



**St Augustine Lakes  
Community Development District**

**Adopted 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	Adopted Budget FY 2023
<b>Revenues</b>					
Developer Contributions	\$93,564	\$65,005	\$21,645	\$86,650	\$0
Assessments	\$0	\$0	\$0	\$0	\$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	Adopted 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>
<i>Grounds Maintenance</i>					
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>

Assessable Units	426
Per Unit Assessment	\$749.35

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

**REVENUES:**

Assessments

The District will direct bill assessments 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.

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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.

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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.

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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.



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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.