorations or lighting added by the customer to decorations and wiring installed by EDNF. The customer agrees to return all decorations to EDNF in the same condition as was first received, reasonable wear and tear is expected.
5. INDEMNIFICATION OF EDNF The customer shall protect, defend, indemnify and hold EDNF and any person claiming by or through EDNF and their respective successors and assigns harmless from and against, and agrees to reimburse them for any and all demands, claims, obligations, losses, damages, deficiencies and liabilities and all related costs, expenses, interest and penalties which any of them shall incur or suffer which arise from, result from or relate to (1) any act of negligence or fault committed by customer or any of customer's agents, employees, or independent contractors and (2) use of decorations from any cause except from which is caused by negligence of EDNF. The obligations of the paragraph shall survive the termination of this contract.
6. CUSTOMER'S WARRANTIES Customer warrants and guarantees the following: A. That the electric power supply of the premises is sufficient to provide adequate power to items of decorations requiring such power. B. That any structure to which EDNF deems access is necessary in order to perform services under this contract, is solid, safe, secure, and free from any dangerous defects. Such structure shall include, but not be limited to, the roofs of any buildings on premises.
7. GOVERNING LAW; VENUE This agreement, its application, enforcement and jurisdiction shall be construed under the laws applicable in the State of Florida. Any suit or proceeding filed hereunder shall be brought in Nassau County, Florida.

The parties hereto hereby agree to be bound by the terms of this contract effective as of the day and year the contract is executed.

DESCRIPTION OF SERVICES: See quote dated 7/25/24

- ☐ Price: \$2978.00
- ☐ Pre-Pay Discounted Price: \$2829.00

Customer Signature

Date

EDNF Signature

Date

B.

Exterior Designs of North Florida, Inc.

7/9/26

The following is a summary of the proposal for Lamp Post at St Augustine Lakes Mail Boxes.

1. This service includes all materials and labor costs. No additional costs will be incurred.
2. This service includes installation on the date that is agreed to by both parties.
3. Commercial liability insurance certificate will be provided.

Instillation Options

One Piece Pole as seen in pictures

For one lamp post the cost would be a total of \$2811

For two lamp posts the cost would be \$4222

For three lamp posts the cost would be \$5583

Two Piece Poles

For one lamp post the cost would be a total of \$2535

For two lamp posts the cost would be \$3853

For three lamp posts the cost would be \$5198

Please look over the list of items quoted to ensure that it is complete and feel free to call or email with any questions.

Dallis Hunter
545-5482









SIXTH ORDER OF BUSINESS

St. Augustine Lakes

Community Development District

Approved Budget

FY 2027

July 27, 2026

Presented by:



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St. Augustine Lakes
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments	\$ 598,420	\$ 599,030	\$ 2,938	\$ 601,968	\$ 598,420
Interest income	6,000	6,411	3,000	9,411	6,000
Carry Forward Surplus	-	-	-	-	44,575

TOTAL REVENUES	\$ 604,420	\$ 605,441	\$ 5,938	\$ 611,379	\$ 648,995
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 7,400	\$ 3,000	\$ 10,400	\$ 12,000
FICA Taxes	918	566	230	796	918
Engineering	9,000	-	4,700	4,700	15,000
Attorney	15,000	4,145	10,855	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	2,087	696	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	41,809	13,936	55,745	59,089
Information Technology	2,124	1,593	531	2,124	2,251
Website Maintenance	1,416	1,062	354	1,416	1,501
Telephone	200	59	51	110	200
Postage & Delivery	850	824	300	1,124	1,025
Insurance General Liability	7,500	7,398	-	7,398	6,487
Printing & Binding	500	227	273	500	500
Legal Advertising	2,500	530	861	1,391	2,500
Other Current Charges	1,200	703	497	1,200	1,200
Meeting Room	-	2,400	1,800	4,200	3,600
Office Supplies	450	4	40	44	450
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 127,854	\$ 85,678	\$ 41,699	\$ 127,377	\$ 140,620
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Operations & Maintenance

Amenity Center

Electric	\$ 9,000	\$ 6,155	\$ 2,121	\$ 8,276	\$ 9,000
Water/Sewer/Irrigation	9,000	2,888	1,050	3,938	9,000
Security Monitoring (Envera)	22,000	5,738	2,869	8,607	12,000
Security Services Patrol	15,000	9,972	5,400	15,372	17,000
Pool Maintenance	17,905	12,375	3,900	16,275	17,905
Pool Permits	350	350	350	701	350
Pool Attendants	37,412	21,583	10,792	32,375	37,771
Janitorial	4,100	3,108	1,320	4,428	4,800
Repairs & Maintenance	5,000	3,413	1,587	5,000	5,000
Special Events	10,000	-	10,000	10,000	10,000
Insurance - Property	13,365	10,984	-	10,984	10,435

TOTAL AMENITY CENTER	\$ 143,132	\$ 76,566	\$ 39,389	\$ 115,955	\$ 133,261
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St. Augustine Lakes
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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Grounds Maintenance

Field Mgmt / Admin	\$ 22,800	\$ 17,100	\$ 5,700	\$ 22,800	\$ 22,800
Landscape Maintenance	160,050	120,038	40,013	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	11,475	3,825	15,300	18,256
Wetland Mitigation	13,000	-	4,400	4,400	13,000
Grounds Maintenance	10,000	345	3,000	3,345	10,000
Pet Waste Disposal	5,784	6,494	3,252	9,746	13,008
Reclaim Water	10,000	-	-	-	8,000
Electric	11,000	8,444	4,610	13,054	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

TOTAL GROUNDS MAINTENANCE	\$ 313,434	\$ 198,883	\$ 84,822	\$ 283,705	\$ 355,114
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TOTAL EXPENDITURES	\$ 584,420	\$ 361,126	\$ 165,910	\$ 527,036	\$ 628,995
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Other Sources/(Uses)

Transfer Out - Capital Reserve	\$ (20,000)	\$ (20,000)	\$ -	\$ (20,000)	\$ (20,000)
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TOTAL OTHER SOURCES/(USES)	\$ (20,000)	\$ (20,000)	\$ -	\$ (20,000)	\$ (20,000)
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 224,314	\$ (159,971)	\$ 64,343	\$ -
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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
	Total	\$750	\$9,000

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
	Total	\$750	\$9,000

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
Total	\$1,000	\$12,000

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
Total	\$1,492	\$17,905

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 &

Contract	Monthly	Annual
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.

Contract	Monthly	Annual
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.

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

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.

Contract	Monthly	Annual
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.

Vendor Address	Monthly	Annual
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
Total	\$1,000	\$12,000

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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments-On Roll	\$ 480,528	\$ 477,629	\$ 2,899	\$ 480,528	\$ 480,528
Interest Earnings	15,000	14,157	3,677	17,834	15,000
Carry Forward Surplus ⁽¹⁾	274,613	\$237,120	-	237,120	228,253
TOTAL REVENUES	\$ 770,141	\$ 728,906	\$ 6,576	\$ 735,482	\$ 723,781

EXPENDITURES:

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	-	-	-	-	-
TOTAL EXPENDITURES	\$ 478,571	\$ 498,024	\$ -	\$ 498,024	\$ 477,308

Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ (9,205)	\$ -	\$ (9,205)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (9,205)	\$ -	\$ (9,205)	\$ -
TOTAL EXPENDITURES	\$ 478,571	\$ 507,229	\$ -	\$ 507,229	\$ 477,308
EXCESS REVENUES (EXPENDITURES)	\$ 291,570	\$ 221,677	\$ 6,576	\$ 228,253	\$ 246,474

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$178,451.25
	<u>\$178,451.25</u>

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
Totals		\$ 6,695,000	\$ 6,282,898	\$ 12,977,898

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

Description	Approved Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Interest Income	\$ 500	\$ 1,526	\$ 960	\$ 2,486	\$ 1,000
Carry Forward Balance	46,307	46,412	-	46,412	61,018
TOTAL REVENUES	\$ 46,807	\$ 47,938	\$ 960	\$ 48,898	\$ 62,018

EXPENDITURES:

Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Repair and Replacements	-	7,880	-	7,880	20,000
Other Current Charges	-	-	-	-	-
TOTAL EXPENDITURES	\$ -	\$ 7,880	\$ -	\$ 7,880	\$ 20,000

Other Sources/(Uses)

Capital Reserve Funding - Transfer In	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ 20,000
TOTAL OTHER SOURCES/(USES)	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ 20,000
EXCESS REVENUES (EXPENDITURES)	\$ 66,807	\$ 60,058	\$ 960	\$ 61,018	\$ 62,018

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									

SEVENTH ORDER OF BUSINESS

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Augustine Lakes Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("Board") is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board desires to set a public hearing to adopt the *Rules Relating to Parking and Parking Enforcement* ("Policy") attached hereto as **Exhibit A**; and

WHEREAS, to provide for efficient and effective District operations, the Board finds that it is in the best interests of the District to adopt the Policy and Suspension and Termination Rules.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The Board intends to adopt the Policy, a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on the Policy at a meeting of the Board to be held on September 28, 2026 at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida 32084.

Section 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27TH DAY OF JULY, 2026.

ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Rules Relating to Parking and Parking Enforcement

EXHIBIT A

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT RULE RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on _____ at a duly noticed public meeting, the Board of Supervisors of the St. Augustine Lakes Community Development District (the “District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles or Vessels (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District with a means to remove Vehicles and Vessels from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

- A. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C. *Parked.* A Vehicle or Vessel left unattended by its owner or user.
- D. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” 24 hours per day for all Vehicles and Vessels, as set forth in Sections 4 and 5 herein (“**Tow Away Zone**”).

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. EXCEPTIONS.

- A. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

- B. PARKING PASSES.** The Facility Manager, as such term is defined in the District's Amenity Facility Policies, shall have the right, in their sole discretion, to issue a Parking Pass, which passes shall be visibly displayed in the parked cars. Cars that have been issued and visibly display an Overnight Parking Pass shall be entitled to park in the Tow Away Zone.

SECTION 6. TOWING/REMOVAL PROCEDURES.

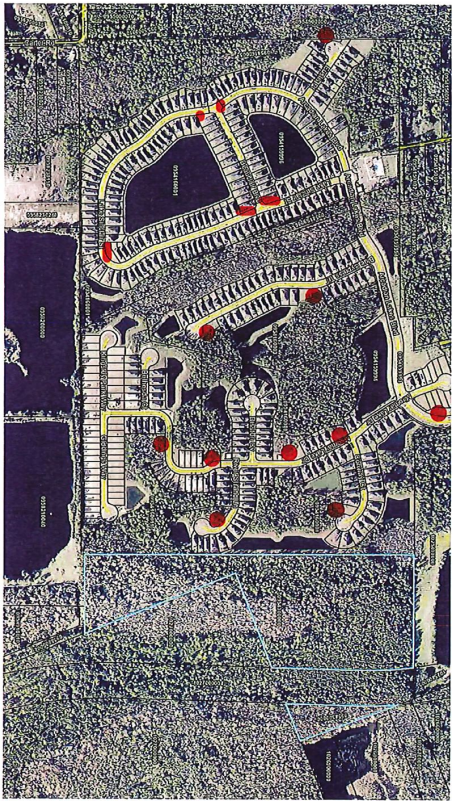
- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District Manager and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle or Vessel, the District Manager or his/her designee must verify that the subject Vehicle or Vessel was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove Vehicles or Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles or Vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

EXHIBIT A – Tow Away Zone

Effective date: _____

EXHIBIT A
TOW AWAY ZONE



EIGHTH ORDER OF BUSINESS

C.

BOARD OF SUPERVISORS MEETING DATES
ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2027

The Board of Supervisors of the St. Augustine Lakes Community Development District will hold their regular meetings for Fiscal Year 2027 at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida 32084 on the fourth Monday of each month as follows or otherwise noted:

October 26, 2026
November 23, 2026
December 28, 2026
January 25, 2027
February 22, 2027
March 22, 2027
April 26, 2027
May 24, 2027
June 28, 2027
July 26, 2027
August 23, 2027
September 27, 2027

ELEVENTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
June 30, 2026



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St. Augustine Lakes
Community Development District
Combined Balance Sheet
June 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 62,297	\$ -	\$ 8,120	\$ -	\$ 70,417
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	4,826	-	-	4,826
Due from Developer	-	-	-	-	-
Due from Other Governmental Units	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	313,146	-	51,938	-	365,083
Series 2022					
Reserve	-	238,973	-	-	238,973
Interest	-	-	-	-	-
Revenue	-	216,825	-	-	216,825
Prepayment	-	26	-	-	26
Sinking	-	-	-	-	-
Redemption	-	-	-	-	-
Construction	-	-	-	35,453	35,453
Prepaid Expenses	1,000	-	-	-	1,000
Deposits	1,737	-	-	-	1,737
Total Assets	\$ 378,180	\$ 460,650	\$ 60,058	\$ 35,453	\$ 934,341
Liabilities:					
Accounts Payable	\$ 369	\$ -	\$ -	\$ -	\$ 369
Accrued Expenses	-	-	-	-	-
Accounts FICA Payable	-	-	-	-	-
Due to Debt Service	4,826	-	-	-	4,826
Due to Capital Reserve	-	-	-	-	-
Total Liabilities	\$ 5,195	\$ -	\$ -	\$ -	\$ 5,195
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Deposits	1,737	-	-	-	1,737
Restricted for:					
Debt Service	-	460,650	-	-	460,650
Capital Project	-	-	-	35,453	35,453
Assigned for:					
Capital Reserve Fund	-	-	60,058	-	60,058
Unassigned	370,248	-	-	-	370,248
Total Fund Balances	\$ 372,985	\$ 460,650	\$ 60,058	\$ 35,453	\$ 929,146
Total Liabilities & Fund Balance	\$ 378,180	\$ 460,650	\$ 60,058	\$ 35,453	\$ 934,341

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 598,420	\$ 598,420	\$ 599,030	\$ 609
Interest Income	6,000	4,500	6,411	1,911
Total Revenues	\$ 604,420	\$ 602,920	\$ 605,441	\$ 2,520
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 7,400	\$ 1,600
PR-FICA	918	689	566	122
Engineering	9,000	6,750	-	6,750
Attorney	15,000	11,250	4,145	7,105
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	2,087	2,087	(0)
Software Licensing	1,500	1,500	750	750
Trustee Fees	7,188	7,188	7,288	(100)
Management Fees	55,745	41,808	41,809	-
Information Technology	2,124	1,593	1,593	-
Website Maintenance	1,416	1,062	1,062	-
Telephone	200	150	59	91
Postage & Delivery	850	638	824	(187)
Insurance General Liability	7,500	7,500	7,398	102
Printing & Binding	500	375	227	148
Legal Advertising	2,500	1,875	530	1,345
Other Current Charges	1,200	900	703	197
Meeting Room	-	-	2,400	(2,400)
Office Supplies	450	338	4	333
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 127,854	\$ 101,684	85,678	\$ 16,007

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Operations & Maintenance</u>				
Amenity Center				
Electric	\$ 9,000	\$ 6,750	\$ 6,155	\$ 595
Water/Sewer/Irrigation	9,000	6,750	2,888	3,862
Security Monitoring	22,000	16,500	5,738	10,762
Security Services Patrol	15,000	11,250	9,972	
Pool Maintenance	17,905	13,429	12,375	1,054
Pool Permits	350	350	350	-
Pool Attendants	37,412	21,583	21,583	-
Janitorial	4,100	3,075	3,108	(33)
Repairs & Maintenance	5,000	3,750	3,413	337
Special Events	10,000	7,500	-	7,500
Insurance - Property	13,365	13,365	10,984	2,381
Subtotal Amenity Center	\$ 143,132	\$ 104,303	76,566	\$ 26,458
Grounds Maintenance				
Field Mgmt / Admin	\$ 22,800	\$ 17,100	\$ 17,100	\$ -
Landscape Maintenance	160,050	120,038	120,038	(0)
Landscape Contingency	18,000	18,000	23,793	(5,793)
Tree Removals	24,000	6,194	6,194	-
Irrigation Repairs	-	-	2,022	(2,022)
Lake Maintenance	17,800	13,350	11,475	1,875
Wetland Mitigation	13,000	-	-	-
Grounds Maintenance	10,000	7,500	345	7,155
Pet Waste Disposal	5,784	4,338	6,494	(2,156)
Reclaim Water	10,000	-	-	-
Electric	11,000	8,250	8,444	(194)
Miscellaneous	6,000	4,500	-	4,500
Holiday Decorations	15,000	2,978	2,978	-
Subtotal Grounds Maintenance	\$ 313,434	\$ 202,248	\$ 198,883	\$ 3,365
Total Operations & Maintenance	\$ 456,566	\$ 306,550	\$ 275,449	\$ 29,823
Total Expenditures	\$ 584,420	\$ 408,234	\$ 361,126	\$ 45,830
Excess (Deficiency) of Revenues over Expenditures	\$ 20,000		\$ 244,314	
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Transfer Out	\$ (20,000)	\$ (20,000)	\$ (20,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (20,000)	\$ (20,000)	\$ (20,000)	\$ -
Net Change in Fund Balance	\$ -		\$ 224,314	
Fund Balance - Beginning	\$ -		\$ 148,671	
Fund Balance - Ending	\$ -		\$ 372,985	

St. Augustine Lakes
Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 480,528	\$ 480,528	\$ 477,629	\$ (2,899)
Interest Income	15,000	11,250	14,157	2,907
Prepayments	-	-	-	
Total Revenues	\$ 495,528	\$ 491,778	\$ 491,786	\$ 8
Expenditures:				
Interest - 12/15	\$ 184,286	\$ 184,286	\$ 184,286	\$ -
Special Call - 12/15	-	-	20,000	(20,000)
Interest - 6/15	184,286	184,286	183,739	547
Principal - 6/15	110,000	110,000	110,000	-
Special Call - 6/15	-	-	-	-
Total Expenditures	\$ 478,571	\$ 478,571	\$ 498,024	\$ (19,453)
Excess (Deficiency) of Revenues over Expenditures	\$ 16,957	\$ 13,207	\$ (6,239)	\$ (19,445)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (9,205)	\$ (9,205)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (9,205)	\$ (9,205)
Net Change in Fund Balance	\$ 16,957	\$ 13,207	\$ (15,443)	\$ (28,650)
Fund Balance - Beginning	\$ 274,613		\$ 476,094	
Fund Balance - Ending	\$ 291,570		\$ 460,650	

St. Augustine Lakes
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Actual
	Thru 06/30/26
Revenues	
Interest Income	\$ 757
Total Revenues	\$ 757
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 757
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 9,205
Total Other Financing Sources (Uses)	\$ 9,205
Net Change in Fund Balance	\$ 9,962
Fund Balance - Beginning	\$ 25,492
Fund Balance - Ending	\$ 35,453

St. Augustine Lakes
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues				
Interest	\$ 500	\$ 375	\$ 1,526	\$ 1,151
Total Revenues	\$ 500	\$ 375	\$ 1,526	\$ 1,151
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	7,880	(7,880)
Total Expenditures	\$ -	\$ -	\$ 7,880	\$ (7,880)
Excess (Deficiency) of Revenues over Expenditures	\$ 500		\$ (6,354)	
Other Financing Sources/(Uses)				
Transfer In - Capital Reserve	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Total Other Financing Sources (Uses)	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Net Change in Fund Balance	\$ 20,500		\$ 13,646	
Fund Balance - Beginning	\$ 46,307		\$ 46,412	
Fund Balance - Ending	\$ 66,807		\$ 60,058	

St. Augustine Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 36,721	\$ 100,290	\$ 424,411	\$ 14,591	\$ 9,171	\$ 7,793	\$ -	\$ 6,053	\$ -	\$ -	\$ -	\$ 599,030
Interest Income	138	6	6	6	831	1,406	1,054	1,004	1,959	-	-	-	6,411
Total Revenues	\$ 138	\$ 36,728	\$ 100,296	\$ 424,418	\$ 15,422	\$ 10,577	\$ 8,847	\$ 1,004	\$ 8,012	\$ -	\$ -	\$ -	\$ 605,441
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ 7,400
PR-FICA	77	-	77	77	61	61	77	77	61	-	-	-	566
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	600	748	580	320	761	478	659	-	-	-	-	-	4,145
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	232	-	-	-	2,087
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	4,645	-	-	-	41,809
Information Technology	177	177	177	177	177	177	177	177	177	-	-	-	1,593
Website Maintenance	118	118	118	118	118	118	118	118	118	-	-	-	1,062
Telephone	10	3	6	-	7	7	3	6	17	-	-	-	59
Postage & Delivery	36	130	125	159	68	38	39	107	122	-	-	-	824
Insurance General Liability	7,398	-	-	-	-	-	-	-	-	-	-	-	7,398
Printing & Binding	13	11	11	20	13	23	9	19	108	-	-	-	227
Legal Advertising	66	-	66	65	66	66	66	67	69	-	-	-	530
Other Current Charges	107	103	79	75	-	73	102	88	77	-	-	-	703
Meeting Room	300	600	300	300	300	300	-	-	300	-	-	-	2,400
Office Supplies	1	0	0	1	0	0	0	1	1	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,776	\$ 10,192	\$ 12,416	\$ 7,637	\$ 7,249	\$ 7,018	\$ 7,126	\$ 6,538	\$ 6,726	\$ -	\$ -	\$ -	\$ 85,678

St. Augustine Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center													
Electric	\$ 667	\$ 645	\$ 645	\$ 752	\$ 686	\$ 708	\$ 661	\$ 684	\$ 707	\$ -	\$ -	\$ -	6,155
Water/Sewer/Irrigation	332	315	330	305	302	311	323	350	320	-	-	-	2,888
Security Monitoring	717	717	717	717	717	717	717	717	-	-	-	-	5,738
Security Services Patrol	977	1,302	1,172	1,351	1,229	1,502	1,348	1,092	-	-	-	-	9,972
Pool Maintenance	1,300	1,525	1,300	1,300	1,300	1,300	1,300	1,525	1,525	-	-	-	12,375
Pool Permits	-	-	-	-	-	350	-	-	-	-	-	-	350
Pool Attendants	-	-	-	-	-	5,396	5,396	5,396	5,396	-	-	-	21,583
Janitorial	332	300	300	300	335	300	381	400	460	-	-	-	3,108
Repairs & Maintenance	375	150	670	150	150	400	159	159	1,200	-	-	-	3,413
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	10,984	-	-	-	-	-	-	-	-	-	-	-	10,984
Subtotal Amenity Center	\$ 15,684	\$ 4,954	\$ 5,134	\$ 4,875	\$ 4,719	\$ 10,984	\$ 10,285	\$ 10,323	\$ 9,608	\$ -	\$ -	\$ -	76,566
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ -	17,100
Landscape Maintenance	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	-	-	-	120,038
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	1,275	-	-	-	11,475
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	345	-	-	-	-	-	-	-	-	-	345
Pet Waste Disposal	482	482	482	482	482	832	1,084	1,084	1,084	-	-	-	6,494
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	704	731	634	1,222	881	902	890	943	1,537	-	-	-	8,444
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	2,978	-	-	-	-	-	-	-	-	-	2,978
Subtotal Grounds Maintenance	\$ 19,088	\$ 20,275	\$ 21,236	\$ 19,152	\$ 18,358	\$ 19,054	\$ 40,402	\$ 22,184	\$ 19,133	\$ -	\$ -	\$ -	198,883
Total Operations & Maintenance	\$ 34,772	\$ 25,230	\$ 26,370	\$ 24,028	\$ 23,076	\$ 30,038	\$ 50,687	\$ 32,507	\$ 28,741	\$ -	\$ -	\$ -	275,449
Total Expenditures	\$ 55,548	\$ 35,422	\$ 38,786	\$ 31,665	\$ 30,325	\$ 37,056	\$ 57,813	\$ 39,044	\$ 35,467	\$ -	\$ -	\$ -	361,126
Excess (Deficiency) of Revenues over Expenditures	\$ (55,410)	\$ 1,306	\$ 61,510	\$ 392,753	\$ (14,903)	\$ (26,480)	\$ (48,966)	\$ (38,041)	\$ (27,455)	\$ -	\$ -	\$ -	244,314
Other Financing Sources/Uses:													
Capital Reserve Transfer (Out)	-	-	-	-	(20,000)	-	-	-	-	-	-	-	(20,000)
Capital Reserve Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (20,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(20,000)
Net Change in Fund Balance	\$ (55,410)	\$ 1,306	\$ 61,510	\$ 392,753	\$ (34,903)	\$ (26,480)	\$ (48,966)	\$ (38,041)	\$ (27,455)	\$ -	\$ -	\$ -	224,314

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		238,973
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)
Less: June 15, 2026		(\$110,000)
Current Bonds Outstanding		\$6,695,000

ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2022 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
ASSESSED REVENUE TAX ROLL	426	477,144.00	598,421.54	1,075,565.54

DUE/RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TOTAL ROLL DUE/RECEIVED	(6,374.23)	479,971.75	601,968.02	1,081,939.77
TOTAL NET ASSESSMENTS	-6,374.23	479,971.75	601,968.02	1,081,939.77

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
10	06/19/2026	4,826.13	6,052.81	10,878.94
11	07/1/2026	2,342.78	2,938.26	5,281.04
TOTAL RECEIVED TAX ROLL		479,971.75	601,968.02	1,081,939.77

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED TAX ROLL	100.59%	100.59%	100.59%

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>
General Fund		
6/2/26	490-492	\$ 4,425.00
6/10/26	493-501	27,582.13
6/16/26	502-504	27,570.48
6/29/26	505	2,634.46
SUBTOTAL		\$ 62,212.07

<i>Date</i>	<i>Autopays</i>	<i>Amount</i>
06/02/26	ROLLKALL TECHNOL	1,092.00
06/18/26	SJCUD	319.65
06/30/26	FPL	2,243.97
06/22/26	IRS FICA PAYMENT	122.40
SUBTOTAL		\$ 3,778.02
TOTAL		\$ 65,990.09

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/02/26	00027	5/28/26 6939	202605 320-57200-46310	DROP DEAD/LEAVE PINE TREE	*	2,500.00	
				THE BRANCH MANAGER INC.			2,500.00 000490
6/02/26	00021	5/25/26 6216	202606 330-53800-46400	JUN POOL SERVICES	*	1,300.00	
		5/25/26 6216	202606 330-53800-46400	CODE BROWN SERVICE CALL	*	225.00	
				C BUSS ENTERPRISES			1,525.00 000491
6/02/26	00023	6/01/26 1532	202606 330-53800-46100	JUN JANITORIAL SERVICES	*	400.00	
				COASTAL AMENITY SERVICES LLC			400.00 000492
6/10/26	00031	4/30/26 93704983	202604 330-53800-46000	AED AUTO AGREEMENT-APR26	*	159.00	
				CINTAS CORPORATION			159.00 000493
6/10/26	00031	5/31/26 93748096	202605 330-53800-46000	AED AUTO AGREEMENT-MAY26	*	159.00	
				CINTAS CORPORATION			159.00 000494
6/10/26	00023	6/09/26 1546	202606 330-53800-46100	JUN JANITORIAL SUPPLIES	*	60.00	
				COASTAL AMENITY SERVICES LLC			60.00 000495
6/10/26	00024	6/01/26 2606-SAL	202606 320-57200-46700	JUN PET WASTE SERVICES	*	1,084.00	
				DOODY DADDY LLC			1,084.00 000496
6/10/26	00022	6/01/26 2046	202606 330-53800-46700	JUN POOL MONITORING SVCS	*	5,395.86	
				ELITE AMENITIES NE FLORIDA LLC			5,395.86 000497
6/10/26	00004	6/01/26 61	202606 310-51300-34000	JUN MANAGEMENT FEES	*	4,645.42	
		6/01/26 61	202606 310-51300-35300	JUN WEBSITE ADMIN	*	118.00	
		6/01/26 61	202606 310-51300-35100	JUN INFORMATION TECH	*	177.00	
		6/01/26 61	202606 310-51300-31300	JUN DISSEMINATION SVCS	*	231.92	
		6/01/26 61	202606 310-51300-51000	OFFICE SUPPLIES	*	.54	
		6/01/26 61	202606 310-51300-42000	POSTAGE	*	121.66	

SAUG ST AUGUSTINE L TLEE

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
		6/01/26	61 COPIES	2026	06	310-51300	42500			*	108.00		
		6/01/26	61 TELEPHONE	2026	06	310-51300	41000			*	16.95		
									GOVERNMENTAL MANAGEMENT SERVICES			5,419.49	000498
6/10/26	00043	5/31/26	7734098 NOTICE OF MEETING-5/18/26	2026	05	310-51300	48000			*	67.28		
									USA TODAY MEDIA CORP			67.28	000499
6/10/26	00010	6/01/26	432631 JUN26 FIELD MANAGEMENT	2026	06	320-57200	34000			*	1,900.00		
									VESTA PROPERTY SERVICES INC			1,900.00	000500
6/10/26	00012	6/01/26	1186302 JUN LANDSCAPE MAINTENANCE	2026	06	320-57200	46200			*	13,337.50		
									YELLOWSTONE LANDSCAPE INC			13,337.50	000501
6/16/26	00006	6/11/26	3760796 MAR GENERAL COUNSEL	2026	03	310-51300	31500			*	477.50		
		6/11/26	3760796 APR GENERAL COUNSEL	2026	04	310-51300	31500			*	658.50		
									KUTAK ROCK LLP			1,136.00	000502
6/16/26	00014	6/10/26	2202111 JUN LAKE MAINTENANCE	2026	06	320-57200	46400			*	1,275.00		
									THE LAKE DOCTORS INC			1,275.00	000503
6/16/26	00019	6/15/26	06152026 2/20 SJC TAX DIST 7	2026	06	300-20700	10300			*	11,633.86		
		6/15/26	06152026 3/16 SJC TAX DIST 8	2026	06	300-20700	10300			*	7,312.12		
		6/15/26	06152026 4/9 SJC TAX DIST INT 2	2026	06	300-20700	10300			*	418.80		
		6/15/26	06152026 4/24 SJC TAX DIST 9	2026	06	300-20700	10300			*	5,794.70		
									ST AUGUSTINE LAKES CDD C/O BANK			25,159.48	000504
6/29/26	00030	6/25/26	06252026 REMBURS. ENVERA APR 2026	2026	04	330-53800	34500			*	717.23		
		6/25/26	06252026 REMBURS. ENVERA MAY 2026	2026	05	330-53800	34500			*	717.23		
		6/25/26	06252026 REMBURS.(2)CAMERA RPLMTS	2026	05	330-53800	46000			*	1,200.00		
									ST. AUGUSTINE LAKES HOA, INC.			2,634.46	000505
									TOTAL FOR BANK A		62,212.07		
									SAUG ST AUGUSTINE L TLEE				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
TOTAL FOR REGISTER						62,212.07	

The Branch Manager Inc.

The Branch Manager Inc.
2152 Cordelia Road
Jacksonville, FL 32207-6552

Invoice

Date	Invoice #
5/28/2026	6939

Bill To
St. Augustine Lakes CDD Sarah Sweeting 475 West Town Place St. Augustine, FL 32092

RECEIVED

By Tara Lee at 2:52 pm, Jun 01, 2026

P.O. No.

Item	Description	Amount
Removals	301 Lake Sinclair St. - Remove 2 dead pines to be left in the preserve 287 Lake Sinclair St. - Remove 1 dead pine to be left in the preserve	2,500.00
Removals	EQP: CLIMBER OPTIONAL ADD-ON: Removing a healthy pine behind 103 Kingsley Park Way, leaving debris in preserve *Approval must be given by St Johns County Water Mgt District for removal	0.00

CREDIT CARD PAYMENTS: THE BRANCH MANGER ONLY ACCEPTS
CREDIT CARD PAYMENTS THROUGH PAYPAL. A 3.5% CONVENIENCE
FEE WILL BE APPLIED TO YOUR CREDIT CARD PAYMENT.

PAYMENT IS DUE UPON COMPLETION UNLESS PRIOR PAYMENT
ARRANGEMENTS HAVE BEEN MADE.

Total \$2,500.00

Payments/Credits \$0.00

Balance Due \$2,500.00

Phone #
(904) 270-2090

E-mail	Web Site
MarcWhite1300@gmail.com	http://www.jaxbranchmanager.com

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

Ship to
St. Augustine Lakes CDD
924 Arcadian Lakes Blvd
Saint Augustine, FL 32084

Invoice details

Invoice no.: 6216
Terms: Net 30
Invoice date: 05/25/2026
Due date: 06/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JUNE	1	\$1,300.00	\$1,300.00
2.	CODE BROWN	CODE BROWN SERVICE CALL, PER VISIT 05/23	1	\$225.00	\$225.00

Total **\$1,525.00**

Ways to pay

BANK

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

RECEIVED
By Tara Lee at 1:01 pm, May 27, 2026

[View and pay](#)

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
6/1/2026	1532

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

RECEIVED
By Tara Lee at 1:25 pm, May 29, 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 June 2026.	400.00	400.00
Please remit to the above address. We appreciate your business.		Total	\$400.00



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

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (877)275-4933

Invoice

Ship To ST AUGUSTINE LAKES
924 ARCADIAN BLVD
SAINT AUGUSTINE, FL 32084

Invoice # 9370498373
Invoice Date 04/30/2026
Credit Terms NET 30 DAYS
Customer # 25057341
Store# AMENITY CENTER
Cintas Route LOC #0292 ROUTE 0005
Order # 0060464532
Payer # 25057334

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

Material #	Description	Quantity	Unit Price	Ext Price	Tax
4003Z_AGRMT	ZOLL 3 AED AUTOMATIC AGREEMENT	1 EA	\$159.00	\$159.00	
Invoice Sub-total				\$159.00	
Tax				\$0.00	
Invoice Total				\$159.00	

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

Note

RECEIVED

By Tara Lee at 10:32 am, Jun 03, 2026



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

Service / Billing # (904)562-7000
Fax # (904)562-7020
Payment Inquiry # (877)275-4933

Invoice

Ship To ST AUGUSTINE LAKES
924 ARCADIAN BLVD
SAINT AUGUSTINE, FL 32084

Invoice # 9374809652
Invoice Date 05/31/2026
Credit Terms NET 30 DAYS
Customer # 25057341
Store# AMENITY CENTER
Cintas Route LOC #0292 ROUTE 0005
Order # 0060464532
Payer # 25057334

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

Material #	Description	Quantity	Unit Price	Ext Price	Tax
4003Z_AGRMT	ZOLL 3 AED AUTOMATIC AGREEMENT	1 EA	\$159.00	\$159.00	
Invoice Sub-total				\$159.00	
Tax				\$0.00	
Invoice Total				\$159.00	

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

Note

RECEIVED

By Tara Lee at 10:34 am, Jun 03, 2026

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
6/9/2026	1546

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

RECEIVED
By Tara Lee at 2:00 pm, Jun 09, 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: 13 gallon trash bags, and (1) box of large trash bags.	60.00	60.00
Please remit to the above address. We appreciate your business.		Total	\$60.00



June 1, 2026

Invoice No. 2606-SAL

INVOICE

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

DESCRIPTION OF WORK	STATIONS	VISITS	TOTAL
Servicing for - June	9 stations	2 x Week	\$1084
Pet Waste Station Maintenance			

RECEIVED

By Tara Lee at 12:54 pm, Jun 03, 2026

TOTAL

\$1084

PAID :

Elite Amenities NE FL, LLC

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

INVOICE

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

INVOICE 2046
DATE 06/01/2026
TERMS Net 30
DUE DATE 07/01/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	June 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 8:35 am, Jun 09, 2026

USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
St. Augustine Lakes		762564	05/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007734098	May 1- May 31, 2026	\$67.28	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$67.28	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: JUNE 30, 2026
St. Augustine Lakes 475 W Town PL # 114 Saint Augustine, FL 32092-3649	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
5/1/26	Balance Forward	\$65.92
5/11/26	PAYMENT - THANK YOU	-\$65.92

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/8/26	12272776	SAG St Augustine Record	Notice of Meeting		\$67.28

RECEIVED

By Tara Lee at 10:07 am, Jun 03, 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	\$67.28
Service Fee 3.99%	\$2.68
*Cash/Check/ACH Discount	-\$2.68
*Payment Amount by Cash/Check/ACH	\$67.28
Payment Amount by Credit Card	\$69.96

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
St. Augustine Lakes		762564		0007734098		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$67.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244			TO PAY BY PHONE PLEASE CALL: 1-877-736-7612			TOTAL CREDIT CARD AMT DUE \$69.96
			To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/ .			

00007625640000000000000077340980000672867172

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 05/08/2026
SAG staugustine.com 05/08/2026

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 05/08/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$67.28
Tax Amount: \$0.00
Payment Cost: \$67.28
Order No: 12272776
Customer No: 762564
PO #:

of Copies:
1

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 May 18, 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
Pub: May 8, 2026; #12272776



Invoice

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

Invoice # 432631
Date 06/01/2026

Terms Due on receipt
Due Date 06/01/2026
Memo WGV - Field Managem...

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

Description	Quantity	Rate	Amount
Field Management	1	1,900.00	1,900.00

Total 1,900.00

RECEIVED

By Tara Lee at 10:09 am, Jun 03, 2026



INVOICE

Invoice #	Invoice Date
1186302	6/1/2026
Terms	Payment Method
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: July 1, 2026

Invoice Amount: \$13,337.50

Description	Amount Due
Monthly Landscape Maintenance June 2026	\$13,337.50

RECEIVED

By Tara Lee at 9:14 am, Jun 05, 2026

Invoice Total **\$13,337.50**

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 11, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3760796
25223-1

Re: General Counsel

For Professional Legal Services Rendered

03/07/26	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
03/10/26	W. Haber	0.20	60.00	Review agenda for March meeting
03/20/26	K. Jusevitch	0.10	14.50	Correspond with district manager regarding budget and election schedule
03/21/26	S. Sandy	0.10	34.50	Prepare FYE 2027 budget documents
03/27/26	A. Cox	0.80	116.00	Prepare resolution approving FY 2027 proposed budget and setting hearing and resolution adopting FY 2027 budget
03/27/26	W. Haber	0.20	60.00	Review and respond to auditor inquiry
04/03/26	G. Lovett	0.50	140.00	Monitor legislative process relating to matters impacting special districts
04/20/26	W. Haber	0.20	60.00	Review and revise audit response letter
04/21/26	J. Daly	0.40	58.00	Coordinate response to auditor letter
04/27/26	A. Cox	0.90	130.50	Prepare letter to homeowner to cease and desist regarding access easement encroachment and confer with Haber regarding same

KUTAK ROCK LLP

St. Augustine Lakes

June 11, 2026

Client Matter No. 25223-1

Invoice No. 3760796

Page 2

04/27/26	W. Haber	0.90	270.00	Prepare for and participate in Board meeting
----------	----------	------	--------	--

TOTAL HOURS	4.80
-------------	------

TOTAL FOR SERVICES RENDERED	\$1,136.00
-----------------------------	------------

TOTAL CURRENT AMOUNT DUE	<u>\$1,136.00</u>
--------------------------	-------------------

RECEIVED

By Tara Lee at 8:17 am, Jun 15, 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	6/10/2026	\$1,275.00

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

00000007309084001000000038150300000012750038

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 6/9/2026	Invoice 2202111 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/9/2026	Water Management - Monthly		\$1275.00	\$0.00	\$1275.00
Inspected all ponds Phase 1A-2B Treated ponds 1 & 4 for shoreline weeds Treated ponds 9, 10 & 11 for algae and shoreline weeds Phase 3 Treated ponds 3, 5 & 8 for shoreline weeds Treated ponds 6 & 7 for minimal algae Please allow 1-2 weeks for results Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices. Credits \$0.00 Adjustment \$0.00 AMOUNT DUE					

Total Account Balance including this invoice:

\$1275.00

This Invoice Total:

\$1275.00

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

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

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

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

ST AUGUSTINE LAKES CDD
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
June 15, 2026	\$25,159.48	Sheryl Fulks

Payable to:

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

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

2/20/26 SJC TAX DIST 7	\$ 11,633.86
3/16/26 SJC TAX DIST 8	7,312.12
4/9/26 SJC TAX DIST INTEREST 2	418.80
4/24/26 SJC TAX DIST 9	5,794.70
	\$ 25,159.48

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

ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2022 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
ASSESSED REVENUE TAX ROLL	426	477,144.00	598,421.54	1,075,565.54

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

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
		-	-	-
		-	-	-
TOTAL RECEIVED TAX ROLL		472,802.83	592,976.96	1,065,779.79

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED TAX ROLL	99.09%	99.09%	99.09%

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

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

Invoice #6252026

DATE	PURCHASED FROM	AMOUNT	DUE
4/1/2026	Envera - Pool Gate Access #767756	760.26	717.23
5/19/2026	Envera - Pool Gate Access #108559	1278	1200
5/1/2026	Envera - Pool Gate Access #768853	763.85	717.23

2634.46 TOTAL DUE

RECEIVED
By Tara Lee at 11:02 am, Jun 25, 2026

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

Invoice	
Invoice Number 767756	Date 04/01/2026
Customer Number 400553	Due Date 05/01/2026

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		767756	05/01/2026
Quantity	Description	Rate	Amount	
<i>St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL</i>				
1.00	Data Management 05/01/2026 - 05/31/2026	210.00	210.00	
1.00	Active Video Monitoring 05/01/2026 - 05/31/2026	262.50	262.50	
1.00	Service & Maintenance 05/01/2026 - 05/31/2026	244.73	244.73	
	Sales Tax			43.03
	Payments/Credits Applied			0.00
			Invoice Balance Due:	\$760.26

IMPORTANT MESSAGES

Important Numbers to Know:

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

Date	Invoice #	Description	Amount	Balance Due
04/01/2026	767756	Monitoring Services	\$760.26	\$760.26

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

Return Service Requested

Invoice	
Invoice Number 767756	Date 04/01/2026
Customer Number 400553	Due Date 05/01/2026

Net Due: \$760.26

Amount Enclosed: _____

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

16319

REMIT TO:
 Envera
 PO Box 2086
 Hicksville, NY 11802



Invoice

Page	1/1
Date	5/19/2026
Reference	Completed 05/04/26
Invoice Number	108559

Hidden Eyes LLC
d/b/a Envera Systems

P.O. Box 2086
Hicksville, NY 11802
(941) 556-0743

Bill To

St. Augustine Lakes HOA Inc.
c/o Vesta Property Services
200 Business Park Cir, Ste 101
St. Augustine, FL, 32095

Site

St. Augustine Lakes
Arcadian Lakes Blvd.
St. Augustine, FL, 32084

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
003082	108559	SER	003082AVS	WOODSK	Completed 05/04/26	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
16-DTK-0036 SINGLE CHANNEL POWER OVER ETHERNET SURGE	2.00		98.00	0.00	6.37	208.74
01-DIG-0012 4MP IP Bullet 2.8-12MM	2.00		287.00	0.00	18.66	611.31
SER-SC Service Labor	2.00	HOURL	185.00	0.00	12.03	394.05
SER-TR Trip Charge	1	Each	60.00	0.00	3.90	63.90
Service Comment St. Augustine Lakes - Amenity - Playground East & South Cameras Maria Czmyr 904-747-0181 Community Approved: Replace playground east and playground south cameras along with their surge protectors Power-Cycled Equipment;Replaced damaged camera(s);Contacted PM/CAM/BoD Member;Replaced surge protection equipment;Protected Camera Connections						

If terms permit, where paying by check
Please make payable to Envera Systems
Remit to: P.O. Box 2086 Hicksville, NY 11802

Tax Summary
STJN 78.00

Services	430.00
Items	770.00
Subtotal	1,200.00
Less Discount	0.00
Less Cover	0.00
Plus Excl. Tax	78.00
Less Payment	
Total Due (USD)	1,278.00

Due Date: 6/18/2026

Terms: Net 30 Days

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

Invoice	
Invoice Number 768853	Date 05/01/2026
Customer Number 400553	Due Date 06/01/2026

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
St. Augustine Lakes HOA, Inc.	400553		768853	06/01/2026
Quantity	Description		Rate	Amount
<i>St. Augustine Lakes HOA, Inc., Amenity, Acadian Lakes Blvd, Saint Augustine, FL</i>				
1.00	Data Management 06/01/2026 - 06/30/2026		210.00	210.00
1.00	Active Video Monitoring 06/01/2026 - 06/30/2026		262.50	262.50
1.00	Service & Maintenance 06/01/2026 - 06/30/2026		244.73	244.73
	Sales Tax			46.62
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$763.85

IMPORTANT MESSAGES

Important Numbers to Know:

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

Date	Invoice #	Description	Amount	Balance Due
05/01/2026	768853	Monitoring Services	\$763.85	\$763.85

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

Return Service Requested

Invoice	
Invoice Number 768853	Date 05/01/2026
Customer Number 400553	Due Date 06/01/2026

Net Due: \$763.85

Amount Enclosed: _____

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

3803

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802