St. Augustine Lakes

Community Development District

APRIL 5, 2023

AGENDA

St. Augustine Lakes Community Development District 475 West Town Place Suite 114 St. Augustine, Florida 32092 Call in Number: 1-877-304-9269, Code 7067214

March 31, 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, April 5, 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 March 1, 2023 Meeting
- IV. Preparation for Conveyance of Improvements to District
- V. Consideration of Landscape Maintenance Proposal (United Landscape)
- VI. Discussion of Fiscal Year 2024 Budget Process
- VII. Staff Reports A. Attorney
 - B. Engineer
 - C. Manager
- VIII. Supervisors Requests
- IX. Audience Comments
- X. Financial Statements as of February 28, 2023
- XI. Check Register
- XII. Next Scheduled Meeting May 3, 2023 at 11:00 a.m.
- XIII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District was held on Wednesday, March 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:

Zenzi Rogers Chris Mayo Ginny Feiner Chairperson Vice Chairman Supervisor

Also, present were:

Jim Oliver Wes Haber *by phone* Bill Schaefer Dana Harden District Manager District Counsel District Engineer Vesta

The following is a summary of the actions taken at the March 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. Three 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 February 1, 2023 Meeting

Mr. Oliver presented the minutes of the February 1, 2023 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. Feiner, with all in favor, the Minutes of the February 1, 2023 Meeting, were approved.

FOURTH ORDER OF BUSINESS Consideration of Disclosure of Public Finance Mr. Haber stated that this is a document that is required by Chapter 190 in the Florida statutes that must be recorded in the public records as well as provided to the landowner subsequent to bond issue that summarizes the engineer's report, the improvements that the District is planning on funding, the bond issues, and a little background about the District. Mr. Haber offered to answer any questions that the Board may have. When this is approved, staff will get it signed and get it recorded in the official records of St. Johns County. There being no questions, Mr. Oliver asked for a motion of approval.

On MOTION by Ms. Rogers, seconded by Ms. Feiner, with all in favor, Disclosure of Public Finance, was approved.

FIFTH ORDER OF BUSINESS Preparation for Conveyance of Improvements to District

Mr. Haber noted that there are no documents to present today but asked for any discussion that the Board or staff might want to have. Mr. Haber stated now that bonds have been issued to the extent that there are completed infrastructure improvements that were included in the engineer's report, those improvements can be acquired by the District. There are a number of documents to prove that the improvements have been paid for. Signed documents by various parties will be put in place to serve as the documentation necessary for the acquisition so the District is able to pay the developer for the infrastructure that the developer has already constructed. The documents will be put on a future agenda for ratification as long as they can get everything done in advance of the meeting. Mr. Haber offered to answer any questions the Board might have. Ms. Harden added that they have received the utility, paving, and drainage as-builds and they will be sending them to the county for review and estimates that they are 30 days out before acceptance for Phase 1 is complete.

SIXTH ORDER OF BUSINESS Authorization to Open SBA Account

Mr. Haber stated that as assessments roll in, the excess funds can be poured into an investment account before being pulled into the operations account as needed. He is just looking for authorization for a motion to authorize the opening of that account.

On MOTION by Ms. Rogers, seconded by Ms. Feiner, with all in favor, Authorization to Open SBA Account, was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber had nothing further for the Board. Mr. Oliver reported that earlier in the week the field operations agreement between the District and Vesta Property Services was circulated. Mr. Haber is reviewing that agreement and they are looking for a motion to approve that agreement in substantial form subjected to review by counsel and execution by the Chair.

> On MOTION by Ms. Rogers, seconded by Mr. Mayo with all in favor, Agreement Between the District and Vesta Property Services for Field Operations, was approved in substantial form.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver stated that the draft budget will be presented at the May meeting.

EIGHTH ORDER OF BUSINESS Supervisors Requests

Ms. Rogers reported that they are getting close to finalizing the landscape install for some of the CDD property and will present a proposal from United for maintenance over email and provide it to District counsel for review.

NINTH ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Financial Statements as of January 31, 2022 Mr. Oliver presented the unaudited financials as of January 31, 2022. There was nothing

unusual to report.

ELEVENTH ORDER OF BUSINESS Check Register

Mr. Oliver presented the check register for Board approval.

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

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – April 5, 2023 at 11:00 a.m.

Mr. Oliver stated that the next meeting date was scheduled for April 5, 2023 at 11:00 a.m.

THIRTEENTH ORDER OF BUSINESS Adjournment

Mr. Oliver asked for a motion to adjourn the meeting.

On MOTION by Ms. Rogers, seconded by Ms. Feiner, with all in favor, the meeting was adjourned at 11:10 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

TENTH ORDER OF BUSINESS



St. Augustine Lakes

Community Development District

Unaudited Financial Reporting February 28, 2023





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ST AUGUSTINE LAKES

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

February 28, 2023

	General	Debt	Capital	Total Government
	Fund	Service	Project	Funds
ASSETS:				
CASH	\$131,055			\$131,055
DUE FROM DEVELOPER	\$6,439			\$6,439
DUE FROM CAPITAL	\$22,282			\$22,282
SERIES 2022 RESERVE		\$241,002		\$241,002
INTEREST		\$185,670		\$241,002 \$185,670
CONSTRUCTION			\$6,256,631	\$6,256,631
COI				\$0
TOTAL ASSETS	\$159,776	\$426,671	\$6,256,631	\$6,843,079
LIABILITIES:				
ACCOUNTS PAYABLE	\$1,438			\$1,438
DUE TO DEVELOPER	\$22,282			\$22,282
DUE TO GENERAL FUND			\$22,282	\$22,282
TOTAL LIABILITIES	\$23,719	\$0	\$22,282	\$46,001
FUND EQUITY:				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2022		\$426,671		\$426,671
RESTRICTED FOR CAPITAL PROJECTS 2022			\$6,234,350	\$6,234,350
UNASSIGNED	\$136,057			\$136,057
TOTAL FUND BALANCES	\$136,057	\$426,671	\$6,234,350	\$6,797,078
TOTAL LIABILITIES & FUND EQUITY	\$159,776	\$426,671	\$6,256,631	\$6,843,079

St Augustine Lakes Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending

February 28, 2023

	PROPOSED	PRORATED BUDGET	ACTUAL	
REVENUES:	BUDGET	2/28/23	2/28/23	VARIANCE
	*2 4 202 4	* 450.040	0 450.040	* -
Assessments	\$319,224	\$159,612	\$159,612	\$0
TOTAL REVENUES	\$319,224	\$159,612	\$159,612	\$0
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees	\$9,000	\$3,750	\$4,000	(\$250)
FICA Expense	\$689	\$287	\$306	(\$19)
Engineering	\$9,000	\$3,750	\$898	\$2,853
Attorney	\$18,750	\$7,813	\$2,490	\$5,323
Arbitrage	\$600	\$0	\$0	\$0
Assessment Administration	\$2,500	\$0	\$0	\$0
Dissemination Agent	\$2,500	\$1,042	\$292	\$750
Annual Audit	\$3,110	\$1,296	\$0	\$1,296
Trustee Fees	\$4,000	\$0	\$0	\$0
Management Fees	\$47,250	\$19,688	\$19,688	\$0
Information Technology	\$1,800	\$750	\$750	\$0
Website Creation/ADA Compliance	\$0	\$0	\$0	\$0
Website Maintenance	\$1,200	\$500	\$500	\$0
Telephone	\$375	\$156	\$38	\$119
Postage	\$750	\$313	\$60	\$253
Insurance	\$5,000	\$5,000	\$5,000	\$0
Printing & Binding	\$900	\$375	\$200	\$175
Legal Advertising	\$10,000	\$4,167	\$265	\$3,901
Other Current Charges	\$1,200	\$500	\$96	\$404
Office Supplies	\$450	\$188	\$7	\$181
Dues, Licenses & Subscriptions	\$150	\$150	\$175	(\$25)
ADMINISTRATIVE EXPENDITURES	\$119,224	\$49,722	\$34,763	\$14,959
GROUND MAINTENANCE:				
Landscape Maintenance	\$150,000	\$62,500	\$0	\$62,500
Lake Maintenance	\$12,000	\$5,000	\$0	\$5,000
Grounds Maintenance	\$10,000	\$4,167	\$0	\$4,167
Reclaim Water	\$12,000	\$5,000	\$0	\$5,000
Electric	\$10,000	\$4,167	\$0	\$4,167
Miscellaneous	\$6,000	\$2,500	\$0	\$2,500
GROUNDS MAINTENANCE EXPENDITURES	\$200,000	\$83,333	\$0	\$83,333
TOTAL EXPENDITURES	\$319,224		\$34,763	
EXCESS REVENUES (EXPENDITURES)	\$0		\$124,849	
FUND BALANCE - Beginning	\$0		\$11,208	
FUND BALANCE - Ending	\$0		\$136,057	

St Augustine Lakes

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Мау	Jun	Jul	Aug	Sept	Total
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	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
FICA Expense	\$153	\$0	\$77	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306
Engineering	\$0	\$0	\$278	\$250	\$370	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$898
Attorney	\$899	\$60	\$360	\$1,000	\$171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,490
Assessment Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$0	\$0	\$0	\$0	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$292
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,688
Information Technology	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750
Website Creation/ADA Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Website Administration	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Telephone	\$0	\$18	\$13	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38
Postage	\$25	\$7	\$2	\$23	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60
Insurance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Printing & Binding	\$37	\$57	\$2	\$99	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Legal Advertising	\$0	\$64	\$0	\$133	\$68	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265
Other Current Charges	\$24	\$23	\$26	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96
Office Supplies	\$0	\$6	\$0	\$0	\$0 \$0	\$7							
	\$0 \$175	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$175
Dues, Licenses & Subscriptions	\$175	\$ 0	\$ 0	\$0	30	\$0	\$0	\$0	\$0	\$U	\$0	\$0	\$175
TOTAL EXPENDITURES	\$12,501	\$4,423	\$5,944	\$5,715	\$6,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,763
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 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
Grounds Maintenance 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	\$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
Electric	\$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	\$12,501	\$4,423	\$5,944	\$5,715	\$6,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,763
EXCESS REVENUES (EXPENDITURES)	(\$12,501)	(\$4,423)	(\$5,944)	\$153,897	(\$6,180)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,849

St Augustine Lakes COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2022

Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending

February 28, 2023

	PROPOSED	PRORATED BUDGET	ACTUAL	
	BUDGET	2/28/23	2/28/23	VARIANCE
Revenues				
Special Assessments - Direct	\$190,197	\$0	\$0	\$0
Interest Income	\$0	\$0	\$1,737	\$1,737
Total Revenues	\$190,197	\$0	\$1,737	\$1,737
<u>Expenditures</u>				
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		\$426,671	
FUND BALANCE - Beginning	\$57,790		\$0	
FUND BALANCE - Ending	\$488,007		\$426,671	

St Augustine Lakes

Community Development District

Capital Projects Fund

Statement of Revenues & Expenditures and Changes in Fund Balance

For Period Ending

February 28, 2023

	Seríes 2022
REVENUES:	
Interest Income	25,477.43
TOTAL REVENUES	25,477.43
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)	\$6,234,350
FUND BALANCE - Beginning	\$0
FUND BALANCE - Ending	\$6,234,350

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:	\$241,002
Bonds outstanding - 12/20/2022	\$7,070,000
	* 7.070.000
Current Bonds Outstanding	\$7,070,000

ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2023 Assessments Receipts Summary

	# O&M UNITS	SERIES 2022 DEBT ASSESSED	FY23 O&M	TOTAL
ASSESSED	ASSESSED	(2)	ASSESSED	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
TOTAL NET ASSESSMENTS	406	-	548,879.02	548,879.02
TOTAL NET ASSESSMENTS	406	- SERIES 2022 DEBT	548,879.02	548,879.02 TOTAL
TOTAL NET ASSESSMENTS DUE/RECEIVED	406 BALANCE DUE	SERIES 2022 DEBT	548,879.02	
		SERIES 2022 DEBT		TOTAL
DUE/RECEIVED	BALANCE DUE	SERIES 2022 DEBT	O&M RECEIVED	TOTAL RECEIVED
DUE/RECEIVED LENNAR	BALANCE DUE 44,784.49	SERIES 2022 DEBT	O&M RECEIVED 44,784.49	TOTAL RECEIVED 44,784.49
DUE/RECEIVED LENNAR AG ESSENTIAL	BALANCE DUE 44,784.49 114,827.51	SERIES 2022 DEBT	O&M RECEIVED 44,784.49 114,827.51	TOTAL RECEIVED 44,784.49 114,827.51

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

ELEVENTH ORDER OF BUSINESS

St Augustine Lakes Community Development District

Check Run Summary

2/01/23 - 2/28/23

Fund	Date	Check No.	Amount	
General Fund				
Accounts Payable	2/20/23	38-43	\$14,684.80	
			Sub-Total	\$14,684.80
Total			\$	14,684.80

* Fedex Invoíces available upon request

AP300R *** CHECK DATES	YEAR-TO-DATE A 02/01/2023 - 02/28/2023 *** ST BA	CCOUNTS PAYABLE PREPAID/COMP AUGUSTINE LAKES - GENERAL NK A ST AUGUSTINE LAKES	UTER CHECK REGISTER	RUN 3/29/23	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/20/23 00007	1/31/23 00052603 202301 310-51300-4 NOTICE OF 1.4.23 MEETING	8000	*	66.64	
	1/31/23 00052603 202301 310-51300-4 NOTICE OF 1.4.23 MEETING		*	66.64	
	NOTICE OF 1.4.23 MEETING	CA FLORIDA HOLDINGS LLC			133.28 000038
2/20/23 00005	2/01/23 2023-583 202301 310-51300-3 JAN CDD BOARD MEETINGS	1100	*	250.00	
		DOMINION ENGINEERING GROUP	INC		250.00 000039
2/20/23 00004	2/01/23 17 202302 310-51300-3		*	3,937.50	
	FEB MANAGEMENT FEES 2/01/23 17 202302 310-51300-3 FEB WEBSITE ADMIN		*	100.00	
	2/01/23 17 202302 310-51300-3		*	150.00	
	FEB INFO TECH 2/01/23 17 202302 310-51300-3	1300	*	291.67	
	FEB DISSEM AGENT SERVICES 2/01/23 17 202302 310-51300-5	1000	*	.15	
	OFFICE SUPPLIES 2/01/23 17 202302 310-51300-4	2000	*	2.91	
	POSTAGE 2/01/23 17 202302 310-51300-4	2500	*	5.40	
	COPIES 2/01/23 17 202302 310-51300-4	1000	*	6.70	
	TELEPHONE	GOVERNMENTAL MANAGEMENT SRV	CS LLC		4,494.33 000040
2/20/23 00009	2/06/23 02062023 202302 310-51300-3	1500	*	171.20	
	SERIES 2022 CLOSING COSTS	GREENBURG TRAURIG, P.A.			171.20 000041
2/20/23 00006	1/31/23 3170789 202212 310-51300-3	1500		360.00	
	DEC GENERAL COUNSEL	KUTAK ROCK LLP			360.00 000042
2/20/23 00008	2/05/23 02052023 202302 300-20700-1 REIMB FOR CONTRIBUTION	0000	*	9,275.99	
	REIMB FOR CONTRIBUTION	LENNAR HOMES LLC			
			PR BANK A		
			R REGISTER		
				11,001.00	

SAUG ST AUGUSTINE L BPEREGRINO

Localiq		JNT NAME Isline Lakes	ACCOUNT # 762564	PAGE # 1 of 1
FLORIDA	INVOICE # 0005260336	BILLING PERIOD Jan 1- Jan 31, 2023	PAYMENT DU February 20,	
	PREPAY (Memo info)	UNAPPLIED (included in amt due)	TOTAL AMOU	NT DUE
	\$0.00	\$0.00	\$133.2	8
BILLING ACCOUNT NAME AND ADDRESS	BILLING INQUIRIES	ADDRESS CHANGES	FEDERAL	ID
	1-877-736-7612 or :	smb@ccc.gannett.com	47-239098	3
St. Augustine Lakes 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 դիդլիդ ^{լի} դ ^{լլլ} յովատվիկլլլլլլույլլլինվիրիթվիկլլլլլ	Advertiser claims must be submitted or the claim will b	Legal Entity: Gannett Medi littons: Past due accounts ar annum or the maximum lega for a cradit related to rates i lin wriling to Publisher within e waived. Any credit towards so of Issuance or the cradit will All funds payable in US d	e subject to interest a il rate (whichever is i ncorrectly involced or 30 days of the invoice future advertising mu i be forfelled	ess). paid

MOR 59	up for E-mailed invoices and online 755	e payments please contact abgspecial@gannett.com. Previous account number:
Date	Description	
1/1/23	Balance Forward	Amount
1/11/23	PAYMENT - THANK YOU	\$130.56
Package .	Advertising:	-\$63.92

	and the second			
Start-End Date	Order Number	Description		
1/24/23	8341705	Feb. 1, 2023 Meeting	PO Number	Package Cost
		· Sol I, 2020 Meeding	Feb. 1, 2023 Meeting	\$66.64

1,310.513,480



LOCALIQ FLORIDA			JNT NAME sline Lakes		PAYMENT DUE DATE February 20, 2023	
		ACCOUNT NUMBER 762564		INVOICE	INVOICE NUMBER 0005260336	
CURRENT DUE \$66.64	30 DAYS PAST DUE \$66.64	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
REMITTANCE ADDRESS (Include Account# & Involce# on check) CA Florida Holdings, LLC			PAY WITH CREDIT CA			
PO Box 631244 Cincinnati, OH 45263-1244		Card Number Exp Date Signature	11	CVV Code		

LOCALIQ

FLORIDA

PROOF OF PUBLICATION

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

STATE OF FLORIDA, COUNTY OF ST JOHNS

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

01/24/2023

and that the fees charged are legal. Sworn to and subscribed before on 01/24/2023

Legal Clerk Notary, State of WI, County of Brown

1 51

My commision expires Publication Cost: \$66.64 Order No: 8341705 Customer No: 762564 PO #: Feb. 1, 2

of Copies: 1

O #: Feb. 1, 2023 Meeting THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN Notary Public

State of Wisconsin

PO Box 631244 Cincinnati, OH 45263-1244

Notice of Meeting St. Augustine Lakes Community Development District The meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District will be 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 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which

James Oliver District Manager Pub:Jan.24,2023;#8341705

such appeal is to be based.

Page 1 of 1

LOCALIQ **FLORIDA**

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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

STATE OF FLORIDA, COUNTY OF ST JOHNS

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

12/27/2022

and that the fees charged are legal. Sworn to and subscribed before on 12/27/2022

Legai Notary, State of WI, County of Brown

My commision expires

Publication Cost: Order No: Customer No:

PO#:

8196814

of Copies: 1

THIS IS NOT AN INVOICE!

\$66.64

762564

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin
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Notice of Meeting St. Augustine Lakes St. Augustine Lakes Community Development District The meeting of the Board of Super-visors of the St. Augustine Lakes Community Development District will be held on Wednesday, January 4, 2023 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Devel-opment Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accom-modations at this meeting because **Community Development District** Any person requiring special accom-

Any person requiring special accom-modations at this meeting because of a disability or physical impair-ment should contact the District Office at (904) 940-8850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid In contacting the District Office. Each person who decides to appeal and in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver District Manager Pub: Dec 27, 2022; #8196814

Page 1 of 1

****** **INVOICE** ******



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

Date: February 1, 2023 Invoice Number 2023-5839

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

Task 4 CDD Board Meetings

\$Hourly

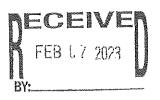
Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
CADD Operator	\$70	0	\$0.00
CADD Designer	\$100	0	\$0.00
Engineer	\$125	2	\$250.00
Principal	\$185	0	\$0.00
TOTAL		2	\$250.00

1. Reviewed & commented on Bond materials prior to issuance.

Total Amount Due \$250.00

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.

1.310.713.311



St. Februaryine Lakes CDD DEG Project Number 2178.001 February 1, 2023 Page 2 of 2

All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

X:\Administration\Accounting 2020\AR Customer Invoices\MONTHLY AR 2023\February 2023\INVOICE 2178.001 St. Augustine Lakes CDD January 2023.doc

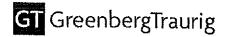
Governmental Management Services, LLC 1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 17 Invoice Date: 2/1/23 Due Date: 2/1/23 Case: P.O. Number:

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

Management Fees - February 2023	Hours/Qty	Rate	Amount
Website Administration - February 2023 Information Technology - February 2023 Dissemination Agent Services - February 2023 Office Supplies Postage	a aven nebel versenten da	3,937.50 100.00 150.00 291.67 0.15	100.00 150.00 291.67 0.15
Coples Felephone 4107	anna an taona 1940. Anna an taona an taona	2.91 5.40 6.70	2.91 5.40 6.70
		-	
	Total		\$4,494.33
	Payments/	Credits	\$0.00
	Balance Du	<u>نم</u>	\$4,494.33



STEPHEN D. SANFORD, ESO. WEST PALM BEACH OFFICE DIRECT DIAL: 561-248-5303 E-MAIL: sanfords@gtlaw.com

1.310,513,315

February 6, 2023

St. Augustine Lakes Community Development District c/o Governmental Management Services, LLC 475 West Town Place, Suite #114 World Golf Village St. Augustine, FL 32092 Attn: Jim Oliver

1 3 2023 Þ.

Re:

\$7,070,000 ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (2022 PROJECT)

FOR POST-CLOSING COSTS, including the duplication and distribution of the transcript of closing documents, incurred by Greenberg Traurig, P.A., as Bond Counsel to Avalon Groves Community Development District, in connection with the issuance of the above-referenced Bonds.

TOTAL POST-CLOSING COSTS

<u>\$171.20</u>

<u>Wire Instructions</u> Operating Account (For Payment of Legal Fees and Costs) Weils Fargo Bank, N.A.

and a second second

Domestic

Bank Name:

 Wells Fargo Bank, N.A.

 333 SE 2nd Avenue, 23rd Floor

 Miami, Florida USA 33131

 Ph:
 (305) 789-4984

 Fax:
 (305) 789-4944

ABA Number: Account Name: Account Number:

 121000248

 Greenberg Traurig Depository Account

 2000014648663

 Reference:
 St. Augustine Lakes Community Development District

 Client Matter #:
 199739.010100 (SDS)

 Invoice #:
 1000213339

685087248v1

Greenberg Traurig, P.A. | Attorneys at Law

777 South Flagler Drive | Suite 300 | West Palm Beach, Florida 33401 | T+1 561.650.7900 | F+1 561.655.6222

www.gtlaw.com

KUTAK ROCK LLP TALLAHASSEE, FLORIDA Telephone 404-222-4600 Pacsimile 404-222-4654 BY:	Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157
Federal ID 47-0597598	P
January 31, 2023 RECENTED FEB LS 2023 St Augustine Lakes Community Development District c/o Governmental Management Services	Reference: Invoice No. 3170789 Client Matter No. 25223-1
Suite 114	а на установание и на конструкции на
475 West Town Place St. Augustine, FL 32092	Invoice No. 3170789 25223-1
Re: General Counsel	· · · ·
For Professional Legal Services Rendered	

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			-		
	12/06/22	W. Haber	0,40	120.00	Prepare for Board meeting
	12/07/22	W. Haber	0.60	180.00	Prepare for and participate in Board meeting
	12/22/22	W. Haber	0.20	60.00	Confer with Sweeting regarding January meeting
	TOTAL HO	URS	1.20		
-					(
•	TOTAL FO	R SERVICES RE	NDERED		\$360.00
		•			****

1.310.513.315

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

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TOTAL CURRENT AMOUNT DUE

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\$360.00

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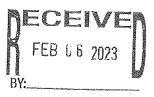
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COMMUNI	SUSTINE LAKES CD	
	General Fund	
	Check Request	
Dale	Amount	Authorized By
February 5, 2023	\$9,275,99	Darrin Mossing
·····	Payable to:	
	Lennar Homes LLC #8	
e Check Needed:	Budget Catego	<u>X:</u>
ASAP	001-300-20700	-10000
	Intended Use of Funds Requestor	F
FY23 EGIS	INSURANCE AND OCT GMS	INVOICE
	SINSURANCE AND OCT GMS	
	INSURANCE AND OCT GMS	



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St. Augustine Lakes

Community Development District

FY 22 Funding Request #10 September 6, 2022

EGIS	
FY23 Insurance Renexal Policy Inv #16467	\$ 5,000.00
Governmental Management Services	
Inv# 11 - Management Fees - September 2022	\$ 4,040.68
Kutak Rock LLP	
Inv# 3105992 - General Counsel July 2022	\$ 802.50

TOTAL \$ 9,843.18

Please make check payable to:

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

St. Augustine Lakes

Community Development District

FY 22 Funding Request #11 October 24, 2022

	PAYEE	GENERAL FUND		CAPITAL REIMBURSEMEN	
1	Dominion Engineering Group Inc Inv #2022-5616 CDD Maxing	\$	370.00		
2	Governmental Management Services Inv# 12 - Management Fees - October 2022	\$	4,275.99	\sum	
3	Kutak Rock LLP (nv# 3112220 - General Counsel August 2022 (nv# 3125912 - General Counsel September 2022	\$ \$	563.00 1,230.00		

-

TOTAL 5 6,438.99

Please make check payable to:

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