

St. Augustine Lakes
Community Development District

OCTOBER 26, 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

October 19, 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, October 26, 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 September 21, 2026 Meeting
- IV. Consideration of:
 - A. Agreement with The Lake Doctors for Fiscal Year 2027
 - B. Elite Amenities Proposal for Fiscal Year 2027 Pool Attendant Services
- V. Public Hearing Adopting Parking and Towing Policies, Resolution 2027-01
- VI. Consideration of Resolution 2027-02, Amending the Fiscal Year 2026 Capital Reserve Fund Budget
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1. Review of Fiscal Year 2026 Goals and Objectives Report
 - 2. Discussion Regarding Upcoming Meeting Dates
 - D. Operations
- VIII. Supervisors Requests
- IX. Audience Comments

- X. Financial Statements as of September 30, 2026
- XI. Check Register
- XII. Next Scheduled Meeting – Landowners Election November 23, 2026 at 11:00 a.m. at Holiday Inn Express, 2300 FL-16, St. Augustine, 32084
- XIII. 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, September 21, 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
Chris Mayo	Supervisor
Ronnie Polowy	Supervisor
Danielle Mayoros	Supervisor

Also, present were:

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

The following is a summary of the actions taken at the September 21, 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. Five 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. There being no audience comments, Mr. Oliver moved on to the next agenda item.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the August 24, 2026, Meeting

Mr. Oliver presented the minutes from the August 24, 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 August 24, 2026, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Bill of Sale for Pool Shade Umbrellas

Mr. Oliver reviewed the ratification of the Bill of Sale for four pool shade umbrellas, and four umbrella stands purchased and funded by the HOA and conveyed to the District. Appreciation was expressed for the cooperation between the HOA and the District.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Bill of Sale for the Pool Shade Umbrellas and Stands, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-08, Resetting Public hearing on Parking and Towing Policies

Mr. Oliver stated that Resolution 2026-08 Resetting a Public Hearing on Parking and Towing Policies is set for October 26, 2026, and asked for a motion to adopt.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-08, Resetting Public Hearing on Parking and Towing Policies Set for October 26, 2026, was approved.

SIXTH ORDER OF BUSINESS

Organizational Matters Board Seat Assignments

Mr. Oliver explained the process of reassigning Board seats to align expiration dates with the transition from landowner elections to general elections. He noted that three seats would expire in 2026 and two in 2028.

The Board accepted the resignations of Ms. Rogers and Mr. Polowy to facilitate the reassignment of their seats.

On MOTION by Mr. Mayo, seconded by Mr. Della Penta, with all in favor, Appointing Ms. Rogers to Seat 1 Vacated by Mr. Polowy, was approved.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Appointing Mr. Polowy to Seat 2 Vacated by Ms. Rogers, was approved.

Ms. Mayoros and Mr. Mayo subsequently resigned from their respective seats to complete the reassignments.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Appointing Mr. Mayo to Seat 3 Vacated by Ms. Mayoros, was approved.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Appointing Ms. Mayoros to Seat 4 Vacated by Mr. Mayo, was approved.

Following the reassignments, Mr. Mayo and Ms. Rogers held seats expiring in 2028, while the remaining three seats would expire in November 2026. All Board members were administered the oath of office.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-09, Election of Officers

Mr. Oliver asked for a motion to approve Resolution 2026-09, Election of Officers.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2026-09, Election of Officers, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

B. Engineer

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

C. Manager

Mr. Oliver provided an update on the November 23, 2026, landowners' election, noting that the documents were available on the District's website. He stated that staff had received inquiries and would continue providing information and answering questions regarding the election process.

D. Operations

Ms. Czmyr stated she had nothing to report.

NINTH ORDER OF BUSINESS

Supervisors Requests

Supervisor Rogers provided an update on the streetlight at Conway and Miramar Lake, noting that FPL's contractors had completed the electrical connection, but the light was not yet operational. A follow-up had been made with FPL, and an update would be provided once available.

Supervisor Rogers also discussed concerns regarding Yellowstone's landscape maintenance services and recommended that representatives attend an HOA meeting to address residents' concerns and potentially coordinate a walkthrough.

The Board discussed obtaining proposals for maintenance items identified in the Stormwater Pond Report. The District Engineer agreed to assist with identifying vendors and obtaining proposals for the recommended work.

TENTH ORDER OF BUSINESS

Audience Comments

A resident discussed concerns regarding stormwater runoff and pooling on the sidewalk near the community mailboxes following recent grading work performed by Yellowstone. It was noted that the water was now collecting on the sidewalk rather than draining into the grass.

The Board also discussed the District's policy regarding political and campaign signage on CDD-owned property. It was clarified that political signage is prohibited on District property under the current Board's policy, while signage on private property is subject to applicable HOA restrictions.

Discussion followed regarding improving communication with residents about the upcoming CDD election. Concerns were expressed that some residents were unaware of the election and the candidates. The Board discussed distributing an informational email blast through the HOA, directing residents to the District's website for additional information, and utilizing community communication platforms to increase awareness. It was emphasized that any communication should remain neutral and informational.

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

Mr. Oliver reviewed the unaudited financial statements through August 31, 2026, were presented. The District's capital reserve fund had a balance of approximately \$60,000, with a projected year-end surplus of \$83,000. It was noted that \$45,000 of the projected surplus would be carried forward to offset Fiscal Year 2027 assessments.

TWELFTH ORDER OF BUSINESS Check Register

Mr. Oliver presented the check register.

**THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – October 26, 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 October 26, 2026, at 11:00 a.m. and will be the final regular meeting before the landowner's election.

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

A.

**AGREEMENT BETWEEN ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT
DISTRICT AND THE LAKE DOCTORS, INC.
FOR LAKE MAINTENANCE SERVICES**

This Agreement (“Agreement”) is made and entered into this ____ day of _____, 2026 by and between:

St. Augustine Lakes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

The Lake Doctors, Inc., a Florida corporation, whose address is 11621 Columbia Park Drive West, Jacksonville, Florida 32258 (hereinafter "Contractor", together with District the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District operates and maintains nineteen (19) ponds within the boundaries of the District (“Ponds”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide lake maintenance services for the Ponds; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide lake maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional lake maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

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

SECTION 3. SCOPE OF LAKE MAINTENANCE SERVICES. The Contractor will provide lake maintenance services for the Ponds within the District. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret

and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Thousand Three Hundred Thirteen Dollars (\$1,313.00) per month. The term of this Agreement shall be from **October 1, 2026 through September 30, 2027** unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for one-year terms unless terminated earlier by either party in accordance with the provisions of this Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the

Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3)** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required

insurance.

SECTION 7. INDEMNIFICATION.

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
- C. In no event, however, shall Contractor be liable for incidental, special, punitive or exemplary damages in connection with this Agreement, even if notice was given of the possibility of such damages and even if such damages were reasonably foreseeable.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this

Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without

such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent there is any conflict between the terms of this Agreement and the terms set forth in **Exhibit A**, the terms of this Agreement shall control.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

St. Augustine Lakes Community
Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

The Lake Doctors, Inc.
11621 Columbia Park Drive West
Jacksonville, Florida 32258
Attn: _____

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

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with

the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 904-940-5850, JOLIVER@GMSNF.COM, AND 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 30. E-VERIFY. The Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that

the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District because of the termination. If the District has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District.

SECTION 31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 33. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary
Board of Supervisors

By: _____
Its: _____
Board of Supervisors

Print Name: _____

THE LAKE DOCTORS, INC.

Witness

By: _____
Print: _____
Its: _____

Print Name of Witness

Exhibit A: Proposal

EXHIBIT A



The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc.
Jacksonville Branch
11621 Columbia Park Drive West
Jacksonville, FL 32258
904-262-5500
jacksonville@lakedoctors.com

Water Management Exhibit

MAS/730908

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and _____

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO _____

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO _____ THIRD PARTY INVOICING PORTAL: YES OR NO _____

***If a Third Party Compliance/Registration or an Invoice Portal is required, it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____
PURCHASE ORDER #: _____

The parties hereto agree to the following:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Nineteen (19) lakes associated with St. Augustine Lakes Community Development District, St Augustine Florida.

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds/algae.

Note: Term of this agreement is October 1, 2026 through September 30 2027, and will continue month-to-month until receipt of an executed agreement or notice of cancellation. *Contingent upon FWC Permit conditions, seasonal availability & customer approval.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$	<u>1,313.00 Monthly</u>
2. Shoreline Grass and Brush Control Program	\$	<u>INCLUDED</u>
3. Additional Treatments, if Required	\$	<u>INCLUDED</u>
4. Free Callback Service	\$	<u>INCLUDED</u>
5. Monthly Service Reporting	\$	<u>INCLUDED</u>
6. Water quality testing and analysis, as required.	\$	<u>INCLUDED</u>
7. Permit & stocking of sterile grass carp to biologically control aquatic weeds*	\$	<u>2,500.00 upon stocking</u>
Total of Services Accepted	\$	<u>1,313.00.00 Monthly</u>

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be **payable in monthly installments of \$1,313.00 monthly**, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before October 24, 2026.

THE LAKE DOCTORS, INC.

Mark Seymour, Sales Manager

CUSTOMER

Signed _____ Dated _____
Name _____

B.



Re: Pool Attendant Services at St Augustine Lakes CDD 2027

1. Provided Staff and Staffing Schedule of Services:

Staff Type: Pool Attendant

Number of Staff: 1

Staff will report to an assigned territory supervisor for staff oversight, performance level evaluations, safety checks, as well as monthly in-service training.

2027 Dates and Times:

March 12-21,27,28	10am-8pm (Spring Break)
April 3,4,10,11,17,18,24,25	10am-8pm Every Sat/Sun
May 1,2,8,9,15,16,22,23,28-31	10am-8pm Every Sat/Sun (Memorial Day Weekend)
June 1-30	10am-8pm 7days a week
July 1-31	10am-8pm 7days a week (4th of July)
Aug 1-30	10am-8pm 7days a week
Sept 1-6,11,12,18,19,25,26	10am-8pm thru Labor Day then every Sat/Sun

2. Pool Attendant

All Attendants will maintain a current CPR, First-Aid, and AED certification.

Total fee: **\$38,563**

This fee includes the staffing and service schedule outlined above, including the holiday rate for Memorial Day, July 4th, and Labor Day.

FIFTH ORDER OF BUSINESS

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULE NO. 2026-02 RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the St. Augustine Lakes Community Development District (“District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of parks and recreational facilities and security for the same, which authorization includes contracting with a towing operator provided that the District follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Parking and Parking Enforcement* (“Rules”), pursuant to the provisions of Sections 190.012, *Florida Statutes*; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

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

SECTION 1. The District hereby adopts Rule No. 2026-02, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 26th day of October, 2026.

ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules Relating to Parking and Parking Enforcement

EXHIBIT A

**ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
RULE NO. 2026-__
*RULE RELATING TO PARKING AND PARKING ENFORCEMENT***

In accordance with Chapter 190, Florida Statutes, and on October 8, 2026 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: October 26, 2026

**EXHIBIT A
TOW AWAY ZONE**



SIXTH ORDER OF BUSINESS

RESOLUTION 2027-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the St Augustine Lakes Community Development District, hereinafter referred to as "District", adopted a Capital Reserve Fund Budget for fiscal year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The Capital Reserve Fund Budget are hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 26TH day of October 2026 and be reflected in the monthly and fiscal Year End 9/30/26 Financial Statements and Audit Report of the District

St Augustine Lakes

Community Development District

by: _____
Chairman

Attest:

by: _____
Secretary

ST AUGUSTINE LAKES CDD
RESOLUTION 2027-02

EXHIBIT A

St. Augustine Lakes
Community Development District
Capital Reserve Fund
Budget Amendment
For The Period Ending September 30, 2026

	Adopted	INCREASE	AMENDED	Actual
	Budget	(DECREASE)	BUDGET	9/30/26
Revenues				
Interest	\$ 500	\$ 1,370	\$ 1,870	\$ 1,870
Total Revenues	\$ 500	\$ 1,370	\$ 1,870	\$ 1,870
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	7,880	7,880	7,880
Total Expenditures	\$ -	\$ 7,880	\$ 7,880	\$ 7,880
Excess (Deficiency) of Revenues over Expenditures	\$ 500	\$ (6,510)	\$ (6,010)	\$ (6,010)
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	\$ (6,510)	\$ 13,990	\$ 13,990
Fund Balance - Beginning	\$ 46,307	\$ 105	\$ 46,412	\$ 46,412
Fund Balance - Ending	\$ 66,807	\$ (6,405)	\$ 60,402	\$ 60,402

SEVENTH ORDER OF BUSINESS

C.

1.



Memorandum

To: Board of Supervisors

From: District Management

Date: August 25, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the attached key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

To Be Evaluated After 09/30/26

St. Augustine Lakes Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least five regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of five board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct quarterly inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed, as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within field management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

St. Augustine Lakes Community Development District

District Manager:_____

Date:_____

Print Name:_____

St. Augustine Lakes Community Development District

To Be Evaluated After 09/30/26

TENTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
September 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2022</u>
5	<u>Capital Project Fund Series 2022</u>
6	<u>Capital Reserve Fund</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>
11	<u>Check Register</u>

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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 155,643	\$ -	\$ 8,120	\$ -	\$ 163,763
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	7,169	-	-	7,169
Due from Developer	29,773	-	-	-	29,773
Due from Other Governmental Units	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	89,151	-	52,282	-	141,433
Series 2022					
Reserve	-	240,952	-	-	240,952
Interest	-	198	-	-	198
Revenue	-	218,630	-	-	218,630
Prepayment	-	26	-	-	26
Sinking	-	118	-	-	118
Redemption	-	-	-	-	-
Construction	-	-	-	35,749	35,749
Prepaid Expenses	17,842	-	-	-	17,842
Deposits	1,737	-	-	-	1,737
Total Assets	\$ 294,146	\$ 467,093	\$ 60,402	\$ 35,749	\$ 857,390
Liabilities:					
Accounts Payable	\$ 692	\$ -	\$ -	\$ -	\$ 692
Accrued Expenses	-	-	-	-	-
Accounts FICA Payable	-	-	-	-	-
Due to Debt Service	7,169	-	-	-	7,169
Due to Capital Reserve	-	-	-	-	-
Total Liabilities	\$ 7,861	\$ -	\$ -	\$ -	\$ 7,861
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 17,842	\$ -	\$ -	\$ -	\$ 17,842
Deposits	1,737	-	-	-	1,737
Restricted for:					
Debt Service	-	467,093	-	-	467,093
Capital Project	-	-	-	35,749	35,749
Assigned for:					
Capital Reserve Fund	-	-	60,402	-	60,402
Unassigned	266,706	-	-	-	266,706
Total Fund Balances	\$ 286,285	\$ 467,093	\$ 60,402	\$ 35,749	\$ 849,529
Total Liabilities & Fund Balance	\$ 294,146	\$ 467,093	\$ 60,402	\$ 35,749	\$ 857,390

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 598,420	\$ 598,420	\$ 601,968	\$ 3,548
Interest Income	6,000	6,000	7,416	1,416
Total Revenues	\$ 604,420	\$ 604,420	\$ 609,384	\$ 4,964
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 9,800	\$ 2,200
PR-FICA	918	918	750	168
Engineering	9,000	9,000	-	9,000
Attorney	15,000	15,000	5,791	9,209
Annual Audit	3,575	3,575	7,000	(3,425)
Assessment Administration	2,783	2,783	2,783	(1)
Arbitrage Rebate	450	450	450	-
Dissemination Agent	2,783	2,783	2,783	(1)
Software Licensing	1,500	1,500	750	750
Trustee Fees	7,188	7,188	7,288	(100)
Management Fees	55,745	55,745	55,745	-
Information Technology	2,124	2,124	2,124	-
Website Maintenance	1,416	1,416	1,416	-
Telephone	200	200	83	117
Postage & Delivery	850	850	1,031	(181)
Insurance General Liability	7,500	7,500	7,398	102
Printing & Binding	500	500	460	40
Legal Advertising	2,500	2,500	1,574	926
Other Current Charges	1,200	1,200	970	230
Meeting Room	-	-	2,700	(2,700)
Office Supplies	450	450	6	444
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 127,854	\$ 127,854	111,078	\$ 16,777

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Operations & Maintenance</u>				
Amenity Center				
Electric	\$ 9,000	\$ 9,000	\$ 8,200	\$ 800
Water/Sewer/Irrigation	9,000	9,000	3,927	5,073
Security Monitoring	22,000	22,000	9,324	12,676
Security Services Patrol	15,000	15,000	15,193	
Pool Maintenance	17,905	17,905	16,275	1,630
Pool Permits	350	350	701	(350)
Pool Attendants	37,412	37,412	37,771	(360)
Janitorial	4,100	4,100	4,684	(584)
Repairs & Maintenance	5,000	5,000	4,049	951
Special Events	10,000	10,000	-	10,000
Insurance - Property	13,365	13,365	10,984	2,381
Subscription	-	-	300	(300)
Subtotal Amenity Center	\$ 143,132	\$ 143,132	111,407	\$ 31,917
Grounds Maintenance				
Field Mgmt / Admin	\$ 22,800	\$ 22,800	\$ 22,800	\$ -
Landscape Maintenance	160,050	160,050	160,050	(0)
Landscape Contingency	18,000	18,000	26,866	(8,866)
Tree Removals	24,000	24,000	6,194	17,806
Irrigation Repairs	-	-	2,022	(2,022)
Lake Maintenance	17,800	17,800	15,300	2,500
Wetland Mitigation	13,000	13,000	-	13,000
Grounds Maintenance	10,000	10,000	345	9,655
Pet Waste Disposal	5,784	5,784	9,746	(3,962)
Reclaim Water	10,000	10,000	-	10,000
Electric	11,000	11,000	12,757	(1,757)
Miscellaneous	6,000	6,000	-	6,000
Holiday Decorations	15,000	15,000	2,978	12,022
Subtotal Grounds Maintenance	\$ 313,434	\$ 313,434	\$ 259,058	\$ 54,376
Total Operations & Maintenance	\$ 456,566	\$ 456,566	\$ 370,465	\$ 86,293
Total Expenditures	\$ 584,420	\$ 584,420	\$ 481,543	\$ 103,070
Excess (Deficiency) of Revenues over Expenditures	\$ 20,000		\$ 127,841	
<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	\$ -		\$ 107,841	
Fund Balance - Beginning	\$ -		\$ 178,444	
Fund Balance - Ending	\$ -		\$ 286,285	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 480,528	\$ 480,528	\$ 479,972	\$ (556)
Interest Income	15,000	15,000	18,257	3,257
Prepayments	-	-	-	
Total Revenues	\$ 495,528	\$ 495,528	\$ 498,229	\$ 2,701
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	-
Total Expenditures	\$ 478,571	\$ 478,571	\$ 498,024	\$ (19,453)
Excess (Deficiency) of Revenues over Expenditures	\$ 16,957		\$ 204	\$ (16,752)
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	\$ -	\$ (9,000)	\$ (25,957)
Fund Balance - Beginning	\$ 274,613		\$ 476,094	
Fund Balance - Ending	\$ 291,570		\$ 467,093	

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

	Actual
	Thru 09/30/26
Revenues	
Interest Income	\$ 1,052
Total Revenues	\$ 1,052
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,052
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 9,205
Total Other Financing Sources (Uses)	\$ 9,205
Net Change in Fund Balance	\$ 10,257
Fund Balance - Beginning	\$ 25,492
Fund Balance - Ending	\$ 35,749

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues				
Interest	\$ 500	\$ 500	\$ 1,870	\$ 1,370
Total Revenues	\$ 500	\$ 500	\$ 1,870	\$ 1,370
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	7,880	(7,880)
Total Expenditures	\$ -	\$ -	\$ 7,880	\$ (7,880)
Excess (Deficiency) of Revenues over Expenditures	\$ 500		\$ (6,010)	
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		\$ 13,990	
Fund Balance - Beginning	\$ 46,307		\$ 46,412	
Fund Balance - Ending	\$ 66,807		\$ 60,402	

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	614	576	7,416
Total Revenues	\$ 138	\$ 36,728	\$ 100,296	\$ 424,418	\$ 15,422	\$ 10,577	\$ 8,847	\$ 1,004	\$ 7,032	\$ 3,732	\$ 614	\$ 576	\$ 609,384
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ 600	\$ 800	\$ 1,000	\$ 9,800
PR-FICA	77	-	77	77	61	61	77	77	61	46	61	77	750
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	600	748	580	320	761	478	659	1,043	604	-	-	-	5,791
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	232	2,783
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	4,645	55,745
Information Technology	177	177	177	177	177	177	177	177	177	177	177	177	2,124
Website Maintenance	118	118	118	118	118	118	118	118	118	118	118	118	1,416
Telephone	10	3	6	-	7	7	3	6	17	11	7	8	83
Postage & Delivery	36	130	125	159	68	38	39	107	122	101	11	96	1,031
Insurance General Liability	7,398	-	-	-	-	-	-	-	-	-	-	-	7,398
Printing & Binding	13	11	11	20	13	23	9	19	108	77	81	77	460
Legal Advertising	66	-	66	65	66	66	66	67	69	323	488	233	1,574
Other Current Charges	107	103	79	75	-	73	102	88	77	94	95	78	970
Meeting Room	300	600	300	300	300	300	-	-	300	300	-	-	2,700
Office Supplies	1	0	0	1	0	0	0	1	1	0	0	0	6
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,776	\$ 10,192	\$ 12,416	\$ 7,637	\$ 7,249	\$ 7,018	\$ 7,126	\$ 7,580	\$ 7,330	\$ 6,723	\$ 10,290	\$ 6,740	\$ 111,078

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	\$ 682	\$ 8,200
Water/Sewer/Irrigation	332	315	330	305	302	311	323	350	320	387	334	318	3,927
Security Monitoring	717	717	717	717	717	717	717	717	1,434	717	717	717	9,324
Security Services Patrol	977	1,302	1,172	1,351	1,229	1,502	1,348	1,092	1,126	1,365	1,365	1,365	15,193
Pool Maintenance	1,300	1,525	1,300	1,300	1,300	1,300	1,300	1,525	1,525	1,300	1,300	1,300	16,275
Pool Permits	-	-	-	-	-	350	-	-	-	350	-	-	701
Pool Attendants	-	-	-	-	-	5,396	5,396	5,396	5,396	5,396	5,396	5,396	37,771
Janitorial	332	300	300	300	335	300	381	400	460	637	400	539	4,684
Repairs & Maintenance	375	150	670	150	150	400	159	1,359	159	159	159	159	4,049
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	10,984	-	-	-	-	-	-	-	-	-	-	-	10,984
Subscription	-	-	-	-	-	-	-	-	-	-	300	-	300
Subtotal Amenity Center	\$ 15,684	\$ 4,954	\$ 5,134	\$ 4,875	\$ 4,719	\$ 10,984	\$ 10,285	\$ 11,523	\$ 11,127	\$ 10,994	\$ 10,651	\$ 10,477	\$ 111,407
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	\$ 1,900	\$ 22,800
Landscape Maintenance	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	160,050
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	1,275	15,300
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	1,084	9,746
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	704	731	634	1,222	881	902	890	943	1,537	1,425	1,447	1,440	12,757
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	\$ 19,036	\$ 259,058
Total Operations & Maintenance	\$ 34,772	\$ 25,230	\$ 26,370	\$ 24,028	\$ 23,076	\$ 30,038	\$ 50,687	\$ 33,707	\$ 30,261	\$ 33,089	\$ 29,695	\$ 29,513	\$ 370,465
Total Expenditures	\$ 55,548	\$ 35,422	\$ 38,786	\$ 31,665	\$ 30,325	\$ 37,056	\$ 57,813	\$ 41,287	\$ 37,591	\$ 39,812	\$ 39,985	\$ 36,253	\$ 481,543
Excess (Deficiency) of Revenues over Expenditures	\$ (55,410)	\$ 1,306	\$ 61,510	\$ 392,753	\$ (14,903)	\$ (26,480)	\$ (48,966)	\$ (40,283)	\$ (30,558)	\$ (36,080)	\$ (39,371)	\$ (35,677)	\$ 127,841
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)	\$ (40,283)	\$ (30,558)	\$ (36,080)	\$ (39,371)	\$ (35,677)	\$ 107,841

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		240,952
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	(6,384.69)	479,976.39	601,973.84	1,081,950.23
TOTAL NET ASSESSMENTS	-6,384.69	479,976.39	601,973.84	1,081,950.23

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
INTEREST 3	10/6/2026	4.64	5.82	10.46
TOTAL RECEIVED TAX ROLL		479,976.39	601,973.84	1,081,950.23

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

ELEVENTH 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		
9/1/26	533-534	\$ 1,700.00
9/14/26	535-544	30,148.35
9/15/26	545	717.23
9/23/26	546-547	16,842.00
9/28/26	548	1,646.50
SUBTOTAL		\$ 51,054.08

<i>Date</i>	<i>Autopays</i>	<i>Amount</i>
09/01/26	SJC ROLLKALL	1,365.00
09/18/26	SJCUD	318.22
09/22/26	FPL	2,122.21
09/25/26	IRS FICA PAYMENT	153.00
09/29/26	SJC ROLLKALL	1,365.00
SUBTOTAL		\$ 5,323.43
TOTAL		\$ 56,377.51

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/01/26	00021	8/25/26 7051 SEP26	202609 330-53800-46400 POOL MAINTENANCE	C BUSS ENTERPRISES	*	1,300.00	1,300.00 000533
9/01/26	00023	9/01/26 1608 SEP26	202609 330-53800-46100 JANITORIAL SERVICES	COASTAL AMENITY SERVICES LLC	*	400.00	400.00 000534
9/14/26	00031	8/31/26 93880796 AED	202608 330-53800-46000 AUTO AGREEMENT-AUG26	CINTAS CORPORATION	*	159.00	159.00 000535
9/14/26	00023	9/04/26 1619 SEP	202609 330-53800-46100 JANITORIAL SUPPLIES	COASTAL AMENITY SERVICES LLC	*	139.00	139.00 000536
9/14/26	00024	9/01/26 2609-SAL SEP26	202609 320-57200-46700 PET WASTE SERVICES	DOODY DADDY LLC	*	1,084.00	1,084.00 000537
9/14/26	00022	9/01/26 2124 SEP	202609 330-53800-46700 POOL MONITORING SVCS	ELITE AMENITIES NE FLORIDA LLC	*	5,395.86	5,395.86 000538
9/14/26	00029	9/01/26 773446 GATE	202609 330-53800-34500 MONITORING OCT26	HIDDEN EYES LLC	*	717.23	717.23 000539
9/14/26	00004	9/01/26 64 SEP	202609 310-51300-34000 MANAGEMENT FEES		*	4,645.42	
		9/01/26 64 SEP	202609 310-51300-35300 WEBSITE ADMIN		*	118.00	
		9/01/26 64 SEP	202609 310-51300-35100 INFORMATION TECH		*	177.00	
		9/01/26 64 SEP	202609 310-51300-31300 DISSEMINATION SVCS		*	231.92	
		9/01/26 64 OFFICE	202609 310-51300-51000 SUPPLIES		*	.45	
		9/01/26 64 POSTAGE	202609 310-51300-42000		*	95.80	
		9/01/26 64 COPIES	202609 310-51300-42500		*	76.50	
		9/01/26 64 TELEPHONE	202609 310-51300-41000		*	7.59	
		9/01/26 64.AMEX-CDD	202607 310-51300-50000 MEETING 07/27/26	GOVERNMENTAL MANAGEMENT SERVICES	*	300.00	5,652.68 000540
SAUG ST AUGUSTINE L TLEE							

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/14/26	00014	9/10/26 2173561	202609 320-57200-46400	SEP26 LAKE MAINTENANCE	*	1,275.00	
				THE LAKE DOCTORS INC			1,275.00 000541
9/14/26	00043	8/31/26 7864184	202608 310-51300-48000	NOTICE - BUDGET HEARING	*	225.04	
		8/31/26 7864184	202608 310-51300-48000	NOTICE - RULEMAKING 8/20	*	48.24	
		8/31/26 7864184	202608 310-51300-48000	NOTICE - FY27 BOS MTGS	*	97.20	
		8/31/26 7864184	202608 310-51300-48000	NOTICE - RULEMAKING 9/29	*	117.60	
				USA TODAY MEDIA CORP			488.08 000542
9/14/26	00010	9/01/26 434432	202609 320-57200-34000	SEP26 FIELD MANAGEMENT	*	1,900.00	
				VESTA PROPERTY SERVICES INC			1,900.00 000543
9/14/26	00012	9/01/26 1249046	202609 320-57200-46200	SEP LANDSCAPE MAINTENANCE	*	13,337.50	
				YELLOWSTONE LANDSCAPE INC			13,337.50 000544
9/15/26	00029	6/09/26 770256	202606 330-53800-34500	GATE MONITORING JUN26	*	717.23	
				HIDDEN EYES LLC			717.23 000545
9/23/26	00002	9/17/26 34210	202609 300-15500-10000	FY27 INSURANCE RENEWAL	*	15,342.00	
				EGIS INSURANCE ADVISORS LLC			15,342.00 000546
9/23/26	00002	9/17/26 34211	202609 300-15500-10000	FY27 WORKERS COMPENSATION	*	1,500.00	
				EGIS INSURANCE ADVISORS LLC			1,500.00 000547
9/28/26	00006	9/22/26 3814960	202605 310-51300-31500	MAY26 GENERAL COUNSEL	*	1,042.50	
		9/22/26 3814960	202606 310-51300-31500	JUN26 GENERAL COUNSEL	*	604.00	
				KUTAK ROCK LLP			1,646.50 000548
TOTAL FOR BANK A						51,054.08	
TOTAL FOR REGISTER						51,054.08	

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.: 7051
Terms: Net 30
Invoice date: 08/25/2026
Due date: 09/24/2026

APPROVED: Maria Czmyr
DATE: 8/26/26

RECEIVED
By Tara Lee at 3:26 pm, Aug 26, 2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: SEPTEMBER	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

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

Invoice

Date	Invoice #
9/1/2026	1608

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

APPROVED: Maria Czmyr
DATE: 8/27/26

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 September 2026. RECEIVED By Tara Lee at 8:37 am, Aug 31, 2026	400.00	400.00
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 # 9388079669
Invoice Date 08/31/2026
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	

APPROVED: Maria Czmyr
DATE: 9/1/26

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

Note

RECEIVED

By Tara Lee at 9:34 am, Sep 01, 2026

Coastal Amenity Services, LLC

816 South Edenbridge Way
Saint Augustine, FL 32092

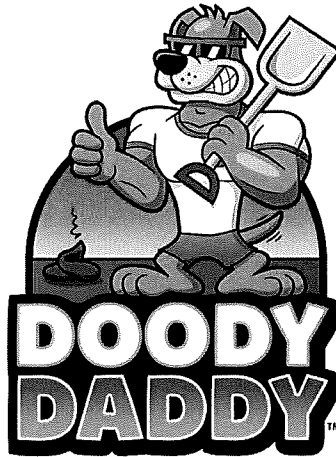
Invoice

Date	Invoice #
9/4/2026	1619

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

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	Janitorial items purchased for the St. Augustine Lakes community are as follows: (1) box of large trash bags, 13 gallon trash bags, (1) Clorox clean up spray bottle, (1) box of toilet paper, (1) Windex spray bottle, (2) refill soft soaps, and (1) box of paper towels. APPROVED: Maria Czmyr DATE: 9/4/26 RECEIVED By Tara Lee at 8:11 am, Sep 08, 2026	139.00	139.00
We appreciate your business.		Total	\$139.00



September 1, 2026

Invoice No. 2609-SAL

INVOICE

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

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

APPROVED: Maria Czmyr
DATE: 9/4/26

RECEIVED

By Tara Lee at 8:07 am, Sep 08, 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 2124
DATE 09/01/2026
TERMS Net 30
DUE DATE 10/01/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
SEP-Oct 2026	Monthly Payment	1	5,395.86	5,395.86

BALANCE DUE \$5,395.86

Ways to pay



APPROVED: Maria Czmyr
DATE: 9/2/26

View and pay

RECEIVED
By Tara Lee at 2:22 pm, Sep 02, 2026

Envera Systems

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

Invoice	
Invoice Number 773446	Date 09/01/2026
Customer Number 400662	Due Date 10/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
St. Augustine Lakes CDD	400662		09/01/2026	10/01/2026

Quantity	Description	Months	Rate	Amount
4721 - Unknown - St. Augustine Lakes CDD - 25 Old Bull Bay Ct., Saint Augustine, FL				
1.00	Data Management 10/01/2026 - 10/31/2026	1.00	\$210.00	\$210.00
1.00	Active Video Monitoring 10/01/2026 - 10/31/2026	1.00	\$262.50	\$262.50
1.00	Service & Maintenance 10/01/2026 - 10/31/2026	1.00	\$244.73	\$244.73
APPROVED: Maria Czmyr DATE: 9/2/26				
Subtotal:				\$717.23
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$717.23

RECEIVED

By Tara Lee at 2:26 pm, Sep 02, 2026

Date	Invoice #	Description	Amount	Balance Due
9/1/2026	773446	Monitoring Services	\$717.23	\$717.23

Envera Systems

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

Invoice	
Invoice Number 773446	Date 09/01/2026
Customer Number 400662	Due Date 10/01/2026

Net Due: \$717.23
Amount Enclosed: _____

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802

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

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

Invoice

Invoice #: 64
Invoice Date: 9/1/26
Due Date: 9/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2026		4,645.42	4,645.42
Website Administration - September 2026		118.00	118.00
Information Technology - September 2026		177.00	177.00
Dissemination Agent Services - September 2026		231.92	231.92
Office Supplies		0.45	0.45
Postage		95.80	95.80
Copies		76.50	76.50
Telephone		7.59	7.59
AMEX Purchase 7/30/26 - Holiday Inn Express		300.00	300.00
Total			\$5,652.68
Payments/Credits			\$0.00
Balance Due			\$5,652.68

RECEIVED

By Tara Lee at 8:18 am, Sep 08, 2026

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
730908	9/10/2026	\$1,275.00

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

00000007309084001000000040814400000012750031

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 9/10/2026

Invoice 2173561

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/10/2026	Water Management - Monthly		\$1275.00	\$0.00	\$1275.00
APPROVED: Maria Czymr DATE: 9/10/26					
RECEIVED By Tara Lee at 9:29 am, Sep 11, 2026					
During today's service all ponds were inspected and treated accordingly: (1A)- Ponds 2 & 4 treated for algae, Pond 5 shoreline weeds, Pond 3 beneficial bacteria, Pond 1 looked good (1B)- Pond 7 looked good (2B)- Ponds 10 & 11 treated for algae (1C)- Pond 8 treated for a little bit of algae and euglena built up in NE corner, Pond 9 treated with bacteria and for shoreline weeds and algae. (3) Pond 1 shoreline and aquatic weeds, Pond 3 aquatic weeds, algae, and bacteria, Pond 5 shoreline weeds, Ponds 6 & 8 shoreline weeds and algae, Pond 7 shoreline weeds, aquatic weeds, and algae. Ponds 2,4,9 look good. There is a sprinkler that seems to be broken and just going off on the backside of Pond 4. Target pests for aquatic weeds today were mainly slender spike rush and naiad.					
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

USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
St. Augustine Lakes		762564	08/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007864184	Aug 1- Aug 31, 2026	\$488.08	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$488.08	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: SEPTEMBER 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
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
8/1/26	Balance Forward	\$322.88
8/17/26	PAYMENT - THANK YOU	-\$322.88

Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/27/26-8/3/26	12419360	SAG St Augustine Record	Notice of Budget Hearing		\$225.04
8/20/26	12522282	SAG St Augustine Record	Notice of Rulemaking		\$48.24
8/20/26	12522395	SAG St Augustine Record	FY27 Meeting Schedule	FY27 Meeting Schedul	\$97.20
8/27/26	12522344	SAG St Augustine Record	Notice of Rulemaking	Notice of Rulemaking	\$117.60

RECEIVED

By Tara Lee at 8:02 am, Sep 08, 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	\$488.08
Service Fee 3.99%	\$19.47
*Cash/Check/ACH Discount	-\$19.47
*Payment Amount by Cash/Check/ACH	\$488.08
Payment Amount by Credit Card	\$507.55

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
St. Augustine Lakes		762564		0007864184		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$488.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$488.08
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$507.55
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007625640000000000000078641840004880867177

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 07/27/2026, 08/03/2026
SAG staugustine.com 07/27/2026, 08/03/2026

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 08/03/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$225.04
Tax Amount: \$0.00
Payment Cost: \$225.04
Order No: 12419360 # of Copies:
Customer No: 762564 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

ST. AUGUSTINE LAKES
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2027 PROPOSED
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board")
of the St. Augustine Lakes Commu-
nity Development District
("District") will hold a public hear-
ing and regular meeting as follows:
DATE: August 24, 2026
TIME: 1:00 AM

LOCATION: Holiday Inn Express
2300 FL-16
St. Augustine, Florida 32084

The purpose of the public hearing
is to receive comments and objec-
tions on the adoption of the
District's proposed budget(s) for
the fiscal year beginning October 1,
2026, and ending September 30,
2027 ("Proposed Budget"). A regu-
lar Board meeting of the District
will also be held at the above time
where the Board may consider any
other business that may properly
come before it. A copy of the
agenda and Proposed Budget may
be obtained at the offices of the
District Manager, Governmental
Management Services, LLC, 475
West Town Place, Suite 114, St.
Augustine, Florida 32092, (904)
940-5850 ("District Manager's
Office"), during normal business
hours, or by visiting the District's
website at

<https://staugustinelakescdd.com>.
The public hearing and meeting are
open to the public and will be
conducted in accordance with the
provisions of Florida law. The public
hearing and/or meeting may be
continued in progress to a date,
time certain, and place to be spec-
ified on the record at the public
hearing and/or meeting. There may
be occasions when Board Supervi-
sors or District Staff may partici-
pate by speaker telephone.

Any person requiring special
accommodations at the public
hearing or meeting 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 and meeting. If you are
hearing or speech impaired, please
contact the Florida Relay Service by
dialing 7-1-1, or 1-800-955-8771
(TTY) / 1-800-955-8770 (Voice), for
aid in contacting the District
Manager's Office.

Each person who decides to appeal
any decision made by the Board
with respect to any matter consid-
ered at the public hearing or meet-
ing is advised that person will need
a record of 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: 7/27 & 8/3/26; #12419360

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 08/20/2026
SAG staugustine.com 08/20/2026

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 08/20/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$48.24
Tax Amount: \$0.00
Payment Cost: \$48.24
Order No: 12522282
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 RULE DEVELOPMENT BY THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, *Florida Statutes*, the St. Augustine Lakes Community Development District ("District") hereby gives notice of its intent to adopt rules relating to parking and parking enforcement. The proposed rule number is 2026-2.

The purpose and effect of the rules is to provide for efficient and effective operations of the District. Legal authority for the District to adopt the proposed rules includes Sections 120.54, 120.81, 190.011(5), 190.012(3), 190.035, and 190.041, *Florida Statutes*.

A public hearing will be conducted by the District on September 28, 2026, at 11:00 a.m. at the Hiliday Inn Express, 2300 FL-16, St. Augustine, Florida 32084. A copy of the proposed rules may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, or <https://staugustinelakescdd.com/>.
Jim Oliver
District Manager
Pub: Aug. 20, 2026; #12522282

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 Govt Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 08/20/2026
SAG staugustine.com 08/20/2026

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 08/20/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$97.20	
Tax Amount:	\$0.00	
Payment Cost:	\$97.20	
Order No:	12522395	# of Copies:
Customer No:	762564	1
PO #:	FY27 Meeting Schedul	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling 904-940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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
#12522395 08/20/26

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 08/27/2026
SAG staugustine.com 08/27/2026

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 08/27/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

Publication Cost:	\$117.60	
Tax Amount:	\$0.00	
Payment Cost:	\$117.60	
Order No:	12522344	# of Copies:
Customer No:	762564	1
PO #:	Notice of Rulemaking	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

**NOTICE OF RULEMAKING BY
THE ST. AUGUSTINE LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

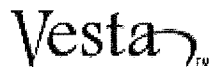
A public hearing will be conducted by the Board of Supervisors of the St. Augustine Lakes Community Development District ("District") on September 28, 2026, at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida 32084. In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt Rules Relating to Parking and Parking Enforcement ("Rule.") The public hearing will provide an opportunity for the public to address proposed Rule, which may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Rule is to provide for efficient and effective District operations by setting policies, regulations, rates and fees. Legal authority for the District to adopt the proposed Rule includes Sections 120.54, 120.81, 190.011(5), 190.012(3), 190.035, and 190.041, Florida Statutes. A copy of the proposed Rule and additional information on the public hearing may be obtained by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District Office") or <https://staugustinelakescdd.com/>. The Proposed Rule number is 2026-2. Prior notice of rule development relative to the Proposed Rule was published in the St. Augustine Record on August 20, 2026.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a 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.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least forty-eight (48) hours before the hearing by contacting the District Office. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Jim Oliver
District Manager
#



Invoice

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

Invoice # 434432
Date 09/01/2026
Terms Due on receipt
Due Date 09/01/2026
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 9:33 am, Sep 01, 2026



INVOICE

INVOICE #	INVOICE DATE
1249046	9/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

St. Augustine Lakes CDD
c/o St. Augustine Lakes CDD
51 Old Bull Bay Ct
St Augustine, FL 32084

Property Name: St. Augustine Lakes CDD

Address: 51 Old Bull Bay Ct
St. Augustine, FL 32084

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2026

Invoice Amount: \$13,337.50

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

APPROVED: Maria Czmyr
DATE: 8/27/26

Invoice Total **\$13,337.50**

RECEIVED
By Tara Lee at 8:36 am, Aug 31, 2026

IN COMMERCIAL LANDSCAPING

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

Envera Systems

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

Invoice

Invoice Number 770256	Date 6/9/2026
Customer Number 400662	Due Date 7/1/2026

To: 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

Net Due: \$717.23

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
St. Augustine Lakes CDD	400662		6/9/2026	7/1/2026

Quantity	Description	Rate	Amount
	<i>St. Augustine Lakes CDD 25 Old Bull Bay Ct., Saint Augustine, FL</i>		
1.00	Active Video Monitoring 06/01/2026-06/30/2026	262.50	262.50
1.00	Data Management 06/01/2026-06/30/2026	210.00	210.00
1.00	Service & Maintenance 06/01/2026-06/30/2026	244.73	244.73

Tax

RECEIVED

By Tara Lee at 7:45 am, Sep 15, 2026

\$ 0.00

Agreement 4721 effective 6/1/26.

Date	Invoice #	Description	Amount	Balance Due
6/9/2026	770256	Monitoring Services	717.23	717.23

Return Stub Below

Customer: St. Augustine Lakes CDD

Invoice Number 770256
Bill Payer ID: 400662

Due This Inv. 717.23 Amount Remitted

Payment Method Check ☐ Check Number Date Remitted

Charge* ☐ Card Number Exp Date
Name On Card Card ID

Signature



INVOICE

Customer	St. Augustine Lakes Community Development District
Acct #	1162
Date	09/17/2026
Customer Service	Brendan Callen
Page	1 of 1

St. Augustine Lakes Community Development District
c/o Government Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

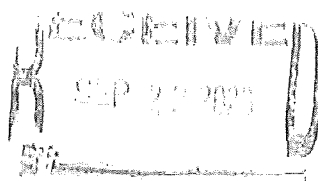
Payment Information	
Invoice Summary	\$ 15,342.00
Payment Amount	
Payment for:	Invoice#34210
100126870	

Thank You

Please detach and return with payment

Customer: St. Augustine Lakes Community Development District

Invoice	Effective	Transaction	Description	Amount
34210	10/01/2026	Renew policy	Policy #100126870 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2026	15,342.00



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED
By Tara Lee at 2:23 pm, Sep 22, 2026

Total
\$ 15,342.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accrelive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		
Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/17/2026



INVOICE

Customer	St. Augustine Lakes Community Development District
Acct #	1162
Date	09/17/2026
Customer Service	Brendan Callen
Page	1 of 1

St. Augustine Lakes Community Development District
c/o Government Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 1,500.00
Payment Amount	
Payment for:	Invoice#34211
WC100126870	

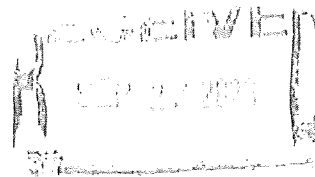
Thank You

Please detach and return with payment



Customer: St. Augustine Lakes Community Development District

Invoice	Effective	Transaction	Description	Amount
34211	10/01/2026	Renew policy	Policy #WC100126870 10/01/2026-10/01/2027 FIA WC Workers Compensation - Renew policy Expense Constant - Renew policy TRIA - Renew policy Due Date: 9/17/2026	1,337.72 160.00 2.28



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED

By Tara Lee at 2:22 pm, Sep 22, 2026

Total

\$ 1,500.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accrelive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

09/17/2026

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

September 22, 2026

Notification

St. Augustine Lakes
c/o Governmental Management Services
Suite 114

475 West Town Place

St. Augustine, FL 32092

RECEIVED**By Tara Lee at 12:21 pm, Sep 25, 2026**

Invoice No. 3814960

25223-1

Re: General Counsel

For Professional Legal Services Rendered

05/04/26	A. Cox	0.60	87.00	Prepare resolution setting 2026 landowner election and confer with Haber regarding same
05/05/26	A. Cox	0.40	58.00	Confer with Haber regarding cease and desist letter regarding property intrusion
05/05/26	K. Jusevitch	0.20	29.00	Review election documents and confer with Cox
05/12/26	A. Cox	2.40	348.00	Prepare rules of procedure package and disseminate same to Sweeting; prepare cease and desist letter and disseminate same to Sweeting
05/12/26	W. Haber	0.30	90.00	Review and revise cease and desist letter
05/14/26	W. Haber	0.20	60.00	Review and revise landowner election resolution
05/15/26	A. Cox	0.40	58.00	Confer with Haber regarding resolution setting 2026 land owner election
05/18/26	W. Haber	0.60	180.00	Prepare for and participate in Board meeting

KUTAK ROCK LLP

St. Augustine Lakes

September 22, 2026

Client Matter No. 25223-1

Invoice No. 3814960

Page 2

05/20/26	A. Cox	0.50	72.50	Confer with Haber and Sweeting regarding Vesta agreement
05/20/26	W. Haber	0.20	60.00	Review and respond to inquiry regarding status of Vesta agreement
06/02/26	A. Cox	1.00	145.00	Prepare 1st published notice of O&M increase, 2nd published notice of O&M increase and mailed notice of O&M increase and confer with Haber regarding same
06/02/26	W. Haber	0.30	90.00	Review and revise budget resolution and notices
06/03/26	A. Cox	0.50	72.50	Confer with Sweeting regarding agreement with Vesta; disseminate two published budget notices and a mailed budget notice to Sweeting
06/07/26	K. John	0.10	26.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes
06/22/26	W. Haber	0.50	150.00	Prepare for and participate in Board meeting
06/26/26	W. Haber	0.20	60.00	Review and respond to inquiry regarding parking policies
06/29/26	W. Haber	0.20	60.00	Review and respond to inquiry regarding parking policy and amendments to same

TOTAL HOURS 8.60

TOTAL FOR SERVICES RENDERED \$1,646.50

TOTAL CURRENT AMOUNT DUE \$1,646.50