St. Augustine Lakes

Community Development District

DECEMBER 7, 2022



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

Call in Number: 1-877-304-9269, Code 7067214

November 30, 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, December 7, 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. Consideration of Minutes of the October 5, 2022 Meeting and October 19, 2022 Continued Meeting
- IV. Matters Related to Series 2022 Bond Issue Process
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- VI. Supervisors Requests
- VII. Audience Comments
- VIII. Financial Statements as of October 31, 2022
 - IX. Ratification of Funding Request No. 11
 - X. Next Scheduled Meeting January 4, 2023 at 11:00 a.m.
 - XI. Adjournment



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, October 5, 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
Michael Della Penta Supervisor
Tiffany Csalovszki Supervisor
Ginny Feiner by phone Supervisor

Also, present were:

Jim Oliver District Manager Wes Haber *by phone* District Counsel

The following is a summary of the actions taken at the October 5, 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. Five 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 September 14, 2022 Meeting

Mr. Oliver presented the September 14, 2022 meeting minutes. The Board had no changes to the minutes.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the September 14, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS Matters Related to Series 2022 Bond Issue Process

Mr. Haber stated that they were getting very close to being able to kick off the steps necessary to issue bonds. He explained that the next, most meaningful, step was the approval of the Bond Delegation Resolution, which was a resolution that delegates authority to the Chair, Vice Chair, and various staff members to pick the necessary steps to start marketing the bonds. He noted that he had spoken to the District's underwriter and he thought that the District bond issuance team should be ready to have documents for the Board to approve, including the Delegation Resolution, in about 2 weeks. He stated that they were recommending that today's meeting be continued for approximately two-weeks. He noted that the longer they wait on adopting the Delegation Resolution, the longer they would need to wait on issuing the bonds. He reviewed the options with the Board which included continuing today's meeting, waiting until the November meeting, or scheduling a special meeting that would take place prior to the November meeting. He noted that if the Board decided to continue today's meeting, he had a few items that he wanted to add to the agenda, which would be by a motion to amend the agenda to include items for the continued meeting along the lines of consideration of Bond Delegation Resolution and consideration of Supplemental Assessment Methodology to be used in the offering document as well as consideration of any other matters that may relate to the issuance of the bonds.

Mr. Oliver opened up the discussion on what the Board wanted to do with respect to moving forward with when the Board would meet to address these matters. Ms. Rogers responded that they were good with continuing until October 19th. Mr. Haber stated that he would be happy to answer any questions regarding the steps that he mentioned. Hearing none,

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Amending the Agenda for Purposes of the Continued Meeting to Include Consideration of the Bond Delegation Resolution, Consideration of the Supplemental Assessment Methodology, and Consideration of Any Other Matters Related to the Issuance of the 2022 Bonds, were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated that they had did some bills of sale for some offsite utility improvements and roadway improvements. He noted that those had run through the District to the county, so they would be in a position to be able to acquire those. He explained that they had already acquired them in that they took ownership of them but would pay for them when they issued the bonds. He noted that in order to process the payment, they would want some of that backup that they had saw be requested that had other CDD's that substantiate the fact that Lennar had paid for these improvements in full and that it was appropriate for the CDD to now pay Lennar back for the amounts that they paid. He noted that they had a little time on that, but the sooner that they had all that stuff in row, the sooner they would be able to process a requisition to get the money to Lennar. He stated that he would be happy to answer any questions. Hearing none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver had nothing to report for this item.

SIXTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Financial Statements as of August 31, 2022

Mr. Oliver reviewed the financials as of August 31, 2022 that were in the agenda package.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Financial Statements as of August 31, 2022, were approved.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – October 19, 2022 at 11:00 a.m.

Mr. Oliver stated that the next meeting date to continue this meeting would be October 19, 2022 at 11:00 a.m. at GMS.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Meeting was continued to October 19, 2022 at 11:00 a.m. at GMS office.

Secretary/Assistant Secretary	Chairman/Vice Chairman

MINUTES OF MEETING ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

The continued meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District was held on Wednesday, October 19, 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
Michael Della Penta Supervisor
Tiffany Csalovszki Supervisor
Ginny Feiner Supervisor

Also, present were:

Jim Oliver District Manager

Wes Haber *by phone* District Counsel, Kutak Rock

Bill Schaefer *by phone*Steve Sanford *by phone*District Engineer
Greenberg Traurig

The following is a summary of the actions taken at the October 19, 2022 St. Augustine Lakes Community Development District's continued Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS Roll Call

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

*The recording started under the third item of business. Items 1 and 2 are summarized.

SECOND ORDER OF BUSINESS Audience Comments (regarding agenda items listed below)

Mr. Oliver opened the public comment period, there were no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of Bond Delegation Resolution, Resolution 2023-01

*The meeting recording started during the third order of business.

Mr. Sanford stated when it came time to sell and price the bonds and if the bond terms were within the parameters set by the Board, the Chair or the Vice Chair would be authorized to execute a bond purchase contract. He reviewed what the parameters were stating that they were authorizing a principal amount of bonds not to exceed \$11,000,000 in special assessment bonds that doesn't commit the Board to issue that amount of bonds at the maximum amount. He noted that the interest rate on the bonds can't exceed the maximum interest rate, which is set by statutes. He stated that the term of the bonds would not exceed 30 years and was required by the statute. He added that the underwriter's compensation was 98%, which means that the underwriter would buy the bonds at a discount and then would sell the bonds to the investors at the par amount. He noted that if they were within the parameters of Section 3 then the Chair or Vice Chair could sign the Bond Purchase Contract.

Mr. Sanford added that they were also asking the Board to approve the forms of certain documents. He reviewed what these documents were stating that the Bond Purchase Contract was between the District and FMS bonds as their underwriter. He explained that this contract spelled out what conditions were required to have a successful closing. He noted that when the agreement got executed, it would have the final terms of the bonds. He reviewed the next exhibit, which was the Preliminary Limited Offering Memorandum, which is the marketing tool that they use to find investors. He explained that once the bonds were sold, that preliminary becomes a final document with all the bond terms, sources and uses, and the redemption provisions. He noted that the final document would get delivered to the ultimate investor. He reviewed the next exhibit which was a Continuing Disclosure Agreement. He explained that this agreement was required under the SEC rules, which required that there be annual dates regarding the bonds and the development. He added that the point of this agreement was that if someone wanted to buy these bonds in the secondary market, it would have the same information that everyone else had so that they could make an informed investment decision. He reviewed the last exhibit, which was the First Supplemental Trust Indenture. He explained that they approved this document in December when they adopted the Authorizing Resolution, but there were some changes that were significant enough that they asked the Board to reapprove this document. He added that this was between the

District and US Bank Trust as the Trustee and once the bonds were sold, this document would have all the payment information that was in the bond purchase contracts such as interest rates, sources and uses, and redemption provision. He asked the Board if they had any questions over this resolution. Hearing none, he recommended that the Board make a motion to adopt Resolution 2023-01.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Bond Delegation Resolution, Resolution 2023-01, was approved.

FOURTH ORDER OF BUSINESS Consideration of Supplemental Assessment Methodology

Mr. Oliver presented the Supplemental Assessment Methodology stating that there was a copy in the agenda package. He stated that this was a Supplemental Special Assessment Methodology and was based on the Master Assessment Methodology that was adopted on December 22, 2021. He explained that it addressed the special benefits in general and concludes that those properties within the District do receive special benefits as compared to those properties outside of the District boundaries, which have some general benefit from this development. He stated that the District Development Program was discussed in section 2.0 and showed that the developments would consist with approximately 426 single-family residential homes comprised of 43' and 53' lots. He reviewed over the District's Capital Improvement Plan on page 3 stating that at the time of the writing, the total cost of the CIP according to the engineer's report was projected at \$22,541,000. He noted that it reviewed over the financing, which they would also see in the exhibits under section 4.1. He stated that section 5.2 had the assigning of debt and the current development plans for the District projected approximately 426 single-family residential homes. He added that this may change during the development process. He reviewed the next section which addressed the assessment levied on the gross acres within the District on an equal acreage basis, because at that juncture, every acre benefited equally from the Capital Improvement Plan. He noted that the lien ability to have special and peculiar benefit to the property showed that the CIP could be shown to be creating the special and peculiar benefits to the property. He added that it also talked about some of the elements of those improvements including roadway improvements, utility improvements, amenities and entry features, landscaping, and stormwater systems. He also

added that there would be contingency because of the economic situation where there was increased cost for materials and labor due to inflation. He stated that they had determined that the assessments were apportioned and reasonable to meet the lien ability test. He reviewed the trueup mechanism stating that the debt would be spread equally over the number of acres that were out there. He added that as acres were developed, the remaining acres should not have debt accumulated of greater than \$30,892. He explained that if that was ever calculated to be above that point, that would trigger a true-up payment. He stated that table 1 showed 426 lots broken out between 43' and 53' residentials. Table 2 showed infrastructural costs which totaled \$22,541,200. Ms. Rogers stated that this should have been updated because it was up about \$7,000,000 more to \$29,990,000. Mr. Oliver stated that he didn't think it would affect the assessments because so much of this was developer funded. He noted that they would update that table and anywhere else that the number didn't show \$29,990,000. Mr. Schaefer stated that those cost were reflective of actual construction contracts, so all three phases were now under construction. Mr. Oliver responded that they would make that adjustment on that table. Table 3 showed the financing estimates, which is not tied to the \$29,990,000 but is tied to the bond sizing. He noted that it showed a total par of \$7,010,000. He stated that it showed how it was allocated between construction and acquisition requirements, debt service reserve fund, capitalized interest, cost of issuance, and no underwriter's discount. He stated that the table below this showed that there would be 30 principal installments over the life of the bonds, capitalized interests through June of 2023, and the maturity of the bonds is June of 2053. Table 4 showed the establishment of benefit for the two different lot sizes. He explained that the benefit per unit for the 43' exceeds \$48,000, the 53' exceeds \$59,000 and the par debt on all the units was at \$16,455. He further explained that the benefit exceeded the debt allocated on all those land units. Table 5 showed the developer contribution. He noted that to keep the assessments equal for the 43' and 53' lots, developer contributions of \$385,000 were structured into this. Table 6 showed the allocation of assessments, which included the two different lot types, the debt of \$16,455 on all lots, the net assessment for debt service was \$1,176, and the debt service annual assessment per unit was \$1,251. Table 7 showed the preliminary assessment roll between two property owners, Lennar Homes, LLC and Ag Essential Housing Multi State 2, LLC. He asked for any discussion before they looked for a motion.

Mr. Haber stated that once they know the actual terms of the bonds, they would be following up with a Supplemental Assessment Resolution, which would identify the actual par amount of the bonds, the interest rate and all those factors. He recommended that the motion could be approving this report in substantial form and authorizing the Chair to make any revisions that may arise between now and when they publish the offering document to provide flexibility to get it finalized. He noted that he would be happy to answer any questions. Mr. Sanford stated that he forgot to mention when he went through the resolution that there was authorization in the resolution to make changes to both the methodology report and the engineer's report, if necessary, in connection with the marketing of the bonds without the need for a special meeting.

Ms. Rogers noted that they may need to update the acreage based on some closing between Lennar and Ag. Mr. Sanford asked if she meant the number of take downs. Ms. Rogers responded yes. After discussion, Ms. Rogers stated that Lennar owned 212 lots, and they owned 214 lots. Mr. Sanford stated that he would let underwriter counsel know that they need to correct that.

On MOTION by Ms. Rogers, seconded by Ms. Feiner, with all in favor, the Supplemental Assessment Methodology and Authorizing the Chair to Make Any Revisions that May Arise Between Now and When They Publish the Offering Document, was approved in substantial form.

FIFTH ORDER OF BUSINESS

Matters Related to Series 2022 Bond Issue Process

Mr. Sanford stated that it was brought up that they needed the engineer's report. Mr. Haber responded that he didn't think that it was on the agenda, but the agenda still had a matter identified as bond related matters. He noted that he was going to update the Board that there were some revisions that were being made to the engineer's report with respect to the updated cost, updated unit numbers, and bringing it current with respect to any updates on permits, etc. He noted that to Mr. Sanford's point, the resolution that they had already approved in this meeting delegated authority to their Chair to sign off on those revisions, so that report could be used in the offering document. He added that there would be revisions to that updated report and that it was still being worked on. He explained that as a result, they would be relying on the delegation of authority to their Chair to sign off on those revisions for using the offering documents. He noted that the final version would be included with the Supplemental Assessment Resolution.

Mr. Schaefer stated that he thought that he had everything updated on it at this point and he just had to put it together and make sure everything was good, then he could send it out. Mr. Sanford stated that one thing that he wanted to make a comment on was to include the amenities in the breakdown. He explained that there was no description within the text on that and that they only had a cost estimate. Mr. Schaefer responded that it was part of the Capital Improvement Plan, but as far as being financed he asked if he wanted him to remove that item. Mr. Haber responded that he didn't want to remove it because he liked to show the contribution. Mr. Sanford responded that he agreed and suggested a sentence or two about what it was in the report. The Board all agreed.

SIXTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – November 2, 2022 at 11:00 a.m.

Mr. Oliver stated that the next meeting date was scheduled for November 2, 2022 at 11:00 a.m.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Rogers, seconded by Ms. Feiner, with all in favor, the Meeting was scheduled for November 2, 2022 at 11:00 a.m. at GMS office.

G	C1
Secretary/Assistant Secretary	Chairman/Vice Chairman



St. Augustine Lakes

Community Development District

Unaudited Financial Reporting October 31, 2022



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ST AUGUSTINE LAKES

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

October 31, 2022

	General
	Fund
ASSETS:	
CASH	\$4,098
DUE FROM DEVELOPER	\$16,282
DUE FROM CAPITAL	\$22,282
TOTAL ASSETS	\$42,661
TOTALLABORIE	4 12,002
LIABILITIES:	
ACCOUNTS PAYABLE	\$11,497
DUE TO DEVELOPER	\$22,282
TOTAL LIABILITIES	\$33,779
FUND EQUITY:	
FUND BALANCES:	
UNRESTRICTED	\$8,883
TOTAL FUND BALANCES	\$8,883
TOTAL LIABILITIES & FUND EQUITY	\$42,661

St Augustine Lakes Community Development District

GENERAL FUND

Statement of Revenues & Expenditures For The Period Ending October 31, 2022

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	PROPOSED	PRORATED BUDGET	ACTUAL 10/31/22	WADIANCE
REVENUES:	BUDGET	10/31/22	10/31/22	VARIANCE
Assessments	\$319,224	\$0	\$0	\$0
Developer Contributions	\$0	\$0	\$9,276	\$9,276
TOTAL REVENUES	\$319,224	\$0	\$9,276	\$9,276
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees	\$9,000	\$750	\$2,000	(\$1,250)
FICA Expense	\$689	\$57	\$153	(\$96)
Engineering	\$9,000	\$750	\$0	\$750
Attorney	\$18,750	\$1,563	\$0	\$1,563
Arbitrage	\$600	\$0	\$0	\$0
Assessment Administration	\$2,500	\$0	\$0	\$0
Dissemination Agent	\$2,500	\$208	\$0	\$208
Annual Audit	\$3,110	\$259	\$0	\$259
Trustee Fees	\$4,000	\$0	\$0	\$0
Management Fees	\$47,250	\$3,938	\$3,938	\$0
Information Technology	\$1,800	\$150	\$150	\$0
Website Creation/ADA Compliance	\$0	\$0	\$0	\$0
Website Maintenance	\$1,200	\$100	\$100	\$0
Telephone	\$375	\$31	\$0	\$31
Postage	\$750	\$63	\$25	\$38
Insurance	\$5,000	\$5,000	\$5,000	\$0
Printing & Binding	\$900	\$75	\$37	\$38
Legal Advertising	\$10,000	\$833	\$0	\$833
Other Current Charges	\$1,200	\$100	\$24	\$76
Office Supplies	\$450	\$38	\$0	\$38
Dues, Licenses & Subscriptions	\$150	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$119,224	\$14,089	\$11,602	\$2,488
GROUND MAINTENANCE:				
Landscape Maintenance	\$150,000	\$12,500	\$0	\$12,500
Lake Maintenance	\$12,000	\$1,000	\$0	\$1,000
Grounds Maintenance	\$10,000	\$833	\$0	\$833
Reclaim Water	\$12,000	\$1,000	\$0	\$1,000
Electric	\$10,000	\$833	\$0	\$833
Miscellaneous	\$6,000	\$500	\$0	\$500
GROUNDS MAINTENANCE EXPENDITURES	\$200,000	\$16,667	\$0	\$16,667
TOTAL EXPENDITURES	\$319,224		\$11,602	
EXCESS REVENUES (EXPENDITURES)	\$0		(\$2,326)	
FUND BALANCE - Beginning	\$0		\$11,208	
FUND BALANCE - Ending	\$0		\$8,883	

St Augustine Lakes

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES													
	Φ0	¢0	ėo.	ėo.	φo	t o	¢0	ėo.	40	¢0	40	ė.o.	40
Assessments Developer Contributions	\$0 \$9,276	\$0 \$0	\$0 \$9,276										
TOTAL REVENUES	\$9,276	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,276
EXPENDITURES													
Supervisors Fees	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
FICA Expense	\$153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,938
Information Technology	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Website Creation/ADA Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Website Administration	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
Insurance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Printing & Binding	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800
Legal Advertising	\$37 \$0	\$0 \$0	\$0 \$0	\$0	\$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$3 <i>7</i> \$0
						\$0 \$0							
Other Current Charges	\$24	\$0 \$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24
Office Supplies	\$0		\$0	\$0	\$0	•	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL EXPENDITURES	\$11,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,602
GROUNDS MAINTENANCE EXPENDITURES													
Landscape Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0	\$0	\$0	\$0
Pump Repairs	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
Reclaim Water Electric	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
Streetlights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROUNDS MAINTENANCE EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$11,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,602
EXCESS REVENUES (EXPENDITURES)	(\$2,326)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$2,326)

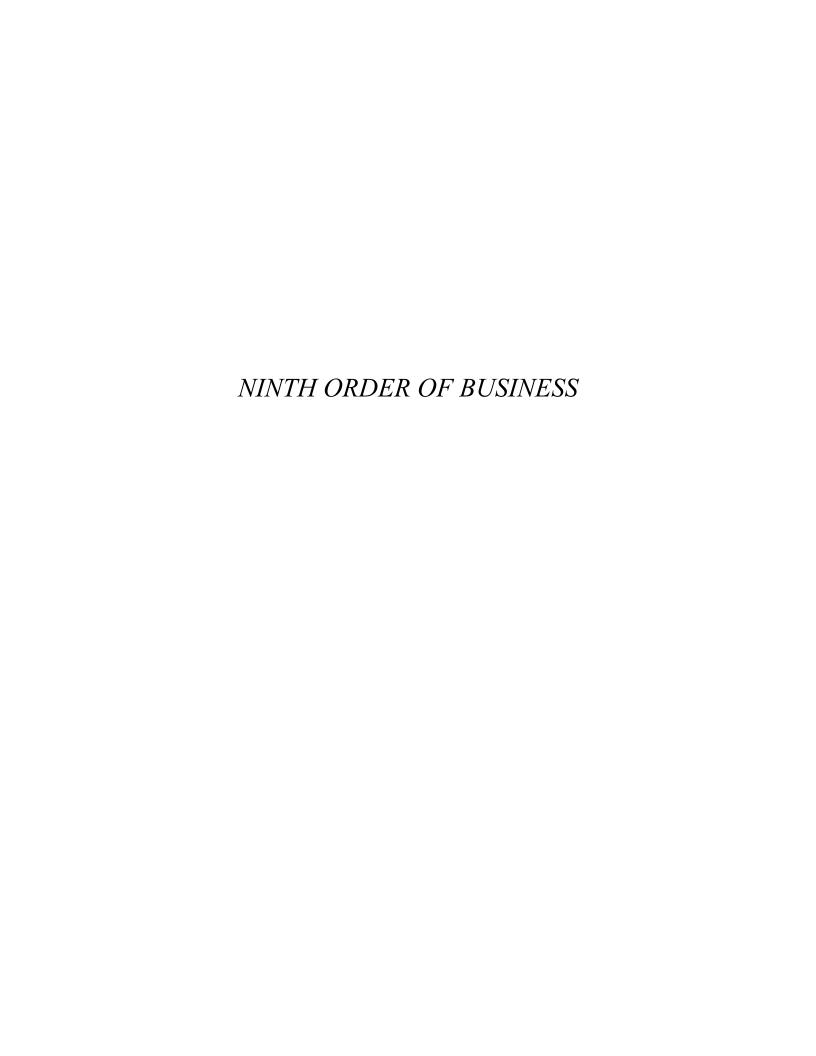
St Augustine Lakes Community Development District Developer Contributions/Due from Developer

Funding	Date	Date	Check		Total		Total		Total	Capital		Over and
Request	Prepared	Payment	Amount		Funding		Funding Funding		(Due to		(short)	
#		Received		Rec	uest O&M FY22	Rec	quest O&M FY23	R	equest Capital	Developer)	В	alance Due
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	\$ 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	9/16/22	\$ 5,642.12	\$	5,642.12	\$	-	\$	-	\$ -	\$	-
8	7/28/22	9/16/22	\$ 4,847.21	\$	4,847.21	\$	-	\$	-	\$ -	\$	-
9	8/5/22	9/8/22	\$ 26,129.49	\$	6,129.49	\$	-	\$	20,000.00	\$ 20,000.00	\$	-
10	9/6/22	11/16/22		\$	4,843.18	\$	5,000.00	\$	-	\$ -	\$	9,843.18
11	10/24/22			\$	2,163.00	\$	4,275.99				\$	6,438.99
Due from Dev	veloper		\$ 93,416.00	\$	78,140.68	\$	9,275.99	\$	22,281.50	\$ 22,281.50	\$	16,282.17

Total Developer Contributions FY22 Total Developer Contributions FY23

\$ 78,140.68

\$ 9,275.99



St. Augustine Lakes

Community Development District

FY 22 Funding Request #11

October 24, 2022

	PAYEE	GENI	RAL FUND	CAPITAL REIMBURSEMENT
1	Dominion Engineering Group Inc			
	Inv #2022-5616 CDD Meeting	\$	370.00	
2	Governmental Management Services			
	Inv# 12 - Management Fees - October 2022	\$	4,275.99	
3	Kutak Rock LLP			
	Inv# 3112220 - General Counsel August 2022	\$	563.00	
	Inv# 3126912 - General Counsel September 2022	\$	1,230.00	
		.	C 420 00	*
		\$	6,438.99	\$ -

TOTAL \$ 6,438.99

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: October 1, 2022

Invoice Number 2022-5616

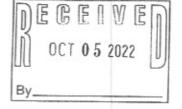
Net 15 days

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	Amendments	Total	Percent	Total Due	Previous	Amount Due
Amount	to Contract	Contract	Complete		Invoices	This Period
\$7,500.00	. 0	\$7,500.00	0	\$0.00	\$0.00	\$0.00

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	Designer \$100 0		\$0.00
Engineer	\$125	0	\$0.00
Principal	\$185	2	\$370.00
TOTAL		2	\$370.00

CDD Meeting.

Total Amount Due \$370.00

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.

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 12 Invoice Date: 10/1/22

Due Date: 10/1/22

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2022		3,937.50	3,937.50
Website Administration - October 2022		100.00	100.00
Information Technology - October 2022		150.00	150.00
Postage		24.70	24.70
Postage Copies		24.70	24.70

Total	\$4,249.40
Payments/Credits	\$0.00
Balance Due	\$4,249.40

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

September 30, 2022

St. Augustine, FL 32092

Check Remit To: Kutak Rock LLP PO Box 30057

PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remit To:

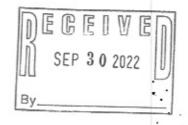
ABA #104000016

First National Bank of Omaha Kutak Rock LLP

· A/C # 24690470

Reference: Invoice No. 3112220

Client Matter No. 25223-1



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

> Invoice No. 3112220 25223-1

Re: Gener	ral Counsel						
For Professional Legal Services Rendered							
08/05/22	W. Haber	0.20	60.00	Confer with Rogers and Schaefer regarding updated map for St. Johns County			
08/09/22	W. Haber	0.60	180.00	Confer with Schaefer regarding map for County; confer with Oliver and Rogers regarding O&M assessments			
08/16/22	W. Haber	0.40	120.00	Prepare budget and assessment resolutions			
08/16/22	K. Jusevitch	1.20	174.00	Prepare budget hearing documents, confer with Haber and correspond with district manager			
08/17/22	K. Jusevitch	0.20	29.00	Amend assessment resolution; confer with Haber			
TOTAL HOURS		2.60					

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

St Augustine Lakes Community Development September 30, 2022 Client Matter No. 25223-1 Invoice No. 3112220 Page 2

TOTAL FOR SERVICES RENDERED

\$563.00

TOTAL CURRENT AMOUNT DUE

\$563.00

UNPAID INVOICES:

June 7, 2022

Invoice No. 3064337

598.00 802.50

September 4, 2022

Invoice No. 3105992

\$1,963.50

TOTAL DUE

TALLAHASSEE, FLORIDA

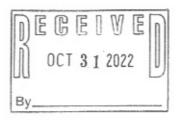
Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

October 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. 3126912
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. 3126912 25223-1

Re: Gener	ral Counsel							
For Professional Legal Services Rendered								
09/01/22	W. Haber	0.20	60.00	Review agenda for September meeting				
09/07/22	W. Haber	0.60	180.00	Finalize budget and O&M assessment resolutions and confer				
09/12/22	W. Haber	0.50	150.00	with Sweeting regarding same Review budget and assessment documents; confer with Oliver				
09/13/22	W. Haber	0.40	120.00	regarding assessment allocation Prepare for Board meeting; confer with Rogers regarding allocation of O&M assessments				
09/13/22	W. Haber	0.40	120.00	Confer with Rogers regarding allocation of debt assessments				
09/14/22	W. Haber	0.60	180.00	Prepare for and participate in				
09/15/22	W. Haber	0.70	210.00	meeting; review bills of sale Review and revise bill of sale and prepare correspondence regarding same				
09/22/22	W. Haber	0.40	120.00	Review and respond to				

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

St Augustine Lakes Community Development October 31, 2022 Client Matter No. 25223-1 Invoice No. 3126912 Page 2

09/28/22	W. Haber	0.30	90.00	correspondence regarding bills of sale Review and revise minutes and confer with Sweeting regarding same			
TOTAL HOURS		4.10					
TOTAL FOR	SERVICES RE	\$1,230.00					
TOTAL CUR	RENT AMOUN	\$1,230.00					
UNPAID INVOICES:							
September 4, September 30		Invoice No. Invoice No.		802.50 563.00			
TOTAL DUE				<u>\$2,595.50</u>			