

St. Augustine Lakes
Community Development District

SEPTEMBER 21, 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

September 14, 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, September 21, 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 August 24, 2026 Meeting
- IV. Ratification of Bill of Sale for Pool Shade Umbrellas
- V. Consideration of Resolution 2026-08, Resetting Public Hearing on Parking and Towing Policies
- VI. Organizational Matters – Board Seat Assignments
- VII. Consideration of Resolution 2026-09, Election of Officers
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations
- IX. Supervisors Requests
- X. Audience Comments
- XI. Financial Statements as of August 31, 2026
- XII. Check Register

- XIII. Next Scheduled Meeting – October 26, 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, August 24, 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
Danielle Mayoros	Supervisor
Ronnie Polowy	Supervisor

Also, present were:

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

The following is a summary of the actions taken at the August 24, 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 reviewed the procedures for audience comments, noting that comments related to the budget and rules of procedure would be taken during their respective public hearings. Audience members were asked to limit comments to approximately three minutes. A resident asked

to address an item that was not included on the agenda and indicated it concerned an issue that had previously been requested but had not yet been addressed. The Board advised the resident to hold the comment until later in the meeting, at which time the Board could determine whether to add the matter to the agenda.

THIRD ORDER OF BUSINESS**Consideration of Minutes of the July 27, 2026 Meeting**

Mr. Oliver presented the minutes from the July 27, 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 July 27, 2026, Meeting, were approved.

FOURTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2025 Audit Report**

Mr. Oliver presented the Fiscal Year 2025 Audit Report prepared by Berger, Toombs, Elam, Gaines & Frank and reviewed the major sections and findings. The audit contained an unmodified opinion, indicating the District's financial statements were presented fairly in all material respects. The audit identified no material weaknesses or significant deficiencies in internal controls, no instances of noncompliance required to be reported, no financial emergency conditions, and no recommendations for improving financial management. No findings related to contracts, grant agreements, fraud, waste or abuse were reported, and the District was found to be in compliance with the requirements of Section 218.415, Florida Statutes.

Mr. Oliver noted that the audit was completed after the June 30 deadline but within the allowable timeframe and that there would be no repercussions. It was also noted that the District has changed auditors and Grau & Associates will conduct the Fiscal Year 2026 audit, which is expected to be completed earlier.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

FIFTH ORDER OF BUSINESS**Ratification of Proposed Pool Shading from the HOA**

Mr. Oliver presented the proposed pool shading project from the HOA, noting the proposal had been executed and was included in the agenda packet. Mr. Haber advised that the bill of sale for the improvements was being finalized and was expected to be completed that day.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Proposed Pool Shading Project from the HOA, was ratified.

SIXTH ORDER OF BUSINESS**Public Hearing Adopting the Budget for Fiscal Year 2027**

Mr. Oliver presented he proposed Fiscal Year 2027 budget and noted there was no increase in assessments from the current fiscal year. The general fund special assessments remain at \$598,000, with prior-year surplus being carried forward to maintain assessments at their current level. The expenditure budget reflected an overall increase of approximately \$13,000, including a \$10,000 decrease in operations and maintenance and an approximately \$42,000 increase in grounds maintenance. The budget also maintained \$10,000 for road striping and a \$20,000 contribution to capital reserves. The District was projected to generate approximately \$55,000 in surplus for the current fiscal year, with approximately \$44,000 of that surplus being carried forward into Fiscal Year 2027.

Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Opening the Public Hearing, was approved.

A resident thanked staff for the clear presentation of the budget and commented that the proposed costs appeared reasonable. The resident requested that the District continue monitoring Yellowstone's performance under the landscaping contract. Another resident asked about the approximately \$44,000 surplus carryforward, the balance of the District's reserves, and whether landscaping services had recently been competitively bid. Mr. Oliver explained that the carryforward was being used to keep assessments level and that the District had approximately \$60,000 in capital reserves. It was further explained that the landscaping contract had not been

recently rebid, but the Board could initiate an RFP process in the future. Discussion followed regarding the importance of maintaining sufficient operating funds until assessment revenues are received early in the fiscal year.

Mr. Oliver asked for a motion to close the public hearing.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Mr. Oliver presented Resolution 2026-05, relating to the annual appropriations and adopting the Fiscal Year 2027 Budget.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027, was approved.

B. Consideration of Resolution 2026-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

Mr. Oliver presented Resolution 2026-06, imposing special assessments and certifying the assessment roll for Fiscal Year 2027.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027, was approved.

SEVENTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; Consideration of Resolution 2026-07

Mr. Haber presented the proposed Amended and Restated Rules of Procedure and explained that the rules are periodically updated to remain consistent with changes in Florida law. The rules address District operations, procurement requirements, contracting, purchasing, professional services, meeting procedures and other administrative matters. Mr. Haber noted that the updates were primarily housekeeping in nature and were not expected to materially impact the District's day-to-day operations. Changes included updated statutory notice requirements,

clarification regarding Board member voting obligations and conflicts, and updated provisions regarding newspapers of general circulation.

Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Opening the Public Hearing, was approved.

During public comment, discussion was held regarding the definition of a newspaper of general circulation and the ability to use electronic publication for required legal advertisements. Staff explained the statutory requirements for electronic publication and noted that the District currently publishes notices through the St. Augustine Record. Residents also asked about the availability of District resolutions and other documents on the District's website. Staff advised that not every District document is posted online, but documents are available upon request pursuant to public records requirements. Staff agreed to review the website following the meeting to determine where the referenced resolutions were located.

Mr. Oliver asked for a motion to close the public hearing.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Closing the Public Hearing, was approved.

Mr. Oliver asked for a motion to adopt the Amended and Restated Rules of Procedure, Resolution 2026-07.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-07 Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing to report but offered to answer any questions. There being no questions, the next item followed.

B. Engineer

Mr. Schaefer provided an update regarding the recent pond inspections. The inspection results had been submitted to the Water Management District, and several maintenance items were identified, including minor erosion, areas where riprap needed to be restored, vegetation interfering with structures, and other general maintenance concerns. The Engineer noted that many of the items could likely be addressed by the District's existing maintenance vendors or GMS staff.

Mr. Schaefer suggested developing a matrix identifying each item and ranking the work by priority to help determine which issues should be addressed first and which could continue to be monitored. Staff recommended first reviewing the detailed inspection report with the District's current vendors to determine which items they could address before establishing the priority ranking. It was noted that specialized work, such as stone or rock repairs, may require a separate vendor. Staff agreed to work with the vendors to address the items identified in the report and return to the Engineer for additional guidance as necessary.

C. Manager – Discussion of Fiscal Year 2027 Goals and Objectives

Mr. Oliver presented the proposed Fiscal Year 2027 Goals and Objectives, explaining that special districts are required to establish annual performance measures, standards, and goals. The proposed goals were primarily compliance-based and addressed meeting requirements, public noticing, financial transparency, annual financial reporting, and other statutory requirements. It was noted that the District currently meets or exceeds the proposed standards, including the minimum number of required meetings. The Board was asked to use the presented goals and objectives for Fiscal Year 2027.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Fiscal Year 2027 Goals and Objectives, was approved.

Discussion then turned to the District's parking and towing policies. Staff discussed updating the applicable exhibit to include all District streets, as well as parking at the amenity facility, to provide greater flexibility for enforcement. District Counsel advised that the Board could delegate authority to staff to update the exhibit and authorize the Chair to execute the final version. It was noted that a public hearing on the updated parking and towing policies had already been advertised for the following month, and the revised exhibit could be addressed at that time.

D. Operations

Ms. Czmyr provided an update on the approved Christmas lighting. The vendor had been notified that the Board approved the two one-piece solar lights for the mailbox area; however, the vendor was still awaiting approval of the Christmas lighting proposal from a previous meeting. Staff advised that they would follow up with the vendor regarding the proposal. No additional operations items were reported.

NINTH ORDER OF BUSINESS**Supervisors Requests**

There were no Supervisor Requests.

TENTH ORDER OF BUSINESS**Audience Comments**

A resident requested clarification regarding ownership and maintenance responsibilities for the area between the sidewalk and roadway. Staff explained that the roadway and right-of-way are owned by the CDD, while homeowners are generally responsible for maintaining and irrigating the grass adjacent to their property. The resident expressed concern regarding damage to the grass caused by residents allowing dogs to repeatedly use the area and asked whether restrictions could be implemented. Staff advised that this would primarily be an HOA matter and recommended that the resident contact the HOA Board regarding possible rules or enforcement.

A resident raised concerns regarding electrical boxes throughout the community that appeared to have damaged or unsecured covers, creating a potential safety hazard. Staff explained that the electrical facilities are owned and controlled by Florida Power & Light and are located within utility easements rather than being maintained by the CDD. Residents were encouraged to continue reporting the concerns directly to FPL, and staff indicated they could also attempt to assist with making contact.

The resident also requested clarification regarding vehicles blocking sidewalks and who has authority to enforce applicable traffic laws. District Counsel explained that the CDD does not have police powers and generally cannot enforce traffic violations on the roadways. Enforcement may fall under the St. Johns County Sheriff's Office, while the HOA may have additional enforcement authority depending on its governing documents. It was noted that enforcement

questions related to the HOA's agreement to enforce the CDD parking policy should be directed to HOA counsel.

ELEVENTH ORDER OF BUSINESS Financial Statements as of July 31, 2026

Mr. Oliver presented the unaudited financial statements as of July 31, 2026, noting the District was nine months into the fiscal year with no unusual variances and was expected to generate a surplus for Fiscal Year 2026.

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.

Mr. Oliver also reported that the Capital Reserve Fund had a current balance of approximately \$60,000 and was projected to reach approximately \$61,000 by the end of the following year. The assessment receipt schedule reflected collections of 100.59%, approximately \$3,500 over the amount due.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – September 21, 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 September 21, 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.

August 24, 2026

St. Augustine Lakes CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **St. Augustine Lakes Homeowners Association, Inc.**, a Florida not for profit corporation, whose mailing address is 200 Business Park Circle, Suite 101, St. Augustine, Florida 32095 (“Seller”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, paid to it by the **St. Augustine Lakes Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“District”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

- 1) Four (4) 9-foot Frankford Monterey Fiberglass Market Umbrellas, with Recasens Cadet Gray Awning (R-138) canopy fabric, pulley opening system, and carbon frame finish; and
- 2) Four (4) 150-lb. Premium Aluminum Bases, carbon color, with 1.5-inch inside-diameter, 18-inch stems.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that it is the lawful owner of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets.

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed on this 14th, day of September, 2026.

St. Augustine Lakes Homeowners Association, Inc.

DocuSigned by:

Michael Davie

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Michael Davie, President

FIFTH ORDER OF BUSINESS

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT RESETTING THE PUBLIC HEARING ON THE DISTRICT'S ADOPTION OF RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AMENDING RESOLUTION 2026-04 TO SET THE PUBLIC HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; 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*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-08, setting the public hearing to consider the District's adoption of rules relating to overnight parking and parking enforcement, and set the hearing thereon for September 28, 2026, at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida 32084.

WHEREAS, the Board desires to reset the public hearing to be held on October 26, 2026, at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida 32084.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-04 is hereby amended to reflect that the public hearing is reset to October 26, 2026, at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida 32084.

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

SECTION 3. RESOLUTION 2026-04 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-04 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 21st day of September, 2026.

ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SEVENTH ORDER OF BUSINESS

RESOLUTION 2026-09

A RESOLUTION DESIGNATING OFFICERS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the St. Augustine Lakes Community Development District at a regular business meeting held on September 21, 2026 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

<u>Zenzi Rogers</u>	Chairman
<u>Mike Della Penta</u>	Vice-Chairperson
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer(s)
<u>Darrin Mossing</u>	
<u>Daniel Laughlin</u>	
<u>Matthew Biagetti</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Darrin Mossing</u>	
<u>Daniel Laughlin</u>	
<u>Matthew Biagetti</u>	
<u>Ronnie Polowy</u>	
<u>Chris Mayo</u>	
<u>Danielle Janse van Rensburg (Mayoros)</u>	
<u>Sarah Sweeting</u>	

PASSED AND ADOPTED THIS 21ST DAY OF SEPTEMBER, 2026.

Chairman / Vice Chairman

Secretary / Assistant Secretary

ELEVENTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
August 31, 2026



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 113,022	\$ -	\$ 8,120	\$ -	\$ 121,142
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	7,169	-	-	7,169
Due from Developer	-	-	-	-	-
Due from Other Governmental Units	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	187,960	-	51,944	-	239,904
Series 2022					
Reserve	-	240,279	-	-	240,279
Interest	-	197	-	-	197
Revenue	-	218,014	-	-	218,014
Prepayment	-	26	-	-	26
Sinking	-	118	-	-	118
Redemption	-	-	-	-	-
Construction	-	-	-	35,648	35,648
Prepaid Expenses	1,000	-	-	-	1,000
Deposits	1,737	-	-	-	1,737
Total Assets	\$ 303,719	\$ 465,804	\$ 60,064	\$ 35,648	\$ 865,234
Liabilities:					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-	-
Accounts FICA Payable	-	-	-	-	-
Due to Debt Service	7,169	-	-	-	7,169
Due to Capital Reserve	-	-	-	-	-
Total Liabilities	\$ 7,169	\$ -	\$ -	\$ -	\$ 7,169
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Deposits	1,737	-	-	-	1,737
Restricted for:					
Debt Service	-	465,804	-	-	465,804
Capital Project	-	-	-	35,648	35,648
Assigned for:					
Capital Reserve Fund	-	-	60,064	-	60,064
Unassigned	293,813	-	-	-	293,813
Total Fund Balances	\$ 296,550	\$ 465,804	\$ 60,064	\$ 35,648	\$ 858,065
Total Liabilities & Fund Balance	\$ 303,719	\$ 465,804	\$ 60,064	\$ 35,648	\$ 865,234

St. Augustine Lakes
Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 598,420	\$ 598,420	\$ 601,968	\$ 3,548
Interest Income	6,000	5,500	6,225	725
Total Revenues	\$ 604,420	\$ 603,920	\$ 608,193	\$ 4,273
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 8,800	\$ 2,200
PR-FICA	918	842	673	168
Engineering	9,000	8,250	-	8,250
Attorney	15,000	13,750	4,145	9,605
Annual Audit	3,575	3,575	7,000	(3,425)
Assessment Administration	2,783	2,783	2,783	-
Arbitrage Rebate	450	450	450	-
Dissemination Agent	2,783	2,551	2,551	-
Software Licensing	1,500	1,375	750	625
Trustee Fees	7,188	7,188	7,288	(100)
Management Fees	55,745	51,099	51,100	-
Information Technology	2,124	1,947	1,947	-
Website Maintenance	1,416	1,298	1,298	-
Telephone	200	183	76	108
Postage & Delivery	850	850	936	(86)
Insurance General Liability	7,500	7,500	7,398	102
Printing & Binding	500	458	384	75
Legal Advertising	2,500	2,292	853	1,439
Other Current Charges	1,200	1,100	892	208
Meeting Room	-	-	2,400	(2,400)
Office Supplies	450	413	5	407
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 127,854	\$ 119,077	101,903	\$ 17,176

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
Amenity Center				
Electric	\$ 9,000	\$ 8,250	\$ 7,517	\$ 733
Water/Sewer/Irrigation	9,000	8,250	3,609	4,641
Security Monitoring	22,000	20,167	7,890	12,277
Security Services Patrol	15,000	13,750	12,463	
Pool Maintenance	17,905	16,413	14,975	1,438
Pool Permits	350	350	701	(350)
Pool Attendants	37,412	34,294	32,375	1,919
Janitorial	4,100	4,100	4,145	(45)
Repairs & Maintenance	5,000	4,583	3,731	852
Special Events	10,000	9,167	-	9,167
Insurance - Property	13,365	13,365	10,984	2,381
Subtotal Amenity Center	\$ 143,132	\$ 132,689	98,389	\$ 33,012
Grounds Maintenance				
Field Mgmt / Admin	\$ 22,800	\$ 20,900	\$ 20,900	\$ -
Landscape Maintenance	160,050	146,713	146,713	(0)
Landscape Contingency	18,000	18,000	26,866	(8,866)
Tree Removals	24,000	22,000	6,194	15,806
Irrigation Repairs	-	-	2,022	(2,022)
Lake Maintenance	17,800	16,317	14,025	2,292
Wetland Mitigation	13,000	11,917	-	11,917
Grounds Maintenance	10,000	9,167	345	8,822
Pet Waste Disposal	5,784	5,784	8,662	(2,878)
Reclaim Water	10,000	9,167	-	9,167
Electric	11,000	11,000	11,317	(317)
Miscellaneous	6,000	5,500	-	5,500
Holiday Decorations	15,000	13,750	2,978	10,772
Subtotal Grounds Maintenance	\$ 313,434	\$ 290,213	\$ 240,022	\$ 50,191
Total Operations & Maintenance	\$ 456,566	\$ 422,902	\$ 338,411	\$ 83,204
Total Expenditures	\$ 584,420	\$ 541,979	\$ 440,314	\$ 100,379
Excess (Deficiency) of Revenues over Expenditures	\$ 20,000		\$ 167,879	
<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	\$ -		\$ 147,879	
Fund Balance - Beginning	\$ -		\$ 148,671	
Fund Balance - Ending	\$ -		\$ 296,550	

St. Augustine Lakes
Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 480,528	\$ 480,528	\$ 479,972	\$ (556)
Interest Income	15,000	15,000	16,967	1,967
Prepayments	-	-	-	
Total Revenues	\$ 495,528	\$ 495,528	\$ 496,939	\$ 1,411
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	\$ 16,957	\$ (1,085)	\$ (18,042)
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	\$ 16,957	\$ (10,290)	\$ (27,247)
Fund Balance - Beginning	\$ 274,613		\$ 476,094	
Fund Balance - Ending	\$ 291,570		\$ 465,804	

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

	Actual
	Thru 08/31/26
Revenues	
Interest Income	\$ 951
Total Revenues	\$ 951
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 951
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 9,205
Total Other Financing Sources (Uses)	\$ 9,205
Net Change in Fund Balance	\$ 10,156
Fund Balance - Beginning	\$ 25,492
Fund Balance - Ending	\$ 35,648

St. Augustine Lakes
Community Development District
Capital Reserve Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Interest	\$ 500	\$ 458	\$ 1,532	\$ 1,074
Total Revenues	\$ 500	\$ 458	\$ 1,532	\$ 1,074
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	7,880	(7,880)
Total Expenditures	\$ -	\$ -	\$ 7,880	\$ (7,880)
Excess (Deficiency) of Revenues over Expenditures	\$ 500		\$ (6,348)	
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		\$ 13,652	
Fund Balance - Beginning	\$ 46,307		\$ 46,412	
Fund Balance - Ending	\$ 66,807		\$ 60,064	

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	\$ 2,938	\$ -	\$ -	\$ 601,968
Interest Income	138	6	6	6	831	1,406	1,054	1,004	980	794	-	-	6,225
Total Revenues	\$ 138	\$ 36,728	\$ 100,296	\$ 424,418	\$ 15,422	\$ 10,577	\$ 8,847	\$ 1,004	\$ 7,032	\$ 3,732	\$ -	\$ -	\$ 608,193
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ 600	\$ 800	\$ -	\$ 8,800
PR-FICA	77	-	77	77	61	61	77	77	61	46	61	-	673
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	600	748	580	320	761	478	659	-	-	-	-	-	4,145
Annual Audit	-	3,425	-	-	-	-	-	-	-	-	3,575	-	7,000
Assessment Administration	2,783	-	-	-	-	-	-	-	-	-	-	-	2,783
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	-	-	-	450
Dissemination Agent	232	232	232	232	232	232	232	232	232	232	232	-	2,551
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	4,645	4,645	-	51,100
Information Technology	177	177	177	177	177	177	177	177	177	177	177	-	1,947
Website Maintenance	118	118	118	118	118	118	118	118	118	118	118	-	1,298
Telephone	10	3	6	-	7	7	3	6	17	11	7	-	76
Postage & Delivery	36	130	125	159	68	38	39	107	122	101	11	-	936
Insurance General Liability	7,398	-	-	-	-	-	-	-	-	-	-	-	7,398
Printing & Binding	13	11	11	20	13	23	9	19	108	77	81	-	384
Legal Advertising	66	-	66	65	66	66	66	67	69	323	-	-	853
Other Current Charges	107	103	79	75	-	73	102	88	77	94	95	-	892
Meeting Room	300	600	300	300	300	300	-	-	300	-	-	-	2,400
Office Supplies	1	0	0	1	0	0	0	1	1	0	0	-	5
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	\$ 6,423	\$ 9,802	\$ -	\$ 101,903

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	\$ 682	\$ 680	\$ -	\$ 7,517
Water/Sewer/Irrigation	332	315	330	305	302	311	323	350	320	387	334	-	3,609
Security Monitoring	717	717	717	717	717	717	717	717	717	717	717	-	7,890
Security Services Patrol	977	1,302	1,172	1,351	1,229	1,502	1,348	1,092	1,126	1,365	-	-	12,463
Pool Maintenance	1,300	1,525	1,300	1,300	1,300	1,300	1,300	1,525	1,525	1,300	1,300	-	14,975
Pool Permits	-	-	-	-	-	350	-	-	-	350	-	-	701
Pool Attendants	-	-	-	-	-	5,396	5,396	5,396	5,396	5,396	5,396	-	32,375
Janitorial	332	300	300	300	335	300	381	400	460	637	400	-	4,145
Repairs & Maintenance	375	150	670	150	150	400	159	1,359	159	159	-	-	3,731
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	\$ 11,523	\$ 10,410	\$ 10,994	\$ 8,827	\$ -	\$ 98,389
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ 20,900
Landscape Maintenance	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	-	146,713
Landscape Contingency	1,390	-	-	936	-	-	21,467	-	-	3,073	-	-	26,866
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	1,275	1,275	-	14,025
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	345	-	-	-	-	-	-	-	-	-	345
Pet Waste Disposal	482	482	482	482	482	832	1,084	1,084	1,084	1,084	1,084	-	8,662
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	704	731	634	1,222	881	902	890	943	1,537	1,425	1,447	-	11,317
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	\$ 22,095	\$ 19,044	\$ -	\$ 240,022
Total Operations & Maintenance	\$ 34,772	\$ 25,230	\$ 26,370	\$ 24,028	\$ 23,076	\$ 30,038	\$ 50,687	\$ 33,707	\$ 29,543	\$ 33,089	\$ 27,871	\$ -	\$ 338,411
Total Expenditures	\$ 55,548	\$ 35,422	\$ 38,786	\$ 31,665	\$ 30,325	\$ 37,056	\$ 57,813	\$ 40,244	\$ 36,269	\$ 39,512	\$ 37,673	\$ -	\$ 440,314
Excess (Deficiency) of Revenues over Expenditures	\$ (55,410)	\$ 1,306	\$ 61,510	\$ 392,753	\$ (14,903)	\$ (26,480)	\$ (48,966)	\$ (39,241)	\$ (29,237)	\$ (35,780)	\$ (37,673)	\$ -	\$ 167,879
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)	\$ (39,241)	\$ (29,237)	\$ (35,780)	\$ (37,673)	\$ -	\$ 147,879

St. Augustine Lakes
Community Development District
Long Term Debt Report

Series 2022, Special Assessment Revenue Refunding Bonds		
Interest Rate:		4.7-5.5%
Maturity Date:		6/15/2053
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement:		\$238,314
Reserve Fund Balance		240,279
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		
8/4/26	521-524	\$ 7,813.09
8/10/26	525-530	22,074.07
8/17/26	531	1,275.00
8/24/26	532	3,575.00
SUBTOTAL		\$ 34,737.16

<i>Date</i>	<i>Autopays</i>	<i>Amount</i>
08/03/26	ROLLKALL TECHNOL	1,365.00
08/18/26	SJCUD	334.44
08/19/26	FPL	2,127.20
08/25/26	IRS FICA PAYMENT	122.40
SUBTOTAL		\$ 3,949.04

TOTAL		\$ 38,686.20
--------------	--	---------------------

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/04/26	00021	7/25/26 6782 AUG26	202608 330-53800-46400 POOL MAINTENANCE	C BUSS ENTERPRISES	*	1,300.00	1,300.00 000521
8/04/26	00023	8/01/26 1583 AUG26	202608 330-53800-46100 JANITORIAL SERVICES	COASTAL AMENITY SERVICES LLC	*	400.00	400.00 000522
8/04/26	00022	8/01/26 2103 AUG	202608 330-53800-46700 POOL MONITORING SVCS	ELITE AMENITIES NE FLORIDA LLC	*	5,395.86	5,395.86 000523
8/04/26	00029	8/03/26 772362 SEP26	202608 330-53800-34500 GATE MONITORING	HIDDEN EYES LLC	*	717.23	717.23 000524
8/10/26	00031	7/31/26 93838379 AUG26	202607 330-53800-46000 AED AUTO AGREEMENT	CINTAS CORPORATION	*	159.00	159.00 000525
8/10/26	00024	8/01/26 2608-SAL AUG26	202608 320-57200-46700 PET WASTE SERVICES	DOODY DADDY LLC	*	1,084.00	1,084.00 000526
8/10/26	00004	8/01/26 63 AUG	202608 310-51300-34000 MANAGEMENT FEES		*	4,645.42	
		8/01/26 63 AUG	202608 310-51300-35300 WEBSITE ADMIN		*	118.00	
		8/01/26 63 AUG	202608 310-51300-35100 INFORMATION TECH		*	177.00	
		8/01/26 63 AUG	202608 310-51300-31300 DISSEMINATION SVCS		*	231.92	
		8/01/26 63 OFFICE	202608 310-51300-51000 SUPPLIES		*	.42	
		8/01/26 63 POSTAGE	202608 310-51300-42000		*	10.80	
		8/01/26 63 COPIES	202608 310-51300-42500		*	80.55	
		8/01/26 63 TELEPHONE	202608 310-51300-41000		*	6.58	
			GOVERNMENTAL MANAGEMENT SERVICES				5,270.69 000527
8/10/26	00043	7/31/26 7821714 NOTICE	202607 310-51300-48000 - RULE DEVELOPMENT		*	101.28	
		7/31/26 7821714 NOTICE	202607 310-51300-48000 OF MEETING - 7/27		*	64.56	

SAUG ST AUGUSTINE L TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		7/31/26 7821714	202607 310-51300-48000		*	157.04	
		NOTICE - RULEMAKING		USA TODAY MEDIA CORP			322.88 000528
8/10/26 00010	8/01/26 433827	202608 320-57200-34000			*	1,900.00	
		AUG26 FIELD MANAGEMENT		VESTA PROPERTY SERVICES INC			1,900.00 000529
8/10/26 00012	8/01/26 1227264	202608 320-57200-46200			*	13,337.50	
		AUG LANDSCAPE MAINTENANCE		YELLOWSTONE LANDSCAPE INC			13,337.50 000530
8/17/26 00014	8/10/26 2201918	202608 320-57200-46400			*	1,275.00	
		AUG26 LAKE MAINTENANCE		THE LAKE DOCTORS INC			1,275.00 000531
8/24/26 00013	8/04/26 377346	202608 310-51300-32200			*	3,575.00	
		AUDIT FYE 9/30/25		BERGER TOOMBS ELAM GAINES & FRANK			3,575.00 000532
TOTAL FOR BANK A						34,737.16	
TOTAL FOR REGISTER						34,737.16	

SAUG ST AUGUSTINE L TLEE

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



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

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

Invoice details
Invoice no.: 6782
Terms: Net 30
Invoice date: 07/25/2026
Due date: 08/24/2026

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

Total \$1,300.00

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 9:07 am, Jul 28, 2026

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
8/1/2026	1583

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

RECEIVED
By Tara Lee at 2:10 pm, Jul 30, 2026

P.O. No.	Terms	Project
	Due on receipt	

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

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 2103
DATE 08/01/2026
TERMS Net 30
DUE DATE 09/01/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Sept 2026 Monthly Payment	1	5,395.86	5,395.86
	Aug			
BALANCE DUE				\$5,395.86

Ways to pay



View and pay

RECEIVED
By Tara Lee at 11:19 am, Aug 04, 2026

Envera Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice	
Invoice Number 772362	Date 08/03/2026
Customer Number 400662	Due Date 09/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
St. Augustine Lakes CDD	400662		08/03/2026	09/01/2026

Quantity	Description	Months	Rate	Amount
4721 - Unknown - St. Augustine Lakes CDD - 25 Old Bull Bay Ct., Saint Augustine, FL				
1.00	Data Management 09/01/2026 - 09/30/2026	1.00	\$210.00	\$210.00
1.00	Active Video Monitoring 09/01/2026 - 09/30/2026	1.00	\$262.50	\$262.50
1.00	Service & Maintenance 09/01/2026 - 09/30/2026	1.00	\$244.73	\$244.73
Subtotal:				\$717.23
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$717.23

RECEIVED
By Tara Lee at 10:00 am, Aug 04, 2026

Date	Invoice #	Description	Amount	Balance Due
8/3/2026	772362	Monitoring Services	\$717.23	\$717.23

Envera Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice	
Invoice Number 772362	Date 08/03/2026
Customer Number 400662	Due Date 09/01/2026

Net Due: \$717.23
Amount Enclosed: _____

St. Augustine Lakes CDD
C/O Governmental Mgmt Services
475 W Town Pl Ste 114
Saint Augustine, FL 32092

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802



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 # 9383837971
Invoice Date 07/31/2026
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

APPROVED BY: Maria Czmyr
DATE: 8/7/26

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 9:18 am, Aug 07, 2026



August 1, 2026

Invoice No. 2608-SAL

UNPAID

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

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

RECEIVED

By Tara Lee at 2:23 pm, Aug 05, 2026

TOTAL
\$1084

PAID :

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

Invoice #: 63
Invoice Date: 8/1/26
Due Date: 8/1/26
Case:
P.O. Number:

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

Balance Due	\$5,270.69
--------------------	-------------------

By Tara Lee at 1:31 pm, Aug 06, 2026

USA TODAY CO.



ACCOUNT NAME St. Augustine Lakes		ACCOUNT # 762564	INV DATE 07/31/26
INVOICE # 0007821714	INVOICE PERIOD Jul 1- Jul 31, 2026	CURRENT INVOICE TOTAL \$322.88	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$322.88	

BILLING ACCOUNT NAME AND ADDRESS St. Augustine Lakes 475 W Town PL # 114 Saint Augustine, FL 32092-3649	PAYMENT DUE DATE: AUGUST 31, 2026 Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
--	---

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com

FEDERAL ID 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption:
<https://gcil.my.site.com/financialservicesportal/s/e-invoicing>.

Date	Description	Amount
7/1/26	Balance Forward	\$135.92
7/6/26	PAYMENT - THANK YOU	-\$67.28
7/16/26	PAYMENT - THANK YOU	-\$68.64

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/13/26	12367992	SAG St Augustine Record	Notice of Rule Development		\$101.28
7/17/26	12428739	SAG St Augustine Record	July Meeting	July Meeting	\$64.56
7/20/26	12368066	SAG St Augustine Record	Notice of Rulemaking		\$157.04

RECEIVED**By Tara Lee at 2:21 pm, Aug 05, 2026**

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ACCOUNT NAME St. Augustine Lakes		ACCOUNT NUMBER 762564		INVOICE NUMBER 0007821714		AMOUNT PAID
CURRENT DUE \$322.88	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$322.88
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 \$335.76
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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 07/13/2026
SAG staugustine.com 07/13/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/13/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$101.28
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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the St. Augustine Lakes Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.3144, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.60, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0510, 255.0525, 255.20, 256.0106, 256.011, 256.012, 256.0113, 256.0114, 257.017, 257.055, and 257.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-6850 (the "District Manager's Office").

Jim Oliver, District Manager
St. Augustine Lakes Community Development District
Run Date: July 13, 2026: #12367992

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

STATE OF WISCONSIN, COUNTY OF BROWN

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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 07/17/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$64.56

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MARIAH VERHAGEN
Notary Public
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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 July 27, 2026 at 11:00 a.m. at Holiday Inn Express, 2300 FL-16, St. Augustine, Florida 32084. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager

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AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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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 07/20/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the St. Augustine Lakes Community Development District hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rule"). The Proposed Rule number is 2025-1. A public notice of rule development relative to the Proposed Rule was published in the St. Augustine Record on July 13, 2025.

A public hearing will be conducted by the Board of Supervisors (the "Board") District on August 24, 2025, at 1:00 p.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, FL 32084 relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of purpose and effect of the revised Rules of Procedure is to provide for efficient and efficient District operations and to ensure compliance with recent changes to Florida law. The specific point of information regarding the adoption of the Proposed Rule includes Sections 190.011(5), 190.012(3), and 190.013, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.03, 112.31(4), 112.31(4)(b), 112.31(4)(c), 112.31(4)(d), 112.31(4)(e), 112.31(4)(f), 112.31(4)(g), 112.31(4)(h), 112.31(4)(i), 112.31(4)(j), 112.31(4)(k), 112.31(4)(l), 112.31(4)(m), 112.31(4)(n), 112.31(4)(o), 112.31(4)(p), 112.31(4)(q), 112.31(4)(r), 112.31(4)(s), 112.31(4)(t), 112.31(4)(u), 112.31(4)(v), 112.31(4)(w), 112.31(4)(x), 112.31(4)(y), 112.31(4)(z), 112.31(4)(aa), 112.31(4)(ab), 112.31(4)(ac), 112.31(4)(ad), 112.31(4)(ae), 112.31(4)(af), 112.31(4)(ag), 112.31(4)(ah), 112.31(4)(ai), 112.31(4)(aj), 112.31(4)(ak), 112.31(4)(al), 112.31(4)(am), 112.31(4)(an), 112.31(4)(ao), 112.31(4)(ap), 112.31(4)(aq), 112.31(4)(ar), 112.31(4)(as), 112.31(4)(at), 112.31(4)(au), 112.31(4)(av), 112.31(4)(aw), 112.31(4)(ax), 112.31(4)(ay), 112.31(4)(az), 112.31(4)(ba), 112.31(4)(bb), 112.31(4)(bc), 112.31(4)(bd), 112.31(4)(be), 112.31(4)(bf), 112.31(4)(bg), 112.31(4)(bh), 112.31(4)(bi), 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112.31(4)(td), 112.31(4)(te), 112.31(4)(tf), 112.31(4)(tg), 112.31(4)(th), 112.31(4)(ti), 112.31(4)(tj), 112.31(4)(tk), 112.31(4)(tl), 112.31(4)(tm), 112.31(4)(tn), 112.31(4)(to), 112.31(4)(tp), 112.31(4)(tq), 112.31(4)(tr), 112.31(4)(ts), 112.31(4)(tu), 112.31(4)(tv), 112.31(4)(tw), 112.31(4)(tx), 112.31(4)(ty), 112.31(4)(tz), 112.31(4)(ua), 112.31(4)(ub), 112.31(4)(uc), 112.31(4)(ud), 112.31(4)(ue), 112.31(4)(uf), 112.31(4)(ug), 112.31(4)(uh), 112.31(4)(ui), 112.31(4)(uj), 112.31(4)(uk), 112.31(4)(ul), 112.31(4)(um), 112.31(4)(un), 112.31(4)(uo), 112.31(4)(up), 112.31(4)(uq), 112.31(4)(ur), 112.31(4)(us), 112.31(4)(ut), 112.31(4)(uu), 112.31(4)(uv), 112.31(4)(uw), 112.31(4)(ux), 112.31(4)(uy), 112.31(4)(uz), 112.31(4)(va), 112.31(4)(vb), 112.31(4)(vc), 112.31(4)(vd), 112.31(4)(ve), 112.31(4)(vf), 112.31(4)(vg), 112.31(4)(vh), 112.31(4)(vi), 112.31(4)(vj), 112.31(4)(vk), 112.31(4)(vl), 112.31(4)(vm), 112.31(4)(vn), 112.31(4)(vo), 112.31(4)(vp), 112.31(4)(vq), 112.31(4)(vr), 112.31(4)(vs), 112.31(4)(vt), 112.31(4)(vu), 112.31(4)(vv), 112.31(4)(vw), 112.31(4)(vx), 112.31(4)(vy), 112.31(4)(vz), 112.31(4)(wa), 112.31(4)(wb), 112.31(4)(wc), 112.31(4)(wd), 112.31(4)(we), 112.31(4)(wf), 112.31(4)(wg), 112.31(4)(wh), 112.31(4)(wi), 112.31(4)(wj), 112.31(4)(wk), 112.31(4)(wl), 112.31(4)(wm), 112.31(4)(wn), 112.31(4)(wo), 112.31(4)(wp), 112.31(4)(wq), 112.31(4)(wr), 112.31(4)(ws), 112.31(4)(wt), 112.31(4)(wu), 112.31(4)(wv), 112.31(4)(ww), 112.31(4)(wx), 112.31(4)(wy), 112.31(4)(wz), 112.31(4)(xa), 112.31(4)(xb), 112.31(4)(xc), 112.31(4)(xd), 112.31(4)(xe), 112.31(4)(xf), 112.31(4)(xg), 112.31(4)(xh), 112.31(4)(xi), 112.31(4)(xj), 112.31(4)(xk), 112.31(4)(xl), 112.31(4)(xm), 112.31(4)(xn), 112.31(4)(xo), 112.31(4)(xp), 112.31(4)(xq), 112.31(4)(xr), 112.31(4)(xs), 112.31(4)(xt), 112.31(4)(xu), 112.31(4)(xv), 112.31(4)(xw), 112.31(4)(xx), 112.31(4)(xy), 112.31(4)(xz), 112.31(4)(ya), 112.31(4)(yb), 112.31(4)(yc), 112.31(4)(yd), 112.31(4)(ye), 112.31(4)(yf), 112.31(4)(yg), 112.31(4)(yh), 112.31(4)(yi), 112.31(4)(yj), 112.31(4)(yk), 112.31(4)(yl), 112.31(4)(ym), 112.31(4)(yn), 112.31(4)(yo), 112.31(4)(yp), 112.31(4)(yq), 112.31(4)(yr), 112.31(4)(ys), 112.31(4)(yt), 112.31(4)(yu), 112.31(4)(yv), 112.31(4)(yw), 112.31(4)(yx), 112.31(4)(yz), 112.31(4)(za), 112.31(4)(zb), 112.31(4)(zc), 112.31(4)(zd), 112.31(4)(ze), 112.31(4)(zf), 112.31(4)(zg), 112.31(4)(zh), 112.31(4)(zi), 112.31(4)(zj), 112.31(4)(zk), 112.31(4)(zl), 112.31(4)(zm), 112.31(4)(zn), 112.31(4)(zo), 112.31(4)(zp), 112.31(4)(zq), 112.31(4)(zr), 112.31(4)(zs), 112.31(4)(zt), 112.31(4)(zu), 112.31(4)(zv), 112.31(4)(zw), 112.31(4)(zx), 112.31(4)(zy), 112.31(4)(zz).

Florida Statutes, must do so in writing within twenty (20) days after publication of this notice to the District Manager's Office. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 288-5350, jdell@gmsllc.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice, if anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-355-8771 or 1-800-355-8770 for aid in contacting the District Manager's Office.

Jim Oliver, District Manager
St. Augustine Lakes Community Development District
Date: July 20, 2025; #12368066



Invoice

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

Invoice # 433827
Date 08/01/2026

Terms Due on receipt
Due Date 08/01/2026
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 8:57 am, Aug 07, 2026



YELLOWSTONE
LANDSCAPE

INVOICE

Invoice #	Invoice Date
1227264	8/1/2026
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: August 31, 2026

Invoice Amount: \$13,337.50

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

Invoice Total **\$13,337.50**

RECEIVED

By Tara Lee at 12:44 pm, Aug 05, 2026

THIS IS A COMPUTER GENERATED INVOICE. IT DOES NOT REQUIRE A SIGNATURE.

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

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	8/10/2026	\$1,275.00

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

00000007309084001000000039884100000012750036

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 8/10/2026	Invoice 2201918 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/10/2026	Water Management - Monthly		\$1275.00	\$0.00	\$1275.00

approved by: Maria Czmyr
Date : 8/11/26

RECEIVED
By Tara Lee at 2:31 pm, Aug 11, 2026

During today's service, all ponds were inspected. Water levels have come up in pretty much every pond.

Phase 1A: Treated ponds 1,3,5 for invasive emergent shoreline weeds. Ponds 2,4 were looking good.

Phase 1B: Pond 7 is looking good.

Phase 1C: Treated pond 9 for invasive emergent weeds, and some spotty filamentous algae. Pond 8 looks good.

Phase 2B: Treated pond 11 heavily for filamentous algae, also treated for emergent weeds. Pond 10 looks good.

Phase 3: Treated ponds 2,6,7,8 for invasive emergent vegetation. Ponds 7 and 8 were also targeted for aquatic slender spike rush. Ponds 1,3,4,5,9 were looking good. Some emergent vegetation was spot treated accordingly

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
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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



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

*ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092*

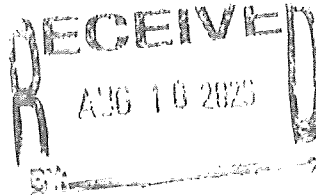
Invoice No. 377346
Date 08/04/2026
Client No. 21961

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2025.

Total Invoice Amount \$ 3,575.00

RECEIVED

By Tara Lee at 3:03 pm, Aug 18, 2026



You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.