St. Augustine Lakes

Community Development District

Adopted Budget
FY 2027

August 24, 2026

Presented by:

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St. Augustine Lakes

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments	$ 598,420	$ 601,968	$ -	$ 601,968	$ 598,420
Interest income	6,000	6,225	1,560	7,785	6,000
Carry Forward Surplus	-	-	-	-	44,575
TOTAL REVENUES	**$ 604,420**	**$ 608,193**	**$ 1,560**	**$ 609,753**	**$ 648,995**
EXPENDITURES:					
Administrative					
Supervisor Fees	$ 12,000	$ 8,000	$ 2,000	$ 10,000	$ 12,000
FICA Taxes	918	612	153	765	918
Engineering	9,000	-	2,000	2,000	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	2,319	464	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	46,454	9,291	55,745	59,089
Information Technology	2,124	1,770	354	2,124	2,251
Website Maintenance	1,416	1,180	236	1,416	1,501
Telephone	200	69	25	94	200
Postage & Delivery	850	925	60	985	1,025
Insurance General Liability	7,500	7,398	-	7,398	6,487
Printing & Binding	500	303	197	500	500
Legal Advertising	2,500	853	280	1,133	2,500
Other Current Charges	1,200	797	200	997	1,200
Meeting Room	-	2,400	900	3,300	3,600
Office Supplies	450	5	5	10	450
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 127,854**	**$ 92,101**	**$ 30,595**	**$ 122,695**	**$ 140,620**
Operations & Maintenance					
Amenity Center					
Electric	$ 9,000	$ 6,837	$ 1,414	$ 8,251	$ 9,000
Water/Sewer/Irrigation	9,000	3,275	780	4,055	9,000
Security Monitoring (Envera)	22,000	7,172	1,434	8,607	12,000
Security Services Patrol	15,000	12,463	10,920	23,383	17,000
Pool Maintenance	17,905	13,675	2,600	16,275	17,905
Pool Permits	350	701	-	701	350
Pool Attendants	37,412	26,979	10,792	37,771	37,771
Janitorial	4,100	3,745	800	4,545	4,800
Repairs & Maintenance	5,000	3,731	1,269	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**	**$ 89,562**	**$ 40,009**	**$ 129,571**	**$ 133,261**

St. Augustine Lakes

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
Grounds Maintenance					
Field Mgmt / Admin	$ 22,800	$ 19,000	$ 3,800	$ 22,800	$ 22,800
Landscape Maintenance	160,050	133,375	26,675	160,050	160,050
Landscape Contingency	18,000	26,866	-	26,866	18,000
Tree Removals	24,000	6,194	4,000	10,194	24,000
Irrigation Repairs	-	2,022	2,000	4,022	5,000
Mulching	-	-	-	-	20,000
Lake Maintenance	17,800	12,750	2,550	15,300	18,256
Wetland Mitigation	13,000	-	-	-	13,000
Grounds Maintenance	10,000	345	3,000	3,345	10,000
Pet Waste Disposal	5,784	7,578	2,168	9,746	13,008
Reclaim Water	10,000	-	-	-	8,000
Electric	11,000	9,869	2,900	12,769	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**	**$ 220,978**	**$ 61,115**	**$ 282,093**	**$ 355,114**
TOTAL EXPENDITURES	**$ 584,420**	**$ 402,641**	**$ 131,719**	**$ 534,359**	**$ 628,995**
Other Sources/(Uses)					
Transfer Out - Capital Reserve	$ (20,000)	$ (20,000)	$ -	$ (20,000)	$ (20,000)
TOTAL OTHER SOURCES/(USES)	**$ (20,000)**	**$ (20,000)**	**$ -**	**$ (20,000)**	**$ (20,000)**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 185,553**	**$ (130,159)**	**$ 55,394**	**$ -**

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 tress 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
		$ 18,256

Wetland Mitigation

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

Grounds Maintenance

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

Pet Waste Disposal

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

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, sybols 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

Adopted Budget

Debt Service Series 2022 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$ 480,528	$ 479,972	$ -	$ 479,972	$ 477,144
Interest Earnings	15,000	15,693	2,440	18,133	15,000
Carry Forward Surplus [1]	274,613	$236,481	-	236,481	227,356
TOTAL REVENUES	**$ 770,141**	**$ 732,145**	**$ 2,440**	**$ 734,585**	**$ 719,500**
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
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**	**$ 224,916**	**$ 2,440**	**$ 227,356**	**$ 242,193**

[1] Carry Forward is Net of Reserve Requirement

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

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

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

St. Augustine Lakes

Community Development District

Adopted Budget

Capital Reserve Fund

Description	Approved Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Interest Income	$ 500	$ 1,532	$ 336	$ 1,868	$ 1,000
Carry Forward Balance	46,307	46,412	-	46,412	60,400
TOTAL REVENUES	**$ 46,807**	**$ 47,944**	**$ 336**	**$ 48,280**	**$ 61,400**
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**	**$ 60,064**	**$ 336**	**$ 60,400**	**$ 61,400**

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									