

St. Augustine Lakes
Community Development District

MARCH 6, 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

February 28, 2024

Board of Supervisors
St. Augustine Lakes Community Development District

Dear Board Members:

The Meeting of the St. Augustine Lakes Community Development District will be held Wednesday, March 6, 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 January 3, 2024 Meeting
- IV. Memorandum Regarding Annual Ethics Training & Annual Form 1 Filing
- V. Ratification of Requisitions for Payment for Acquisition of Improvements (10-14)
- VI. Discussion of Fiscal Year 2025 Budget Process
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- VIII. Supervisors Requests
- IX. Audience Comments
- X. Financial Statements as of January 31, 2024
- XI. Check Register
- XII. Next Scheduled Meeting – April 3, 2024 at 11:00 a.m.
- XIII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
ST. AUGUSTINE LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District was held on Wednesday, January 3, 2024 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
Ginny Feiner	Supervisor
Michael Della Penta	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Bill Schaefer	District Engineer
Sharon McShurley	Vesta
Sarah Sweeting	GMS

The following is a summary of the actions taken at the January 3, 2024 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 November 1, 2023 Meeting

Mr. Oliver presented the minutes of the November 1, 2023 Board of Supervisors meeting on page five of the iPads and asked for any changes.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Minutes of the November 1, 2023 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber noted they have the deed that was needed from AG and the District signed the utility easement the County was looking for so that issue has been resolved. Other than that, no other reports unless any questions. Ms. Rogers asked if anything is needed for the requisition? Mr. Haber stated he thought the packages were out and just needed signatures but if looking for anything else to let him know. Ms. Rogers noted she returned all of the signed packages back to Karen. The only contractor signature that she was not able to get was Pedigo. Mr. Haber noted he would follow up with Karen and check the status of those. He noted to the extent that they are in good shape, they can go ahead and process that requisition and put it up for ratification at the next meeting.

B. Engineer

Mr. Schaefer had no updates, construction continues.

C. Manager

Mr. Oliver stated nothing to report.

FIFTH ORDER OF BUSINESS

Supervisors Requests

Mr. Oliver asked if there anything else to discuss. Ms. Rogers asked Wes if there is not a meeting in February, can the requisition be ratified outside or do they need to have the meeting to ratify? Mr. Haber noted the requisition will be processed and Lennar will get paid. There will not be a rush to ratify and they would do it at the next regularly scheduled meeting. He noted if that is the only item on the agenda, he would be comfortable cancelling and going to March.

SIXTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Financial Statements as of November 30, 2023

Mr. Oliver presented the financial statements as of November 30, 2023 two months into the Fiscal Year.

EIGHTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register with expenditures of \$28,620.72 and the invoices are included. Ms. Rogers asked if she received an invoice for their direct bill. Mr. Oliver noted yes and both entities made their direct bill payments by the December deadline.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Check Register for \$28,620.72, was approved.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – February 7, 2024
at 11:00 a.m.**

Mr. Oliver noted the February meeting can be cancelled with the next meeting being on March 6, 2024.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



ABOUT US

SERVICES

NEWS & PUBLICATIONS

District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the [Florida Commission on Ethics' \("COE"\) website](#).

Please share this information with Board Supervisors or include in the next available agenda package.

As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

[Florida Commission on Ethics Training Resources](#)

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

[Office of the Attorney General Training Resources](#)**Compliance**

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file

In addition to Form 1, currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

Kutak Rock's Development and Improvement Districts Practice Group

Kutak Rock's Florida Development and Improvement Districts Practice Group



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Partner
(850) 264-6882



Lindsay Whelan
Partner
(850) 692-7308



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Wesley Haber
Partner
(850) 566-3413



Tucker Mackie
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(850) 692-7300



Sarah Sandy
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(850) 692-7300



Cheryl Stuart
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Betty Zachem
Attorney
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This is a publication of Kutak Rock LLP. It is intended to notify our clients and friends of current events and provide general information.

This is not intended, nor should it be used, as specific legal advice, and it does not create an attorney-client relationship.

FIFTH 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: 10
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kutak Rock LLP

PO BOX 30057
OMAHA, NE 68103-1157

- (D) Amount Payable: \$1,308.50
- (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 #3292718 August 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:

1/9/2024

**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.

 10-5-23
Consulting Engineer

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

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3292718

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. 3292718

25223-3

Re: Project Construction

For Professional Legal Services Rendered

08/01/23	W. Haber	0.60	180.00	Review documents regarding status of acquisition
08/01/23	K. Jusevitch	0.20	29.00	Confer with Haber regarding acquisition package
08/09/23	K. Jusevitch	0.20	29.00	Confer with Haber regarding acquisition package
08/18/23	K. Jusevitch	2.60	377.00	Update acquisition documents and confer with Haber
08/21/23	W. Haber	0.60	180.00	Review and revise acquisition documents
08/22/23	K. Jusevitch	0.90	130.50	Update acquisition documents, confer with Haber and correspond with acquisition team
08/28/23	W. Haber	0.60	180.00	Review and revise acquisition documents
08/28/23	K. Jusevitch	1.40	203.00	Finalize acquisition documents and correspond with acquisition team

KUTAK ROCK LLP

St Augustine Lakes Community Development

October 4, 2023

Client Matter No. 25223-3

Invoice No. 3292718

Page 2

TOTAL HOURS 7.10

TOTAL FOR SERVICES RENDERED \$1,308.50

TOTAL CURRENT AMOUNT DUE \$1,308.50

**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: 11
- (B) Identify Acquisition Agreement, if applicable: *Acquisition and Advanced Funding Agreement dated December 20, 2022.*
- (C) Name of Payee: **Lennar Homes, LLC**
- (D) Amount Payable: **\$5,905,410.03**
- (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): **Acquisition of certain utility and offsite improvements located in and related to Phases 1A, 1B, 1C and Common Collector Road Ph 1A**
- (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

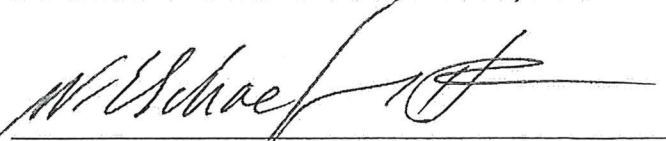
By: 
Responsible Officer

Date: 1/9/2024

**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.

DOMINION ENGINEERING GROUP, INC.


Consulting Engineer 1-4-24

LENNAR®

Lennar Corporation – Treasury Department

Please do not hesitate to contact your Corporate Treasury manager should you have any questions

Wire Transfer Instructions for Florida Divisions

(G/L #903900.1010.25)

➤ Divisions Located in Florida

These are shared accounts among the respective Lennar Divisions.

Divisions are responsible for providing and correctly instructing the sender to include specific "Identifying Information" noted in the reference field of the wire transfer to ensure the wire is properly identified.

- Electronic Transfers are not allowed
- Local Branch Deposits are not allowed

NOTE: For BOA customers ONLY

For Internal inquiries all Account #'s require two leading zeros (ie: 003752277913)

FOR DOMESTIC WIRES:

Bank Name: Bank of America
901 Main Street, Lower Level
Dallas, TX 75202

ABA: 026-009-593

Beneficiary: Lennar Corporation - Florida Region Depository
700 N.W. 107th Avenue
Miami, FL 33172

Account #: 3752277913

Account State: TX

Ref: *St. Augustine Lakes CDD*
"Buyer Name/community / lot / block AND Company Number"
(Divisions must supply Buyer or Vendor with the correct identifying info)

FOR INTERNATIONAL WIRES:

Bank Name: Bank of America
901 Main Street, Lower Level
Dallas, TX 75202

SWIFT Code: BOFAUS3N (*international wires only*)

Beneficiary: Lennar Corporation - Florida Region Depository
700 N.W. 107th Avenue
Miami, FL 33172

Account #: 3752277913

Account State: TX

Ref: "Buyer Name/community / lot / block AND Company Number"
(Divisions must supply Buyer or Vendor with the correct identifying info)



ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

TO: Jim Oliver

FROM: Wesley S. Haber

RE: Summary of Acquisition of Phase 1A, Phase 1B, Phase 1C and Common Collector Road Ph 1A Utilities and Offsite Improvements

DATE: August 28, 2023

At this time, the St. Augustine Lakes Community Development District (“**District**”) is acquiring certain utility and offsite improvements (“**Acquired Improvements**”) located in Phases 1A, 1B, 1C and Common Collector Road Ph 1A from the Developer pursuant to the *Acquisition and Advanced Funding Agreement* dated December 20, 2022. Upon acquisition, the District will convey the Acquired Improvements by Bill of Sale to St. Johns County for ownership, operation, and maintenance. Below are the improvements being acquired:

Improvements Description	CDD Eligible Amount	Paid to Date	Balance Owed
Offsite Improvements	\$3,479,046.19	\$3,479,046.19	\$0.00
Utilities	\$2,699,552.50	\$2,426,363.84	\$273,188.66
TOTAL:	\$6,178,598.69	\$5,905,410.03	\$273,188.66

- Note that the \$6,178,598.69 worth of Acquired Improvements were constructed pursuant to contracts with the Developer, but the Acquired Improvements are only a portion of a larger contracts which involves additional improvements within and without the District’s boundaries. Of this amount, \$5,905,410.03 will be paid immediately and the balance of \$273,188.66 will be paid upon proof of payment by the Developer.
- The “Balance Owed” reflects retainage and other amounts that have not yet been paid to the Contractor and will be paid upon proof of payment by the Developer.
- The District Engineer has identified and certified that the District is paying the correct amount for the work.

August 28, 2023

St. Augustine Lakes Community Development District
c/o Jim Oliver, District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

RE: Letter Agreement for Acquisition of Public Infrastructure Improvements
Phase 1A, 1B, 1C and 1A Common Collector Road Utilities and Offsite Improvements

Dear Jim,

Pursuant to the *Acquisition and Advanced Funding Agreement dated December 20, 2022* ("**Acquisition Agreement**"), you are hereby notified that Lennar Homes, LLC ("**Developer**") has completed and wishes to sell ("**Sale**") to the St. Augustine Lakes Community Development District ("**District**") certain utilities and offsite improvements ("**Improvements**"), related to what is known as Phases 1A, 1B, 1C and 1A Common Collector Road, and all as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, the District agrees to pay from bond proceeds the amount of \$6,178,598.69 which represents the actual cost of constructing and/or creating the Improvements¹.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the District, to assist the District with the turn-over from the District and to St. Johns County all of the District's rights, title and interest in the utility improvements, including but not limited to completing any punch list items at the Developer's expense, warranting any such Improvements to the extent required by St. Johns County, and posting and maintaining any required maintenance bonds.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements. Also, the Developer agrees to convey or cause to be conveyed when finalized any and all site plans, construction, and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements described in such subparagraphs.

¹ As of July 10, 2023, the Developer has paid \$5,905,410.03 to the Contractors for the Improvements. This amount will be immediately processed by requisition and paid to Developer. The District will process the remaining \$273,188.66 by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

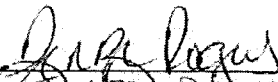
Sincerely,

Agreed to by:

**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Sincerely,

LENNAR HOMES, LLC


Name: DAVID ROGERS
Title: Chair



Name: Christine Braun
Title: Vice President

EXHIBIT A**Description of Improvements****Contractor: A.J. Johns, Inc.****Contract: Land Base Master Trade Partner Agreement (Owner-Contractor), dated September 30, 2019****Offsite Improvements:**

All water, wastewater facilities, and electrical conduit from the points of delivery or connection to the point of delivery or connection including the potable water system, fire protection lines and hydrants and sewer lines, publicly owned road crossings.

Improvement	CDD Eligible Amount	Paid to Date	Balance Owed
Offsite Improvements	\$3,479,046.19	\$3,479,046.19	\$0
TOTAL:	\$3,479,046.19	\$3,479,046.19	\$0.00

Contractor: Petticoat-Schmitt Civil Contractors, Inc.**Contract: Land Base Master Trade Partner Agreement (Owner-Contractor), dated December 16, 2019****Utilities:**

All water, wastewater facilities from the points of delivery or connection to the point of delivery or connection including the potable water system, fire protection lines and hydrants, wastewater manholes, sewer lines, publicly owned, all located on portions of the real property as shown on the plats known as *St. Augustine Lakes Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Map Book 115, pages 83-92, *St. Augustine Lakes Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Map Book 116, pages 83-88, and *St. Augustine Lakes Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Map Book 117, pages 48-55.

Improvement	CDD Eligible Amount	Paid to Date	Balance Owed
Utilities	\$2,699,552.50	\$2,426,363.84	\$273,188.66
TOTAL:	\$2,699,552.50	\$2,426,363.84	\$273,188.66

GRAND TOTAL OF IMPROVEMENTS AND WORK PRODUCT		
CDD Eligible Amount	Paid to Date	Balance Owed
\$6,178,598.69	\$5,905,410.03	\$273,188.66

AFFIDAVIT REGARDING COSTS PAID
ST. AUGUSTINE LAKES PHASES 1A, 1B, 1C, AND COMMON COLLECTOR ROAD PH 1A UTILITY AND OFFSITE
IMPROVEMENTS

STATE OF Florida
COUNTY OF Duval

I, Christine Braun, of Lennar Homes, LLC, a Florida limited liability company ("Developer"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is Christine Braun, and I am the Vice President of Developer. I have authority to make this Affidavit on behalf of Developer.
3. Developer is the developer of certain lands within the St. Augustine Lakes Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("District").
4. The District's *Amended Master Engineer's Report* dated October 19, 2022 ("**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Grantor agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
6. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 9th day of October, 2023.

LENNAR HOMES, LLC



Name: Christine Braun

Title: Vice President

STATE OF FLORIDA
COUNTY OF DUNAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of October, 2023, by Christine Braun as Vice President of Lennar Homes, LLC, and with authority to execute the foregoing on behalf of the entity identified above, and who appeared before me this day in person, and who is either ☒ personally known to me, or produced _____ as identification.



(NOTARY SEAL)

FAITH KIRK
Commission # HH 090604
Expires February 9, 2025
Bonded Thru Budget Notary Services



NOTARY PUBLIC, STATE OF FL

Name: Faith Kirk

(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A – Description of Improvements

EXHIBIT A

Description of Improvements

Contractor: A.J. Johns, Inc.

Contract: Land Base Master Trade Partner Agreement (Owner-Contractor), dated September 30, 2019

Offsite Improvements:

All water, wastewater facilities, and electrical conduit from the points of delivery or connection to the point of delivery or connection including the potable water system, fire protection lines and hydrants and sewer lines, publicly owned road crossings.

Improvement	CDD Eligible Amount	Paid to Date	Balance Owed
Offsite Improvements	\$3,479,046.19	\$3,479,046.19	\$0
TOTAL:	\$3,479,046.19	\$3,479,046.19	\$0.00

Contractor: Petticoat-Schmitt Civil Contractors, Inc.

Contract: Land Base Master Trade Partner Agreement (Owner-Contractor), dated December 16, 2019

Utilities:

All water, wastewater facilities from the points of delivery or connection to the point of delivery or connection including the potable water system, fire protection lines and hydrants, wastewater manholes, sewer lines, publicly owned, all located on portions of the real property as shown on the plats known as *St. Augustine Lakes Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Map Book 115, pages 83-92, *St. Augustine Lakes Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Map Book 116, pages 83-88, and *St. Augustine Lakes Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Map Book 117, pages 48-55.

Improvement	CDD Eligible Amount	Paid to Date	Balance Owed
Utilities	\$2,699,552.50	\$2,426,363.84	\$273,188.66
TOTAL:	\$2,699,552.50	\$2,426,363.84	\$273,188.66

GRAND TOTAL OF IMPROVEMENTS AND WORK PRODUCT		
CDD Eligible Amount	Paid to Date	Balance Owed
\$6,178,598.69	\$5,905,410.03	\$273,188.66

CONSULTING ENGINEER'S CERTIFICATE
ST. AUGUSTINE LAKES PHASES 1A, 1B, 1C, AND COMMON COLLECTOR ROAD PH 1A UTILITY AND OFFSITE
IMPROVEMENTS

OCTOBER 4, 2023

Type text here

Board of Supervisors
St Augustine Lakes Community Development District

Re: St. Augustine Lakes Community Development District (St. Johns County, Florida)
Acquisition of Improvements – Phases 1A, 1B, 1C, and Common Collector Road Ph 1A Utility and
Offsite Improvements

Ladies and Gentlemen:

The undersigned, a representative of Dominion Engineering Group, Inc. ("**Consulting Engineer**"), as engineer for the St. Augustine Lakes Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements ("**Improvements**"), as further described in **Exhibit A**, and in a "**Bill of Sale**" dated on or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the *Amended Master Engineer's Report* dated October 19, 2022, and are therefore part of the District's Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 4th day of October, 2023.

DOMINION ENGINEERING GROUP, INC.



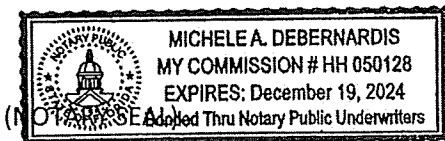
William E. Schaefer II, P.E.

Florida Registration No. 40229

District Engineer

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 4th day of October, 2023, by William E. Schaefer II, P.E. as President of Dominion Engineering Group, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



M. A. Debernardis
NOTARY PUBLIC, STATE OF Florida

Name: Michele A. Debernardis
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A**Description of Improvements****Contractor: A.J. Johns, Inc.****Contract: Land Base Master Trade Partner Agreement (Owner-Contractor), dated September 30, 2019****Offsite Improvements:**

All water, wastewater facilities, and electrical conduit from the points of delivery or connection to the point of delivery or connection including the potable water system, fire protection lines and hydrants and sewer lines, publicly owned road crossings.

Improvement	CDD Eligible Amount	Paid to Date	Balance Owed
Offsite Improvements	\$3,479,046.19	\$3,479,046.19	\$0
TOTAL:	\$3,479,046.19	\$3,479,046.19	\$0.00

Contractor: Petticoat-Schmitt Civil Contractors, Inc.**Contract: Land Base Master Trade Partner Agreement (Owner-Contractor), dated December 16, 2019****Utilities:**

All water, wastewater facilities from the points of delivery or connection to the point of delivery or connection including the potable water system, fire protection lines and hydrants, wastewater manholes, sewer lines, publicly owned, all located on portions of the real property as shown on the plats known as *St. Augustine Lakes Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Map Book 115, pages 83-92, *St. Augustine Lakes Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Map Book 116, pages 83-88, and *St. Augustine Lakes Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Map Book 117, pages 48-55.

Improvement	CDD Eligible Amount	Paid to Date	Balance Owed
Utilities	\$2,699,552.50	\$2,426,363.84	\$273,188.66
TOTAL:	\$2,699,552.50	\$2,426,363.84	\$273,188.66

GRAND TOTAL OF IMPROVEMENTS AND WORK PRODUCT		
CDD Eligible Amount	Paid to Date	Balance Owed
\$6,178,598.69	\$5,905,410.03	\$273,188.66

ACKNOWLEDGMENT AND RELEASE
ST. AUGUSTINE LAKES PHASES 1A, 1B, 1C, AND COMMON COLLECTOR ROAD PH 1A OFFSITE
IMPROVEMENTS

THIS ACKNOWLEDGMENT AND RELEASE ("**Release**") is made the 2nd day of October, 2023, by **A.J. Johns, Inc.**, with offices located at 3225 Anniston Road, Jacksonville, Florida 32246 ("**Contractor**"), in favor of the **St. Augustine Lakes Community Development District ("**District**")**, which is a local unit of special-purpose government situated in St. Johns County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to that certain *Land Base Master Trade Partner Agreement (Owner-Contractor)* ("**Contract**") dated September 30, 2019 and between Contractor and Lennar Homes, LLC, a Florida limited liability company ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("**Improvements**")**; and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

A.J. JOHNS, INC.

Charles B. Laughlin
By: Charles B. Laughlin
Its: President

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2nd day of October, 2023, by Charles B. Laughlin as President of A.J. Johns, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either ☒ personally known to me, or produced _____ as identification.

Todd A. Patrick
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Todd A. Patrick
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



TODD A. PATRICK
Commission # HH 145102
Expires October 23, 2025
Bonded Thru Budget Notary Services

EXHIBIT A

Description of Improvements

Contractor: A.J. Johns, Inc.

Contract: *Land Base Master Trade Partner Agreement (Owner-Contractor)*, dated September 30, 2019

Offsite Improvements:

All water, wastewater facilities, and electrical conduit from the points of delivery or connection to the point of delivery or connection including the potable water system, fire protection lines and hydrants and sewer lines, publicly owned road crossings.

Improvement	CDD Eligible Amount	Paid to Date	Balance Owed
Offsite Improvements	\$3,479,046.19	\$3,479,046.19	\$0
TOTAL:	\$3,479,046.19	\$3,479,046.19	\$0.00

INSERT THE FOLLOWING DOCUMENTS:

ST. AUGUSTINE LAKES – BILL OF SALE FOR SAL CDD PHASE 1A UTILITIES

ST. AUGUSTINE LAKES – BILL OF SALE FOR SAL CDD PHASE 1B UTILITIES

ST. AUGUSTINE LAKES – BILL OF SALE FOR SAL CDD PHASE 1C UTILITIES

ST. AUGUSTINE LAKES – BILL OF SALE FOR SAL CDD OFFSITE UTILITIES

INSERT BILL OF SALE TO ST. JOHNS COUNTY

**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: 12
- (B) Identify Acquisition Agreement, if applicable: *Acquisition and Advanced Funding Agreement dated December 20, 2022.*
- (C) Name of Payee: **Lennar Homes, LLC**
- (D) Amount Payable: \$580,765.36
- (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): **Acquisition of certain infrastructure improvements located in and related to Phases 1A, 1B, 1C and Common Collector Road Ph 1A**
- (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: Jan 25, 2024

**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.

DOMINION ENGINEERING GROUP, INC.


Consulting Engineer

LENNAR®

Lennar Corporation – Treasury Department

Please do not hesitate to contact your Corporate Treasury manager should you have any questions

Wire Transfer Instructions for Florida Divisions

(G/L #903900.1010.25)

➤ Divisions Located in Florida

These are shared accounts among the respective Lennar Divisions.

Divisions are responsible for providing and correctly instructing the sender to include specific "Identifying Information" noted in the reference field of the wire transfer to ensure the wire is properly identified.

- Electronic Transfers are not allowed
- Local Branch Deposits are not allowed

NOTE: For BOA customers ONLY

For Internal inquiries all Account #'s require two leading zeros (ie: 003752277913)

FOR DOMESTIC WIRES:

Bank Name: Bank of America
901 Main Street, Lower Level
Dallas, TX 75202

ABA: 026-009-593

Beneficiary: Lennar Corporation - Florida Region Depository
700 N.W. 107th Avenue
Miami, FL 33172

Account #: 3752277913

Account State: TX *St. Augustine Lakes CDD*

Ref: "Buyer Name/community / lot / block AND Company Number"
(Divisions must supply Buyer or Vendor with the correct identifying info)

FOR INTERNATIONAL WIRES:

Bank Name: Bank of America
901 Main Street, Lower Level
Dallas, TX 75202

SWIFT Code: BOFAUS3N (*international wires only*)

Beneficiary: Lennar Corporation - Florida Region Depository
700 N.W. 107th Avenue
Miami, FL 33172

Account #: 3752277913

Account State: TX

Ref: "Buyer Name/community / lot / block AND Company Number"
(Divisions must supply Buyer or Vendor with the correct identifying info)



ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT

TO: Jim Oliver

FROM: Wesley S. Haber

RE: Summary of Acquisition of Phase 1A, Phase 1B, Phase 1C and Common Collector Road Ph 1A Improvements

DATE: August 28, 2023

At this time, the St. Augustine Lakes Community Development District ("**District**") is acquiring certain infrastructure improvements ("**Acquired Improvements**") located in and related to Phases 1A, 1B, 1C and Common Collector Road Ph 1A from the Developer pursuant to the *Acquisition and Advanced Funding Agreement* dated December 20, 2022. Below are the improvements being acquired:

Improvements Description	CDD Eligible Amount	Paid to Date	Balance Owed
Entry Feature	\$88,302.00	\$88,302.00	\$0.00
Environmental Mitigation	\$232,514.91	\$209,263.42	\$23,251.49
Parks/Landscape/Irrigation	\$1,335,624.84	\$1,199,709.87	\$135,914.97
Roadway	\$2,346,636.12	\$2,110,988.28	\$235,647.84
Stormwater Management	\$3,782,344.72	\$3,398,387.25	\$383,957.47
Utilities	\$146,000.00	\$146,000.00	\$0.00
TOTAL:	\$7,931,422.59	\$7,152,650.82	\$778,771.77

- Note that the \$7,931,422.59 worth of Acquired Improvements were constructed pursuant to contracts with the Developer, but the Acquired Improvements are only a portion of larger contracts which involve additional improvements within and without the District's boundaries. Of this amount, \$7,152,650.82 will be paid immediately and the balance of \$778,771.77 will be paid upon proof of payment by the Developer.
- The "Balance Owed" reflects retainage and other amounts that have not yet been paid to the Contractor and will be paid upon proof of payment by the Developer.
- The District Engineer has identified and certified that the District is paying the correct amount for the work.

August 28, 2023

St. Augustine Lakes Community Development District
c/o Jim Oliver, District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Letter Agreement for Acquisition of Improvements

Dear Jim,

Pursuant to the *Acquisition and Advanced Funding Agreement* dated December 20, 2022 ("**Acquisition Agreement**"), by and between the St. Augustine Lakes Community Development District ("**District**") and Lennar Homes, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount of \$7,931,422.59 which represents the actual cost of constructing and/or creating the Improvements¹.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors (balance to finish & retainage) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements and/or in connection with the Improvements.

[CONTINUED ON FOLLOWING PAGE]


¹ As of July 10, 2023, the Developer has paid \$7,152,650.82 to the Contractors for the Improvements. This amount will be immediately processed by requisition and paid to Developer. The District will process the remaining \$778,771.77 by requisition and pay the Developer once proof of payment for the remaining amount has been submitted to the District, subject to the terms of the Acquisition Agreement and the availability of funds.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

Agreed to by:
**ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Sincerely,
LENNAR HOMES, LLC


Name: Denise ROGERS
Title: Chair

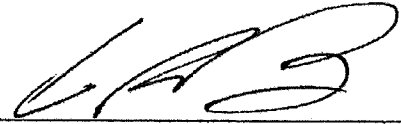

Name: Christine Braun
Title: Vice President

Exhibit A
Description of Improvements
St. Augustine Lakes Phases 1A, 1B, 1C, and Common Collector Road Ph 1A

Contractor: Petticoat-Schmitt Civil Contractors, Inc.

Contract: *Land Base Master Trade Partner Agreement (Owner-Contractor)*, dated December 16, 2019

Environmental Mitigation: Wetland creation areas plantings as required by SJRWMD.

Parks/Landscape/Irrigation: All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings; and irrigation elements including but not limited to all pumps, lines, spray heads, and related system components all located on portions of the real property more particularly described as Tracts A through-AA, as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Roadway: Roadway improvements including paving, curb, gutter, storm piping, and sidewalks constructed in and for the development located in the public right-of-way known as Arcadian Lakes Blvd., Old Bull Bay Court and Thompson Baily Road more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92, Lake Sinclair Street and Beauclair Blvd. more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Plat Book 116, Pages 84– 88, and Lake Sinclair Street more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Plat Book 117, Pages 48– 55.

Stormwater Improvements: All stormwater management systems, including but not limited to drainage access easements, lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components for the development, all located on portions of the real property more particularly described as Tracts A, B, C, D and E (Stormwater Management Facility & Unobstructed Drainage Easements) as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92, Tract A (Stormwater Management Facility & Unobstructed Drainage Easements) as shown on the plat known as *St. Augustine Lakes - Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Plat Book 116, Pages 84– 88, and Tracts A and B (Stormwater Management Facility & Unobstructed Drainage Easements) as shown on the plat known as *St. Augustine Lakes - Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Plat Book 117, Pages 48– 55.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Environmental Mitigation	\$205,246.70	\$184,722.03	\$20,524.67
Parks/Landscape/Irrigation	\$341,293.65	\$300,423.70	\$40,869.95
Roadway	\$2,346,636.12	\$2,110,988.28	\$235,647.84
Stormwater Management	\$3,782,344.72	\$3,398,387.25	\$383,957.47
TOTAL:	\$6,675,521.19	\$5,994,521.26	\$680,999.93

Contractor: Associated Construction Products, Inc.

Contract: Land Base Master Trade Partner Agreement (Owner-Contractor), dated July 24, 2019

Park/Landscape & Irrigation: All modular block retaining walls on portions of the real property more particularly described as Tract P as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Park/Landscape/Irrigation	\$43,881.00	\$43,881.00	\$0
TOTAL:	\$43,881.00	\$43,881.00	\$0

Contractor: Sterling Specialties, Inc.

Contract: Master Trade Partner Agreement (Land) Base Agreement dated May 15, 2019

Park/Landscape/Irrigation: 4ft high aluminum railing ADA fence on portions of the real property more particularly described as Tract P as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Park/Landscape/Irrigation	\$7,980.00	\$7,182.00	\$798.00
TOTAL:	\$7,980.00	\$7,182.00	\$798.00

Contractor: Florida ULS Operating, LLC d/b/a United Landscape Services

Contract: Land Base Master Trade Partner Agreement (Owner-Contractor) dated February 8, 2021

Park/Landscape/Irrigation: All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings; and irrigation wells and elements including but not limited to all pumps, lines, spray heads, and related system components all located on portions of the real property more particularly described as Tracts A, J and Z as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Environmental Mitigation: Wetland creation areas plantings as required by SJRWMD.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Environmental Mitigation	\$27,268.21	\$24,541.39	\$2,726.82
Park/Landscape/Irrigation	\$942,470.19	\$848,223.17	\$94,247.02
TOTAL:	\$969,738.40	\$872,764.56	\$96,973.84

Contractor: Adkins Electric, Inc.

Contract: Master Trade Partner Agreement (Land) Base Agreement dated May 14, 2019

Utilities : All improvements related to the underground electrical conduit located in the public right-of-way known as Arcadian Lakes Blvd., Old Bull Bay Court and Thompson Baily Road more particularly described as shown on the plats known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83 – 92, Lake Sinclair Street and Beauclair Blvd. more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Plat Book 116, Pages 84– 88, and Lake Sinclair Street more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Plat Book 117, Pages 48 – 55.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Utilities	\$146,000.00	\$146,000.00	\$0
TOTAL:	\$146,000.00	\$146,000.00	\$0.00

Contractor: Kirton Enterprises, Inc.

Contract: Master Trade Partner Agreement (Land) Base Agreement dated January 21, 2021

Entry Feature: All hardscape, including but not limited to all signage, entry monuments and features, and related improvements all located on portions of the real property more particularly described as Tract B as shown on the plat known *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Entry Feature	\$88,302.00	\$88,302.00	\$0
TOTAL:	\$88,302.00	\$88,302.00	\$0.00

GRAND TOTAL OF IMPROVEMENTS		
CDD Eligible Amount	Paid to Date	Balance Owed
\$7,931,422.59	\$7,152,650.82	\$778,771.77

AFFIDAVIT REGARDING COSTS PAID

ST. AUGUSTINE LAKES PHASES 1A, 1B, 1C, AND COMMON COLLECTOR ROAD PH 1A IMPROVEMENTS

STATE OF Florida
COUNTY OF Duval

I, Christine Braun, of Lennar Homes, LLC, a Florida limited liability company ("**Developer**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this Affidavit.
2. My name is Christine Braun, and I am the Vice President of Developer. I have authority to make this Affidavit on behalf of Developer.
3. Developer is the developer of certain lands within the St. Augustine Lakes Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The District's *Amended Master Engineer's Report* dated October 19, 2022 ("**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain "**Improvements**" described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those Improvements that have been completed to date and states the amounts that Developer has spent on those Improvements. Developer agrees to timely make payment for any remaining amounts owed, and to ensure that no liens are placed on the property.
6. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the Improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 9th day of October, 2023.

LENNAR HOMES, LLC

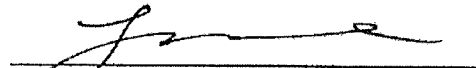


Name: Christine Braun

Title: Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of October, 2023, by Christine Braun as Vice President of Lennar Homes, LLC, and with authority to execute the foregoing on behalf of the entity identified above, and who appeared before me this day in person, and who is either ☐ personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF FL

Name: Faith Kirk

(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

(NOTARY SEAL)



FAITH KIRK
Commission # HH 090604
Expires February 9, 2025
Bonded Thru Budget Notary Services

Exhibit A – Description of Improvements

Exhibit A
Description of Improvements

Contractor: Petticoat-Schmitt Civil Contractors, Inc.

Contract: *Land Base Master Trade Partner Agreement (Owner-Contractor)*, dated December 16, 2019

Environmental Mitigation: Wetland creation areas plantings as required by SJRWMD.

Parks/Landscape/Irrigation: All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings; and irrigation elements including but not limited to all pumps, lines, spray heads, and related system components all located on portions of the real property more particularly described as Tracts A through-AA, as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Roadway: Roadway improvements including paving, curb, gutter, storm piping, and sidewalks constructed in and for the development located in the public right-of-way known as Arcadian Lakes Blvd., Old Bull Bay Court and Thompson Baily Road more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92, Lake Sinclair Street and Beauclair Blvd. more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Plat Book 116, Pages 84– 88, and Lake Sinclair Street more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Plat Book 117, Pages 48– 55.

Stormwater Improvements: All stormwater management systems, including but not limited to drainage access easements, lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components for the development, all located on portions of the real property more particularly described as Tracts A, B, C, D and E (Stormwater Management Facility & Unobstructed Drainage Easements) as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92, Tract A (Stormwater Management Facility & Unobstructed Drainage Easements) as shown on the plat known as *St. Augustine Lakes - Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Plat Book 116, Pages 84– 88, and Tracts A and B (Stormwater Management Facility & Unobstructed Drainage Easements) as shown on the plat known as *St. Augustine Lakes - Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Plat Book 117, Pages 48– 55.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Environmental Mitigation	\$205,246.70	\$184,722.03	\$20,524.67
Parks/Landscape/Irrigation	\$341,293.65	\$300,423.70	\$40,869.95
Roadway	\$2,346,636.12	\$2,110,988.28	\$235,647.84
Stormwater Management	\$3,782,344.72	\$3,398,387.25	\$383,957.47
TOTAL:	\$6,675,521.19	\$5,994,521.26	\$680,999.93

Contractor: Associated Construction Products, Inc.

Contract: Land Base Master Trade Partner Agreement (Owner-Contractor), dated July 24, 2019

Park/Landscape &/Irrigation: All modular block retaining walls on portions of the real property more particularly described as Tract P as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Park/Landscape/Irrigation	\$43,881.00	\$43,881.00	\$0
TOTAL:	\$43,881.00	\$43,881.00	\$0

Contractor: Sterling Specialties, Inc.

Contract: Master Trade Partner Agreement (Land) Base Agreement dated May 15, 2019

Park/Landscape/Irrigation: 4ft high aluminum railing ADA fence on portions of the real property more particularly described as Tract P as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Park/Landscape/Irrigation	\$7,980.00	\$7,182.00	\$798.00
TOTAL:	\$7,980.00	\$7,182.00	\$798.00

Contractor: Florida ULS Operating, LLC d/b/a United Landscape Services

Contract: Land Base Master Trade Partner Agreement (Owner-Contractor) dated February 8, 2021

Park/Landscape/Irrigation: All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings; and irrigation wells and elements including but not limited to all pumps, lines, spray heads, and related system components all located on portions of the real property more particularly described as Tracts A, J and Z as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Environmental Mitigation: Wetland creation areas plantings as required by SJRWMD.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Environmental Mitigation	\$27,268.21	\$24,541.39	\$2,726.82
Park/Landscape/Irrigation	\$942,470.19	\$848,223.17	\$94,247.02
TOTAL:	\$969,738.40	\$872,764.56	\$96,973.84

Contractor: Adkins Electric, Inc.

Contract: Master Trade Partner Agreement (Land) Base Agreement dated May 14, 2019

Utilities : All improvements related to the underground electrical conduit located in the public right-of-way known as Arcadian Lakes Blvd., Old Bull Bay Court and Thompson Baily Road more particularly described as shown on the plats known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83 – 92, Lake Sinclair Street and Beauclair Blvd. more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Plat Book 116, Pages 84– 88, and Lake Sinclair Street more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Plat Book 117, Pages 48 – 55.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Utilities	\$146,000.00	\$146,000.00	\$0
TOTAL:	\$146,000.00	\$146,000.00	\$0.00

Contractor: Kirton Enterprises, Inc.

Contract: Master Trade Partner Agreement (Land) Base Agreement dated January 21, 2021

Entry Feature: All hardscape, including but not limited to all signage, entry monuments and features, and related improvements all located on portions of the real property more particularly described as Tract B as shown on the plat known *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Entry Feature	\$88,302.00	\$88,302.00	\$0
TOTAL:	\$88,302.00	\$88,302.00	\$0.00

GRAND TOTAL OF IMPROVEMENTS		
CDD Eligible Amount	Paid to Date	Balance Owed
\$7,931,422.59	\$7,152,650.82	\$778,771.77

CONSULTING ENGINEER'S CERTIFICATE

ST. AUGUSTINE LAKES PHASE 1A, 1B, 1C, AND COMMON COLLECTOR ROAD PH 1A IMPROVEMENTS

OCTOBER 4, 2023

Board of Supervisors

St. Augustine Lakes Community Development District

Re: St. Augustine Lakes Community Development District (St. Johns County, Florida)
Acquisition of Phase 1A, Phase 1B, Phase 1C and Common Collector Road Ph 1A
Improvements

Ladies and Gentlemen:

The undersigned, a representative of Dominion Engineering Group, Inc. ("**Consulting Engineer**"), as engineer for the St. Augustine Lakes Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from the Developer of the "**Improvements**" as further described in **Exhibit A** attached hereto, and in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have reviewed and inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the District's capital improvement program as set forth in the District's *Amended Master Engineer's Report* dated October 19, 2022 ("**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

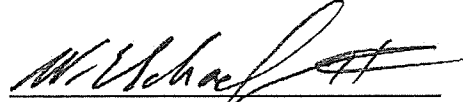
[CONTINUED ON NEXT PAGE]

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 4th day of OCTOBER, 2023.

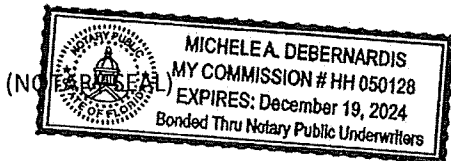
DOMINION ENGINEERING GROUP, INC.



William E. Schaefer II, P.E.
Florida Registration No. 40229
District Engineer

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 4th day of October, 2023, by William E. Schaefer, II, P.E. as President of Dominion Engineering Group, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either ☒ personally known to me, or produced _____ as identification.



M.A. DeBernardis
NOTARY PUBLIC, STATE OF Florida

Name: Michele A. DeBernardis
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A

Description of Improvements

Contractor: Petticoat-Schmitt Civil Contractors, Inc.

Contract: *Land Base Master Trade Partner Agreement (Owner-Contractor)*, dated December 16, 2019

Environmental Mitigation: Wetland creation areas plantings as required by SJRWMD.

Parks/Landscape/Irrigation: All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings; and irrigation elements including but not limited to all pumps, lines, spray heads, and related system components all located on portions of the real property more particularly described as Tracts A through-AA, as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

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Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
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TOTAL:	\$43,881.00	\$43,881.00	\$0

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Contract: Master Trade Partner Agreement (Land) Base Agreement dated May 15, 2019

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Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Park/Landscape/Irrigation	\$7,980.00	\$7,182.00	\$798.00
TOTAL:	\$7,980.00	\$7,182.00	\$798.00

Contractor: Florida ULS Operating, LLC d/b/a United Landscape Services

Contract: Land Base Master Trade Partner Agreement (Owner-Contractor) dated February 8, 2021

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Park/Landscape/Irrigation	\$942,470.19	\$848,223.17	\$94,247.02
TOTAL:	\$969,738.40	\$872,764.56	\$96,973.84

Contractor: Adkins Electric, Inc.

Contract: Master Trade Partner Agreement (Land) Base Agreement dated May 14, 2019

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Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Utilities	\$146,000.00	\$146,000.00	\$0
TOTAL:	\$146,000.00	\$146,000.00	\$0.00

Contractor: Kirton Enterprises, Inc.

Contract: Master Trade Partner Agreement (Land) Base Agreement dated January 21, 2021

Entry Feature: All hardscape, including but not limited to all signage, entry monuments and features, and related improvements all located on portions of the real property more particularly described as Tract B as shown on the plat known *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Entry Feature	\$88,302.00	\$88,302.00	\$0
TOTAL:	\$88,302.00	\$88,302.00	\$0.00

GRAND TOTAL OF IMPROVEMENTS		
CDD Eligible Amount	Paid to Date	Balance Owed
\$7,931,422.59	\$7,152,650.82	\$778,771.77

ACKNOWLEDGMENT AND RELEASE

ST. AUGUSTINE LAKES PHASES 1A, 1B, 1C, AND COMMON COLLECTOR ROAD PH 1A IMPROVEMENTS

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 3rd day of October, 2023, by **Adkins Electric, Inc.**, having offices located at 10477 New Kings Road, Jacksonville, Florida 32219 ("Contractor"), in favor of the **St. Augustine Lakes Community Development District ("District")**, which is a local unit of special-purpose government situated in St. Johns County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to that certain *Master Trade Partner Agreement (Land) Base Agreement* ("Contract") dated May 14, 2019, and between Contractor and Lennar Homes, LLC, a Florida limited liability company ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in Exhibit A ("Improvements"); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

ADKINS ELECTRIC, INC.

By: *Lee Baker*
Its: Regional Vice President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of October, 2023, by Lee Baker as Regional Vice President of Adkins Electric, Inc. who appeared before me this day in person, and who is either ☐ personally known to me, or produced N/A as identification.

(NOTARY SEAL)

Monica Forrester
NOTARY PUBLIC, STATE OF FLORIDA
Name: Monica Forrester
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



MONICA MANNING FORRESTER
Commission # HH 216579
Expires March 12, 2026

EXHIBIT A

Contractor: Adkins Electric, Inc.

Contract: Master Trade Partner Agreement (Land) Base Agreement dated May 14, 2019

Utilities : All improvements related to the underground electrical conduit located in the public right-of-way known as Arcadian Lakes Blvd., Old Bull Bay Court and Thompson Baily Road more particularly described as shown on the plats known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83 – 92, Lake Sinclair Street and Beauclair Blvd. more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Plat Book 116, Pages 84– 88, and Lake Sinclair Street more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Plat Book 117, Pages 48 – 55.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Utilities	\$146,000.00	\$146,000.00	\$0
TOTAL:	\$146,000.00	\$146,000.00	\$0.00

ACKNOWLEDGMENT AND RELEASE

ST. AUGUSTINE LAKES PHASES 1A, 1B, 1C, AND COMMON COLLECTOR ROAD PH 1A IMPROVEMENTS

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 2nd day of October, 2023, by Florida ULS Operating, LLC d/b/a United Landscape Services, having offices located at 12428 San Jose Blvd., Suite 4, Jacksonville, Florida 32223 ("Contractor"), in favor of the St. Augustine Lakes Community Development District ("District"), which is a local unit of special-purpose government situated in St. Johns County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to that certain *Land Base Master Trade Partner Agreement (Owner-Contractor)* ("Contract") dated February 8, 2021, and between Contractor and Lennar Homes, LLC, a Florida limited liability company ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

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SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.


SECTION 4. CERTIFICATE OF PAYMENT. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, certain amounts are still owed to Contractor (specifically, \$96,973.84 in retainage for the Contract identified in **Exhibit A**, which includes a larger scope

of improvements than the Improvements being acquired by the District through this acquisition) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

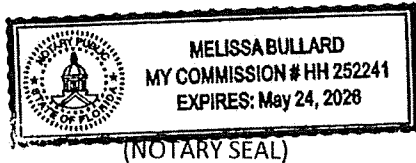
SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

FLORIDA ULS OPERATING, LLC D/B/A UNITED
LANDSCAPE SERVICES


By: Stephen Pinczewski IV
Its: Director of Accounting

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 2 day of October, 2023, by STEPHEN PINCZEWSKI, as DIRECTOR OF ACCOUNTING of UNITED LAND SERVICES, who appeared before me this day in person, and who is either ☒ personally known to me, or produced _____ as identification.




NOTARY PUBLIC, STATE OF FLORIDA

Name: MELISSA BULLARD
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A

Contractor: Florida ULS Operating, LLC d/b/a United Landscape Services

Contract: Land Base Master Trade Partner Agreement (Owner-Contractor) dated February 8, 2021

Park/Landscape/Irrigation: All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings; and irrigation wells and elements including but not limited to all pumps, lines, spray heads, and related system components all located on portions of the real property more particularly described as Tracts A, J and Z as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Environmental Mitigation: Wetland creation areas plantings as required by SJRWMD.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
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ACKNOWLEDGMENT AND RELEASE

ST. AUGUSTINE LAKES PHASES 1A, 1B, 1C, AND COMMON COLLECTOR ROAD PH 1A IMPROVEMENTS

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 2nd day of October, 2023, by Associated Construction Products, Inc., having offices located at 25352 Wesley Chapel Blvd., Lutz, Florida 33559 ("Contractor"), in favor of the St. Augustine Lakes Community Development District ("District"), which is a local unit of special-purpose government situated in St. Johns County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to that certain *Land Base Master Trade Partner Agreement (Owner-Contractor)* ("Contract") dated July 24 2019, and between Contractor and Lennar Homes, LLC, a Florida limited liability company ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in Exhibit A ("Improvements"); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

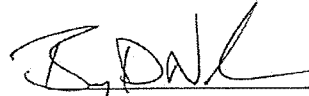
SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

ASSOCIATED CONSTRUCTION PRODUCTS, INC.



By: Benjamin Newlon

Its: Accounting Manager

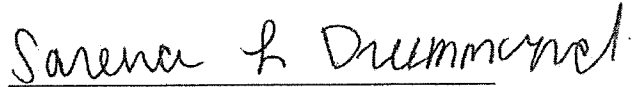
STATE OF FLORIDA

COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of October, 2023, by Benjamin Newlon, as Accounting Manager of ASSOCIATED CONSTRUCTION PRODUCTS, INC. who appeared before me this day in person, and who is either ☒ personally known to me, or produced _____ as identification.



SARENA L. DRUMMOND
Commission # HH 304056
Expires August 23, 2026



NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A

Contractor: Associated Construction Products, Inc.

Contract: *Land Base Master Trade Partner Agreement (Owner-Contractor)*, dated July 24, 2019

Park/Landscape & Irrigation: All modular block retaining walls on portions of the real property more particularly described as Tract P as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Park/Landscape/Irrigation	\$43,881.00	\$43,881.00	\$0
TOTAL:	\$43,881.00	\$43,881.00	\$0

ACKNOWLEDGMENT AND RELEASE

ST. AUGUSTINE LAKES PHASES 1A, 1B, 1C, AND COMMON COLLECTOR ROAD PH 1A IMPROVEMENTS

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 3RD day of OCTOBER, 2023, by Sterling Specialties, Inc., having offices located at 7000 US Highway 1 N, Suite 601, St. Augustine, Florida 32095 ("Contractor"), in favor of the St. Augustine Lakes Community Development District ("District"), which is a local unit of special-purpose government situated in St. Johns County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to that certain *Master Trade Partner Agreement (Land) Base Agreement* ("Contract") dated May 15, 2019, and between Contractor and Lennar Homes, LLC, a Florida limited liability company ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in Exhibit A ("Improvements"); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, certain amounts are still owed to Contractor (specifically, \$798.00 in retainage for the Contract identified in **Exhibit A**, which includes a larger scope of

improvements than the Improvements being acquired by the District through this acquisition) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

STERLING SPECIALTIES, INC.

Shelia Delerich
By: Shelia Delerich
Its: Officer

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of October, 2023, by Shelia Delerich as Officer of STERLING SPECIALTIES, INC. who appeared before me this day in person, and who is either ☒ personally known to me, or produced SELF as identification.

(NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA

Name: _____
(Name of Notary Public, Public Trustee, or
Typed as Commissioner of PUBLIC, STATE OF FLORIDA)

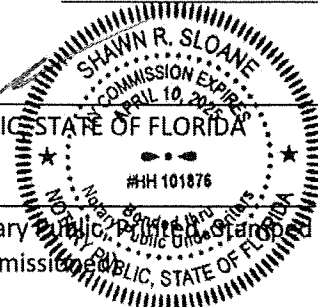


EXHIBIT A

Contractor: Sterling Specialties, Inc.

Contract: Master Trade Partner Agreement (Land) Base Agreement dated May 15, 2019

Park/Landscape/Irrigation: 4ft high aluminum railing ADA fence on portions of the real property more particularly described as **Tract P** as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Park/Landscape/Irrigation	\$7,980.00	\$7,182.00	\$798.00
TOTAL:	\$7,980.00	\$7,182.00	\$798.00

ACKNOWLEDGMENT AND RELEASE

ST. AUGUSTINE LAKES PHASES 1A, 1B, 1C, AND COMMON COLLECTOR ROAD PH 1A IMPROVEMENTS

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 28 day of February, 2023, by Kirtan Enterprises, Inc., having offices located at 1630 Tomoka Farms Road, Port Orange, Florida 32128 ("Contractor"), in favor of the St. Augustine Lakes Community Development District ("District"), which is a local unit of special-purpose government situated in St. Johns County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

RECITALS

WHEREAS, pursuant to that certain *Master Trade Partner Agreement (Land) Base Agreement* ("Contract") dated January 21, 2021, and between Contractor and Lennar Homes, LLC, a Florida limited liability company ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

KIRTON ENTERPRISES, INC.

Kent S. Kirton
By: KENT KIRTON
Its: President

STATE OF FLORIDA
COUNTY OF COLUSA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 19 day of OCT, 2023, by KENT KIRTON as President of Kirton Enterprises, Inc. who appeared before me this day in person, and who is either ☒ personally known to me, or produced _____ as identification.



(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

Name: DeAnn Bleich Pike
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A

Contractor: Kirton Enterprises, Inc.

Contract: Master Trade Partner Agreement (Land) Base Agreement dated January 21, 2021

Entry Feature: All hardscape, including but not limited to all signage, entry monuments and features, and related improvements all located on portions of the real property more particularly described as Tract B as shown on the plat known *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83– 92.

Improvement	CDD Eligible Amount	Amount Paid to Date	Balance Owed
Entry Feature	\$88,302.00	\$88,302.00	\$0
TOTAL:	\$88,302.00	\$88,302.00	\$0.00

BILL OF SALE AND LIMITED ASSIGNMENT

ST. AUGUSTINE LAKES PHASES 1A, 1B, 1C, AND COMMON COLLECTOR ROAD PH 1A IMPROVEMENTS

THIS **BILL OF SALE AND LIMITED ASSIGNMENT** is made to be effective the 9th day of October, 2023, by and between **Lennar Homes, LLC**, a Florida limited liability company, with an address of 9440 Phillips Hwy, Suite 7, Jacksonville, Florida 33431 ("Grantor"), and for good and valuable consideration, to it paid by the **St. Augustine Lakes Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("District" or "Grantee") whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

BACKGROUND STATEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following improvements (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:
 - a) **Stormwater** - All stormwater management systems, including but not limited to drainage access easements, lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components for the development, all located on portions of the real property more particularly described as Tracts A, B, C, D, and E (Stormwater Management Facilities) as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83- 92. Tract A (Stormwater Management Facilities) as shown on the plat known as *St. Augustine Lakes - Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Plat Book 116, Pages 84- 88. Tract A & F (Stormwater Management Facilities) as shown on the plat known as *St. Augustine Lakes - Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Plat Book 117, Pages 48 - 55.
 - b) **Roadways** - Roadway improvements including paving, curb, gutter, storm piping, and sidewalks constructed in and for the development located in the public right-of-way known as Arcadian Lakes Blvd., Old Bull Bay Court and Thompson Bailly Road more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83- 92, Lake Sndclair Street and Beaudclair Blvd. more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Plat Book 116, Pages 84- 88, and Lake Sndclair Street more

particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Plat Book 117, Pages 48–55.

- c) **Parks/ Landscape/ Irrigation** – All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings; and irrigation wells and elements including but not limited to all pumps, lines, spray heads, and related system components all located on portions of the real property more particularly described as Tracts A through-AA, as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83–92; all modular block retaining walls on portions of the real property more particularly described as Tract P as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83–92; a 4ft high aluminum railing ADA fence on portions of the real property more particularly described as Tract P as shown on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83–92.
 - d) **Entry Feature** – All hardscape, including but not limited to all signage, entry monuments and features, and related improvements all located on portions of the real property more particularly described as Tract B as shown on the plat known *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83–92.
 - e) **Utilities** – All improvements related to the underground electrical conduit located in the public right-of-way known as Arcadian Lakes Blvd., Old Bull Bay Court and Thompson Baily Road more particularly described as shown on the plats known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83 – 92, Lake Sndair Street and Beaudair Blvd. more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Plat Book 116, Pages 84–88, and Lake Sndair Street more particularly described as shown on the plat known as *St. Augustine Lakes - Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Plat Book 117, Pages 48 – 55.
 - f) **Environmental Mitigation** – Wetland creation areas plantings as required by SRWMD.
 - g) **Additional Rights** – All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements.
2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Except as otherwise separately agreed to in writing by Grantor, this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.
4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

LENNAR HOMES, LLC

By: *Ginny Feiner*
Name: Ginny Feiner

By: *[Signature]*
Name: Christine Braun
Title: Vice President

By: *Michael Della Penta*
Name: Michael Della Penta

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of October, 2023 by Christine Braun, as Vice President of Lennar Homes, LLC, who appeared before me this day in person, and who is either ☒ personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Faith Kirk
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



FAITH KIRK
Commission # HH 090604
Expires February 9, 2025
Bonded Thru Budget Notary Services

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of the 3rd day of November, 2023, by and between **AG Essential Housing Multi State 2, LLC**, a Delaware limited liability company ("**Grantor**"), whose mailing address is c/o AGWIP Asset Management LLC, 8585 E. Hartford Dr., Ste. 118, Scottsdale, AZ 85255, and **St. Augustine Lakes Community Development District**, a community development district formed pursuant to Chapter 190, Florida Statutes ("**Grantee**"), whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, and more particularly below ("**Property**"):

Roads designated as Arcadian Lakes Blvd., Old Bull Bay Court and Thompson Baily Road; Tracts A, B, C, D and E (Stormwater Management Facility & Unobstructed Drainage Easements); Tract G, H, J, K, N, and Z (Open Space); Tracts F, L and M (Parks); Tracts Q, R, S, T, X, Y AND AA (Wetlands Area), Tracts O and P (Wetlands Creation Area); Tract U (Landscape Buffer); as identified on the plat known as *St. Augustine Lakes - Phase 1A*, recorded in the Official Records of St. Johns County, Florida at Plat Book 115, Pages 83–92.

Roads designated as Lake Sinclair Street and Beauclair Blvd.; Tract A (Stormwater Management Facility & Unobstructed Drainage Easements); Tract B (Conservation), as identified on the plat known as *St. Augustine Lakes - Phase 1B*, recorded in the Official Records of St. Johns County, Florida at Plat Book 116, Pages 84–88

Road designated as Lake Sinclair Street; Tracts A and B (Stormwater Management Facility & Unobstructed Drainage Easements); Tract D (Park); Tracts C and E (Conservation); Tract F (Wetlands Creation Area), as identified on the plat known as *St. Augustine Lakes - Phase 1C*, recorded in the Official Records of St. Johns County, Florida at Plat Book 117, Pages 48–55.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

RESERVATION OF EASEMENT

Grantor hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping, hardscaping, irrigation, lighting, conservation and related improvements, which shall be conveyed upon completion by separate instrument, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESS

AG ESSENTIAL HOUSING MULTI STATE 2, LLC

By: Wendy Stoelkel
Name: Wendy Stoelkel

By: AGWIP Asset Management, LLC, an Arizona limited liability company, its authorized agent

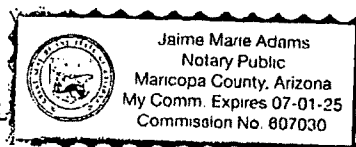
By: Jeff Benson
Name: Jeff Benson

By: Steven S. Benson
Name: Steven S. Benson
Title: Manager

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of November, 2023 by Steven S. Benson, as Manager of AGWIP Asset Management, LLC, authorized agent of AG Essential Housing Multi State 2, LLC, who appeared before me this day in person, and who is either ☐ personally known to me, or produced _____ as identification.

(NOTARY SEAL)



Jaime Marie Adams
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ Arizona

Name: Jaime Marie Adams
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

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: 13
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kutak Rock LLP

PO BOX 30057
OMAHA, NE 68103-1157

- (D) Amount Payable: \$72.50
- (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 #3338743 November 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: Maurice J. [Signature]
Responsible Officer

Date: Jan 10, 2024

**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.

[Signature] 1-10-24
Consulting Engineer

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 8, 2024

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. 3338743

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. 3338743

25223-3

Re: Project Construction

For Professional Legal Services Rendered

11/10/23	K. Jusevitch	0.50	72.50	Research property records regarding deed; confer with Haber and update acquisition package
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TOTAL HOURS	0.50
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TOTAL FOR SERVICES RENDERED	\$72.50
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TOTAL CURRENT AMOUNT DUE	\$72.50
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UNPAID INVOICES:

October 4, 2023	Invoice No. 3292718	1,308.50
December 6, 2023	Invoice No. 3323195	1,263.50

TOTAL DUE	\$2,644.50
-----------	------------

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: 14
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kutak Rock LLP

PO BOX 30057
OMAHA, NE 68103-1157

- (D) Amount Payable: \$1263.50
- (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 #3323195 October 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: Marilyn S. J.
Responsible Officer

Date: Jan 10, 2024

**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.

W. L. White 1-10-24
Consulting Engineer

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 6, 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. 3323195

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. 3323195
25223-3

Re: Project Construction

For Professional Legal Services Rendered

10/04/23	W. Haber	0.50	150.00	Review engineer certificates
10/19/23	W. Haber	0.60	180.00	Review acquisition documents
10/20/23	W. Haber	0.80	240.00	Review acquisition package and revise same
10/20/23	K. Jusevitch	1.20	174.00	Update acquisition packages and confer with Haber
10/23/23	W. Haber	0.40	120.00	Confer with Jusevitch regarding acquisition packages; revise same
10/24/23	K. Jusevitch	0.20	29.00	Correspond with district engineer regarding acquisition documents and update package
10/30/23	W. Haber	0.80	240.00	Confer with County representative regarding utility easement; confer with Jusevitch regarding revised deed
10/30/23	K. Jusevitch	0.90	130.50	Research property records and prepare bill of sale; confer with Haber and correspond with district engineer

KUTAK ROCK LLP

St Augustine Lakes Community Development

December 6, 2023

Client Matter No. 25223-3

Invoice No. 3323195

Page 2

TOTAL HOURS 5.40

TOTAL FOR SERVICES RENDERED \$1,263.50

TOTAL CURRENT AMOUNT DUE \$1,263.50

UNPAID INVOICES:

October 4, 2023 Invoice No. 3292718 1,308.50

TOTAL DUE \$2,572.00

TENTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
January 31, 2024



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St. Augustine Lakes
Community Development District
Combined Balance Sheet
January 31, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 738,320	\$ -	\$ -	\$ -	\$ 738,320
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	363,113	-	-	363,113
Investments:					
State Board of Administration (SBA)	-	-	-	-	-
Series 2022					
Reserve	-	242,867	-	-	242,867
Interest	-	238	-	-	238
Revenue	-	7,759	-	-	7,759
Construction	-	-	-	2,500	2,500
Prepaid Expenses	1,000	-	-	-	1,000
Deposits	417	-	-	-	417
Total Assets	\$ 739,737	\$ 613,977	\$ -	\$ 2,500	\$ 1,356,214
Liabilities:					
Accounts Payable	\$ 2,431	\$ -	\$ -	\$ -	\$ 2,431
Accounts FICA Payable	-	-	-	-	-
Due to Debt Service	363,113	-	-	-	363,113
Total Liabilities	\$ 365,544	\$ -	\$ -	\$ -	\$ 365,544
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Deposits	417	-	-	-	417
Restricted for:					
Debt Service	-	613,977	-	-	613,977
Capital Project	-	-	-	2,500	2,500
Assigned for:					
Capital Reserve Fund	-	-	-	-	-
Capital Reserves	-	-	-	-	-
Unassigned	372,777	-	-	-	372,777
Total Fund Balances	\$ 374,194	\$ 613,977	\$ -	\$ 2,500	\$ 990,671
Total Liabilities & Fund Balance	\$ 739,737	\$ 613,977	\$ -	\$ 2,500	\$ 1,356,214

St. Augustine Lakes
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 123,643	\$ 122,567	\$ 122,567	\$ -
Special Assessments -Direct	195,581	118,772	118,772	-
Interest Income	-	-	-	-
Total Revenues	\$ 319,224	\$ 241,339	\$ 241,339	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,800	\$ 2,200
PR-FICA	918	306	138	168
Engineering	9,000	3,000	1,438	1,563
Attorney	18,750	6,250	1,405	4,845
Annual Audit	3,110	-	-	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	600	450	450	-
Dissemination Agent	2,500	833	833	-
Trustee Fees	4,000	4,000	5,250	(1,250)
Management Fees	50,085	16,695	16,695	-
Information Technology	1,908	636	636	-
Website Maintenance	1,272	424	424	-
Telephone	375	125	14	111
Postage & Delivery	750	250	58	192
Insurance General Liability	5,000	5,000	7,009	(2,009)
Printing & Binding	1,200	400	49	351
Legal Advertising	3,431	1,144	-	1,144
Other Current Charges	1,200	400	-	400
Office Supplies	450	150	1	149
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 119,224	\$ 46,738	\$ 38,875	\$ 7,863

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Grounds Maintenance				
Field Mgmt / Admin	\$ 18,000	\$ 6,000	\$ 6,000	\$ -
Landscape Maintenance	81,250	27,083	23,750	3,333
Lake Maintenance	12,000	4,000	4,952	(952)
Wetland Mitigation	13,000	4,333	-	4,333
Grounds Maintenance	10,000	3,333	-	3,333
Reclaim Water	12,000	4,000	-	4,000
Electric	10,000	3,333	2,645	688
Miscellaneous	6,000	2,000	-	2,000
Holiday Decorations	15,000	2,300	2,300	-
Capital Reserve	22,750	-	-	-
Subtotal Grounds Maintenance	\$ 200,000	\$ 56,383	\$ 39,647	\$ 16,736
Total Operations & Maintenance	\$ 200,000	\$ 56,383	\$ 39,647	\$ 16,736
Total Expenditures	\$ 319,224	\$ 103,121	\$ 78,522	\$ 24,599
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 138,218	\$ 162,817	\$ 24,599
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 138,218	\$ 162,817	\$ 24,599
Fund Balance - Beginning	\$ -		\$ 211,377	
Fund Balance - Ending	\$ -		\$ 374,194	

St. Augustine Lakes
Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	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 January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 185,930	\$ 184,505	\$ 184,505	\$ -
Special Assessments -Direct Bill	294,110	178,607	178,607	
Interest Income	6,007	2,002	6,501	4,499
Total Revenues	\$ 486,047	\$ 365,115	\$ 369,614	\$ 4,499
Expenditures:				
Interest -12/15	\$ 190,197	\$ 190,197	190,197	\$ -
Interest - 6/15	190,197	-	-	-
Principal - 6/15	100,000	-	-	-
Total Expenditures	\$ 480,394	\$ 190,197	\$ 190,197	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,654	\$ 174,918	\$ 179,417	\$ 4,499
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	\$ 174,918	\$ 175,415	\$ 497
Fund Balance - Beginning	\$ 197,008		\$ 438,562	
Fund Balance - Ending	\$ 202,661		\$ 613,977	

St. Augustine Lakes
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 106,926	\$ 106,926
Total Revenues	\$ -	\$ -	\$ 106,926	\$ 106,926
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 6,488,820	\$ (6,488,820)
Total Expenditures	\$ -	\$ -	\$ 6,488,820	\$ (6,488,820)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (6,381,894)	\$ (6,381,894)
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	\$ -		\$ (6,377,892)	
Fund Balance - Beginning	\$ -		\$ 6,380,392	
Fund Balance - Ending	\$ -		\$ 2,500	

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	\$ 113,996	\$ 7,821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	122,567
Special Assessments -Direct	-	-	97,790	20,982	-	-	-	-	-	-	-	-	118,772
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ -	\$ 750	\$ 211,786	\$ 28,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	241,339
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
PR-FICA	-	77	-	61	-	-	-	-	-	-	-	-	138
Engineering	-	513	615	310	-	-	-	-	-	-	-	-	1,438
Attorney	209	764	433	-	-	-	-	-	-	-	-	-	1,405
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	-	-	-	450
Dissemination Agent	208	208	208	208	-	-	-	-	-	-	-	-	833
Trustee Fees	-	-	5,250	-	-	-	-	-	-	-	-	-	5,250
Management Fees	4,174	4,174	4,174	4,174	-	-	-	-	-	-	-	-	16,695
Information Technology	159	159	159	159	-	-	-	-	-	-	-	-	636
Website Maintenance	106	106	106	106	-	-	-	-	-	-	-	-	424
Telephone	5	4	-	6	-	-	-	-	-	-	-	-	14
Postage & Delivery	24	30	2	3	-	-	-	-	-	-	-	-	58
Insurance General Liability	7,009	-	-	-	-	-	-	-	-	-	-	-	7,009
Printing & Binding	17	24	5	3	-	-	-	-	-	-	-	-	49
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	0	0	0	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 14,585	\$ 7,058	\$ 10,952	\$ 6,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38,875

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	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,000
Landscape Maintenance	5,938	5,938	5,938	5,938	-	-	-	-	-	-	-	-	23,750
Lake Maintenance	1,238	1,238	1,238	1,238	-	-	-	-	-	-	-	-	4,952
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	203	2,100	166	177	-	-	-	-	-	-	-	-	2,645
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	2,300	-	-	-	-	-	-	-	-	-	2,300
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance	\$ 8,878	\$ 10,776	\$ 11,141	\$ 8,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39,647
Total Operations & Maintenance	\$ 8,878	\$ 10,776	\$ 11,141	\$ 8,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39,647
Total Expenditures	\$ 23,463	\$ 17,833	\$ 22,093	\$ 15,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	78,522
Excess (Deficiency) of Revenues over Expenditures	\$ (23,463)	\$ (17,083)	\$ 189,693	\$ 13,671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	162,817
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (23,463)	\$ (17,083)	\$ 189,693	\$ 13,671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	162,817

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	242,867
Bonds Outstanding -	\$7,070,000
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	118,795.94	83,951.07	76,808.59	160,759.66
AG ESSENTIAL	73,515.80	94,656.24	41,963.72	136,619.96
TOTAL DIRECT INVOICES (1) (2)	192,311.74	178,607.31	118,772.31	297,379.62
ASSESSED REVENUE TAX ROLL	2,687.30	184,505.33	122,566.89	307,072.22
TOTAL NET ASSESSMENTS	194,999.04	541,719.95	241,339.20	604,451.84

(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	1,499.94	3,757.87
5	12/21/2023	169,344.56	112,495.60	281,840.16
6	01/9/2024	11,289.64	7,499.70	18,789.34
INTEREST	01/11/2024	484.24	321.68	805.92
TOTAL RECEIVED TAX ROLL		184,505.33	122,566.89	307,072.22

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	60.73%	60.73%	60.73%
% COLLECTED TAX ROLL	99.13%	99.13%	99.13%
TOTAL PERCENT COLLECTED	89.33%	75.60%	75.61%

ELEVENTH ORDER OF BUSINESS

St. Augustine Lakes
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
12/1/2023 - 12/31/2023	88-96	\$	17,817.01
1/1/2024 - 1/31/2024	97-105		22,934.10
SUBTOTAL			\$40,751.11
<i>Date</i>	<i>Autopays</i>		<i>Amount</i>
12/19/23	FPL	\$	165.94
01/08/24	FICA IRS TAX PAYMENT		122.40
01/18/24	FPL		176.69
SUBTOTAL			\$465.03
TOTAL			\$41,216.14

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	2/27/24	PAGE	1
*** CHECK DATES 12/01/2023 - 01/31/2024 ***														
ST AUGUSTINE LAKES - GENERAL														
BANK A ST AUGUSTINE LAKES														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/19/23	00005	12/01/23	2023-632 202311 310-51300-31100	CDD BOARD MEETING 11/1/23	*	512.50	
							DOMINION ENGINEERING GROUP INC
							512.50 000088
12/19/23	00005	8/01/23	2023-614 202307 310-51300-31100	CDD BOARD MEETING 7/5/23	*	410.00	
							DOMINION ENGINEERING GROUP INC
							410.00 000089
12/19/23	00016	12/09/23	12092023 202312 320-57200-49000	2023 HOLIDAY DECORATIONS	*	2,300.00	
							EXTERIOR DESIGNS OF NORTH FL
							2,300.00 000090
12/19/23	00004	12/01/23	28 202312 310-51300-31300	DEC DISSEM AGENT SRVCS	*	208.33	
		12/01/23	28 202312 310-51300-35100	DEC INFO TECH	*	159.00	
		12/01/23	28 202312 310-51300-34000	DEC MANAGEMENT FEES	*	4,173.75	
		12/01/23	28 202312 310-51300-35300	DEC WEBSITE ADMIN	*	106.00	
		12/01/23	28 202312 310-51300-51000	OFFICE SUPPLIES	*	.09	
		12/01/23	28 202312 310-51300-42000	POSTAGE	*	1.89	
		12/01/23	28 202312 310-51300-42500	COPIES	*	4.65	
							GOVERNMENTAL MANAGEMENT SRVCS LLC
							4,653.71 000091
12/19/23	00015	11/14/23	11142023 202311 310-51300-42000	2023 NON AD VALOREM NTCS	*	27.30	
							ST. JOHNS COUNTY TAX COLLECTOR
							27.30 000092
12/19/23	00014	11/08/23	1837146 202311 320-57200-46400	NOV LAKE MANAGEMENT	*	1,238.00	
							THE LAKE DOCTORS INC
							1,238.00 000093
12/19/23	00014	12/07/23	1839202 202312 320-57200-46400	DEC LAKE MANAGEMENT	*	1,238.00	
							THE LAKE DOCTORS INC
							1,238.00 000094
12/19/23	00010	10/01/23	414003 202310 320-57200-34000	OCT MANAGEMENT SERVICES	*	1,500.00	
							VESTA PROPERTY SERVICES INC
							1,500.00 000095
12/19/23	00012	12/01/23	STAUG626 202312 320-57200-46200	DEC LANDSCAPE MAINTENANCE	*	5,937.50	
							YELLOWSTONE LANDSCAPE-SOUTHEAST LLC
							5,937.50 000096

SAUG ST AUGUSTINE L BPEREGRINO							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/19/24	00005	1/01/24	2024-635 202312 310-51300-31100 CDD BOARD MEETING 12/6/23	DOMINION ENGINEERING GROUP INC	*	615.00	615.00 000097
1/19/24	00004	1/01/24	29 202401 310-51300-31300 JAN DISSEM AGENT SRVCS		*	208.33	
		1/01/24	29 202401 310-51300-35100 JAN INFO TECH		*	159.00	
		1/01/24	29 202401 310-51300-34000 JAN MANAGEMENT FEES		*	4,173.75	
		1/01/24	29 202401 310-51300-35300 JAN WEBSITE ADMIN		*	106.00	
		1/01/24	29 202401 310-51300-51000 OFFICE SUPPLIES		*	.15	
		1/01/24	29 202401 310-51300-42000 POSTAGE		*	3.15	
		1/01/24	29 202401 310-51300-42500 COPIES		*	3.15	
		1/01/24	29 202401 310-51300-41000 TELEPHONE		*	5.57	
				GOVERNMENTAL MANAGEMENT SRVCS LLC			4,659.10 000098
1/19/24	00006	12/06/23	3323194 202310 310-51300-31500 OCT GENERAL COUNSEL	KUTAK ROCK LLP	*	209.00	209.00 000099
1/19/24	00006	1/08/24	3338742 202311 310-51300-31500 NOV GENERAL COUNSEL	KUTAK ROCK LLP	*	763.50	763.50 000100
1/19/24	00017	12/15/23	252-2598 202312 310-51300-32300 FY24 SE2022 TRUSTEE FEES		*	5,000.00	
		12/15/23	252-2598 202312 300-15500-10000 FY25 SE2022 TRUESSE FEES		*	1,000.00	
		12/15/23	252-2598 202312 310-51300-32300 FY24 DISBURSEMENTS FEES		*	250.00	
				THE BANK OF NEW YORK MELLON			6,250.00 000101
1/19/24	00010	11/01/23	414744 202311 320-57200-34000 NOV MANAGEMENT SERVICES	VESTA PROPERTY SERVICES INC	*	1,500.00	1,500.00 000102
1/19/24	00010	1/01/24	416113 202401 320-57200-34000 JAN MANAGEMENT SERVICES	VESTA PROPERTY SERVICES INC	*	1,500.00	1,500.00 000103
				SAUG ST AUGUSTINE L BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/19/24	00010	12/01/23 415511	202312 320-57200-34000	DEC MANAGEMENT SERVICES	*	1,500.00	
VESTA PROPERTY SERVICES INC							1,500.00 000104
1/19/24	00012	1/01/24 STAUG638	202401 320-57200-46200	JAN LANDSCAPE MAINTENANCE	*	5,937.50	
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC							5,937.50 000105
TOTAL FOR BANK A						40,751.11	
TOTAL FOR REGISTER						40,751.11	

***** INVOICE *****



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

Date: December 1, 2023

Invoice Number 2023-6320

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	2.5	\$512.50
TOTAL		2.5	\$512.50

1. Attended CDD Board meeting on 11/01/23
2. Review Agenda

Total Amount Due \$512.50

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.

***** INVOICE *****



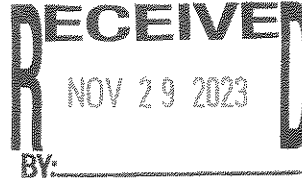
Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: August 1, 2023

Invoice Number 2023-6149

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	2	\$410.00
TOTAL		2	\$410.00

1. Attended CDD Board meeting on 7/5/23

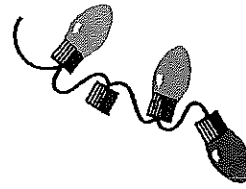
Total Amount Due \$410.00

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.

Exterior Designs of North FL

PO Box 1658
Hilliard, FL 32046
904-545-5482
exteriordesigns@ymail.com



Job Completed At:
St Augustine Lakes

Invoice:
Sharon McShurley, LCAM
Vesta Property Services
200 Business Park Circle, Suite 101
St. Augustine, FL 32092
P: 904-747-0181

Date: 12/9/23

Payment Terms: Upon Receipt

Rate/Quantity	Product Description/Comments	Unit Price	Extended Price
1	2023 Holiday Decorations as per quote dated 9/18/23.	\$2300.00	\$2300.00
<div>RECEIVED DEC 12 2023 BY: _____</div>			
Amount Paid: \$0.00			Total: \$2300.00
			Balance Due: \$2300.00

Please make all checks payable to "Exterior Designs of North Florida, INC."

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 28**Invoice Date:** 12/1/23**Due Date:** 12/1/23**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 - December 2023		208.33	208.33
Information Technology - December 2023		159.00	159.00
Management Fees - December 2023		4,173.75	4,173.75
Website Administration - December 2023		106.00	106.00
Office Supplies		0.09	0.09
Postage		1.89	1.89
Copies		4.65	4.65

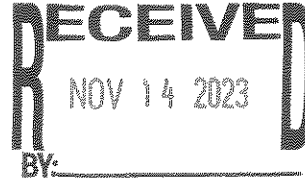
RECEIVED
DEC 04 2023
BY: _____

Total	\$4,653.71
--------------	-------------------

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

Balance Due	\$4,653.71
--------------------	-------------------

November 14, 2023



St. Augustine Lakes CDD

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2023 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:


Postage Due: \$ 27.30

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector

MAKE CHECK PAYABLE TO:

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

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
730908	12/8/2023	\$1,238.00

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

00000007309084001000000013821100000012380005

Please Return this invoice with your payment

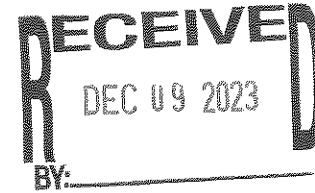
Invoice Due Date **11/8/2023**

Invoice **1837146**

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
11/8/2023	Arcadian Lakes Blvd St Augustine, FL 32092 Water Management - Monthly		\$1238.00	\$0.00	\$1238.00

- 1 - Phase 1A - .15 Acres 400'- treated emergent vegetation
- 2 - Phase 1A - .35 Acres 475'- Treated emergent vegetation
- 3 - Phase 1A - .85 Acres 750'- Treated emergent vegetation
- 4 - Phase 1A - 2.30 Acres 1600'- Touched up emergent vegetation
- 5 - Phase 1A - .50 Acres 800'- Treated emergent vegetation
- 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 emergent vegetation
- 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:

\$2476.00

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

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

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

ACCOUNT NUMBER	DATE	BALANCE
730908	12/11/2023	\$1,238.00

00000007309084001000000014507600000012380000

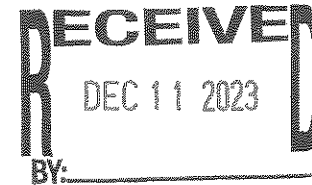
Please Return this invoice with your payment

Invoice Due Date **12/7/2023**

Invoice **1839202**

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
12/7/2023	Arcadian Lakes Blvd St Augustine, FL 32092 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 emergent vegetation
- 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 emergent vegetation
- 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:

\$2476.00

This Invoice Total:

\$1238.00

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

Customer #: 730908

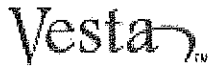
Portal Registration #: D42AF402

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



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

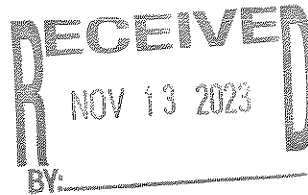
Invoice # 414003
Date 10/01/2023
Terms Due on receipt
Due Date 10/01/2023
Memo Vesta Management Fe...

Bill To

c/o Governmental Management Services
St. Augustine Lakes CDD
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Monthly Management Services	1	1,500.00	1,500.00

Total 1,500.00





INVOICE

INVOICE #	INVOICE DATE
STAUG 626896	12/1/2023
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 31, 2023

Invoice Amount: \$5,937.50

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



Invoice Total \$5,937.50

IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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 *****



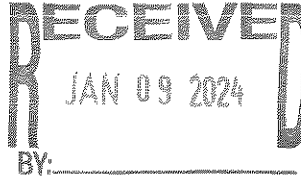
Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: January 1, 2024

Invoice Number 2024-6352

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	3	\$615.00
TOTAL		3	\$615.00

1. Revised and certified requisitions for payment to Lennar for onsite & offsite construction

Total Amount Due \$615.00

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 #:** 29**Invoice Date:** 1/1/24**Due Date:** 1/1/24**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 - January 2024		208.33	208.33
Information Technology - January 2024		159.00	159.00
Management Fees - January 2024		4,173.75	4,173.75
Website Administration - January 2024		106.00	106.00
Office Supplies		0.15	0.15
Postage		3.15	3.15
Copies		3.15	3.15
Telephone		5.67	5.67

RECEIVED
JAN 03 2024
BY: _____

Total \$4,659.10**Payments/Credits** \$0.00**Balance Due** \$4,659.10

KUTAK ROCK LLP

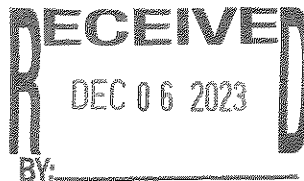
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 6, 2023



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3323194

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. 3323194

25223-1

Re: General Counsel

For Professional Legal Services Rendered

10/03/23	W. Haber	0.30	90.00	Review correspondence from Joint Legislative Auditing Committee and confer with district accountant regarding same
10/20/23	K. Jusevitch	0.20	29.00	Review annual agency invoice
10/31/23	W. Haber	0.30	90.00	Prepare for Board meeting

TOTAL HOURS 0.80

TOTAL FOR SERVICES RENDERED \$209.00

TOTAL CURRENT AMOUNT DUE \$209.00

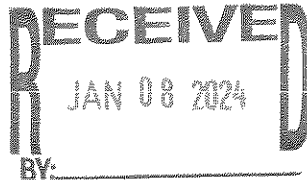
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 8, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3338742

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. 3338742
25223-1

Re: General Counsel

For Professional Legal Services Rendered

11/01/23	W. Haber	0.50	150.00	Prepare for and participate in Board meeting
11/08/23	W. Haber	0.40	120.00	Confer with County regarding utility easement revisions
11/09/23	K. Jusevitch	0.30	43.50	Record deed and correspond with acquisition team
11/10/23	W. Haber	0.60	180.00	Confer with County and Rogers regarding utility easement
11/21/23	W. Haber	0.40	120.00	Confer with County regarding utility easement; confer with Rogers regarding same
11/22/23	W. Haber	0.30	90.00	Confer with County regarding status of utility easement
11/29/23	W. Haber	0.20	60.00	Confer with County regarding utility easement
TOTAL HOURS		2.70		

KUTAK ROCK LLP

St Augustine Lakes Community Development

January 8, 2024

Client Matter No. 25223-1

Invoice No. 3338742

Page 2

TOTAL FOR SERVICES RENDERED

\$763.50

TOTAL CURRENT AMOUNT DUE

\$763.50

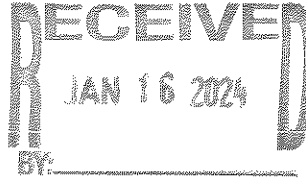


BNY MELLON

The Bank of New York Mellon
Trust Company, N.A.

INVOICE

Caroline Cowart
BNY Mellon 324-0000



Invoice Number: 252-2598299
Account Number: CT2119255
Invoice Date: 15-Dec-23
Cycle Date: 01-Dec-23
Administrator: Caroline Cowart
Phone Number: 904-645-1919
Currency: USD

St. Augustine Lakes Community Development District Special Assessment Bonds Series 2022 Master Trust

	Quantity	Rate	Proration	Subtotal	Total
<u>Flat</u>					
Construction Fund Fee					2,000.00
For the period: December 01, 2023 to November 30, 2024					
Trustee Fee					4,000.00
For the period: December 01, 2023 to November 30, 2024					
<u>Variables</u>					
Disbursements Fee					250.00
For the period: December 20, 2022 to November 30, 2023					
Fee	10.00	@ 25.00		250.00	

Invoice Total: 6,250.00
Satisfied To Date: 0.00
Balance Due: 6,250.00

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.
Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.
The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street - Suite 2525,
Los Angeles, CA 90071

Check Payment Instructions:
The Bank of New York Mellon
Corporate Trust Department
P.O. Box 392013
Pittsburgh, PA 15251-9013
Please enclose billing stub.

Wire and ACH Payment Instructions:
The Bank of New York Mellon
ABA Number: 021000018
Account Number: 8901245259
Account Name: BNY Mellon - Fee Billing Wire Fees
Please reference Invoice Number: 252-2598299



Invoice

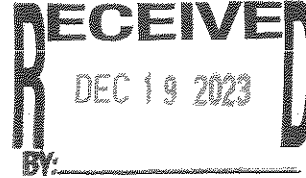
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 414744
Date 11/01/2023

Terms Due on receipt
Due Date 11/01/2023
Memo Vesta Management Fe...

Bill To

c/o Governmental Management Services
St. Augustine Lakes CDD
475 West Town Place
Suite 114
St. Augustine FL 32092



Description	Quantity	Rate	Amount
Monthly Management Services	1	1,500.00	1,500.00
Total			1,500.00



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 416113
Date 01/01/2024

Terms Due on receipt
Due Date 01/01/2024
Memo WGV - Field Managem...

Bill To

c/o Governmental Management Services
St. Augustine Lakes CDD
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Field Management	1	1,500.00	1,500.00
Total			1,500.00

RECEIVED
JAN 01 2024
BY: _____



INVOICE

INVOICE #	INVOICE DATE
STAUG 638152	1/1/2024
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

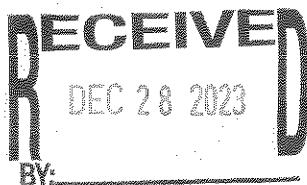
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 31, 2024

Invoice Amount: \$5,937.50

Description	Current Amount
Monthly Landscape Maintenance January 2024	\$5,937.50



Invoice Total **\$5,937.50**

NON COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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