

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

*SEPTEMBER 14, 2022*

## *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 544032

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September 8, 2022

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 Wednesday, September 14, 2022 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, Florida 32092. Immediately following will be the Board of Supervisors meeting.

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Affidavit of Publication
- IV. Consideration of Minutes of the August 3, 2022 Meeting
- V. Matters Related to Series 2022 Bond Issue Process
- VI. Fiscal Year 2022/2023 Budget
  - A. Overview of Budget
  - B. Board Discussion
  - C. Public Hearing Adopting the Budget for Fiscal Year 2022/2023
    1. Consideration of Resolution 2022-40, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2023
    2. Consideration of Resolution 2022-41, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023
- VII. Consideration of Fiscal Year 2022/2023 Budget Funding Agreement

- VIII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
- IX. Supervisors Requests
- X. Audience Comments
- XI. Financial Statements as of July 31, 2022
- XII. Ratification of Funding Request No. 9
- XIII. Consideration of Funding Request No. 10
- XIV. Next Scheduled Meeting – October 5, 2022 at 11:00 a.m.
- XV. Adjournment

### *THIRD ORDER OF BUSINESS*

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **PROOF OF PUBLICATION**

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

STATE OF FLORIDA, COUNTY OF ST JOHNS

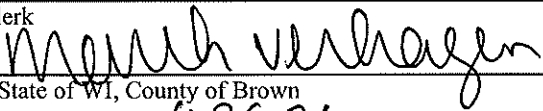
The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/22/2022, 08/29/2022

and that the fees charged are legal.  
Sworn to and subscribed before on 08/29/2022



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the St. Augustine Lakes Community Development District ("District") will hold the following two public hearings and a regular meeting:

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

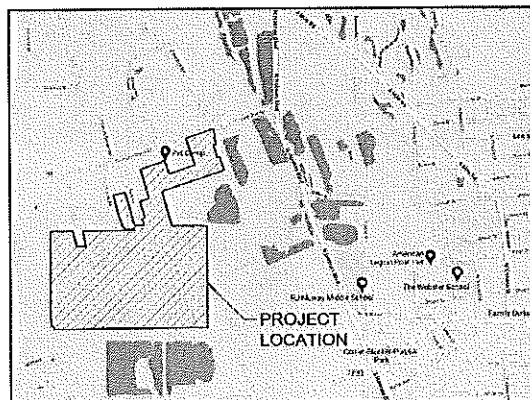
The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, such as St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting 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://staugustinelakescd.com>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting 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.

### LOCATION MAP



## *FOURTH 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 Wednesday, August 3, 2022 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairman
Virginia Feiner	Supervisor
Tiffany Czalovszki	Supervisor

Also, present were:

Jim Oliver	District Manager
Jonathan Johnson <i>by phone</i>	District Counsel
Bill Schaefer	District Engineer

*The following is a summary of the actions taken at the August 3, 2022 St. Augustine Lakes Community Development District's regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 11:00 a.m. Four Supervisors were in attendance at the meeting constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments** (*regarding agenda items listed below*)

Mr. Oliver stated that there were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the July 6, 2022 Meeting**

Mr. Oliver presented the July 6, 2022 meeting minutes. The Board had no changes to the minutes.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Minutes of the July 6, 2022 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-39, Resetting the Public Hearing Date to Adopt the Fiscal Year 2023 Budget (September 7, 2022)**

Mr. Oliver stated that they had moved the date from this meeting to September 7, 2022.

On MOTION by Ms. Rogers, seconded by Ms. Feiner, with all in favor, Resolution 2022-39 Resetting the Public Hearing Date to Adopt the Fiscal Year 2023 Budget to September 7, 2022, was approved.

**FIFTH ORDER OF BUSINESS**

**Review of Approved Fiscal Year 2023 Budget**

Mr. Oliver stated that there were no changes since the last meeting. He noted that he would continue to work with the Chairman to determine what assessment levels might be before the public hearing in September. He explained that these would not be on the assessment rolls issued by St. Johns County.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Johnson had nothing to report.

**B. Engineer**

Mr. Schaefer stated that they had updated the engineer's report with regards to the boundary. He explained that there was a slight boundary that wasn't showing, so now they have the latest boundary showing on the exhibits. He noted that he was going to double check to make sure that it was being transmitted and if it hasn't, then they would transmit it out for review.

**C. Manager – Discussion of Fiscal Year 2023 Meeting Schedule**

Mr. Oliver stated that each year they needed to approve an annual meeting schedule. He stated that they would continue to have these meetings on the first Wednesday of each month at 11:00 a.m. at this location.

On MOTION by Ms. Rogers, seconded by Ms. Czalovszki, with all in favor, Fiscal Year 2023 Meeting Schedule for the First Wednesday of Each Month at 11:00 a.m. at the Current Location, was approved.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Financial Statements as of June 30, 2022**

Mr. Oliver reviewed the financial statements, noting that they were through June 30, 2022. Ms. Rogers asked about the outstanding invoices. Mr. Oliver responded that there were two types of invoices. He explained that some of the invoices were related to the construction fund for the bond issue. He noted that they paid with cost of issuance. He explained that if they needed to make another arrangement that they funded through construction funding request and were paid with developer contributions and then replenish the developer when the bonds are issued, they could do that. He stated that they would prepare the funding request for any outstanding engineering invoices.

**TENTH ORDER OF BUSINESS**

**Consideration of Funding Request No. 8**

Mr. Oliver stated that these were for general fund type expenditures and not related to the upcoming bond issue. He noted that the amount was \$4,847.21.

On MOTION by Ms. Rogers, seconded by Ms. Feiner, with all in favor, Funding Request No. 8, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – September 7, 2022  
at 11:00 a.m.**

Mr. Oliver stated that the next meeting date would be September 7, 2022 at 11:00 a.m.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

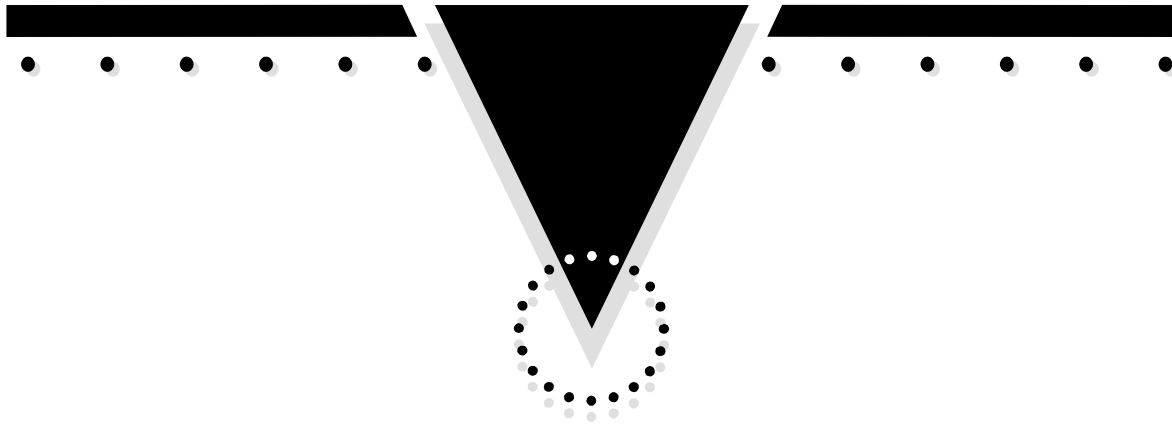
On MOTION by Ms. Rogers, seconded by Ms. Feiner, with all in favor, the meeting was adjourned.
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\_\_\_\_\_  
Secretary/Assistant Secretary

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

## *SIXTH ORDER OF BUSINESS*

*A.*



# **St Augustine Lakes Community Development District**

**Approved Budget**

**FY 2023**

**September 14, 2022**



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

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# St. Augustine Lakes CDD

## Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual YTD 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Approved Budget FY 2023
<b>Revenues</b>					
Developer Contributions /Assessments	\$93,564	\$65,005	\$21,645	\$86,650	\$319,224
Facility Income	\$0	\$0	\$0	\$0	\$0
Interest / Miscellaneous	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$93,564</b>	<b>\$65,005</b>	<b>\$21,645</b>	<b>\$86,650</b>	<b>\$ 319,224</b>

### Expenditures

#### Administrative

Supervisors Fees	\$9,000	\$5,600	\$2,000	\$7,600	\$9,000
FICA Expense	\$689	\$428	\$153	\$581	\$689
Engineering	\$9,000	\$790	\$1,500	\$2,290	\$9,000
Attorney	\$18,750	\$7,222	\$6,859	\$14,081	\$18,750
Arbitrage	\$0	\$0	\$0	\$0	\$600
Assessment Administration	\$0	\$0	\$0	\$0	\$2,500
Dissemination Agent	\$0	\$0	\$0	\$0	\$2,500
Annual Audit	\$0	\$0	\$0	\$0	\$3,110
Trustee Fees	\$0	\$0	\$0	\$0	\$4,000
Management Fees	\$33,750	\$27,459	\$7,500	\$34,959	\$47,250
Information Technology	\$1,350	\$1,098	\$300	\$1,398	\$1,800
Website Creation/ADA Compliance	\$1,750	\$0	\$1,750	\$1,750	\$0
Website Maintenance	\$900	\$732	\$200	\$932	\$1,200
Telephone	\$375	\$99	\$150	\$249	\$375
Postage	\$750	\$74	\$20	\$94	\$750
Insurance	\$5,000	\$3,740	\$0	\$3,740	\$5,000
Printing & Binding	\$900	\$318	\$168	\$486	\$900
Legal Advertising	\$10,000	\$4,500	\$935	\$5,435	\$10,000
Other Current Charges	\$750	\$279	\$100	\$379	\$1,200
Office Supplies	\$450	\$70	\$10	\$80	\$450
Dues, Licenses & Subscriptions	\$150	\$150	\$0	\$150	\$150
<b>Administrative Expenditures</b>	<b>\$93,564</b>	<b>\$52,560</b>	<b>\$21,645</b>	<b>\$74,205</b>	<b>\$119,224</b>

#### Amenity Center

##### Utilities

Phone/Internet/Cable	\$0	\$0	\$0	\$0	\$0
Electric	\$0	\$0	\$0	\$0	\$0
Water/Irrigation	\$0	\$0	\$0	\$0	\$0
Gas	\$0	\$0	\$0	\$0	\$0
Trash Removal	\$0	\$0	\$0	\$0	\$0

##### Security

Security Monitoring	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0

# St. Augustine Lakes CDD

## Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual YTD 7/31/22	Projected Next 2 Months	Total Projected 9/30/22	Approved Budget FY 2023
Management Contracts					
Facility Management	\$0	\$0	\$0	\$0	\$0
Pool Attendants	\$0	\$0	\$0	\$0	\$0
Field Mgmt / Admin	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$0	\$0	\$0	\$0	\$0
Pool Chemicals	\$0	\$0	\$0	\$0	\$0
Janitorial	\$0	\$0	\$0	\$0	\$0
Facility Maintenance	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0
Maintenance Reserves	\$0	\$0	\$0	\$0	\$0
New Capital Projects	\$0	\$0	\$0	\$0	\$0
Special Events	\$0	\$0	\$0	\$0	\$0
Holiday Decorations	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$0
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0
<b>Amenity Center Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<u>Grounds Maintenance</u>					
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$0	\$0	\$0	\$0	\$150,000
Landscape Contingency	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$12,000
Grounds Maintenance	\$0	\$0	\$0	\$0	\$10,000
Pump Repairs	\$0	\$0	\$0	\$0	\$0
Reclaim Water	\$0	\$0	\$0	\$0	\$12,000
Electric	\$0	\$0	\$0	\$0	\$10,000
Streetlights	\$0	\$0	\$0	\$0	\$0
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$6,000
<b>Grounds Maintenance Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,000</b>
<b>Total Amenity &amp; Grounds Maintenance Exp.</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$93,564</b>	<b>\$52,560</b>	<b>\$21,645</b>	<b>\$74,205</b>	<b>\$319,224</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$12,445</b>	<b>(\$0)</b>	<b>\$12,445</b>	<b>\$0</b>

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

General Fund Budget

## **REVENUES:**

### *Developer Contributions*

It is presently anticipated that the District will enter into a Funding Agreement with the Developer to fund all General Fund Expenditures for the Fiscal Year.

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## **EXPENDITURES:**

### **Administrative:**

#### *Supervisors Fees*

Chapter 190, The Florida Statutes, allows each Board member to receive \$200 per meeting not to exceed \$4,800 per year per supervisor for the time devoted to District business and meetings.

#### *FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

#### *Engineering*

Dominion Engineering Group Inc will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, review invoices, etc.

#### *Attorney*

The District's legal counsel will be provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc. Kutak Rock LLP is contracted to provide services.

#### *Arbitrage*

The District is required to annually have an arbitrage rebate calculation on the District's Special Assessment Revenue Bonds.

#### *Assessment Administration*

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

#### *Dissemination Agent*

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues and is contracted with Governmental Management Services LLC.

#### *Annual Audit*

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District will contract with licensed CPA firm to prepare the annual audit.

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

## **General Fund Budget**

### Trustee Fees

The District will issue Special Assessment Revenue Bonds which will be held with a trustee at BNY Mellon. The amount of the trustee fees is based on the agreement between BNY Mellon and the District.

### Management Fees

The District has contract with Governmental Management Services LLC to receive management, accounting and administrative services as part of a management agreement.

### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. provided by Governmental Management Services LLC.

### Website Maintenance

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

### Telephone

Telephone conference costs for District meetings, workshops and committee meetings.

### Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

### Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

### Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

### Legal Advertising

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

### Other Current Charges

Estimated bank charges and any other miscellaneous expenses that incurred during the year.

### Office Supplies

Miscellaneous office supplies.

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

General Fund Budget

## *Dues, Licenses & Subscriptions*

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

## **Amenity Center:**

### *Phone/Internet/Cable*

The District will provide internet & cable television services for the Amenity Center with service provider.

### *Electric*

The cost of electric associated with the Recreation Facility.

### *Water/Irrigation*

Water, sewer and irrigation systems cost for the district.

### *Gas*

The District will contract with vendor to provide propane delivery for amenity center use.

### *Trash Removal*

The District will contract with vendor to provide trash pickup for the amenity center dumpster.

### *Security Monitoring*

The District will contract with vendor to provide security monitoring for the Amenity Center.

### *Access Cards*

Represents the estimated cost for access cards purchased by the District's Amenity Center.

### *Facility Management*

Cost to provide management services for the Amenity Center.

### *Pool Attendants*

The District will contract to provide pool attendants and lifeguards during the operating season for the pool.

### *Field Management and Admin*

The District will contract for onsite field management of contracts for District services such as landscaping, amenity & pool facilities, lake maintenance, etc.

### *Pool Maintenance*

The estimated amount based on proposed contract to provide maintenance of the Amenity Center swimming pool.

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

Pool Chemicals

The estimated amount based on proposed contract to provide chemicals to maintain the Amenity Center swimming pool.

Janitorial

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

Facility Maintenance

The estimated amount based on proposed contract with vendor to provide routine repairs and maintenance for the Amenity Center.

Repair & Maintenance

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

Maintenance Reserves

Estimated cost to maintain excess reserves for future unexpected maintenance cost incurred by the Amenity Center of the District.

New Capital Projects

Represents any Capital expenditures the District may need to purchase furniture or equipment.

Special Events

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

Holiday Decorations

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

Fitness Center Repairs/Supplies

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

Office Supplies

Represents estimated cost for office supplies for the Amenity Center.

ASCAP/BMI Licenses

License fee required to broadcast music throughout the amenity center.

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

**Grounds Maintenance:**

*Hydrology Quality/Mitigation*

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

*Landscape Maintenance*

Cost to maintain the common areas of the District based on a proposed contract with landscape provider.

*Landscape Contingency*

Other landscape costs that is not under contract which includes landscape light repairs and replacements.

*Irrigation Repairs*

Miscellaneous irrigation repairs and maintenance cost for the District.

*Lake Maintenance*

Cost for the maintenance of District lakes based on a contract.

*Grounds Maintenance*

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

*Pump Repairs*

Provision for pool pump repair or replacements as needed.

*Reclaimed water*

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

*Streetlights*

Estimate for District streetlighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel charges.

*Streetlight Repairs*

Estimated costs for street lighting and parking lot repairs and replacements.

*Miscellaneous*

Any unanticipated and unscheduled maintenance cost to the District.

*C.*



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## RESOLUTION 2022-40

**THE ANNUAL APPROPRIATION RESOLUTION OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors ("**Board**") of the St. Augustine Lakes Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the St. Augustine Lakes Community Development District for the Fiscal Year Ending September 30, 2023."

- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ \_\_\_\_\_

TOTAL ALL FUNDS \$ \_\_\_\_\_

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023, or within 60 days following the end of the Fiscal Year 2022/2023, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 14<sup>TH</sup> DAY OF SEPTEMBER, 2022.**

ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT  
DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2022/2023 Budget

2.

## RESOLUTION 2022-41

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the St. Augustine Lakes Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in St. Johns County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A,"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of September, 2022.

ATTEST:

**ST. AUGUSTINE LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)



**Exhibit A**  
Budget

**Exhibit B**

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

## *SEVENTH ORDER OF BUSINESS*

**ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 BUDGET FUNDING AGREEMENT**

This Agreement (the "Agreement") is made and entered into this 3<sup>rd</sup> day of August, 2022, by and between:

**St. Augustine Lakes Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in St. Johns County, Florida ("**District**"), and

**Lennar Homes, LLC**, a Florida limited liability company and the developer of the lands in the District ("**Developer**") with a mailing address of 700 N.W. 107<sup>th</sup> Avenue, Suite 400, Miami, Florida 33172.

**Recitals**

**WHEREAS**, the District was established by an ordinance adopted by the County Commission of St. Johns County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for Fiscal Year 2022/2023, which year commences on October 1, 2022, and concludes on September 30, 2023 (the "FY 2023 Budget"); and

**WHEREAS**, the FY 2023 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the FY 2023 Budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

**WHEREAS**, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

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

**SECTION 1.** The Developer agrees to make available to the District the monies necessary for the operation of the District, as called for in the FY 2023 Budget attached hereto as **Exhibit A**, within fifteen (15) days of written request by the District. Amendments to the FY 2023 Budget as shown on **Exhibit A** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's FY 2023 Budget or otherwise. These payments are made by Developer in lieu of operation and maintenance assessments which might otherwise be levied or imposed by the District.

**SECTION 2.** The District shall have the right to file a continuing lien (the "Lien") upon the Property described in **Exhibit B** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's Lien. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2023 Budget" in the public records of St. Johns County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for the FY 2023 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, or may foreclose the Lien against the Property in any manner authorized by law. The District may

partially release any filed Lien for portions of the Property subject to a plat if and when the Developers have demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developers sell any of the Property described in **Exhibit B** after the execution of this Agreement, the Developers' rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developers.

**SECTION 3.** In the event Developer fails to make payments as and when due to the District pursuant to this Agreement, the District shall have the following remedies, in addition to other remedies available at law and equity:

**A.** At the Board's direction, the District may bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the Lien against the Property in any manner authorized by law. The District may enforce the collection of funds due under this Agreement by action against Developer in the appropriate judicial forum in and for St. Johns County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District.

**B.** The District hereby finds that the activities, operations and services set out in **Exhibit A** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. Developer agrees that the activities, operations and services set forth in **Exhibit A** provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in **Exhibit A**, on an equal developable acreage basis. Therefore, in the alternative, or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the St. Johns County property appraiser. Developer hereby waives and/or relinquishes any rights it may have to challenge or object to such assessments if imposed, as well as the means of collection thereof.

**SECTION 4.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. 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 of the parties hereto.

**SECTION 5.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**SECTION 6.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld. In the event that Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to the lands within the District, including the Property, Developer will expressly require that the purchaser agree to be bound by the terms of this Agreement. In the event of such sale or disposition, Developer may place into escrow an amount equal to the then unfunded portion of the adopted FY 2023 Budget to fund any budgeted expenses that may arise during the remainder of the fiscal year and provide the District evidence of assignment of this Agreement to the purchaser. Upon confirmation of the deposit of said funds into escrow, and evidence of such assignment to, and assumption by the purchaser, the Developer's obligation under this Agreement shall be deemed fulfilled and this Agreement terminated with respect to Developer's obligations. The parties hereto recognize that Developer is responsible for expenditures of the District in the FY 2023 Budget and that expenditures approved by the Board may exceed the amount adopted in the FY 2023 Budget. Developer shall notify the District in writing ninety (90) days prior to an anticipated sale or disposition of all or substantially all of the Property.

**SECTION 7.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described in Paragraph 3 above.

**SECTION 8.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any person or entity not a party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns subject to the terms of Paragraph 6 above.

**SECTION 9.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue shall be in St. Johns County, Florida.

**SECTION 10.** 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 the doubtful language will not be interpreted or construed against any party.

**SECTION 11.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

**SECTION 12.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

**ATTEST:**

**ST. AUGUSTINE LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**LENNAR HOMES, LLC,**  
a Florida limited liability company

\_\_\_\_\_  
Witness

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

**Exhibit A:** Fiscal Year 2022/2023 Budget

**Exhibit B:** Description of the Property



**Exhibit A**

Fiscal Year 2022/2023 Budget

**Exhibit B**  
**Description of the Property**

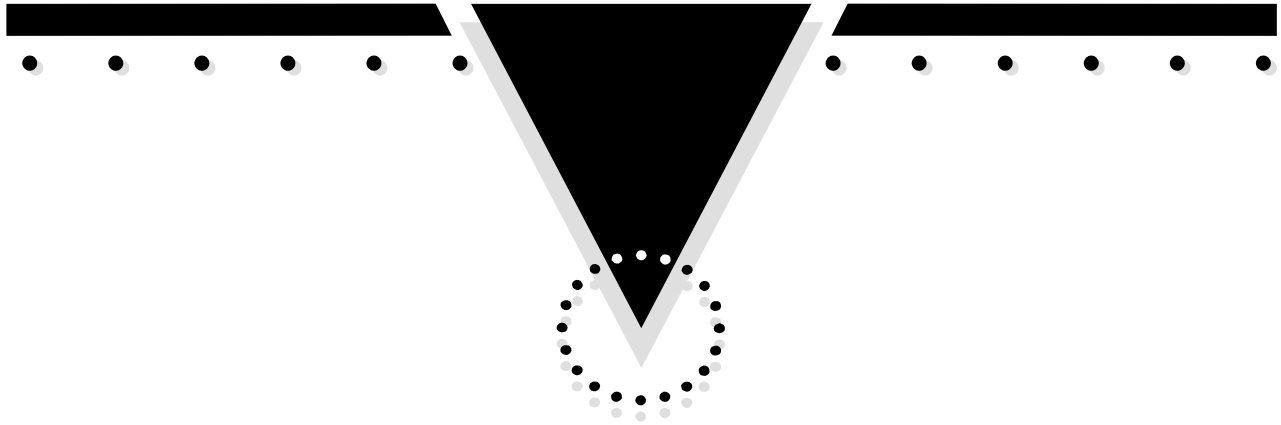
A PORTION OF THE FRANCIS P. SANCHEZ GRANT, SECTION 40, AND A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE NORTH 00° 08' 50" WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CARTER ROAD (A 60' FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE CONTINUE NORTH 00° 08' 50" WEST ALONG SAID WEST LINE OF SECTION 15, A DISTANCE OF 2,210.21 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 2297, PAGE 1487, PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 38' 39" EAST ALONG THE NORTH LINE OF SAID DEED, A DISTANCE OF 516.14 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 1902, PAGE 1009, SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE COURSES ALONG THE WESTERLY, SOUTHERLY, AND EASTERLY LINE OF SAID OFFICIAL RECORDS 1902, PAGE 1009, FIRST COURSE: SOUTH 13° 47' 24" EAST, A DISTANCE OF 367.39 FEET; SECOND COURSE: NORTH 89° 25' 18" EAST, A DISTANCE OF 214.00 FEET; THIRD COURSE: NORTH 10° 35' 17" WEST, A DISTANCE OF 255.32 FEET; THENCE NORTH 34° 32' 04" EAST, A DISTANCE OF 42.43 FEET; THENCE NORTH 10° 35' 17" WEST, A DISTANCE OF 74.59 FEET TO A POINT ON THE NORTH LINE OF OFFICIAL RECORDS 2297, PAGE 1487; THENCE NORTH 89° 38' 39" EAST ALONG PREVIOUSLY MENTIONED NORTH LINE, A DISTANCE OF 1,167.12 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 00° 07' 38" WEST, A DISTANCE OF 109.57 FEET TO THE SOUTHWEST CORNER OF THE FRANCIS P. SANCHEZ GRANT, SECTION 40; THENCE SOUTH 89° 52' 01" EAST ALONG THE SOUTH LINE OF SAID SECTION 40, A DISTANCE OF 215.81 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 1380, PAGE 925; THENCE THE FOLLOWING FIVE COURSES ALONG THE WESTERLY BOUNDARY OF SAID OFFICIAL RECORDS 1380, PAGE 925; FIRST COURSE: NORTH 15° 08' 28" WEST, A DISTANCE OF 170.00 FEET; SECOND COURSE: NORTH 71° 24' 19" EAST ALONG THE SOUTHERLY TERMINUS OF NEAL ROAD (A 60 FOOT RIGHT OF WAY), A DISTANCE OF 60.12 FEET; THIRD COURSE: NORTH 15° 06' 26" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID NEAL ROAD, A DISTANCE OF 392.87 FEET; FOURTH COURSE: NORTH 71° 24' 19" EAST, A DISTANCE OF 208.71 FEET; FIFTH COURSE: NORTH 15° 06' 28" WEST, A DISTANCE OF 704.06 FEET; THENCE NORTH 71° 21' 18" EAST, A DISTANCE OF 316.34 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 2048, PAGE 1229; THENCE NORTH 71° 21' 18" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED DEED, A DISTANCE OF 279.37 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 18° 32' 50" EAST ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN PARCEL "A" OF OFFICIAL RECORDS 1416, PAGE 1901, SAID PUBLIC RECORDS, A DISTANCE OF 318.85 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 1416, PAGE 1894, SAID PUBLIC RECORDS; THENCE NORTH 71° 23' 03" EAST ALONG THE NORTHERLY LINE OF LAST MENTIONED DEED, A DISTANCE OF 628.93 FEET TO THE SOUTHWEST CORNER OF DEED RECORDED IN OFFICIAL RECORDS 774, PAGE 1746; THENCE NORTH 18° 37' 39" WEST ALONG THE WESTERLY LINE OF LAST MENTIONED DEED, A DISTANCE OF 860.00 FEET TO THE NORTHWEST CORNER THEREOF AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THOMPSON BAILEY ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 71° 21' 18" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 674.71 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2,991.37 FEET, A CENTRAL ANGLE OF 7°00'28" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08° 24' 47" EAST, 365.64 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 365.87 FEET TO THE NORTH LINE OF DEED RECORDED IN OFFICIAL RECORDS 1429, PAGE 1273; THENCE THE FOLLOWING THREE COURSES ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINE OF SAID OFFICIAL RECORDS 1429, PAGE 1273; FIRST COURSE: SOUTH 71° 21' 18" WEST, A DISTANCE OF 67.87 FEET; SECOND COURSE: SOUTH 18° 37' 39" EAST, A DISTANCE OF 300.45 FEET; THIRD COURSE: NORTH 71° 23' 03" EAST, A DISTANCE OF 47.78 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2,990.00 FEET, A CENTRAL ANGLE OF 2°15'10" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18° 49' 31" EAST, 118.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 118.42 FEET; THENCE SOUTH 19° 57' 38" EAST, A DISTANCE OF 113.47 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 109°31'14" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03° 59' 43" EAST, 101.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 118.51 FEET TO A POINT ON THE SOUTH LINE OF LANDS RECORDED IN OFFICIAL RECORDS 1416, PAGE 1894; THENCE SOUTH 71°22'44" WEST ALONG LAST SAID SOUTH LINE, A DISTANCE OF 1,511.90 FEET TO THE NORTHEAST CORNER OF PARCEL "B", SAID OFFICIAL RECORDS 1416, PAGE 1901; THENCE SOUTH 14° 52' 41" EAST ALONG THE EASTERLY LINE OF SAID PARCEL "B", OFFICIAL RECORDS 1416, PAGE 1901, A DISTANCE OF 330.56 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 15° 36' 08" EAST ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 1416, PAGE 1903, A DISTANCE OF 492.59 FEET TO THE SOUTHWESTERLY CORNER OF SAID OFFICIAL RECORDS 1416, PAGE 1903 AND A POINT ON THE SOUTHERLY LINE OF SAID SECTION 40; THENCE SOUTH 89° 52' 01" EAST ALONG SAID SOUTHERLY LINE OF SECTION 40, A DISTANCE OF 809.65 FEET TO THE NORTHEAST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 563, PAGE 447; THENCE SOUTH 00° 07' 38" EAST ALONG THE EAST LINE OF OFFICIAL RECORDS 563, PAGE 447, A DISTANCE OF 2,385.56 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH 89° 38' 39" WEST ALONG SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 3,553.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PREVIOUSLY MENTIONED CARTER ROAD; THENCE NORTH 00° 08' 50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89° 38' 39" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CARTER ROAD, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 226.92 ACRES, MORE OR LESS.

## *ELEVENTH ORDER OF BUSINESS*



**St Augustine Lakes  
Community Development District**

**Unaudited Financial Reporting**

**July 31, 2022**



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**ST AUGUSTINE LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**July 31, 2022**

	<u>General</u>
<b><u>ASSETS:</u></b>	
CASH	\$11,105
DUE FROM DEVELOPER	\$10,489
DUE FROM CAPITAL	\$2,282
<b>TOTAL ASSETS</b>	<b><u><u>\$23,876</u></u></b>
<b><u>LIABILITIES:</u></b>	
ACCOUNTS PAYABLE	\$9,149
DUE TO DEVELOPER	\$2,282
<b><u>FUND EQUITY:</u></b>	
FUND BALANCES:	
UNRESTRICTED	\$12,445
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b><u><u>\$23,876</u></u></b>

# St Augustine Lakes

## Community Development District

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending  
July 31, 2022

	PROPOSED BUDGET	PRORATED BUDGET 7/31/22	ACTUAL 7/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Developer Contributions	\$93,564	\$65,005	\$65,005	\$0
<b>TOTAL REVENUES</b>	<b>\$93,564</b>	<b>\$65,005</b>	<b>\$65,005</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisors Fees	\$9,000	\$8,000	\$5,600	\$2,400
FICA Expense	\$689	\$612	\$428	\$184
Engineering	\$9,000	\$8,000	\$790	\$7,210
Attorney	\$18,750	\$16,667	\$7,222	\$9,445
Management Fees	\$33,750	\$30,000	\$27,459	\$2,541
Information Technology	\$1,350	\$1,200	\$1,098	\$102
Website Creation/ADA Compliance	\$1,750	\$1,556	\$0	\$1,556
Website Maintenance	\$900	\$800	\$732	\$68
Telephone	\$375	\$333	\$99	\$234
Postage	\$750	\$667	\$74	\$592
Insurance	\$5,000	\$5,000	\$3,740	\$1,260
Printing & Binding	\$900	\$800	\$318	\$482
Legal Advertising	\$10,000	\$4,500	\$4,500	\$0
Other Current Charges	\$750	\$667	\$279	\$388
Office Supplies	\$450	\$400	\$70	\$330
Dues, Licenses & Subscriptions	\$150	\$150	\$150	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$93,564</b>	<b>\$79,351</b>	<b>\$52,560</b>	<b>\$26,791</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$12,445</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$12,445</b>	

**St Augustine Lakes  
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES</b>													
Developer Contributions	\$0	\$0	\$21,750	\$6,692	\$8,380	\$5,421	\$5,040	\$7,234	\$5,642	\$4,847	\$0	\$0	\$65,005
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,750</b>	<b>\$6,692</b>	<b>\$8,380</b>	<b>\$5,421</b>	<b>\$5,040</b>	<b>\$7,234</b>	<b>\$5,642</b>	<b>\$4,847</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,005</b>
<b>EXPENDITURES</b>													
Supervisors Fees	\$0	\$0	\$0	\$800	\$800	\$1,000	\$600	\$600	\$1,000	\$800	\$0	\$0	\$5,600
FICA Expense	\$0	\$0	\$0	\$61	\$61	\$77	\$46	\$46	\$77	\$61	\$0	\$0	\$428
Engineering	\$0	\$0	\$0	\$420	\$0	\$370	\$0	\$0	\$0	\$0	\$0	\$0	\$790
Attorney	\$0	\$0	\$3,681	\$371	\$1,300	\$915	\$210	\$388	\$358	\$0	\$0	\$0	\$7,222
Assessment Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$0	\$0	\$1,209	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$27,459
Information Technology	\$0	\$0	\$48	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$1,098
Website Creation/ADA Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Website Administration	\$0	\$0	\$32	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$732
Telephone	\$0	\$0	\$0	\$0	\$47	\$0	\$0	\$0	\$19	\$33	\$0	\$0	\$99
Postage	\$0	\$0	\$0	\$0	\$18	\$2	\$45	\$4	\$3	\$4	\$0	\$0	\$74
Insurance	\$0	\$0	\$0	\$3,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,740
Printing & Binding	\$0	\$0	\$0	\$0	\$176	\$53	\$18	\$39	\$22	\$10	\$0	\$0	\$318
Legal Advertising	\$0	\$0	\$0	\$3,931	\$76	\$175	\$72	\$0	\$144	\$102	\$0	\$0	\$4,500
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$35	\$90	\$36	\$35	\$83	\$0	\$0	\$279
Office Supplies	\$0	\$0	\$0	\$0	\$39	\$18	\$6	\$6	\$0	\$0	\$0	\$0	\$70
Dues, Licenses & Subscriptions	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,971</b>	<b>\$13,473</b>	<b>\$6,516</b>	<b>\$6,644</b>	<b>\$5,088</b>	<b>\$5,118</b>	<b>\$5,657</b>	<b>\$5,094</b>	<b>\$0</b>	<b>\$0</b>	<b>\$52,560</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,779</b>	<b>(\$6,781)</b>	<b>\$1,864</b>	<b>(\$1,223)</b>	<b>(\$48)</b>	<b>\$2,115</b>	<b>(\$15)</b>	<b>(\$247)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,445</b>



**St Augustine Lakes Community Development District  
Developer Contributions/Due from Developer**

<b>Funding Request #</b>	<b>Date Prepared</b>	<b>Date Payment Received</b>	<b>Check Amount</b>	<b>Total Funding Request</b>	<b>Capital (Due to Developer)</b>	<b>Over and (short) Balance Due</b>
1	12/8/21	2/11/22	\$ 21,750.00	\$ 21,750.00		\$ -
2	1/18/22	3/4/22	\$ 6,691.70	\$ 6,691.70		\$ -
3	2/23/22	4/18/22	\$ 12,229.63	\$ 8,379.63	\$ 2,281.50	\$ (1,568.50)
4	3/29/22	5/24/22	\$ 5,420.82	\$ 5,420.82	\$ -	\$ -
5	4/27/22	6/20/22	\$ 3,471.25	\$ 5,039.75	\$ -	\$ 1,568.50
6	5/19/22	6/20/22	\$ 7,233.78	\$ 7,233.78	\$ -	\$ -
7	6/28/22			\$ 5,642.12	\$ -	\$ 5,642.12
8	7/28/22			\$ 4,847.21	\$ -	\$ 4,847.21

Due from Developer	\$ 56,797.18	\$ 65,005.01	\$ 2,281.50	\$ 10,489.33
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**Total Developer Contributions FY22**

**\$ 65,005.01**

## *TWELFTH ORDER OF BUSINESS*

# St. Augustine Lakes

Community Development District

FY 22 Funding Request #9

August 5, 2022

PAYEE	GENERAL FUND	CAPITAL REIMBURSEMENT
<b>1 Dominion Engineering Group Inc</b>		
Inv #2022-5104 Petition to Establish the CDD		\$ 7,500.00
Inv #2022-5104 Master Engineer's Report		\$ 12,500.00
Inv #2022-5331 CDD Meeting April 6	\$ 370.00	
Inv #2022-5445 CDD Meeting May 6	\$ 185.00	
Inv #2022-5502 CDD Meeting July 6	\$ 185.00	
<b>2 Governmental Management Services</b>		
Inv# 10 - Management Fees - August 2022	\$ 4,031.49	
<b>3 Kutak Rock LLP</b>		
Inv# 3083153 - General Counsel June 2022	\$ 358.00	
<b>4 Supervisor Fees for 8/3/22 Meeting</b>	\$ 1,000.00	
	\$ 6,129.49	\$ 20,000.00
TOTAL		<u>\$ 26,129.49</u>

Please make check payable to:

**St. Augustine Lakes CDD**  
475 West Town Place Ste 114  
St Augustine FL 32092

\*\*\*\*\* INVOICE \*\*\*\*\*



**Dominion Engineering Group, Inc.**  
**4348 Southpoint Blvd., Suite 201**  
**Jacksonville, Florida 32216**  
**(904) 854-4500**

Date: January 1, 2022

Invoice Number 2022-5104

Net 15 days

Zenzi Rogers  
Director of Forward Planning  
**Lennar Homes**  
9440 Philips Highway, Suite 7  
Jacksonville, FL 32256

**Reference: Interim District Engineer**  
**St. Augustine Lakes CDD, St. Johns County, FL**  
**DEG Project Number 2178.001**

**Task 1 Petition to Establish the CDD** **\$7,500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$7,500.00	0	\$7,500.00	100	\$7,500.00	\$0.00	<b>\$7,500.00</b>

**Task 2 Master Engineer's Report** **\$12,500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$12,500.00	0	\$12,500.00	100	\$12,500.00	\$0.00	<b>\$12,500.00</b>

**Task 2 Supplemental Engineer's Report (each separate bond issuance)** **\$7,500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$7,500.00	0	\$7,500.00	0	\$0.00	\$0.00	<b>\$0.00</b>

**Total Amount Due \$20,000.00**

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing:

1. Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.
2. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

\*\*\*\*\* INVOICE \*\*\*\*\*



**Dominion Engineering Group, Inc.**  
**4348 Southpoint Blvd., Suite 201**  
**Jacksonville, Florida 32216**  
**(904) 854-4500**

Date: April 1, 2022

Invoice Number 2022-5293

Net 15 days

Zenzi Rogers  
Director of Forward Planning  
**Lennar Homes**  
9440 Philips Highway, Suite 7  
Jacksonville, FL 32256

**Reference: Interim District Engineer**  
**St. Augustine Lakes CDD, St. Johns County, FL**  
**DEG Project Number 2178.001**

**Task 1 Petition to Establish the CDD** **\$7,500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$7,500.00	0	\$7,500.00	100	\$7,500.00	\$7,500.00	<b>\$0.00</b>

**Task 2 Master Engineer's Report** **\$12,500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$12,500.00	0	\$12,500.00	100	\$12,500.00	\$12,500.00	<b>\$0.00</b>

**Task 3 Supplemental Engineer's Report (each separate bond issuance)** **\$7,500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$7,500.00	0	\$7,500.00	0	\$0.00	\$0.00	<b>\$0.00</b>

**Task 4 Construction Administration (budget hourly )**

**\$Hourly**

<b>Employee Level</b>	<b>Billing Amount (hourly)</b>	<b>Total Hours this period</b>	<b>Total Due</b>
CADD Operator	\$70	0	\$0.00
CADD Designer	\$100	0	\$0.00
Engineer	\$125	0	\$0.00
Principal	\$185	2	\$370.00
<b>TOTAL</b>		<b>2</b>	<b>\$370.00</b>

1. CDD Meeting on March 2, 2022

**Total Amount Due \$370.00**

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing:

1. Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.
2. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

\*\*\*\*\* INVOICE \*\*\*\*\*



**Dominion Engineering Group, Inc.**  
**4348 Southpoint Blvd., Suite 201**  
**Jacksonville, Florida 32216**  
**(904) 854-4500**

Date: May 1, 2022

Invoice Number 2022-5331

Net 15 days

Zenzi Rogers  
Director of Forward Planning  
**Lennar Homes**  
9440 Philips Highway, Suite 7  
Jacksonville, FL 32256

**Reference: Interim District Engineer**  
**St. Augustine Lakes CDD, St. Johns County, FL**  
**DEG Project Number 2178.001**

**Task 1 Petition to Establish the CDD** **\$7,500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$7,500.00	0	\$7,500.00	100	\$7,500.00	\$7,500.00	<b>\$0.00</b>

**Task 2 Master Engineer's Report** **\$12,500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$12,500.00	0	\$12,500.00	100	\$12,500.00	\$12,500.00	<b>\$0.00</b>

**Task 3 Supplemental Engineer's Report (each separate bond issuance)** **\$7,500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$7,500.00	0	\$7,500.00	0	\$0.00	\$0.00	<b>\$0.00</b>



**Task 4 Construction Administration (budget hourly )**

**\$Hourly**

<b>Employee Level</b>	<b>Billing Amount (hourly)</b>	<b>Total Hours this period</b>	<b>Total Due</b>
CADD Operator	\$70	0	\$0.00
CADD Designer	\$100	0	\$0.00
Engineer	\$125	0	\$0.00
Principal	\$185	2	\$370.00
<b>TOTAL</b>		<b>2</b>	<b>\$370.00</b>

1. CDD Meeting on April 6, 2022

**Total Amount Due \$370.00**

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing:

1. Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.
2. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

\*\*\*\*\* INVOICE \*\*\*\*\*



**Dominion Engineering Group, Inc.**  
**4348 Southpoint Blvd., Suite 201**  
**Jacksonville, Florida 32216**  
**(904) 854-4500**

Date: July 1, 2022

Invoice Number 2022-5445

Net 15 days

Zenzi Rogers  
Director of Forward Planning  
**Lennar Homes**  
9440 Philips Highway, Suite 7  
Jacksonville, FL 32256

**Reference: Interim District Engineer**  
**St. Augustine Lakes CDD, St. Johns County, FL**  
**DEG Project Number 2178.001**

**Task 1 Petition to Establish the CDD** **\$7,500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$7,500.00	0	\$7,500.00	100	\$7,500.00	\$7,500.00	<b>\$0.00</b>

**Task 2 Master Engineer's Report** **\$12,500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$12,500.00	0	\$12,500.00	100	\$12,500.00	\$12,500.00	<b>\$0.00</b>

**Task 3 Supplemental Engineer's Report (each separate bond issuance)** **\$7,500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$7,500.00	0	\$7,500.00	0	\$0.00	\$0.00	<b>\$0.00</b>

**Task 4 Construction Administration (budget hourly )**

**\$Hourly**

<b>Employee Level</b>	<b>Billing Amount (hourly)</b>	<b>Total Hours this period</b>	<b>Total Due</b>
CADD Operator	\$70	0	\$0.00
CADD Designer	\$100	0	\$0.00
Engineer	\$125	0	\$0.00
Principal	\$185	1	\$185.00
<b>TOTAL</b>		<b>1</b>	<b>\$185.00</b>

1. CDD Meeting on May 6, 2022

**Total Amount Due \$185.00**

PM REVIEW: initials (wes)

Select Contract Term Regarding Invoicing:

1. Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.
2. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

\*\*\*\*\* INVOICE \*\*\*\*\*



**Dominion Engineering Group, Inc.**  
**4348 Southpoint Blvd., Suite 201**  
**Jacksonville, Florida 32216**  
**(904) 854-4500**

Date: August 1, 2022

Invoice Number 2022-5502

Net 15 days

Zenzi Rogers  
Director of Forward Planning  
**Lennar Homes**  
9440 Philips Highway, Suite 7  
Jacksonville, FL 32256

**Reference: Interim District Engineer**  
**St. Augustine Lakes CDD, St. Johns County, FL**  
**DEG Project Number 2178.001**

**Task 3 Supplemental Engineer's Report (each separate bond issuance) \$7,500.00**

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$7,500.00	0	\$7,500.00	0	\$0.00	\$0.00	<b>\$0.00</b>

**Task 4 CDD Board Meetings \$Hourly**

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
CADD Operator	\$70	0	\$0.00
CADD Designer	\$100	0	\$0.00
Engineer	\$125	0	\$0.00
Principal	\$185	1	\$185.00
<b>TOTAL</b>		<b>1</b>	<b>\$185.00</b>

1. CDD Meeting on July 6, 2022

**Total Amount Due \$185.00**

PM REVIEW: initials (wes) Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

1001 Bradford Way  
Kingston, TN 37763

**Invoice #:** 10  
**Invoice Date:** 8/1/22  
**Due Date:** 8/1/22  
**Case:**  
**P.O. Number:**

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

[illegible]

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3083153

Client Matter No. 25223-1

St Augustine Lakes Community Development District

c/o Governmental Management Services

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3083153

25223-1

Re: General Counsel

## For Professional Legal Services Rendered

06/01/22	W. Haber	0.40	120.00	Prepare for and participate in Board meeting
06/24/22	W. Haber	0.20	60.00	Review draft agenda
06/28/22	W. Haber	0.40	120.00	Review and revise budget resolutions and notices
06/28/22	K. Jusevitch	0.40	58.00	Prepare budget hearing documents; confer with Haber and correspond with district manager
TOTAL HOURS		1.40		

**KUTAK ROCK LLP**

St Augustine Lakes Community Development

July 31, 2022

Client Matter No. 25223-1

Invoice No. 3083153

Page 2

TOTAL FOR SERVICES RENDERED	\$358.00
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TOTAL CURRENT AMOUNT DUE	\$358.00
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UNPAID INVOICES:

June 7, 2022	Invoice No. 3064337	598.00
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TOTAL DUE	<u>\$956.00</u>
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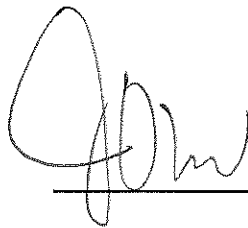
# **ATTENDANCE SHEET**

District: **St. Augustine Lakes**

Meeting Date: **08.03.22**

	<b>Supervisor</b>	<b>In Attendance</b>	<b>Fees</b>
1.	Zenzi Rogers	<input checked="" type="checkbox"/>	\$200
2.	Chris Mayo	<input checked="" type="checkbox"/>	\$200
3.	Tiffany Csalovszki	<input checked="" type="checkbox"/>	\$200
4.	Mike Della Penta <i>NO</i>	<input type="checkbox"/>	\$200
5.	Virgina Feiner	<input checked="" type="checkbox"/>	\$200

District Manager:

 8/3/2022

PLEASE RETURN COMPLETED FORM TO BERNADETTE PERGRINO



*THIRTEENTH ORDER OF BUSINESS*

# St. Augustine Lakes

Community Development District

FY 22 Funding Request #10

September 6, 2022

PAYEE		GENERAL FUND	
1	<b>EGIS</b> FY23 Insurance Renewal Policy Inv #16467	\$	5,000.00
2	<b>Governmental Management Services</b> Inv# 11 - Management Fees - September 2022	\$	4,040.68
3	<b>Kutak Rock LLP</b> Inv# 3105992 - General Counsel July 2022	\$	802.50
		\$	9,843.18
		TOTAL \$	<u>9,843.18</u>

Please make check payable to:

**St. Augustine Lakes CDD**  
475 West Town Place Ste 114  
St Augustine FL 32092



# INVOICE

<b>Customer</b>	St. Augustine Lakes Community Development District
<b>Acct #</b>	1162
<b>Date</b>	08/30/2022
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	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	
<b>Invoice Summary</b>	\$ 5,000.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#16467
100122870	

Thank You

Please detach and return with payment



Customer: St. Augustine Lakes Community Development District

Invoice	Effective	Transaction	Description	Amount
16467	10/01/2022	Renew policy	Policy #100122870 10/01/2022-10/01/2023 Florida Insurance Alliance  Package - Renew policy Due Date: 8/30/2022	5,000.00

**Total**

\$ 5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

**Remit Payment To: Egis Insurance Advisors**

P.O. Box 748555  
Atlanta, GA 30374-8555

(321)233-9939

sclimer@egisadvisors.com

**Date**

08/30/2022

1001 Bradford Way  
Kingston, TN 37763

**Invoice #:** 11  
**Invoice Date:** 9/1/22  
**Due Date:** 9/1/22  
**Case:**  
**P.O. Number:**

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

[illegible]

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 4, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3105992

Client Matter No. 25223-1

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

Invoice No. 3105992  
25223-1

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Re: General Counsel

**For Professional Legal Services Rendered**

07/06/22	W. Haber	0.50	150.00	Prepare for and participate in Board meeting
07/10/22	W. Haber	0.50	150.00	Review and respond to correspondence from County regarding legal description; prepare correspondence to Rogers regarding same
07/11/22	W. Haber	0.20	60.00	Confer with Rogers regarding metes and bounds description and corrective map
07/18/22	M. Rigoni	0.10	26.50	Prepare memorandum regarding statutory changes to publication requirements
07/22/22	W. Haber	0.50	150.00	Confer with Bishop at St. Johns County regarding legal description; review minutes and confer with Sweeting
07/29/22	W. Haber	0.50	150.00	Review and revise resolution re-setting public hearing on assessments

**KUTAK ROCK LLP**

St Augustine Lakes Community Development

September 4, 2022

Client Matter No. 25223-1

Invoice No. 3105992

Page 2

07/29/22	K. Jusevitch	0.80	116.00	Prepare resolution regarding budget hearing; confer with Haber and correspond with district manager
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TOTAL HOURS	3.10
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TOTAL FOR SERVICES RENDERED	\$802.50
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TOTAL CURRENT AMOUNT DUE	\$802.50
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## UNPAID INVOICES:

June 7, 2022	Invoice No. 3064337	598.00
July 31, 2022	Invoice No. 3083153	358.00

TOTAL DUE	<u>\$1,758.50</u>
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