

St. Augustine Lakes
Community Development District

SEPTEMBER 6, 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

August 30, 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, September 6, 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 August 9, 2023 Meeting
- IV. Ratification of Conveyance of Improvements to District
- V. Consideration of Requisition, Payment for Acquisition of Improvements
- VI. Ratification of Requisitions (6-8)
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- VIII. Supervisors Requests
- IX. Audience Comments
- X. Financial Statements as of June 30, 2023
- XI. Check Register
- XII. Next Scheduled Meeting – September 6, 2023 at 11:00 a.m.
- XIII. Adjournment

MINUTES

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, August 9, 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	Chairperson
Chris Mayo	Vice Chairman
Tiffany Csalovszki	Supervisor
Michael Della Penta	Supervisor

Also, present were:

Jim Oliver	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock

The following is a summary of the actions taken at the August 9, 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. Four 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 July 5, 2023 Meeting**

Mr. Oliver presented the minutes of the July 5, 2023 Board of Supervisors meeting and asked for any changes. Ms. Rogers stated she had no changes.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the July 5, 2023 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Ratification of Conveyance of Improvements to District**

Mr. Haber stated the District will be acquiring improvements that will stay with the CDD such as stormwater, roadways, those types of improvements for phases 1A, 1B, 1C and a collector road in a total amount of \$7,931,422. Presently, only a portion of that has been paid to the contractor so \$778,000 approximately still needs to be paid. It is possible that some of those payments have been paid but at minimum we are in a position to process about \$7,100,000 for the acquisition of those improvements soon. He noted there are off-site improvements and water and sewer improvements for those same phases. Ultimately, those improvements will go to St. Johns County and the total amount for those is about \$6,100,000 and \$5,900,000 has been paid to the contractor so we will be able to process a requisition for \$5,900,000 and there is about \$270 that has not yet been paid but it is possible that by the time we finalize some of that \$270 will be paid. On the off-site improvements, it is about \$5,900,000 that we are ready process and on the on-site it is \$7,100,000 so just over \$12,000,000 in improvements. He noted a requisition should be processed soon for the acquisition of those improvements.

FIFTH ORDER OF BUSINESS**Ratification of Requisition Regarding Payment for Acquisition of Improvements**

Mr. Oliver noted that this item was discussed during the prior order of business.

SIXTH ORDER OF BUSINESS**Ratification of Landscape Maintenance Agreement**

Mr. Oliver stated this is the one with Yellowstone that we discussed at the last meeting and it was completed and signed in the amount of \$71, 250.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Landscape Maintenance Agreement with Yellowstone, was ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2022 Audit Report

Mr. Oliver stated this is the Districts first audit and was conducted by Berger, Toombs, Elam, Gaines, and Frank. It was a clean audit with clean opinion on internal controls. He noted clearly the District is not in a state of financial emergency.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS

Fiscal Year 2024 Budget

A. Overview of Budget

Mr. Oliver stated the process had been gone through to approve it back in June. He noted it was revised over the last couple of meetings. At the last meetings, some changes had been made to the grounds maintenance section. Those sections that run back for field management, we have a full year with Vesta working at \$18,000. He noted the landscape maintenance amount had been changed based on the agreement that was just ratified. There is the mitigation line item added for \$13,000 and on holiday decorations we have added \$15,000 and Capital Reserve shows \$22,750. The assessments stay the same as they were for FY23.

B. Board Discussion

There being no comments, the next item followed.

C. Public Hearing Adopting the Budget for Fiscal Year 2024

Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Opening the Public Hearing, was approved.

Mr. Oliver asked for a motion to close the public hearing.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Closing the Public Hearing, was approved.

1. Consideration of Resolution 2023-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024

Mr. Oliver stated that this resolution would adopt the budget.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Resolution 2023-07, relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024, was approved.

2. Consideration of Resolution 2023-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024

Mr. Oliver stated this is certifying the assessment roll.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Resolution 2023-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024, was approved.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Arbitrage Rebate Services

Mr. Oliver stated this is with AMTEC and is \$450 per year to make sure we don't have positive or negative arbitrage.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Proposal for Arbitrage Rebate Services, was approved.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Pond Maintenance

Mr. Oliver stated these are proposals from SOLitude as well as Lake Doctors. He noted SOLitude comes in at \$15,600 and Lake Doctors at \$14,800.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Proposal from Lake Doctors for Pond Maintenance, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing further to report.

B. Engineer

Mr. Schaefer, District engineer, was not present.

C. Manager – Discussion of Fiscal Year 2024 Meeting Schedule

Mr. Oliver stated this will continue to be the first Wednesday of the month at 11:00 a.m. at GMS.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Fiscal Year 2024 Meeting Schedule, was approved.
--

TWELFTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Financial Statements as of June 30, 2023

Mr. Oliver stated in the agenda packets are the financial statements through June 30, 2023.

FIFTEENTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for the general fund for Board approval.

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

SIXTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – September 6, 2023
at 11:00 a.m.**

Mr. Oliver stated that the next meeting will be September 6, 2023 at 11:00 a.m.

SEVENTEENTH 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 at 11:10 a.m.

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: 6
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kutak Rock LLP

PO BOX 30057
OMAHA, NE 68103-1157

- (D) Amount Payable: \$210.00
- (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 #3226017 Apr 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: 
Secretary

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING 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.

 8-17-23
Consulting Engineer

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 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. 3226017

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. 3226017

25223-3

Re: Project Construction

For Professional Legal Services Rendered

04/20/23	W. Haber	0.70	210.00	Review draft utility easement and confer with Rogers regarding same
----------	----------	------	--------	--

TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED \$210.00

TOTAL CURRENT AMOUNT DUE \$210.00

UNPAID INVOICES:

March 31, 2023	Invoice No. 3197861	594.50
----------------	---------------------	--------

TOTAL DUE \$804.50

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: 7
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kutak Rock LLP
PO BOX 30057
OMAHA, NE 68103-1157
- (D) Amount Payable: \$2,723.00
- (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 #3265494 May-June 2023 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

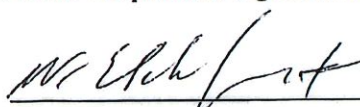
By: 

Responsible Officer

Date: 

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING 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.

 8-17-23
Consulting Engineer

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 14, 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. 3265494

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. 3265494
25223-3

Re: Project Construction**For Professional Legal Services Rendered**

05/10/23	W. Haber	1.30	390.00	Review utility easement and plat; prepare deed for common areas and correspondence to Rogers regarding same
05/12/23	W. Haber	0.60	180.00	Confer with Rogers regarding utility easement and deed for common areas; review and revise same
05/15/23	W. Haber	0.30	90.00	Review correspondence regarding construction easement
05/16/23	W. Haber	0.40	120.00	Confer with Rogers and County regarding utility easement
05/17/23	W. Haber	0.40	120.00	Confer with County regarding utility easement
06/07/23	W. Haber	0.50	150.00	Review acquisition documents
06/14/23	K. Jusevitch	1.40	203.00	Review acquisition information
06/15/23	W. Haber	0.60	180.00	Review acquisition documents and confer with Jusevitch regarding same
06/15/23	K. Jusevitch	0.30	43.50	Confer with Haber and correspond with engineer and developer regarding requisition documents

KUTAK ROCK LLP

St Augustine Lakes Community Development

August 14, 2023

Client Matter No. 25223-3

Invoice No. 3265494

Page 2

06/22/23	K. Jusevitch	0.60	87.00	Review updated acquisition information; confer with Haber
06/23/23	W. Haber	0.60	180.00	Review acquisition documents and confer with Jusevitch regarding same
06/23/23	K. Jusevitch	1.80	261.00	Confer with Haber regarding acquisition documents
06/26/23	W. Haber	0.80	240.00	Prepare for and participate in conference call regarding acquisition; review documents regarding same
06/26/23	K. Jusevitch	1.60	232.00	Prepare for and attend conference regarding acquisition documents; review updated matrix
06/27/23	K. Jusevitch	1.70	246.50	Review updated acquisition documents; prepare package and correspond with engineer; confer with Haber

TOTAL HOURS 12.90

TOTAL FOR SERVICES RENDERED \$2,723.00

TOTAL CURRENT AMOUNT DUE \$2,723.00

UNPAID INVOICES:

May 31, 2023 Invoice No. 3226017 210.00

TOTAL DUE \$2,933.00

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: 8
- (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 #2023-5793 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.

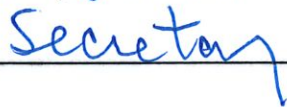
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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

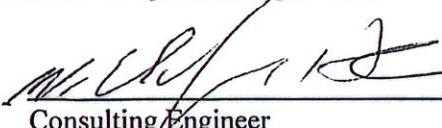
ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 
Secretary

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING 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 8-17-23

***** INVOICE *****



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

Date: January 1, 2023

Invoice Number 2023-5793

Net 15 days

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

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

Task 3 Supplemental Engineer's Report (2023 Bond Issuance) \$7,500.00

Contract Amount	Amendments to Contract	Total Contract	Percent Complete	Total Due	Previous Invoices	Amount Due This Period
\$7,500.00	0	\$7,500.00	100	\$7,500.00	\$3,750.00	\$3,750.00

Task 4 CDD Board Meetings

\$Hourly

Employee Level	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	1.5	\$277.50
TOTAL		1.5	\$277.50

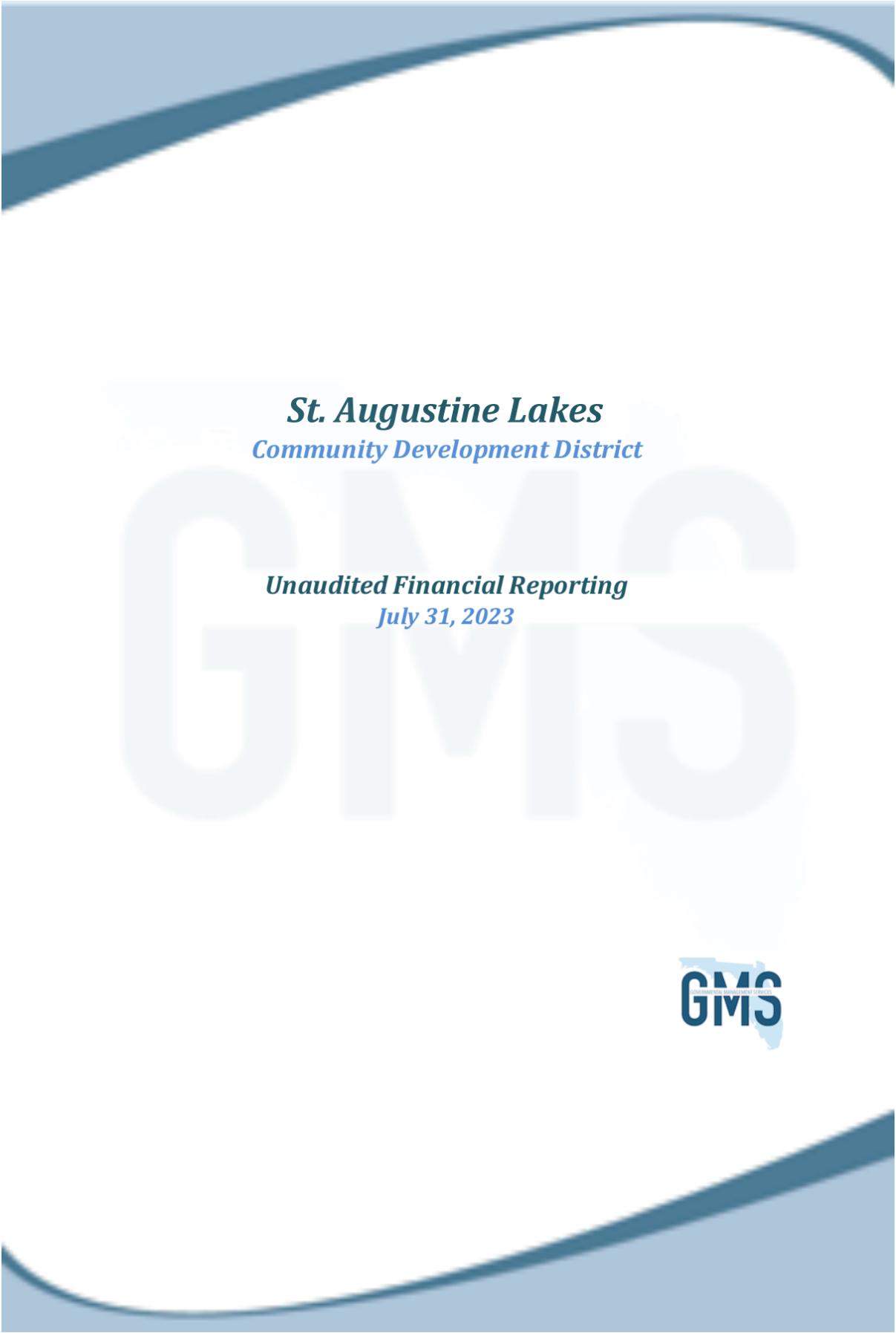
1. Attended CDD Meeting on 12/7/2022

Total Amount Due \$4,027.50

PM REVIEW: initials (wes) Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month.

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

TENTH ORDER OF BUSINESS



St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
July 31, 2023



Table of Contents

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

ST AUGUSTINE LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
July 31, 2023

	General Fund	Debt Service	Capital Project	Total Government Funds
<u>ASSETS:</u>				
CASH	\$255,132	---	---	\$255,132
DUE FROM DEVELOPER	\$4,276	---	---	\$4,276
DUE FROM CAPITAL SERIES 2022	---	---	---	\$0
RESERVE	---	\$240,851	---	\$240,851
INTEREST	---	\$5,484	---	\$5,484
CONSTRUCTION	---	---	\$6,336,277	\$6,336,277
COI	---	---	---	\$0
TOTAL ASSETS	\$259,408	\$246,334	\$6,336,277	\$6,842,020
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$11,803	---	---	\$11,803
DUE TO DEVELOPER	---	---	---	\$0
DUE TO GENERAL FUND	---	---	---	\$0
TOTAL LIABILITIES	\$11,803	\$0	\$0	\$11,803
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2022	---	\$246,334	---	\$246,334
RESTRICTED FOR CAPITAL PROJECTS 2022	---	---	\$6,336,277	\$6,336,277
UNASSIGNED	\$247,605	---	---	\$247,605
TOTAL FUND BALANCES	\$247,605	\$246,334	\$6,336,277	\$6,830,217
TOTAL LIABILITIES & FUND EQUITY	\$259,408	\$246,334	\$6,336,277	\$6,842,020

St Augustine Lakes
Community Development District
GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending
July 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET 7/31/23	ACTUAL 7/31/23	VARIANCE
REVENUES:				
Assessments	\$319,224	\$319,224	\$319,224	\$0
TOTAL REVENUES	\$319,224	\$319,224	\$319,224	\$0
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees	\$9,000	\$7,500	\$7,200	\$300
FICA Expense	\$689	\$574	\$551	\$23
Engineering	\$9,000	\$7,500	\$2,868	\$4,633
Attorney	\$18,750	\$15,625	\$5,495	\$10,130
Arbitrage	\$600	\$0	\$0	\$0
Assessment Administration	\$2,500	\$0	\$0	\$0
Dissemination Agent	\$2,500	\$2,083	\$1,750	\$333
Annual Audit	\$3,110	\$2,592	\$3,110	(\$518)
Trustee Fees	\$4,000	\$0	\$0	\$0
Management Fees	\$47,250	\$39,375	\$39,375	\$0
Information Technology	\$1,800	\$1,500	\$1,500	\$0
Website Maintenance	\$1,200	\$1,000	\$1,000	\$0
Website Compliance	\$0	\$0	\$1,750	(\$1,750)
Telephone	\$375	\$313	\$48	\$264
Postage	\$750	\$625	\$112	\$513
Insurance	\$5,000	\$5,000	\$5,000	\$0
Printing & Binding	\$900	\$750	\$254	\$496
Legal Advertising	\$10,000	\$8,333	\$612	\$7,721
Other Current Charges	\$1,200	\$1,000	\$96	\$904
Office Supplies	\$450	\$375	\$8	\$367
Dues, Licenses & Subscriptions	\$150	\$150	\$175	(\$25)
ADMINISTRATIVE EXPENDITURES	\$119,224	\$94,295	\$70,905	\$23,390
GROUND MAINTENANCE:				
Field Mgmt/Admin	\$0	\$0	\$4,500	(\$4,500)
Landscape Maintenance	\$150,000	\$125,000	\$7,423	\$117,578
Lake Maintenance	\$12,000	\$10,000	\$0	\$10,000
Grounds Maintenance	\$10,000	\$8,333	\$0	\$8,333
Reclaim Water	\$12,000	\$10,000	\$0	\$10,000
Electric	\$10,000	\$8,333	\$0	\$8,333
Miscellaneous	\$6,000	\$5,000	\$0	\$5,000
GROUNDS MAINTENANCE EXPENDITURES	\$200,000	\$166,667	\$11,923	\$154,744
TOTAL EXPENDITURES	\$319,224		\$82,827	
EXCESS REVENUES (EXPENDITURES)	\$0		\$236,397	
FUND BALANCE - Beginning	\$0		\$11,208	
FUND BALANCE - Ending	\$0		\$247,605	

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	\$79,806	\$0	\$0	\$0	\$0	\$319,224
TOTAL REVENUES	\$0	\$0	\$0	\$159,612	\$0	\$79,806	\$0	\$79,806	\$0	\$0	\$0	\$0	\$319,224
EXPENDITURES													
Supervisors Fees	\$2,000	\$0	\$1,000	\$0	\$1,000	\$600	\$1,000	\$0	\$800	\$800	\$0	\$0	\$7,200
FICA Expense	\$153	\$0	\$77	\$0	\$77	\$46	\$77	\$0	\$61	\$61	\$0	\$0	\$551
Engineering	\$0	\$0	\$278	\$250	\$370	\$370	\$370	\$820	\$410	\$0	\$0	\$0	\$2,868
Attorney	\$899	\$60	\$360	\$1,000	\$1,036	\$726	\$732	\$0	\$683	\$0	\$0	\$0	\$5,495
Assessment Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$0	\$0	\$0	\$0	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$1,750
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,110	\$0	\$0	\$3,110
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$0	\$0	\$39,375
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$1,500
Website Administration	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$1,000
Website Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750	\$0	\$0	\$0	\$1,750
Telephone	\$0	\$18	\$13	\$0	\$7	\$0	\$5	\$4	\$2	\$0	\$0	\$0	\$48
Postage	\$25	\$7	\$2	\$23	\$3	\$42	\$0	\$3	\$2	\$7	\$0	\$0	\$112
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	\$6	\$2	\$2	\$0	\$0	\$254
Legal Advertising	\$0	\$64	\$0	\$133	\$68	\$65	\$0	\$64	\$0	\$218	\$0	\$0	\$612
Other Current Charges	\$24	\$23	\$26	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96
Office Supplies	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL EXPENDITURES	\$12,501	\$4,423	\$5,944	\$5,715	\$7,045	\$6,365	\$6,669	\$5,377	\$8,189	\$8,677	\$0	\$0	\$70,905
GROUNDS MAINTENANCE EXPENDITURES													
Field Mgmt/Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500	\$1,500	\$0	\$0	\$0	\$4,500
Landscape Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,485	\$5,938	\$0	\$0	\$7,423
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pump Repairs	\$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
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	\$1,500	\$1,500	\$2,985	\$5,938	\$0	\$0	\$11,923
TOTAL EXPENDITURES	\$12,501	\$4,423	\$5,944	\$5,715	\$7,045	\$6,365	\$8,169	\$6,877	\$11,174	\$14,614	\$0	\$0	\$82,827
EXCESS REVENUES (EXPENDITURES)	(\$12,501)	(\$4,423)	(\$5,944)	\$153,897	(\$7,045)	\$73,441	(\$8,169)	\$72,929	(\$11,174)	(\$14,614)	\$0	\$0	\$236,397

St Augustine Lakes
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending
July 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET 7/31/23	ACTUAL 7/31/23	VARIANCE
Revenues				
Special Assessments - Direct	\$190,197	\$0	\$0	\$0
Interest Income	\$0	\$0	\$8,916	\$8,916
Total Revenues	\$190,197	\$0	\$8,916	\$8,916
Expenditures				
Interest - 12/15	\$0	\$0	\$0	\$0
Interest - 6/15	\$184,914	\$184,914	\$184,914	\$0
Principal - 6/15	\$0	\$0	\$0	\$0
Total Expenditures	\$184,914	\$184,914	\$184,914	\$0
Other Sources/(Uses)				
Bond Proceeds	\$424,934	\$424,934	\$424,934	\$0
Interfund Transfer In(Out)	\$0	\$0	(\$2,601)	(\$2,601)
Payment to Escrow	\$0	\$0	\$0	\$0
Total Other Sources/(Uses)	\$424,934	\$424,934	\$422,332	(\$2,601)
EXCESS REVENUES (EXPENDITURES)	\$430,217		\$246,334	
FUND BALANCE - Beginning	\$57,790		\$0	
FUND BALANCE - Ending	\$488,007		\$246,334	

St Augustine Lakes

Community Development District

Capital Projects Fund

Statement of Revenues & Expenditures and Changes in Fund Balance

For Period Ending

July 31, 2023

Series
2022

REVENUES:

Interest Income	\$138,356
-----------------	-----------

TOTAL REVENUES	138,356.03
-----------------------	-------------------

EXPENDITURES:

Capital Outlay	\$35,834
Cost of Issuance Expense	\$272,512
Underwriter's Expense	\$141,400

TOTAL EXPENDITURES	\$449,746
---------------------------	------------------

OTHER SOURCES/(USES)

Interfund Transfer In/(Out)	\$2,601
Bonds Proceeds	\$6,645,066

TOTAL OTHER SOURCES/(USES)	\$6,647,668
-----------------------------------	--------------------

EXCESS REVENUES (EXPENDITURES)	\$6,336,277
---------------------------------------	--------------------

FUND BALANCE - Beginning	\$0
---------------------------------	------------

FUND BALANCE - Ending	\$6,336,277
------------------------------	--------------------

St Augustine Lakes
Community Development District
Long Term Debt Report

Series 2022 Special Assessments Bonds	
Interest Rate:	4.7-5.5%
Maturity Date:	6/15/2053
Reserve Fund Definition:	
Reserve Fund Requirement (50% MADS):	\$240,020
Reserve Fund Balance:	\$240,851
Bonds outstanding - 12/20/2022	\$7,070,000
Current Bonds Outstanding	\$7,070,000

ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2023 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2022 DEBT ASSESSED (2)	FY23 O&M ASSESSED	TOTAL ASSESSED
LENNAR	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	-	-	-	-
TOTAL NET ASSESSMENTS	852	284,848.85	319,224.00	509,420.88

DUE/RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED (2)	O&M RECEIVED	TOTAL RECEIVED
LENNAR	95,544.92	-	89,568.97	89,568.97
AG ESSENTIAL	94,651.96	-	229,655.03	229,655.03
TOTAL DIRECT INVOICES (1) (2)	190,196.88	-	319,224.00	319,224.00
ASSESSED REVENUE TAX ROLL	-	-	-	-
TOTAL NET ASSESSMENTS	190,196.88	-	319,224.00	319,224.00

(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

ELEVENTH ORDER OF BUSINESS

St Augustine Lakes
Community Development District
Check Run Summary
7/01/23 - 7/31/23

Fund	Date	Check No.	Amount
<i>General Fund</i>			
Accounts Payable	7/13/23	61-62	\$4,897.75
Sub-Total			\$4,897.75
<i>Total</i>			\$ 4,897.75

** Fedex Invoices available upon request*

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/13/23	00005	7/01/23	2023-611 202306 310-51300-31100 CDD BOARD MEETING 6/27/23		*	410.00	
DOMINION ENGINEERING GROUP INC							410.00 000061
7/13/23	00004	7/01/23	22 202307 310-51300-31300 JUL DISSEM AGENT SRVCS		*	291.67	
		7/01/23	22 202307 310-51300-35100 JUL INFO TECH		*	150.00	
		7/01/23	22 202307 310-51300-34000 JUL MANAGEMENT FEES		*	3,937.50	
		7/01/23	22 202307 310-51300-35300 JUL WEBSITE ADMIN		*	100.00	
		7/01/23	22 202307 310-51300-51000 OFFICE SUPPLIES		*	.33	
		7/01/23	22 202307 310-51300-42000 POSTAGE		*	6.60	
		7/01/23	22 202307 310-51300-42500 COPIES		*	1.65	
GOVERNMENTAL MANAGEMENT SRVCS LLC							4,487.75 000062
TOTAL FOR BANK A						4,897.75	
TOTAL FOR REGISTER						4,897.75	

***** INVOICE *****



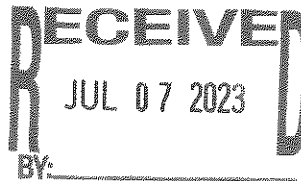
Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: July 1, 2023

Invoice Number 2023-6116

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 4 CDD Board Meetings

\$Hourly

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	0	\$0.00
CADD Designer	\$130	0	\$0.00
Engineer	\$125	0	\$0.00
Professional Engineer	\$145	0	\$0.00
Principal	\$205	2	\$410.00
TOTAL		2	\$410.00

1. Attended CDD Board meeting on 6/27/23

Total Amount Due \$410.00

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.

1001 Bradford Way
Kingston, TN 37763

Invoice #: 22**Invoice Date:** 7/1/23

Due Date: 7/1/23

Case:

P.O. Number:

Bill To:

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

RECEIVED
JUL 06 2023

Total	\$4,487.75
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$4,487.75
--------------------	-------------------