## St. Augustine Lakes

Community Development District

MARCH 1, 2023



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

February 22, 2023

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, March 1, 2023 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 February 1, 2023 Meeting
- IV. Consideration of Disclosure of Public Finance
- V. Preparation for Conveyance of Improvements to District
- VI. Authorization to Open SBA Account
- VII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
- VIII. Supervisors Requests
  - IX. Audience Comments
  - X. Financial Statements as of January 31, 2023
  - XI. Check Register
- XII. Next Scheduled Meeting April 5, 2023 at 11:00 a.m.
- XIII. 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, February 1, 2023 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:

Chairperson
Vice Chairman
Supervisor
Supervisor
Supervisor

Also, present were:

Jim OliverDistrict ManagerWes Haber by phoneDistrict CounselBill SchaeferDistrict Engineer

The following is a summary of the actions taken at the February 1, 2023 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 opened the public comment period, there were no members of the public present.

#### THIRD ORDER OF BUSINESS

## Consideration of Minutes of the December 7, 2022 Meeting

Mr. Oliver presented the minutes of the December 7, 2022 Board of Supervisor meeting and asked for any comments or corrections. Hearing none, he asked for a motion to approve.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the December 7, 2022 Meeting, were approved.

#### FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Ratifying Board and Staff Actions Related to Issuance of Series 2022 Bonds

Mr. Haber stated that the 2022 bonds were issued before the end of the year and prior to the issuance of the bonds a resolution was approved delegating authority to the Chair and staff to sign certain documents for the purpose of being able to close on the bonds. This will tie up everything and has the Board ratifying all the actions the Chair and staff members took in order to finalize the bonds. There being no questions, there was a motion of approval.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Resolution 2023-04 Ratifying Board and Staff Actions Related to Issuance of Series 2022 Bonds, was approved.

#### FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05, Adopting Records Retention Policy** 

Mr. Haber presented two options for record retention and the Board decided to go with the option that keeps records longer in order to minimize the need to fine comb documents in order to decide what needs to be retained and what does not. They will also utilize the option to toss hard copies of documents as long as there are electronic copies available as well.

On MOTION by Ms. Rogers, seconded by Ms. Feiner, with all in favor, Resolution 2023-05, Adopting Records Retention Policy Option B, was approved.

#### SIXTH ORDER OF BUSINESS

#### **Staff Reports**

#### A. Attorney

Mr. Haber noted that he will be reaching out to the Chair with a document that is called Disclosure of Public Finance that is required to be recorded. It gives background on the District and background on the bond that was recently issued. The next big step will be using those bond proceeds to acquire completed improvements form the developer and he will help with that process when the time is necessary.

#### B. Engineer

Mr. Schaefer stated that he received a request for the infrastructure that has been conveyed to the District from the auditing company and he will respond that as of September 30<sup>th</sup> nothing has been conveyed and his answer will be zero.

#### C. Manager

Mr. Oliver had nothing to report for this item.

#### 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 December 31, 2022

Mr. Oliver presented the unaudited financials which can be found in the agenda packet, and they are for the first three months of the fiscal year, and they are reporting no unusual variances. Not reflected are the assessments that have been collected. Currently there have been \$274,439.51 in O&M fees that reflects a 35% first installment payment.

#### TENTH ORDER OF BUSINESS Check Register

Mr. Oliver presented the check register for Board approval.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Check Register, was approved.

### ELEVENTH ORDER OF BUSINESS Next Scheduled

Next Scheduled Meeting – March 1, 2023 at 11:00 a.m.

Mr. Oliver stated that the next meeting date was scheduled for March 1, 2023 at 11:00 a.m.

#### TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Meeting was adjourned.

Secretary/Assistant Secretary Chairman/Vice Chairman



Upon recording, this instrument should be returned to:	(This space reserved for Clerk)
St. Augustine Lakes Community Development District c/o Governmental Management Services, LLC 475 West Town Place, Suite 114	

#### DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

#### **Board of Supervisors**<sup>1</sup>

#### St. Augustine Lakes Community Development District

Zenzi Rogers Tiffany Csalovski Chairperson Assistant Secretary

James "Chris" Mayo Virginia Feiner Vice Chairman Assistant Secretary

Michael Della Penta Assistant Secretary

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

District records are on file at the offices of Governmental Management Services, LLC and are available for public inspection upon request during normal business hours.

<sup>&</sup>lt;sup>1</sup> This list reflects the composition of the Board of Supervisors as of February 1, 2023. For a current list of Board Members, please contact the District Manager's office.

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#### DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

#### **INTRODUCTION**

The St. Augustine Lakes Community Development District ("District") is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of roadways, stormwater management systems, utilities and landscaping improvements.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the St. Augustine Lakes Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

#### What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the "Act"), and established by Ordinance 2021-81 enacted by the Board of County Commissioners of St. Johns County, Florida, effective as of November 4, 2021. The District encompasses approximately 226.92 acres located entirely within the boundaries of St. Johns County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements within its jurisdiction.

The District is governed by a five-member Board of Supervisors (the "Board"), the members of which must be residents of the State and citizens of the United States. Board members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both (i) six years after the initial appointment of Supervisors have passed and (ii) the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in St. Johns County. Notwithstanding the foregoing, if at any time the Board

proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

## What infrastructure improvements does the District provide and how are the improvements paid for?

The District is comprised of approximately 226.92 acres located entirely within St. Johns County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A.** The public infrastructure necessary to support the District's development program includes, but is not limited to, stormwater management, roadway improvements, water and sewer utilities, entry features, landscaping and irrigation, amenities and environmental mitigation.

To plan the infrastructure improvements necessary for the District, the District adopted a *Master Engineer's Report*, dated July 20, 2022, as amended by the *Amended Master Engineer's Report*, dated October 19, 2022, which details the improvements contemplated for the completion of the infrastructure of the District (together the "Capital Improvement Plan"). Copies of the Capital Improvement Plan are available for review at the District's office.

These public infrastructure improvements have been or will be funded, in part, by the District's sale of bonds. On March 8, 2022, the Circuit Court of the State of Florida, in and for St. Johns County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$28,000,000 in Special Assessment Bonds for the funding of the Capital Improvement Plan.

On December 20, 2022, the District issued special assessment bonds for the purposes of financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan. On that date, the District issued its St. Augustine Lakes Community Development District Special Assessment Bonds, Series 2022 (2022 Project), in the amount of \$7,070,000 (the "Series 2022 Bonds").

#### **Stormwater Management**

Drainage systems that collect and treat stormwater by temporarily holding in on-site retention/settlement basins before discharge to the regional drainage system. The stormwater collection system will consist of a stabilized subgrade, lime rock base, asphalt and curbs with inlets, piping system and ponds. These will all be constructed consistent with the specifications of St Johns County and the St. Johns River Water Management District. Stormwater management improvements provided for the attenuation and treatment of stormwater runoff from the project in

accordance with St. Johns River Water Management District (SJRWMD) and County standards. These improvements include detention pond construction, outfall control structures, and any site fill required to provide a complete stormwater management system. The District will maintain the stormwater management improvements.

The removal of surface drainage from the roadways will be accomplished by storm sewer systems, including curb and gutter, inlets and pipes along each side of the roadways that will collect and convey surface drainage to stormwater retention ponds located along the roadways. Protection of the road base material from undermining will be accomplished by underdrain systems as needed along each side of the roadways. The underdrain system will bleed off excess groundwater and discharge to the roadside storm sewer system. In several areas, the removal of surface drainage from the roadways, and the protection of the road base material from undermining on those roadways, will be accomplished by grassed swales along each side of the roadways. This system will bleed off excess groundwater and convey surface drainage to stormwater retention ponds located along the roadways.

#### **Roadway Improvements**

Roadway improvements consists of grading, paving, striping, erosion control, surveying, curbs and sidewalks. The District will make improvements outside the District boundary that will include intersection improvements in front of the project entrance along Holmes Boulevard. The design and of the roadway base and subgrade will be prepared in accordance with Florida Department of Transportation (FDOT) and County standards.

#### **Water and Sewer Utilities**

Water and sewer utilities are anticipated to be constructed onsite by the District and dedicated to the County, a public utility company which will then provide service to the residents. This includes wastewater pumping stations and force mains. Water and sewer lines are currently available to the site along State Road 16 to provide service to the development. The District will construct water and sanitary force mains that connect into the regional system outside the District boundary.

#### **Other Utilities**

Interior street lighting construction and equipment will be provided by Florida Power and Light. Street light wiring, fixtures and all related equipment will be provided by, and will remain in the ownership and maintenance control of Florida Power and Light. The District may finance the incremental cost of undergrounding the electric utilities.

#### **Entry Features and Landscaping**

The District intends to construct monumentation and entry landscaping, including entrance and street tree plantings along the interior streets of the District, as well as irrigation improvements.

#### **Amenities**

Amenities are anticipated to be an open-air pavilion with restrooms and storage; a pool with associated decking, a playground and parking spaces, as well as a grassed open space for recreational use.

#### **Wetland Mitigation**

The District anticipates obtaining approximately 71 acres of wetlands preservation lands, purchasing offsite wetland mitigation, and maintaining or enhancing onsite wetlands to meet and ensure continued compliance with the requirements of the environmental permits.

#### **Assessments, Fees and Charges**

The costs of acquisition and construction of a portion of these infrastructure improvements have been financed by the District through the sale of the Series 2022 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment, and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. The current maximum annual debt service assessment levels for property within the District may be obtained from the District Manager. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review at the District's office.

The debt service assessments exclude any operations and maintenance assessments ("O&M Assessments") which may be determined and calculated annually by the District's Board of Supervisors and are levied against benefitted lands in the District.

A detailed description of all costs and allocations which result in the formulation of the debt service assessments and the O&M Assessments is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District infrastructure as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

#### **Method of Collection**

The District's debt service assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and to the extent that it is, will be collected by the St. Johns County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to the District Manager at: St. Augustine Lakes Community Development District, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or call (904) 940-5850.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

Improvements to Real Property U	this Disclosure of Public Financing and Maintenance of Indertaken has been executed as of the day of ded in the Official Records of St. Johns County, Florida.
	ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
	By: Daniel Laughlin, District Manager
Witness	Witness
Print Name	Print Name
STATE OF FLORIDA COUNTY OF	
	s acknowledged before me by means of $\square$ physical presence of, 2023, by Daniel Laughlin, as District Community Development District.
	(Official Notary Signature & Seal)
	Name:
	Personally KnownOR Produced Identification
	Type of Identification

#### Exhibit A

A PORTION OF THE FRANCIS P. SANCHEZ GRANT, SECTION 40, AND A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 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 1952, PAGE 1009, SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE COURSES ALONG THE WESTERLY, SOUTHERLY, AND EASTERLY LINE OF SAID OFFICIAL RECORDS 1952, 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. 28' 33" EAST, A DISTANCE OF 42.39 FEET; THENCE NORTH 10-35' 17" WEST, A DISTANCE OF 71.59 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" 06' 26" 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 77- 24' 19" EAST, A DISTANCE OF 208.71 FEET; FIFTH COURSE: NORTH 15" 06' 26" 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 77- 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 660.01 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 HA\1NG 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"16'10" 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' 36" 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 1,484.03 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 2,365.56 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.



## St. Augustine Lakes

Community Development District

Unaudited Financial Reporting January 31, 2023



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## **ST AUGUSTINE LAKES**

#### COMMUNITY DEVELOPMENT DISTRICT

#### **BALANCE SHEET**

January 31, 2023

	General Fund	Debt Service	Capital Project	Total Government Funds
ASSETS:			,	
CASH	\$146,817			\$146,817
DUE FROM DEVELOPER	\$6,439			\$6,439
DUE FROM CAPITAL	\$22,282			\$22,282
SERIES 2022				
RESERVE		\$240,221		\$240,221
INTEREST		\$185,068		\$185,068
CONSTRUCTION			\$6,236,366	\$6,236,366
COI				\$0
TOTAL ASSETS	\$175,537	\$425,289	\$6,236,366	\$6,837,193
LIABILITIES:				
ACCOUNTS PAYABLE	\$0			\$0
DUE TO DEVELOPER	\$31,557			\$31,557
DUE TO GENERAL FUND			\$22,282	\$22,282
TOTAL LIABILITIES	\$31,557	\$0	\$22,282	\$53,839
FUND EQUITY:				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2022		\$425,289		\$425,289
RESTRICTED FOR CAPITAL PROJECTS 2022			\$6,214,085	\$6,214,085
UNASSIGNED	\$143,980			\$143,980
TOTAL FUND BALANCES	\$143,980	\$425,289	\$6,214,085	\$6,783,354

# St Augustine Lakes Community Development District

#### GENERAL FUND

Statement of Revenues & Expenditures

#### For The Period Ending

January 31, 2023

	PROPOSED	PRORATED BUDGET	ACTUAL	
	BUDGET	1/31/23	1/31/23	VARIANCE
REVENUES:				
Assessments	\$319,224	\$159,612	\$159,612	\$0
TOTAL REVENUES	\$319,224	\$159,612	\$159,612	\$0
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees	\$9,000	\$3,000	\$3,000	\$0
FICA Expense	\$689	\$230	\$230	\$0
Engineering	\$9,000	\$3,000	\$278	\$2,723
Attorney	\$18,750	\$6,250	\$959	\$5,291
Arbitrage	\$600	\$0	\$0	\$0
Assessment Administration	\$2,500	\$0	\$0	\$0
Dissemination Agent	\$2,500	\$833	\$0	\$833
Annual Audit	\$3,110	\$1,037	\$0	\$1,037
Trustee Fees	\$4,000	\$0	\$0	\$0
Management Fees	\$47,250	\$15,750	\$15,750	\$0
Information Technology	\$1,800	\$600	\$600	\$0
Website Creation/ADA Compliance	\$0	\$0	\$0	\$0
Website Maintenance	\$1,200	\$400	\$400	\$0
Telephone	\$375	\$125	\$31	\$94
Postage	\$750	\$250	\$57	\$193
Insurance	\$5,000	\$5,000	\$5,000	\$0
Printing & Binding	\$900	\$300	\$195	\$105
Legal Advertising	\$10,000	\$3,333	\$64	\$3,269
Other Current Charges	\$1,200	\$400	\$96	\$304
Office Supplies	\$450	\$150 \$150	\$7	\$143
Dues, Licenses & Subscriptions	\$150	\$150	\$175	ψ1 <del>4</del> 5 (\$25)
	ψ100	Ψ100	Ψ170	(ψ20)
ADMINISTRATIVE EXPENDITURES	\$119,224	\$40,808	\$26,841	\$13,967
GROUND MAINTENANCE:				
Landscape Maintenance	\$150,000	\$50,000	\$0	\$50,000
Lake Maintenance	\$12,000	\$4,000	\$0	\$4,000
Grounds Maintenance	\$10,000	\$3,333	\$0	\$3,333
Reclaim Water	\$12,000	\$4,000	\$0	\$4,000
Electric	\$10,000	\$3,333	\$0	\$3,333
Miscellaneous	\$6,000	\$2,000	\$0	\$2,000
GROUNDS MAINTENANCE EXPENDITURES	\$200,000	\$66,667	\$0	\$66,667
TOTAL EXPENDITURES	\$319,224		\$26,841	
EXCESS REVENUES (EXPENDITURES)	\$0		\$132,771	
FUND BALANCE - Beginning	\$0		\$11,208	
FUND BALANCE - Ending	\$0		\$143,980	
FOND DALANCE - Eliding	2		\$143,90U	

#### St Augustine Lakes

#### **Community Development District**

#### Month to Month

	0ct	Nov	Dec	Jan	Feb	Mar	Apr	Мау	Jun	Jul	Aug	Sept	Total
REVENUES													
REVENUES													
Assessments	\$0	\$0	\$0	\$159,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,612
TOTAL REVENUES	\$0	\$0	\$0	\$159,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,612
EXPENDITURES													
Supervisors Fees	\$2,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
FICA Expense	\$153	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230
Engineering	\$0	\$0	\$278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$278
Attorney	\$899	\$60	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$959
Assessment Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,750
Information Technology	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Website Creation/ADA Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Website Administration	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Telephone	\$0	\$18	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31
Postage	\$25	\$7	\$2	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57
Insurance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Printing & Binding	\$37	\$57	\$2	\$99	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195
Legal Advertising	\$0	\$64	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64
Other Current Charges	\$24	\$23	\$26	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96
Office Supplies	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
bues, meenses a subscriptions	Ψ173	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ	Ψ	ΨΟ	ΨΟ	Ψ0	ΨŪ	Ψ173
TOTAL EXPENDITURES	\$12,501	\$4,423	\$5,584	\$4,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,841
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
Pump Repairs Reclaim Water	\$0 \$0												
Electric	\$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	\$12,501	\$4,423	\$5,584	\$4,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,841
EXCESS REVENUES (EXPENDITURES)	(\$12,501)	(\$4,423)	(\$5,584)	\$155,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,771

# St Augustine Lakes COMMUNITY DEVELOPMENT DISTRICT

#### **DEBT SERVICE FUND - SERIES 2022**

Statement of Revenues, Expenditures and Changes in Fund Balance

#### For The Period Ending

January 31, 2023

	PROPOSED	PRORATED BUDGET	ACTUAL		
	BUDGET	1/31/23	1/31/23	VARIANCE	
Revenues.					
Special Assessments - Direct	\$190,197	\$0	\$0	\$0	
Interest Income	\$0	\$0	\$355	\$355	
Total Revenues	\$190,197	\$0	\$355	\$355	
Expenditures					
Interest -12/15	\$0	\$0	\$0	\$0	
Interest - 6/15	\$184,914	\$0	\$0	\$0	
Principal - 6/15	\$0	\$0	\$0	\$0	
Total Expenditures	\$184,914	\$0	\$0	\$0	
Other Sources/(Uses)					
Bond Proceeds	\$424,934	\$424,934	\$424,934	\$0	
Total Other Sources/(Uses)	\$424,934	\$424,934	\$424,934	\$0	
EXCESS REVENUES (EXPENDITURES)	\$430,217		\$425,289		
FUND BALANCE - Beginning	\$57,790		\$0		
FUND BALANCE - Ending	\$488,007		\$425,289		

## **St Augustine Lakes**

**Community Development District** 

#### **Capital Projects Fund**

Statement of Revenues & Expenditures and Changes in Fund Balance

#### **For Period Ending**

**January 31, 2023** 

	Seríes 2022
REVENUES:	
Interest Income	5,212.01
TOTAL REVENUES	5,212.01
EXPENDITURES:	
Capital Outlay	\$22,282
Cost of Issuance Expense	\$272,512
Underwriter's Expense	\$141,400
TOTAL EXPENDITURES	\$436,194
OTHER SOURCES/(USES)	
Bonds Proceeds	\$6,645,066
TOTAL OTHER SOURCES/(USES)	\$6,645,066
EXCESS REVENUES (EXPENDITURES)	\$6,214,085
FUND BALANCE - Beginning	\$0
FUND BALANCE - Ending	\$6,214,085

# St Augustine Lakes Community Development District Long Term Debt Report

Series 2022 Special Assessments Bonds	
Interest Rate:	4.7-5.5%
Maturity Date:	6/15/2053
Reserve Fund Definition:	
Reserve Fund Requirement (50% MADS):	\$240,020
Reserve Fund Balance:	\$240,221
Bonds outstanding - 12/20/2022	\$7,070,000
Current Bonds Outstanding	\$7,070,000

#### ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2023 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2022 DEBT ASSESSED (2)	FY23 O&M ASSESSED	TOTAL ASSESSED
LENNAR	64	-	89,568.98	89,568.98
AG ESSENTIAL	139	-	229,655.02	229,655.02
TOTAL DIRECT INVOICES (1) (2)	203	-	319,224.00	319,224.00
ASSESSED REVENUE TAX ROLL	-	-	-	-
TOTAL NET ASSESSMENTS	406	-	548,879.02	548,879.02

		SERIES 2022 DEBT		TOTAL
DUE/RECEIVED	BALANCE DUE	RECEIVED (2)	O&M RECEIVED	RECEIVED
LENNAR	44,784.49	-	44,784.49	44,784.49
AG ESSENTIAL	114,827.51	-	114,827.51	114,827.51
TOTAL DIRECT INVOICES (1) (2)	159,612.00	-	159,612.00	159,612.00
ASSESSED REVENUE TAX ROLL	-	-	-	-
TOTAL NET ASSESSMENTS	159,612.00		159,612.00	159,612.00

<sup>(1)</sup> Direct Assessments are due: 35% due 12/1/22, 2/1/23 and 30% due 5/1/232



## St Augustine Lakes

## Community Development District

### Check Run Summary

1/01/23 - 1/31/23

Fund	Date	Check No.	Amount	
General Fund				
Accounts Payable	1/25/23	33-37	\$15,256.40	
			Sub-Total	\$15,256.40
Total			\$	15,256.40

<sup>\*</sup> Fedex Invoíces available upon request

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/17/23 PAGE 1
\*\*\* CHECK DATES 01/01/2023 - 01/31/2023 \*\*\* ST AUGUSTINE LAKES - GENERAL

""" CHECK DAILS	01/01/2023 - 01/31/2023	BANK A ST AUGUS	STINE LAKES			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
1/25/23 00005	1/01/23 2023-579 202212 310-51300 ATTEND MEETING 12/4/22	0-31100		*	277.50	
		DOMINION ENG	SINEERING GROUP INC			277.50 000033
1/25/23 00004	11/01/22 13 202211 310-51300	 )_34000		*	3,937.50	
	NOV MANAGEMENT FEES 11/01/22 13 202211 310-51300	-35300		*	100.00	
	NOV WEBSITE ADMIN 11/01/22 13 202211 310-51300	-35100		*	150.00	
	NOV INFO TECHNOLOGY 11/01/22 13 202211 310-51300	-51000		*	6.34	
	OFFICE SUPPLIES 11/01/22 13 202211 310-51300	0-42000		*	6.84	
	POSTAGE 11/01/22 13 202211 310-51300	0-42500		*	57.30	
	COPIES 11/01/22 13 202211 310-51300	0-41000		*	18.01	
	TELEPHONE	GOVERNMENTAI	MANAGEMENT SRVCS L	LC		4,275.99 000034
1/25/23 00004	TELEPHONE  1/01/23 16 202301 310-51300				3,937.50	
	JAN MANAGEMENT FEE 1/01/23 16 202301 310-51300			*	100.00	
	JAN WEBSITE ADMIN 1/01/23 16 202301 310-51300			*	150.00	
	JAN INFORMATION TECH 1/01/23 16 202301 310-51300			*	.15	
	OFFICE SUPPLIES 1/01/23 16 202301 310-51300			*	23.43	
	POSTAGE 1/01/23 16 202301 310_51300			*	98.70	
	CODING		. MANACEMENT SPUCS I	T.C		4,309.78 000035
			MANAGEMENT SRVCS L	<sub>-</sub>		
1/25/23 00004	12/01/22 14 202212 310-51300 DEC MANAGEMENT FEES	0-34000		*	3,937.50	
	12/01/22 14 202212 310-51300 DEC WEBSIRE ADMIN			*	100.00	
	12/01/22 14 202212 310-51300 DEC INFORMATION TECH			*	150.00	
	12/01/22 14 202212 310-51300	-51000		*	.09	
	OFFICE SUPPLIES 12/01/22 14 202212 310-51300	0-42000		*	1.71	
	POATAGE 12/01/22 14 202212 310-51300 COPIES	0-42500		*	1.80	

SAUG ST AUGUSTINE L BPEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUT *** CHECK DATES 01/01/2023 - 01/31/2023 *** ST AUGUSTINE LAKES - GENERAL BANK A ST AUGUSTINE LAKES	TER CHECK REGISTER	RUN 2/17/23	PAGE 2
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/01/22 14 202212 310-51300-41000	*	13.03	
TELEPHONE GOVERNMENTAL MANAGEMENT SRVCS	S LLC		4,204.13 000036
1/25/23 00006 10/31/22 3126912 202209 310-51300-31500 SEPT GENERAL COUNSEL	*	1,230.00	
11/30/22 3141738 202210 310-51300-31500 OCT GENERAL COUNSEL/MEET	*	899.00	
12/30/22 3158262 202211 310-51300-31500 REVIEW AGENDA DEC MEETING	*	60.00	
KUTAK ROCK LLP			2,189.00 000037
MOMAL FOR		15 256 40	
TOTAL FOR	DANK A	15,256.40	
TOTAL FOR	REGISTER	15,256.40	

SAUG ST AUGUSTINE L BPEREGRINO

#### \*\*\*\*\* INVOICE \*\*\*\*\*



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

Date: January 1, 2023

Invoice Number 2023-5793

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 (2023 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	100	\$7,500.00	\$3,750.00	\$3,750.00

#### Task 4 CDD Board Meetings

\$Hourly

Employee Level	Bli!ing Amount (hourly)	Total Hours this period	· · Total Due
CADD Operator	\$70	0	\$0.00
CADD Designer	\$100	, o	\$0.00
Engineer	· \$125	0	\$0.00
Principal ·	\$185	1.5	\$277.50
TOTAL		1.5	\$277.50

Attended CDD Meeting on 12/7/2022

Total Amount Due \$4,027.50

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

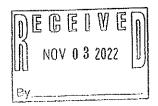
### Invoice

\$4,275.99

**Balance Due** 

Bill To:

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



invoice #: 13 Invoice Date: 11/1/22 Due Date: 11/1/22

Case: P.O. Number:

gathar Elling	Description	Hours/Qty Rate	Amount
Management Fees -		3,937.5	0 3,937.50
Mebalte Administrati	on - November 2022	100.0	0 100.00
nformation Technology	ogy - November 2022	150.0	
Office Supplies		6.3	
Postage		57.3	
Copies Telephone		18.0	
		Total	\$4,275.99
		Payments/Credits	\$ \$0.0

#### Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

#### Invoice

invoice#: 16

Invoice Date: 1/1/23 Due Date: 1/1/23

Case:

P.O. Number:

Payments/Credits

**Balance Due** 

\$0.00

\$4,309.78

Bill To:

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

Description		Hours/Qty	Rate	Amount
Menagement Fees - January 2023		The second section of the second section sec	3,937.50	3,937,50
Website Administration - January 2023 nformation Technology - January 2023	e reces		100,00 150.00	100.00 150.00
Office Supplies	\$11.50 et 2		0.15	0.15
Postage			23.43 98.70	23,43 98,70
Coples				4 2900.0
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		Total		\$4,309.78

#### Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

#### Invoice

Invoice #: 14

Invoice Date: 12/1/22

Due Date: 12/1/22

Case:

P.O. Number:

Bill To:

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

Description			( 40 m) 5 m 6 m	/Qty	Ratio	Amount
lanagement Fees - December 2022		en a la seguina a como	Lateral Control	. Neith las	3,937	
Vebsite Administration - December 2022 nformation Technology - December 2022			pathing No.	re maj digijaj.	100 150	
Mice Supplies		e – Wilsel Wild S	3,443,74	1 438	0.	0.00
lantaan			ľ		1 1	71 171
Coples elephone	* ' ' ' ' '	1.434.144		154	į	80 1.80
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4.3

 Total
 \$4,204.13

 Payments/Credits
 \$0.00

 Balance Due
 \$4,204.13

TALLAHASSEE, FLORIDA

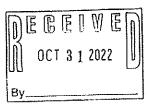
Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2022

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remlt 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: G	eneral Counsel			
For Profe	essional Legal Service	es 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 with Sweeting regarding same
09/12/22	W. Haber	0.50	150.00	Review budget and assessment documents; confer with Oliver regarding assessment allocation
09/13/22	W. Haber	0.40	120.00	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 meeting; review bills of sale
09/15/22	W. Haber	0.70	210.00	Review and revise bill of sale and prepare correspondence regarding same
09/22/23	2 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

correspondence	regarding	bills	ot

sale

09/28/22 W. Haber 0.30 90.00 Review and revise minutes and confer with Sweeting regarding same

TOTAL HOURS 4,10

TOTAL FOR SERVICES RENDERED \$1,230.00

TOTAL CURRENT AMOUNT DUE \$1,230.00

UNPAID INVOICES:

 September 4, 2022
 Invoice No. 3105992
 802.50

 September 30, 2022
 Invoice No. 3112220
 563.00

TOTAL DUE <u>\$2,595.50</u>

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

November 30, 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. 3141738
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. 3141738 25223-1

Re: Gene	eral Counsel			
For Professi	onal Legal Service	s Rendered		
10/03/22	W. Haber	0.30	90.00	Review agenda and confer with Rogers
10/04/22	W. Haber	0.60	180.00	Prepare for Board meeting; review and respond to correspondence from state regarding filing of annual financial report
10/05/22	W. Haber	0.60	180.00	Prepare for and participate in Board meeting; confer with State regarding Annual Financial Report
10/14/22	W. Haber	0.60	180.00	Review bills of sale for Phase 1A and confer with Rogers regarding same
10/18/22	W. Haber	0.30	90.00	Prepare for Board meeting
10/19/22	W. Haber	0.50	150.00	Prepare for and participate in Board meeting
10/25/22	K. Jusevitch	0.20	29.00	Review annual invoice from DEO
TOTAL HO	OURS	3.10		

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

St Augustine Lakes Community Development November 30, 2022 Client Matter No. 25223-1 Invoice No. 3141738 Page 2

TOTAL FOR SERVICES RENDERED		\$899.00
TOTAL CURRENT AMOUNT DUE		\$899.00
UNPAID INVOICES:	•	
September 30, 2022 October 31, 2022	Invoice No. 3112220 Invoice No. 3126912	563.00 1,230.00
TOTAL DUE		<u>\$2,692.00</u>

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

December 30, 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. 3158262
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. 3158262 25223-1

General Counsel. Re: For Professional Legal Services Rendered agenda Review for December 60,00 W. Haber 0.20 11/29/22 meeting \*\* TOTAL HOURS 0.20 560.00 TOTAL FOR SERVICES RENDERED ·\$60.00 TOTAL CURRENT AMOUNT DUE UNPAID INVOICES: 563.00 Invoice No. 3112220 September 30, 2022 1,230.00 Invoice No. 3126912 October 31, 2022 899.00 Invoice No. 3141738 November 30, 2022 \$2,752.00 · TOTAL DUE

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