

St. Augustine Lakes
Community Development District

JANUARY 3, 2024

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

December 27, 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, January 3, 2024 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, Florida 32092.

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Consideration of Minutes of the November 1, 2023 Meeting
- IV. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- V. Supervisors Requests
- VI. Audience Comments
- VII. Financial Statements as of November 30, 2023
- VIII. Check Register
- IX. Next Scheduled Meeting – February 7, 2024 at 11:00 a.m.
- X. 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, November 1, 2023 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairman
Tiffany Csalovszki	Supervisor
Ginny Feiner	Supervisor
Michael Della Penta	Supervisor

Also, present were:

Marilee Giles	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Bill Schaefer <i>by phone</i>	District Engineer
Sharon McShurley	Vesta

The following is a summary of the actions taken at the November 1, 2023 St. Augustine Lakes Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles 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*)

Ms. Giles opened the public comment period, there were no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the September 6, 2023 Meeting

Ms. Giles presented the minutes of the September 6, 2023 Board of Supervisors meeting on page five of the iPads and asked for any changes.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the September 6, 2023 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Requisition (9)

Ms. Giles stated this is for Kutak Rock. Unless there are any comments or questions, just looking for a motion to ratify.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Requisition (9), was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated in an acquisition package that we worked on, there was a deed from Lennar to the CDD and it turns out that the property that was conveyed or to be conveyed via that deed appears to be owned by AG as opposed to Lennar. He asked if there is a way to follow up to see if AG can sign that deed. He noted the county is asking as there is a utility easement over the roads and the CDD has granted an easement to the county for the utility easement but they would like to see proof that the CDD owns the property. He noted that deed from AG to the CDD is needed in order to support the utility easement that the CDD has granted to the county. Ms. Rogers stated Ginny is on it and will get it executed by AG and get it back to you. Ms. Rogers asked if they have to have a landowner's meeting this year. Mr. Haber stated generally if the terms end in an odd year like 2023, a resolution is done to extend them to an even year. Ms. Giles stated three seats expire in 2024 and two seats expire in 2026. Mr. Haber stated ok, it would not be until next year.

B. Engineer

Mr. Schaefer stated he had nothing to report.

C. Manager

Ms. Giles stated she had nothing from Jim to report to the Board. She asked Sharon McShurley from Vesta if she had anything for the Board. Ms. McShurley stated no and the property is being mowed and ponds are being maintained.

SIXTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers stated no requests but need to make sure they have gotten all of the recorded plats to Ms. Giles that were recorded in the last month or so.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Financial Statements as of September 30, 2023

Ms. Giles presented on page 17 of the agenda the financials as of September 30, 2023. There are no unusual variances on those.

NINTH ORDER OF BUSINESS

Check Register

Ms. Giles presented the check registers from August and September on page 28 of the agenda in the amount of \$47,256.82. She noted unless there are any comments or questions about the financials, just looking for a motion to approve.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Check Register for \$47,256.82, was approved.

TENTH ORDER OF BUSINESS

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

Ms. Giles stated that the next meeting is scheduled for December 6, 2023 at 11:00 a.m. at this same location. Ms. Rogers noted unless Ms. Giles or Mr. Haber have anything pressing, that meeting may not be necessary. Mr. Haber stated he does not. Ms. Rogers stated to go ahead and cancel the meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Giles 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

SEVENTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
November 30, 2023



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St. Augustine Lakes
Community Development District
Combined Balance Sheet
November 30, 2023

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 177,855	\$ -	\$ -	\$ -	\$ 177,855
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	1,129	-	-	1,129
Investments:					
State Board of Administration (SBA)	-	-	-	-	-
Series 2022					
Reserve	-	240,851	-	-	240,851
Interest	-	5,566	-	-	5,566
Revenue	-	191,420	-	-	191,420
Construction	-	-	-	6,437,449	6,437,449
Prepaid Expenses	-	-	-	-	-
Deposits	417	-	-	-	417
Total Assets	\$ 178,272	\$ 438,965	\$ -	\$ 6,437,449	\$ 7,054,686
Liabilities:					
Accounts Payable	\$ 3,688	\$ -	\$ -	\$ -	\$ 3,688
Accounts FICA Payable	153	-	-	-	153
Due to Debt Service	1,129	-	-	-	1,129
Total Liabilities	\$ 4,970	\$ -	\$ -	\$ -	\$ 4,970
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	417	-	-	-	417
Restricted for:					
Debt Service	-	438,965	-	-	438,965
Capital Project	-	-	-	6,437,449	6,437,449
Assigned for:					
Capital Reserve Fund	-	-	-	-	-
Capital Reserves	-	-	-	-	-
Unassigned	172,886	-	-	-	172,886
Total Fund Balances	\$ 173,303	\$ 438,965	\$ -	\$ 6,437,449	\$ 7,049,717
Total Liabilities & Fund Balance	\$ 178,272	\$ 438,965	\$ -	\$ 6,437,449	\$ 7,054,686

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 319,224	\$ 750	\$ 750	\$ -
Interest Income	-	-	-	-
Total Revenues	\$ 319,224	\$ 750	\$ 750	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,000	\$ 1,000
PR-FICA	918	153	77	77
Engineering	9,000	1,500	513	988
Attorney	18,750	3,125	-	3,125
Annual Audit	3,110	-	-	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	2,500	417	417	0
Trustee Fees	4,000	-	-	-
Management Fees	50,085	8,348	8,348	-
Property Appraiser	-	-	-	-
Information Technology	1,908	318	318	-
Website Maintenance	1,272	212	212	-
Telephone	375	63	8	54
Postage & Delivery	750	125	53	72
Insurance General Liability	5,000	5,000	7,009	(2,009)
Printing & Binding	1,200	200	41	159
Legal Advertising	3,431	572	-	572
Other Current Charges	1,200	200	-	200
Office Supplies	450	75	1	74
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 119,224	\$ 24,982	\$ 20,670	\$ 4,311

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Grounds Maintenance				
Field Mgmt / Admin	\$ 18,000	\$ 3,000	\$ 1,500	\$ 1,500
Landscape Maintenance	81,250	13,542	\$ 11,875	1,667
Lake Maintenance	12,000	2,000	\$ 2,476	(476)
Wetland Mitigation	13,000	2,167	\$ -	2,167
Grounds Maintenance	10,000	1,667	\$ -	1,667
Reclaim Water	12,000	2,000	\$ -	2,000
Electric	10,000	1,667	\$ 2,303	(636)
Miscellaneous	6,000	1,000	\$ -	1,000
Holiday Decorations	15,000	-	\$ -	-
Capital Reserve	22,750	-	\$ -	-
Subtotal Grounds Maintenance	\$ 200,000	\$ 27,042	\$ 18,154	\$ 8,888
Total Operations & Maintenance	\$ 200,000	\$ 27,042	\$ 18,154	\$ 8,888
Total Expenditures	\$ 319,224	\$ 52,023	\$ 38,824	\$ 13,199
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (51,273)	\$ (38,074)	\$ 13,199
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ (51,273)	\$ (38,074)	\$ 13,199
Fund Balance - Beginning	\$ -		\$ 211,377	
Fund Balance - Ending	\$ -		\$ 173,303	

St. Augustine Lakes
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues				
Capital Reserve Transfer In	\$ 22,750	\$ -	\$ -	\$ -
Interest	-	-	-	-
Total Revenues	\$ 22,750	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 22,750		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 22,750		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 22,750		\$ -	

St. Augustine Lakes
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 185,930	\$ 1,129	\$ 1,129	\$ -
Special Assessments -Direct Bill	294,110	-	-	-
Interest Income	6,007	1,001	3,276	2,275
Total Revenues	\$ 486,047	\$ 2,130	\$ 4,405	\$ 2,275
Expenditures:				
Interest -12/15	\$ 190,197	\$ -	\$ -	\$ -
Interest - 6/15	190,197	-	-	-
Principal - 6/15	100,000	-	-	-
Total Expenditures	\$ 480,394	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,654	\$ 2,130	\$ 4,405	\$ 2,275
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (4,002)	\$ (4,002)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,002)	\$ (4,002)
Net Change in Fund Balance	\$ 5,654	\$ 2,130	\$ 403	\$ (1,727)
Fund Balance - Beginning	\$ 197,008		\$ 438,562	
Fund Balance - Ending	\$ 202,661		\$ 438,965	

St. Augustine Lakes
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 53,055	\$ 53,055
Total Revenues	\$ -	\$ -	\$ 53,055	\$ 53,055
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 53,055	\$ 53,055
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,002	\$ 4,002
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,002	\$ 4,002
Net Change in Fund Balance	\$ -		\$ 57,057	
Fund Balance - Beginning	\$ -		\$ 6,380,392	
Fund Balance - Ending	\$ -		\$ 6,437,449	

St. Augustine Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
PR-FICA	-	77	-	-	-	-	-	-	-	-	-	-	77
Engineering	-	513	-	-	-	-	-	-	-	-	-	-	513
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	208	208	-	-	-	-	-	-	-	-	-	-	417
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,174	4,174	-	-	-	-	-	-	-	-	-	-	8,348
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	159	159	-	-	-	-	-	-	-	-	-	-	318
Website Maintenance	106	106	-	-	-	-	-	-	-	-	-	-	212
Telephone	5	4	-	-	-	-	-	-	-	-	-	-	8
Postage & Delivery	24	30	-	-	-	-	-	-	-	-	-	-	53
Insurance General Liability	7,009	-	-	-	-	-	-	-	-	-	-	-	7,009
Printing & Binding	17	24	-	-	-	-	-	-	-	-	-	-	41
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	0	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 14,376	\$ 6,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,670

St. Augustine Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center Expenditures													
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Management	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance - Property	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Grounds Maintenance													
Field Mgmt / Admin	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,500
Landscape Maintenance	5,938	5,938	-	-	-	-	-	-	-	-	-	-	11,875
Lake Maintenance	1,238	1,238	-	-	-	-	-	-	-	-	-	-	2,476
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	203	2,100	-	-	-	-	-	-	-	-	-	-	2,303
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance	\$ 8,878	\$ 9,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,154
Total Operations & Maintenance	\$ 8,878	\$ 9,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,154
Total Expenditures	\$ 23,254	\$ 15,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,824
Excess (Deficiency) of Revenues over Expenditures	\$ (23,254)	\$ (14,820)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(38,074)
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (23,254)	\$ (14,820)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(38,074)

St. Augustine Lakes
Community Development District
Long Term Debt Report

Series 2022, Special Assessment Revenue Refunding Bonds	
Interest Rate:	4.7-5.5%
Maturity Date:	6/15/2053
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement:	\$240,020
Reserve Fund Balance	240,851
Bonds Outstanding -	\$7,070,000
Less: Principal Payment - 12/15/23	\$0
Current Bonds Outstanding	\$7,070,000

ST AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2024 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2022 DEBT ASSESSED (2)	FY24 O&M ASSESSED	TOTAL ASSESSED
LENNAR	149	167,902.14	111,653.46	279,555.60
AG ESSENTIAL	112	126,208.32	83,927.44	210,135.76
TOTAL DIRECT INVOICES (1)	261	294,110.46	195,580.90	489,691.36
ASSESSED REVENUE TAX ROLL	165	186,120.00	123,639.52	309,759.52
TOTAL NET ASSESSMENTS	426	606,438.78	319,220.42	799,450.88

DUE/RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED (2)	O&M RECEIVED	TOTAL RECEIVED
LENNAR	223,728.87	-	55,826.73	55,826.73
AG ESSENTIAL	168,172.04	-	41,963.72	41,963.72
TOTAL DIRECT INVOICES (1) (2)	391,900.91	-	97,790.45	97,790.45
ASSESSED REVENUE TAX ROLL	-	-	-	-
TOTAL NET ASSESSMENTS	391,900.91	-	97,790.45	97,790.45

(1) Assessments for bulk lands are due: 35% due 12/1/23, 2/1/24 and 30% due 5/1/24

SUMMARY OF TAX ROLL RECEIPTS				
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/3/2023	-	-	-
2	11/17/2023	-	-	-
3	11/23/2023	1,128.96	749.97	1,878.93
4	12/14/2023	2,257.93	1499.94	3,757.87
TOTAL RECEIVED TAX ROLL		3,409.93	2,265.22	5,675.15

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	0.00%	50.00%	19.97%
% COLLECTED TAX ROLL	1.83%	0.00%	0.00%
TOTAL PERCENT COLLECTED	0.00%	30.63%	12.23%

EIGHTH ORDER OF BUSINESS

St. Augustine Lakes
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

Date		check #'s	Amount
10/1/2023 - 10/31/2023		78-83	\$ 15,377.89
11/1/2023 - 11/30/2023		84-87	10,940.21
SUBTOTAL			\$26,318.10
Date		Autopays	Amount
10/23/23	FPL	\$	202.60
11/07/23	FPL - HOA Streetlights		1,940.26
11/21/23	FPL		159.76
SUBTOTAL			\$2,302.62
TOTAL			\$28,620.72

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/11/23	00004	10/01/23 25	202310 310-51300-31300		*	208.33	
			OCT DISSEM AGENT SRVCS				
10/01/23		25	202310 310-51300-35100		*	159.00	
			OCT INFO TECH				
10/01/23		25	202310 310-51300-34000		*	4,173.75	
			OCT MANAGEMENT FEES				
10/01/23		25	202310 310-51300-35300		*	106.00	
			OCT WEBSITE ADMIN				
10/01/23		25	202310 310-51300-51000		*	.48	
			OFFICE SUPPLIES				
10/01/23		25	202310 310-51300-42000		*	23.63	
			POSTAGE				
10/01/23		25	202310 310-51300-42500		*	16.65	
			COPIES				
10/01/23		25	202310 310-51300-41000		*	4.55	
			TELEPHONE				
GOVERNMENTAL MANAGEMENT SRVCS LLC						4,692.39	000078
10/11/23	00004	9/30/23 26	202310 310-51300-31400		*	2,500.00	
			FY24 ASSESS ROLL CERTIFY				
GOVERNMENTAL MANAGEMENT SRVCS LLC						2,500.00	000079
10/11/23	00006	10/04/23 3292717	202308 310-51300-31500		*	702.50	
			AUG GENERAL COUNSEL				
KUTAK ROCK LLP						702.50	000080
10/11/23	00012	10/01/23 STAUG598	202310 320-57200-46200		*	5,937.50	
			OCT LANDSCAPE MAINTENANCE				
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC						5,937.50	000081
10/27/23	00005	10/01/23 2023-622	202309 310-51300-31100		*	307.50	
			CDD BOARD MEETING 9/6/23				
DOMINION ENGINEERING GROUP INC						307.50	000082
10/27/23	00014	10/17/23 1837145	202310 320-57200-46400		*	1,238.00	
			OCT LAKE MAINTENANCE				
THE LAKE DOCTORS INC						1,238.00	000083
11/13/23	00003	10/02/23 89473	202310 310-51300-54000		*	175.00	
			FY24 SPECIAL DISTRICT FEE				
FL DEPT OF ECONOMIC OPPORTUNITY						175.00	000084
11/13/23	00004	11/01/23 27	202311 310-51300-31300		*	208.33	
			NOV DISSEM AGENT SRVCS				
		11/01/23 27	202311 310-51300-35100		*	159.00	
			NOV INFO TECH				

SAUG ST AUGUSTINE L BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/23	27	202311	310-51300-34000		*	4,173.75	
11/01/23	27	202311	310-51300-35300	NOV MANAGEMENT FEES	*	106.00	
11/01/23	27	202311	310-51300-51000	NOV WEBSITE ADMIN	*	.12	
11/01/23	27	202311	310-51300-42000	OFFICE SUPPLIES	*	2.52	
11/01/23	27	202311	310-51300-42500	POSTAGE	*	24.45	
11/01/23	27	202311	310-51300-41000	COPIES	*	3.54	
				TELEPHONE			
GOVERNMENTAL MANAGEMENT SRVCS LLC						4,677.71	000085
11/13/23	00006	10/31/23	3298096 202309 310-51300-31500	SEP GENERAL COUNSEL	*	150.00	
KUTAK ROCK LLP						150.00	000086
11/13/23	00012	11/01/23	STAUG610 202311 320-57200-46200	NOV LANDSCAPE MAINTENANCE	*	5,937.50	
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC						5,937.50	000087
TOTAL FOR BANK A						26,318.10	
TOTAL FOR REGISTER						26,318.10	

SAUG ST AUGUSTINE L BPEREGRINO

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 25**Invoice Date:** 10/1/23**Due Date:** 10/1/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Dissemination Agent Services - October 2023		208.33	208.33
Information Technology - October 2023		159.00	159.00
Management Fees - October 2023		4,173.75	4,173.75
Website Administration - October 2023		106.00	106.00
Office Supplies		0.48	0.48
Postage		23.63	23.63
Copies		16.65	16.65
Telephone		4.55	4.55
<div data-bbox="444 1041 753 1239">RECEIVED OCT 04 2023 BY: _____</div>			

Total \$4,692.39**Payments/Credits** \$0.00**Balance Due** \$4,692.39

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

Invoice

Invoice #: 26
Invoice Date: 9/30/23
Due Date: 9/30/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2024		2,500.00	2,500.00
<div>RECEIVED OCT 05 2023 BY: _____</div>			
Total			\$2,500.00
Payments/Credits			\$0.00
Balance Due			\$2,500.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 4, 2023

Check Remit To:

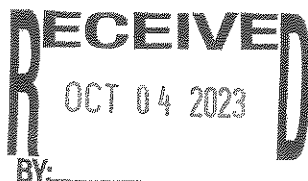
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3292717

Client Matter No. 25223-1

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. 3292717

25223-1

Re: General Counsel

For Professional Legal Services Rendered

08/07/23	W. Haber	0.30	90.00	Confer with Oliver regarding utility easement
08/08/23	W. Haber	0.40	120.00	Prepare for Board meeting; review lake maintenance proposals
08/10/23	W. Haber	0.30	90.00	Confer with Oliver and Schaefer regarding insurance coverage for CDD improvements
08/14/23	A. Warner	0.50	72.50	Prepare agreement for services; confer with Haber
08/15/23	W. Haber	0.40	120.00	Review and revise agreement for lake maintenance; confer with Oliver regarding same
08/24/23	W. Haber	0.30	90.00	Review proposed agenda for September meeting and confer with Oliver regarding same
08/29/23	W. Haber	0.20	60.00	Review and respond to inquiry regarding agreement for hurricane cleanup services

KUTAK ROCK LLP

St Augustine Lakes Community Development
October 4, 2023
Client Matter No. 25223-1
Invoice No. 3292717
Page 2

08/31/23	W. Haber	0.20	60.00	Review agenda for September meeting
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TOTAL HOURS	2.60
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TOTAL FOR SERVICES RENDERED	\$702.50
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TOTAL CURRENT AMOUNT DUE	<u>\$702.50</u>
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YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
STAUG 598457	10/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

St. Augustine Lakes CDD
c/o St. Augustine Lakes CDD
51 Old Bull Bay Ct
St Augustine, FL 32084

Property Name: St. Augustine Lakes CDD

Remit To:

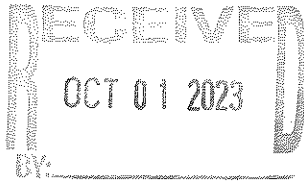
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2023

Invoice Amount: \$5,937.50

Description	Current Amount
Monthly Landscape Maintenance October 2023	\$5,937.50

Invoice Total **\$5,937.50**



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

***** INVOICE *****



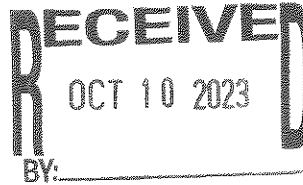
Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: October 1, 2023

Invoice Number 2023-6222

Net 15 days

Zenzi Rogers
Director of Forward Planning
Lennar Homes
7411 Fullerton St. Suite 220
Jacksonville, Florida 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	1.5	\$307.50
TOTAL		1.5	\$307.50

1. Attended CDD Board meeting on 9/6/23

Total Amount Due \$307.50

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.

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**
 Aquatic Management Services
 Post Office Box 20122
 Tampa, FL 33622-0122
 (904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

St Augustine Lakes CDD
 Bernadette Peregrino
 475 West Town Place
 Suite 114
 St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
730908	10/17/2023	\$1,238.00

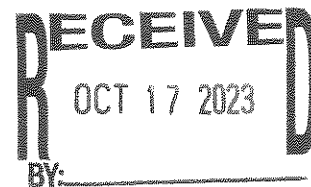
The Lake Doctors
 Post Office Box 20122
 Tampa, FL 33622-0122

00000007309084001000000013262100000012380002

Please Return this portion with your payment

Invoice Due Date 10/17/2023 Invoice 1837145 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
Arcadian Lakes Blvd St Augustine, FL 32092					
10/17/2023	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00
1 - Phase 1A - .15 Acres 400'- treated algae 2 - Phase 1A - .35 Acres 475'- Treated algae 3 - Phase 1A - .85 Acres 750'- Treated algae 4 - Phase 1A - 2.30 Acres 1600'- Touched up emergent vegetation 5 - Phase 1A - .50 Acres 800'- Treated algae 7 - Phase 1B - 2.60 Acres 1400'- Treated emergent vegetation 8 - Phase 1C - 6.20 Acres 2400'- Treated emergent vegetation 9 - Phase 1C - .30 Acres 600'- Treated algae 10 - Phase 2B - .75 Acres 1000' - Treated underwater and emergent vegetation 11 - Phase 2B - .25 Acres 400' - Treated underwater and emergent vegetation					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE
Total Account Balance including this invoice:			\$1238.00	This Invoice Total:	
				\$1238.00	



Click the "Pay Now" link to submit payment by ACH

Customer #: 730908
Portal Registration #: D42AF402

Corporate Address
 4651 Salisbury Rd, Suite 155
 Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89473
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001594

St. Augustine Lakes Community Development District

Mr. Wesley Haber

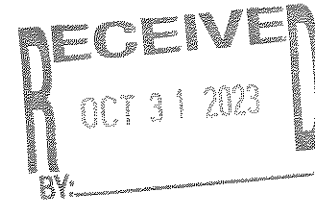
Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301



2. Telephone: 850-692-7300 Ext:
3. Fax: 850-692-7319
4. Email: Wesley.Haber@KutakRock.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: StAugustineLakesCDD.com
8. County(ies): St. Johns
9. Special Purpose(s): Community Development
10. Boundary Map on File: 01/13/2022
11. Creation Document on File: 01/13/2022
12. Date Established: 11/04/2021
13. Creation Method: Local Ordinance
14. Local Governing Authority: St. Johns County
15. Creation Document(s): County Ordinance 2021-81
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments



STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Wesley Haber Date 10.31.2023

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

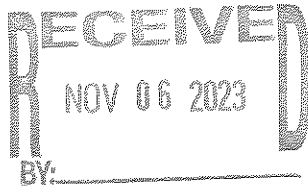
Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 27**Invoice Date:** 11/1/23**Due Date:** 11/1/23**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Dissemination Agent Services - November 2023		208.33	208.33
Information Technology - November 2023		159.00	159.00
Management Fees - November 2023		4,173.75	4,173.75
Website Administration - November 2023		106.00	106.00
Office Supplies		0.12	0.12
Postage		2.52	2.52
Copies		24.45	24.45
Telephone		3.54	3.54



Total	\$4,677.71
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Payments/Credits	\$0.00
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Balance Due	\$4,677.71
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KUTAK ROCK LLP

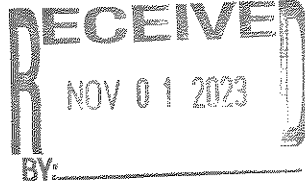
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2023



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3298096

Client Matter No. 25223-1

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. 3298096

25223-1

Re: General Counsel

For Professional Legal Services Rendered

09/06/23	W. Haber	0.50	150.00	Prepare for and participate in Board meeting
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TOTAL HOURS	0.50
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TOTAL FOR SERVICES RENDERED	\$150.00
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TOTAL CURRENT AMOUNT DUE	<u>\$150.00</u>
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YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
STAUG 610409	11/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

St. Augustine Lakes CDD
c/o St. Augustine Lakes CDD
51 Old Bull Bay Ct
St Augustine, FL 32084

Property Name: St. Augustine Lakes CDD

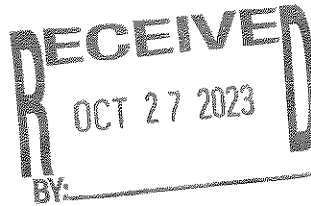
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2023

Invoice Amount: \$5,937.50

Description	Current Amount
Monthly Landscape Maintenance November 2023	\$5,937.50



Invoice Total \$5,937.50

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286