St. Augustine Lakes

Community Development District

JUNE 7, 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

May 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, June 7, 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 April 5, 2023 Meeting
- IV. Preparation for Conveyance of Improvements to District
- V. Consideration of Landscape Maintenance Proposal (United Landscape)
- VI. Consideration of Requisitions (1-5)
- VII. Consideration of Resolution 2023-06, Approving the Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date for Adoption
- VIII. Staff Reports A. Attorney
 - B. Engineer
 - C. Manager
 - IX. Supervisors Requests
 - X. Audience Comments
 - XI. Financial Statements as of April 30, 2023
- XII. Check Register

- XIII. Next Scheduled Meeting July 5, 2023 at 11:00 a.m.
- XIV. 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, April 5, 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 Mike Della Penta Tiffany Csalovszki Chairperson Vice Chairman Supervisor Supervisor Supervisor

Also, present were:

Jim Oliver	District Manager, GMS
Wes Haber by phone	District Counsel, Kutak Rock
Dana Harden	Vesta

The following is a summary of the actions taken at the April 5, 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 March 1, 2023 Meeting

Mr. Oliver presented the minutes of the March 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 March 1, 2023 Meeting, were approved.

FOURTH ORDER OF BUSINESS Preparation for Conveyance of Improvements to District

Mr. Oliver asked Mr. Haber if this was still in motion. Mr. Haber responded that it was noted at the last meeting that there was a 30-day period before the project would be closed out. He stated that the folks at Lennar knew what they were looking for, but if they could get them a description of the CDD improvements that were complete such as estimated costs, contracts, etc. Once they get that, they can move forward with paying for them and getting the payment to Lennar. He also stated that if there was anyone that he needed to touch base with, he would be happy to do so.

FIFTH ORDER OF BUSINESS Consideration of Landscape Maintenance Proposal (United Landscape)

Mr. Oliver presented this proposal and noted that they were still awaiting that document, and this was something that they could act on at the next meeting.

SIXTH ORDER OF BUSINESS Discussion of Fiscal Year 2024 Budget Process

Mr. Oliver stated that they needed to approve this by June 1st. He noted that he would like to bring a preliminary budget to the May meeting and have the adoption at the August meeting.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber had nothing further for the Board.

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver had nothing further for the Board.

EIGHTH ORDER OF BUSINESS Supervisors Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESSFinancial Statements as of February 28, 2023

Mr. Oliver presented the unaudited financials as of February 28, 2023. 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. Csalovszki, with all in favor, the Check Register, was approved.

TWELFTH ORDER OF BUSINESSNext Scheduled Meeting – May 3, 2023
at 11:00 a.m.

Mr. Oliver stated that the next meeting date was scheduled for May 3, 2023 at 11:00 a.m.

Ms. Rogers noted that she will be calling in for that meeting.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

FORMS OF REQUISITIONS

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (2022 PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the St. Augustine Lakes Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of December 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of December 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 1
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kutak Rock LLP

PO BOX 30057 OMAHA, NE 68103-1157

- (D) Amount Payable: \$9,175.57
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice #3158263 Bond Validation
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project; and

each disbursement represents a Cost of 2022 Project which has not previously 4. been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

By:

Responsible Officer

Date:

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE OR NON-OPERA TING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2022 Project and is consistent with: (i) the Acquisition Agreement; (ii) the report of the Consulting Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2022 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2022 Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2022 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; and (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2022 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2022 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

Milling Engineer

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. 3158263 Client Matter No. 25223-2

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

Invoice No. 3158263 25223-2

Re: Bond Validation

For Professional Legal Services Rendered

01/05/22	W. Haber	0.40	120.00	Follow up on status of hearing request
01/07/22	K. Jusevitch	0.70	101.50	Research docket and rules; confer with Haber regarding hearing
01/10/22	W. Haber	0.50	150.00	Work with judge's assistant to set hearing
01/10/22	K. Jusevitch	0.80	116.00	Confer with Haber and correspond with assistant state attorney and judicial assistant regarding validation hearing
01/12/22	W. Haber	0.50	150.00	Review answer and acknowledgment from assistant state attorney
01/12/22	K. Jusevitch	0.20	29.00	Confer with Haber regarding filed pleadings and hearing scheduling
01/13/22	K. Jusevitch	0.80	116.00	Set validation hearing, amend notice and order to show cause and correspond with judicial assistant
01/14/22	W. Haber	0.50	150.00	Review and respond to correspondence regarding validation

St Augustine Lakes Community Development December 30, 2022 Client Matter No. 25223-2 Invoice No. 3158263 Page 2

01/14/22	K. Jusevitch	0.70	101.50	hearing Correspond with assistant state attorney regarding notice and order to show cause; confer with Haber and correspond with witness team
02/01/22	W. Haber	1.40	420.00	regarding hearing Confer with court regarding change of hearing date; review revised notice and related documents
02/01/22	K. Jusevitch	0.30	43.50	Confer with Haber; correspond with newspaper regarding publication of hearing notice
02/02/22	K. Jusevitch	0.50	72.50	Research status of docket; correspond with newspaper regarding publication of hearing notice
02/03/22	K. Jusevitch	0.50	72.50	Correspond with newspaper regarding publication of hearing notice
02/07/22	K. Jusevitch	2.40	348.00	Confirm publication of hearing notice; prepare joint stipulation and update docket status
02/16/22	K. Jusevitch	1.60	232.00	Prepare memorandum of law and final judgment; update joint stipulation and certificates; confer with Haber and correspond with district manager
02/17/22	K. Jusevitch	0.20	29.00	Prepare affidavit of mailing Review joint stipulation and related
02/22/22	W. Haber	1.80	540.00	documents
02/22/22	K. Jusevitch	1.30	188.50	Correspond with district manager; update joint stipulation
02/23/22	K. Jusevitch	2.90	420.50	Finalize joint stipulation; prepare correspondence to judge and assistant state attorney regarding stipulation, prehearing memo and final judgment; confer with Haber
02/24/22	K. Jusevitch	0.20	29.00	Correspond with district manager regarding exhibit documents
02/28/22	W. Haber	1.40	420.00	Review and revise documents and confer with assistant state attorney regarding joint stipulation

St Augustine Lakes Community Development December 30, 2022 Client Matter No. 25223-2 Invoice No. 3158263 Page 3

02/28/22	K. Jusevitch	2.40	348.00	Update joint stipulation; prepare exhibit for hearing; correspond with district manager regarding exhibit certificates and correspond with assistant state attorney
03/01/22	K. Jusevitch	2.60	377.00	Correspond with assistant state attorney; file joint stipulation; hearing preparation
03/07/22	W. Haber	2.30	690.00	Prepare for validation hearing; confer with Oliver regarding same
03/07/22	K. Jusevitch	0.20	29.00	Correspond with court reporter
03/08/22	W. Haber	5.80	1,740.00	Prepare for and participate in bond validation hearing
03/08/22	K. Jusevitch	0.50	72.50	Confer with Haber regarding hearing; update status and prepare certificate of no appeal
03/31/22	W. Haber	0.80	240.00	Review certificate of no appeal; confer with Oliver regarding status
04/08/22	K. Jusevitch	0.20	29.00	Confer with Haber regarding certificate of no appeal
04/13/22	K. Jusevitch	0.30	43.50	Correspond with clerk of court regarding certificate of no appeal
TOTAL HO	URS	34.70		

St Augustine Lakes Community Development December 30, 2022 Client Matter No. 25223-2 Invoice No. 3158263 Page 4

TOTAL FOR SERVICES RENDERED

DISBURSEMENTS

Filing and Court Fees Freight and Postage Travel Expenses Miscellaneous

Miscellaneous

Miscellaneous

TOTAL DISBURSEMENTS

TOTAL CURRENT AMOUNT DUE

\$7,766.50

FLORIDA

dba ST

DATE:

JOHNS

CLERK;

-

INVOICE#:

INVOICE#:

<u>1,409.07</u> \$9,175.57

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

414.00

177.11 439.78

280.00

4.00

94.18

VENDOR:

AUGUSTINE;

LITIGATION;

March 8, 2022 VENDOR:

Appeal

HOLDINGS LLC

103400565-02072022;

COUNTY COURT

2/28/2022 - Legal Notice

CA

VENDOR: HUSEBY GLOBAL

Transcript of Hearing Held on

INVOICE#: 041322; DATE: 4/13/2022 - Certificate of No

ST

720501; DATE: 3/17/2022

FORMS OF REQUISITIONS

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (2022 PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the St. Augustine Lakes Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of December 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of December 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kutak Rock LLP

PO BOX 30057 OMAHA, NE 68103-1157

- (D) Amount Payable: \$594.50
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice #3197861 Feb Project Construction
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project; and

4. each disbursement represents a Cost of 2022 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

By:

Responsible Officer

Date:_____

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE OR NON-OPERA TING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2022 Project and is consistent with: (i) the Acquisition Agreement; (ii) the report of the Consulting Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2022 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2022 Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2022 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; and (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2022 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2022 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

Mr Schaef 2 Consulting Engineer 4-11-22

TALLAHASSEE, FLORIDA Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

March 31, 2023

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

ACH/Wire Transfer Remit To: ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470 Reference: Invoice No. 3197861 Client Matter No. 25223-3 Notification Email: eftgroup@kutakrock.com

St Augustine Lakes Community Development District	
c/o Governmental Management Services	
Suite 114	
475 West Town Place	
St. Augustine, FL 32092	Invoice No. 3197861
	25223-3

Re: Project Construction

For Professional Legal Services Rendered

02/01/23	W. Haber	0.60	180.00	Confer acquisitic sale	with on proc	Oliver ess; revie	regarding w bills of
TOTAL HO	URS	0.60					
TOTAL FO	R SERVICES RE	NDERED					\$180.00
DISBURSE	MENTS						
Filing and C	Court Fees		414.5	50			
TOTAL DIS	BURSEMENTS						414.50
TOTAL CU	RRENT AMOUN	IT DUE					<u>\$594.50</u>

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

FORMS OF REQUISITIONS

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (2022 PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the St. Augustine Lakes Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of December 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of December 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 3
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Dominion Engineering Group Inc

4348 Southpoint Blvd, Suite 201 Jacksonville, FL 32216

- (D) Amount Payable: \$3,750.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice #2022-5756 Supplemental Engineer's Report – 2022 Bond Issuance
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project; and

4 each disbursement represents a Cost of 2022 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

By:

Responsible Officer

Date:

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE OR NON-OPERA TING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2022 Project and is consistent with: (i) the Acquisition Agreement; (ii) the report of the Consulting Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2022 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2022 Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2022 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; and (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2022 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2022 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

MELchaef # 5-5-23 Consulting Engineer

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



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

> Date: December 1, 2022 Invoice Number 2022-5756 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 3Supplemental Engineer's Report (2022 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	50	\$3,750.00	\$0.00	\$3,750.00

1. Updated costs, exhibits and construction status

2. Reviewed bond issuance information

Task 4 CDD Board Meetings

\$Hourly

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
CADD Operator	\$70	0	\$0.00
CADD Designer	\$100	0	\$0.00
Engineer	\$125	0	\$0.00
Principal	\$185	0	\$0.00
TOTAL		0	\$00

Total Amount Due \$3,750.00

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.

FORMS OF REQUISITIONS

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (2022 PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the St. Augustine Lakes Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of December 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of December 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 4
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Lennar Corporation

9440 Philips Hwy Ste 7 Jacksonville, FL 32256

- (D) Amount Payable: \$2,281.50
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): K u t a k
 R o c k LLP Invoice #2980035 Bond Validation paid with funding request.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made: Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project; and

4. each disbursement represents a Cost of 2022 Project which has not previously been paid.

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The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

By:

Responsible Officer

Date:_____

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE OR NON-OPERA TING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2022 Project and is consistent with: (i) the Acquisition Agreement; (ii) the report of the Consulting Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2022 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2022 Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2022 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; and (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2022 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2022 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

Consulting Engineer

TALLAHASSEE, FLORIDA Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

January 28, 2022



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

Wire Trausfer Remit To: ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470 Reference: Invoice No. 2980035 Client Matter No. 25223-2

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

Invoice No. 2980035 25223-2

Re: Bond Validation

For Professional Legal Services Rendered

12/08/21	W. Haber	0.90	270.00	Confor with Mr. Schaefer regarding engineer's report
12/17/21	W. Haber	0.50	150,00	Begin preparation of validation complaint
12/18/21	W. Haber	0.40	120.00	Begin preparation of validation complaint
12/21/21	W. Haber	0.80	240.00	Continue to prepare complaint
12/22/21	W. Haber	0.60	180.00	Continue to prepare bond validation complaint
12/23/21	W. Haber	0.70	210.00	Review validation documents
12/29/21	W. Haber	1.60	480.00	Review and revise validation complaint; review related documents
12/29/21	K. Jusevitch	0.40	58.00	Update validation complaint; confer with Haber
12/30/21	W, Haber	0.80	240.00	Confer with Ms. Jusevitch regarding hearing coordination; review order and notice
12/30/21	K. Jusevitch	2.30	333.50	File bond validation complaint; research judicial rules and calendar; propare pleadings and draft order;

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

confer with Haber

St Augustine Lakes Community Development January 28, 2022 Client Matter No. 25223-2 Invoice No. 2980035 Page 2

TOTAL HOURS	9.00	
TOTAL FOR SERVICES	RENDERED	
TOTAL CURRENT AMO	DUNT DUE	

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

FORMS OF REQUISITIONS

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (2022 PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the St. Augustine Lakes Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of December 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of December 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 5
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Lennar Corporation

9440 Philips Hwy Ste 7 Jacksonville, FL 32256

- (D) Amount Payable: \$20,000.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Dominion Engineering Group Inc Invoice #2022-510 Petition to Establish The CDD and Master Engineer's Report paid by Lennar on funding request #9.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made: Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project; and

4. each disbursement represents a Cost of 2022 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

By:

Responsible Officer

Date:_____

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE OR NON-OPERA TING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2022 Project and is consistent with: (i) the Acquisition Agreement; (ii) the report of the Consulting Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2022 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2022 Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2022 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; and (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2022 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2022 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

Consulting Engineer

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



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

Date: January 1, 2022

Invoice Number 2022-5104

Net 15 days

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

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

Task 1 Petition to Establish the CDD

\$7,500.00

\$12,500.00

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

Task 2 Master Engineer's Report

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

Task2Supplemental 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

Total Amount Due \$20,000.00

PM REVIEW: initials (wes)

St. Augustine Lakes

Community Development District

FY 22 Funding Request #9

August 5, 2022

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

TOTAL <u>\$ 26,129.49</u>

Please make check payable to:

St. Augustine Lakes CDD 475 West Town Place Ste 114 St Augustine FL 32092 SEVENTH ORDER OF BUSINESS

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the St. Augustine Lakes Community Development District ("District") prior to June 15, 2023, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	, 2023
HOUR:	
LOCATION:	

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

PASSED AND ADOPTED THIS 7th DAY OF JUNE, 2023.

ATTEST:

ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

ELEVENTH ORDER OF BUSINESS



St. Augustine Lakes

Community Development District

Unaudited Financial Reporting April 30, 2023





Table of Contents

1	Balance Sheet
2	General Fund Income Statement
3	Month to Month
4	Debt Service 2022
5	Capital Project 2022
6	Longterm Debt Schedule
7	Assessment Receipts Summary

ST AUGUSTINE LAKES

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

April 30, 2023

	General Fund	Debt Service	Capital Project	Total Government Funds
ASSETS:	Tunu	Service	Tojeet	Tunus
CASH	\$203,143			\$203,143
DUE FROM DEVELOPER	\$6,439			\$6,439
DUE FROM CAPITAL	\$22,282			\$22,282
SERIES 2022				
RESERVE		\$242,622		\$242,622
INTEREST		\$186,918		\$186,918
CONSTRUCTION			\$6,298,690	\$6,298,690
COI				\$0
TOTAL ASSETS	\$231,864	\$429,540	\$6,298,690	\$6,960,094
LIABILITIES:				
ACCOUNTS PAYABLE	\$6,517			\$6,517
DUE TO DEVELOPER	\$22,282			\$22,282
DUE TO GENERAL FUND			\$22,282	\$22,282
TOTAL LIABILITIES	\$28,799	\$0	\$22,282	\$51,080
FUND EQUITY:				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2022		\$429,540		\$429,540
RESTRICTED FOR CAPITAL PROJECTS 2022			\$6,276,409	\$6,276,409
UNASSIGNED	\$203,065			\$203,065
TOTAL FUND BALANCES	\$203,065	\$429,540	\$6,276,409	\$6,909,014
TOTAL LIABILITIES & FUND EQUITY	\$231,864	\$429,540	\$6,298,690	\$6,960,094
St Augustine Lakes Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending

April 30, 2023

	PROPOSED	PRORATED BUDGET	ACTUAL	
	BUDGET	4/30/23	4/30/23	VARIANCE
REVENUES:				
Assessments	\$319,224	\$239,418	\$239,418	\$0
TOTAL REVENUES	\$319,224	\$239,418	\$239,418	\$0
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees	\$9,000	\$5,250	\$5,600	(\$350)
FICA Expense	\$689	\$402	\$428	(\$27)
Engineering	\$9,000	\$5,250	\$1,268	\$3,983
Attorney	\$18,750	\$10,938	\$4,081	\$6,857
Arbitrage	\$600	\$0	\$0	\$0
Assessment Administration	\$2,500	\$0	\$0	\$0
Dissemination Agent	\$2,500	\$1,458	\$875	\$583
Annual Audit	\$3,110	\$1,814	\$0	\$1,814
Trustee Fees	\$4,000	\$0	\$0	\$0
Management Fees	\$47,250	\$27,563	\$27,563	\$0
Information Technology	\$1,800	\$1,050	\$1,050	\$0
Website Maintenance	\$1,200	\$700	\$700	\$0
Telephone	\$375	\$219	\$42	\$176
Postage	\$750	\$438	\$101	\$336
Insurance	\$5,000	\$5,000	\$5,000	\$0
Printing & Binding	\$900	\$525	\$245	\$281
Legal Advertising	\$10,000	\$5,833	\$330	\$5,503
Other Current Charges	\$1,200	\$700	\$96	\$604
Office Supplies	\$450	\$263	\$30 \$7	\$255
Dues, Licenses & Subscriptions	\$150	\$150	\$175	(\$25)
ADMINISTRATIVE EXPENDITURES	\$119,224	\$67,551	\$47,561	\$19,990
GROUND MAINTENANCE:				
Landscape Maintenance	\$150,000	\$87,500	\$0	\$87,500
Lake Maintenance	\$12,000	\$7,000	\$0 \$0	\$7,000
Grounds Maintenance	\$10,000	\$5,833	\$0 \$0	\$5,833
Reclaim Water	\$12,000	\$7,000	\$0 \$0	\$7,000
Electric	\$10,000	\$5,833	\$0 \$0	\$5,833
Miscellaneous	\$6,000	\$3,500	\$0 \$0	\$3,500
			-	
GROUNDS MAINTENANCE EXPENDITURES	\$200,000	\$116,667	\$0	\$116,667
TOTAL EXPENDITURES	\$319,224		\$47,561	
EXCESS REVENUES (EXPENDITURES)	\$0		\$191,857	
FUND BALANCE - Beginning	\$0		\$11,208	
FUND BALANCE - Ending	2 \$0		\$203,065	

St Augustine Lakes

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES													
Assessments	\$0	\$0	\$0	\$159,612	\$0	\$79,806	\$0	\$0	\$0	\$0	\$0	\$0	\$239,418
TOTAL REVENUES	\$0	\$0	\$0	\$159,612	\$0	\$79,806	\$0	\$0	\$0	\$0	\$0	\$0	\$239,418
EXPENDITURES													
Supervisors Fees	\$2,000	\$0	\$1,000	\$0	\$1,000	\$600	\$1,000	\$0	\$0	\$0	\$0	\$0	\$5,600
FICA Expense	\$153	\$0	\$77	\$0	\$77	\$46	\$77	\$0	\$0	\$0	\$0	\$0	\$428
Engineering	\$0	\$0	\$278	\$250	\$370	\$370	\$0	\$0	\$0	\$0	\$0	\$0	\$1,268
Attorney	\$899	\$60	\$360	\$1,000	\$1,036	\$726	\$0	\$0	\$0	\$0	\$0	\$0	\$4,081
Assessment Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$0	\$0	\$0	\$0	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$875
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$27,563
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$1,050
Website Creation/ADA Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Website Administration	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$700
Telephone	\$0	\$18	\$13	\$0	\$7	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$42
Postage	\$25	\$7	\$2	\$23	\$3	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$101
Insurance	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Printing & Binding	\$37	\$57	\$2	\$99	\$5	\$37	\$7	\$0	\$0	\$0	\$0	\$0	\$245
Legal Advertising	\$0	\$64	\$0	\$133	\$68	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$330
Other Current Charges	\$24	\$23	\$26	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96
Office Supplies	\$24 \$0	\$6	\$20	\$22 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$90
	\$0 \$175	\$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	\$0	\$U	\$0	\$0	\$0	\$ 0	\$ 0	\$0	\$175
TOTAL EXPENDITURES	\$12,501	\$4,423	\$5,944	\$5,715	\$7,045	\$6,365	\$5,567	\$0	\$0	\$0	\$0	\$0	\$47,561
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	\$0 \$0	\$0 ¢0	\$0
Lake Maintenance Grounds 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
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
Electric	\$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	\$7,045	\$6,365	\$5,567	\$0	\$0	\$0	\$0	\$0	\$47,561
EXCESS REVENUES (EXPENDITURES)	(\$12,501)	(\$4,423)	(\$5,944)	\$153,897	(\$7,045)	\$73,441	(\$5,567)	\$0	\$0	\$0	\$0	\$0	\$191,857

St Augustine Lakes COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2022

Statement of Revenues, Expenditures and Changes in Fund Balance For The Period Ending

April 30, 2023

	PROPOSED	PRORATED BUDGET	ACTUAL	
	BUDGET	4/30/23	4/30/23	VARIANCE
Revenues.				
Special Assessments - Direct	\$190,197	\$0	\$0	\$0
Interest Income	\$0	\$0	\$4,606	\$4,606
Total Revenues	\$190,197	\$0	\$4,606	\$4,606
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		\$429,540	
FUND BALANCE - Beginning	\$57,790		\$0	
FUND BALANCE - Ending	\$488,007		\$429,540	

St Augustine Lakes

Community Development District

Capital Projects Fund

Statement of Revenues & Expenditures and Changes in Fund Balance

For Period Ending

April 30, 2023

	Seríes 2022
REVENUES:	
Interest Income	\$67,536
TOTAL REVENUES	67,536.35
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)	\$6,276,409
FUND BALANCE - Beginning	\$0
FUND BALANCE - Ending	\$6,276,409

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:	\$242,622
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	# UNITS	SERIES 2022 DEBT ASSESSED (2)	FY23 O&M ASSESSED	TOTAL ASSESSED
LENNAR HOMES	214	95,544.91	89,568.98	185,113.89
AG ESSENTIAL	212	94,651.97	229,655.02	324,306.99
TOTAL DIRECT INVOICES (1) (2)	426	190,196.88	319,224.00	509,420.88
ASSESSED REVENUE TAX ROLL	0	-	-	-
TOTAL ASSESSED	426	190,196.88	319,224.00	509,420.88

DUE / RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED (2)	O&M RECEIVED	TOTAL RECEIVED
LENNAR HOMES	117,937.16	-	67,176.73	67,176.73
AG ESSENTIAL	152,065.72	-	172,241.27	172,241.27
TOTAL DIRECT RECEIVED	270,002.88	-	239,418.00	239,418.00
TAX ROLL DUE / RECEIVED	-	-	-	-
TOTAL DUE / RECEIVED	270,002.88	-	239,418.00	239,418.00

(1) O&M is Assessed on Acres as there were not plats filed at the time the roll was prepared. O&M is due: 35% due 12/1/22, 2/1/23 and 30% due 5/1/23

(2) Series 2022 Bonds are under capitalized interest until 6/15/23. Interest above is from 6/16/23-12/15/2023. Debt Service is based on units platted after the roll was completed TWELFTH ORDER OF BUSINESS

St Augustine Lakes Community Development District

Check Run Summary

3/01/23 - <u>4</u>/30/23

Fund	Date	Check No.	Amount	
General Fund				
Accounts Payable	3/21/23	44-47	\$5,995.73	
			Sub-Total	\$5,995.73
Total			\$	5,995.73

* Fedex Invoíces available upon request

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUT 03/01/2023 - 04/30/2023 *** ST AUGUSTINE LAKES - GENERAL BANK A ST AUGUSTINE LAKES	ER CHECK REGISTER	RUN 5/24/23	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/21/23 00007	DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS 2/21/23 00053598 202302 310-51300-48000 3/1/23 NOTICE OF MEETING CA FLORIDA HOLDINGS LLC 3/01/23 2023-589 202302 310-51300-31100	*	68.00	68.00 000044
3/21/23 00005	FEB MEETING			
	DOMINION ENGINEERING GROUP ING	C		370.00 000045
3/21/23 00004	3/01/23 18 202303 310-51300-34000 MAR MANAGEMENT FEES 3/01/23 18 202303 310-51300-35300 MAR WEBSITE ADMIN 3/01/23 18 202303 310-51300-35100 MAR INFO TECH 3/01/23 18 202303 310-51300-31300	*	3,937.50	
	3/01/23 18 202303 310-51300-35300 MAR WEBSITE ADMIN	*	100.00	
	3/01/23 18 202303 310-51300-35100 MAR INFO TECH	*	150.00	
	3/01/23 18 202303 310-51300-31300	*	291.67	
	MAR DISSEM AGENT SERVICES 3/01/23 18 202303 310-51300-51000 OFFICE SUPPLIES	*	.36	
	3/01/23 18 202303 310-51300-42000 POSTAGE	*	41.50	
	3/01/23 18 202303 310-51300-42500 COPIES	*	37.20	
	GOVERNMENTAL MANAGEMENT SRVCS	LLC		4,558.23 000046
-, ,	2/25/23 3183005 202301 310-51300-31500 JAN GENERAL COUNSEL	*	999.50	
	KUTAK ROCK LLP			999.50 000047
	TOTAL FOR 1	BANK A	5,995.73	
	TOTAL FOR 1	REGISTER	5,995.73	

SAUG ST AUGUSTINE L BPEREGRINO

Localiq	ACCOUN St. Augus		ACCOUNT#	PAGE #
FLORIDA	INVOICE # 0005359804	BILLING PERIOD Feb 1- Feb 28, 2023	PAYMENT DU March 20, 2	
	PREPAY (Memo Info) \$0.00	UNAPPLIED (Included In amtidue) \$0.00	TOTAL AMOU \$68.00	
BILLING ACCOUNT NAME AND ADDRESS	BILLING INQUIRIES/	ADDRESS CHANGES	FEDERAL 47-23909	D B
St. Augustine Lakes 475 W. Town PI. Ste. 114 Saint Augustine, FL 32092-3649 լլ[լբլովելըլիլիվելիոլ]]հոգեվիլեվելիոլիդելիլ[լ	Legal Entity: Gannelt Media Corp. Terms and Conditions; Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			

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Start-	End Date Order Number 2/21/23 8470647	Description Notice of Meeting for 3/1/23	PO Number	Package Cos \$68.00
Package /	Advertising:			
2/27/23	PAYMENT - THANK YOU			-\$133.28
2/1/23	Balance Forward			• • •
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Date	Description			Amouni
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	PLEASE	DETACH AND RI	TURN THIS PO	RTION WITH YOU	JR PAYMENT	
LOCALIQ St, Augus			PAYMENT DUE DATE March 20, 2023		AMOUNT PAID	
FLORIDA		ACCOUNT NUMBER 762564		INVOICE NUMBER 0005359804		
CURRENT DUE \$68.00	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$68.00
	RESS (Include Account Florida Holdings,	her see all se I	UISA 🗌	AY WITH CREDIT CA		IT BELOW:] AMEX
PO Box 631244 Cincinnati, OH 45263-1244			Card Number Exp Date	<u> </u>	CVV Code Date	

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FLORIDA

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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:

02/21/2023

and that the fees charged are legal. Sworn to and subscribed before on 02/21/2023

Legal Clerk Notary, State of WI, Cour My commision expires **Publication Cost:** \$68.00 8470647

Order No: Customer No: PO #:

of Copies:

THIS IS NOT AN INVOICE!

762564

Please do not use this form for payment remittance.

VICKY FELTY 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, March 1, 2023 at 11:00 a.m. at the offices of Governmental Management 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. 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 such appeal is to be based.

James Oliver District Manager Pub: Feb 21, 2023; #8460647

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

1.310.513.311



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

PLANNERS AND ENGINEERS

Date: March 1, 2023 Invoice Number 2023-5893

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

MAR 1

BJ

Task 4 CDD Board Meetings

\$Hourly

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

1. Attended CDD Board meeting on 2/01/23

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 #: 18 Invoice Date: 3/1/23 Due Date: 3/1/23 Case: P.O. Number:

Bill To:

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

Description	Hours/Qty Rat	e Amount
Management Fees - March 2023 1.3/0.513.340 Website Administration March 2023 351 Dissemination Agent Services March 2023 351 Dissemination Agent Services March 2023 351 Office Supplies 510 350 Postage 920 200 Copies 425 425	3,	e Amount 937.50 3,937.50 100.00 100.00 150.00 150.00 291.67 291.67 0.36 0.36 411.50 41.50 37.20 37.20
	Total Payments/Cre	\$4,558.23 dits \$0.00
	Balance Due	\$4,558.23

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KUTAK ROCK LLP

TALLAHASSEE, FLORIDA Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

February 25, 2023



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



Reference: Invoice No. 3183005 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

1.310.513,315

Invoice No. 3183005 25223-1

Re: General Counsel

For Professional Legal Services Rendered

01/07/23	L. Whelan	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
01/10/23	W. Haber	0.30	90.00	Confer with Oliver regarding registration with Department of Financial Services
01/13/23	W. Haber	0.20	60.00	Confer with Oliver regarding correspondence from the Department of Financial Services
01/15/23	K. Magee	0.30	79.50	Prepare memorandum regarding statutory notice requirements
01/17/23	W. Haber	0.20	60.00	Finalize and send correspondence to Department of Financial Services regarding reporting obligations
01/19/23	K. Jusevitch	0.20	29.00	Correspond with bond counsel regarding recorded financing documents
01/25/23	J. Gillis	0.30	43.50	Coordinate response to auditor letter
01/27/23	W. Haber	0.50	150.00	Review and revise ratification

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

KUTAK ROCK LLP

St Augustine Lakes Community Development February 25, 2023 Client Matter No. 25223-1 Invoice No. 3183005 Page 2

01/27/23	K. Jusevitch	1.00	145.00	resolution; confer with Jusevitch regarding disclosure of public finance Prepare record retention resolution package and ratification resolution; confer with Haber and correspond
01/30/23	W. Haber	0.30	90.00	with district manager Review agenda package for January meeting
01/31/23	W. Haber	0.20	60.00	Prepare for Board meeting
TOTAL HOURS 4.00				
TOTAL FOR SERVICES RENDERED				\$999.50
TOTAL CURRENT AMOUNT DUE				<u>\$999.50</u>