

St. Augustine Lakes
Community Development District

APRIL 3, 2024

AGENDA

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

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

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the March 6, 2024 Meeting
- IV. Ratification of Requisitions for Payment for Acquisition of Improvements (15)
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- VI. Supervisors Requests
- VII. Audience Comments
- VIII. Financial Statements as of February 28, 2024
- IX. Check Register
- X. Next Scheduled Meeting – May 1, 2024 at 11:00 a.m.
- XI. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
ST. AUGUSTINE LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District was held on Wednesday, March 6, 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
Tiffany Csalovszki	Supervisor

Also, present were:

Jim Oliver	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Bill Schaefer	District Engineer
Sarah Sweeting	GMS

The following is a summary of the actions taken at the March 6, 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. Three Supervisors were in attendance 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 January 3, 2024 Meeting

Mr. Oliver presented the minutes of the January 3, 2023, Board of Supervisors meeting.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the January 3, 2023, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Memorandum Regarding Annual Ethics Training & Annual Form 1 Filing

Mr. Oliver presented the memorandum regarding annual ethics training and annual Form 1 filing. He noted the Form 1 was drafted by District Counsel. Mr. Haber reviewed the requirements, links, and noted the end of the 2024-year Supervisors must obtain the 4-hours training. He added the Form 1 Financial form that is typically filed with the Supervisors of Elections in the County no longer is filed in that manner. He explained it will be electronically filed and an email will be sent.

FIFTH ORDER OF BUSINESS

Ratification of Requisitions for Payment for Acquisition of Improvements (10-14)

Mr. Oliver presented the 5 requisitions for payment. He noted #10 is for Kutak Rock in the amount of \$1308, He stated #11 & #12 were paid to Lennar. He added #11 was for \$5,905,410, and #12 was for \$580,765. He stated the remaining requisition were to Kutak Rock for \$72.50 and \$1,263. It was noted they had been executed.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Requisitions for Payment for Acquisitions of Improvements (10-14), were ratified.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2025 Budget Process

Mr. Oliver presented the fiscal 2025 budget process. He stated the budget would likely be approved in May and then adopt in July or September. He added last year's assessment were stable and it should be the same situation for this year.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber noted he had nothing further unless there were questions.

B. Engineer

Mr. Schaefer had no updates.

C. Manager

Mr. Oliver stated he had nothing to report.

EIGHTH ORDER OF BUSINESS Supervisors Requests

Mr. Oliver asked if there was anything else to discuss.

NINTH ORDER OF BUSINESS Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Financial Statements as of January 31, 2024

Mr. Oliver presented the financial statements through January 31, 2024. He added there were no issues with the general fund budget. He stated the district was at 99.13% on collections.

ELEVENTH ORDER OF BUSINESS Check Register

Mr. Oliver presented the check register for Board approval.

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

**TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – April 3, 2024
at 11:00 a.m.**

Mr. Oliver noted the next meeting would be April 3, 2024, at 11:00a.m.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH 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: 15
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kutak Rock LLP

PO BOX 30057
OMAHA, NE 68103-1157
- (D) Amount Payable: \$950.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice #3366021 January 2024 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.

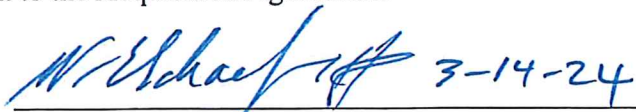
ST. AUGUSTINE LAKES COMMUNITY
DEVELOPMENT DISTRICT

By: , Asst. Secretary
Responsible Officer

Date: March 14, 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.

 3-14-24
Consulting Engineer

OK W. Schaefer
3-14-24

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 13, 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. 3366021

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. 3366021

25223-3

Re: Project Construction

For Professional Legal Services Rendered

01/03/24	W. Haber	0.60	180.00	Confer with Oliver and Schaefer regarding finalization of requisitions
01/03/24	K. Jusevitch	1.10	159.50	Confer with Haber regarding status of acquisition packages
01/05/24	W. Haber	0.40	120.00	Confer with Schaefer regarding requisitions and bills of sale
01/08/24	W. Haber	0.80	240.00	Finalize acquisition package and confer with Oliver regarding requisition
01/08/24	K. Jusevitch	0.40	58.00	Confer with Haber regarding acquisition agreements
01/09/24	K. Jusevitch	0.50	72.50	Update acquisition packages and confer with Haber
01/10/24	W. Haber	0.20	60.00	Confer with Oliver regarding requisition
01/31/24	W. Haber	0.20	60.00	Confer with Rogers regarding status of acquisitions and construction fund

KUTAK ROCK LLP

St Augustine Lakes Community Development

March 13, 2024

Client Matter No. 25223-3

Invoice No. 3366021

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TOTAL HOURS 4.20

TOTAL FOR SERVICES RENDERED \$950.00

TOTAL CURRENT AMOUNT DUE \$950.00

EIGHTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
February 29, 2024



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St. Augustine Lakes
Community Development District
Combined Balance Sheet
February 29, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 135,617	\$ -	\$ -	\$ -	\$ 135,617
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	405,088	-	-	405,088
Investments:					
State Board of Administration (SBA)	250,076	-	-	-	250,076
Series 2022:					
Reserve	-	243,884	-	-	243,884
Interest	-	238	-	-	238
Revenue	-	7,791	-	-	7,791
Construction	-	-	-	11,585	11,585
Prepaid Expenses	1,000	-	-	-	1,000
Deposits	417	-	-	-	417
Total Assets	\$ 387,110	\$ 657,002	\$ -	\$ 11,585	\$ 1,055,697
Liabilities:					
Accounts Payable	\$ 1,073	\$ -	\$ -	\$ -	\$ 1,073
Accounts FICA Payable	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
Total Liabilities	\$ 1,073	\$ -	\$ -	\$ -	\$ 1,073
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Deposits	417	-	-	-	417
Restricted for:					
Debt Service	-	657,002	-	-	657,002
Capital Project	-	-	-	11,585	11,585
Assigned for:					
Capital Reserve Fund	-	-	-	-	-
Capital Reserves	-	-	-	-	-
Unassigned	384,620	-	-	-	384,620
Total Fund Balances	\$ 386,037	\$ 657,002	\$ -	\$ 11,585	\$ 1,054,624
Total Liabilities & Fund Balance	\$ 387,110	\$ 657,002	\$ -	\$ 11,585	\$ 1,055,697

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 123,643	\$ 122,567	\$ 122,567	\$ -
Special Assessments -Direct	195,581	146,686	146,686	-
Interest Income	-	-	76	76
Total Revenues	\$ 319,224	\$ 269,253	\$ 269,329	\$ 76
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,800	\$ 3,200
PR-FICA	918	383	138	245
Engineering	9,000	3,750	2,073	1,678
Attorney	18,750	7,813	1,778	6,035
Annual Audit	3,110	-	-	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	600	450	450	-
Dissemination Agent	2,500	1,042	1,042	-
Trustee Fees	4,000	4,000	5,250	(1,250)
Management Fees	50,085	20,869	20,869	-
Information Technology	1,908	795	795	-
Website Maintenance	1,272	530	530	-
Telephone	375	156	14	143
Postage & Delivery	750	313	63	250
Insurance General Liability	5,000	5,000	7,009	(2,009)
Printing & Binding	1,200	500	78	422
Legal Advertising	3,431	1,430	65	1,364
Other Current Charges	1,200	500	-	500
Office Supplies	450	188	1	186
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 119,224	\$ 55,391	\$ 44,629	\$ 10,763

St. Augustine Lakes
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Grounds Maintenance				
Field Mgmt / Admin	\$ 18,000	\$ 7,500	\$ 7,500	\$ -
Landscape Maintenance	81,250	33,854	31,220	2,634
Lake Maintenance	12,000	5,000	6,190	(1,190)
Wetland Mitigation	13,000	5,417	-	5,417
Grounds Maintenance	10,000	4,167	-	4,167
Reclaim Water	12,000	5,000	-	5,000
Electric	10,000	4,167	2,829	1,337
Miscellaneous	6,000	2,500	-	2,500
Holiday Decorations	15,000	2,300	2,300	-
Capital Reserve	22,750	-	-	-
Subtotal Grounds Maintenance	\$ 200,000	\$ 69,904	\$ 50,039	\$ 19,865
Total Operations & Maintenance	\$ 200,000	\$ 69,904	\$ 50,039	\$ 19,865
Total Expenditures	\$ 319,224	\$ 125,295	\$ 94,668	\$ 30,627
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 143,957	\$ 174,661	\$ 30,703
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 143,957	\$ 174,661	\$ 30,703
Fund Balance - Beginning	\$ -		\$ 211,377	
Fund Balance - Ending	\$ -		\$ 386,037	

St. Augustine Lakes
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	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 February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 185,930	\$ 184,505	\$ 184,505	\$ -
Special Assessments -Direct Bill	294,110	220,583	220,583	
Interest Income	6,007	2,503	7,550	5,048
Total Revenues	\$ 486,047	\$ 407,591	\$ 412,639	\$ 5,048
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	\$ 217,394	\$ 222,442	\$ 5,048
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	\$ 217,394	\$ 218,440	\$ 1,045
Fund Balance - Beginning	\$ 197,008		\$ 438,562	
Fund Balance - Ending	\$ 202,661		\$ 657,002	

St. Augustine Lakes
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 116,011	\$ 116,011
Total Revenues	\$ -	\$ -	\$ 116,011	\$ 116,011
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 6,488,820	\$ (6,488,820)
Total Expenditures	\$ -	\$ -	\$ 6,488,820	\$ (6,488,820)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (6,372,809)	\$ (6,372,809)
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	\$ -	\$ -	\$ (6,368,807)	
Fund Balance - Beginning	\$ -	\$ -	\$ 6,380,392	
Fund Balance - Ending	\$ -	\$ -	\$ 11,585	

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	27,913	-	-	-	-	-	-	-	146,686
Interest Income	-	-	-	-	76	-	-	-	-	-	-	-	76
Total Revenues	\$ -	\$ 750	\$ 211,786	\$ 28,803	\$ 27,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 269,329
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
PR-FICA	-	77	-	61	-	-	-	-	-	-	-	-	138
Engineering	-	513	615	310	635	-	-	-	-	-	-	-	2,073
Attorney	209	764	433	373	-	-	-	-	-	-	-	-	1,778
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	-	-	-	450
Dissemination Agent	208	208	208	208	208	-	-	-	-	-	-	-	1,042
Trustee Fees	-	-	5,250	-	-	-	-	-	-	-	-	-	5,250
Management Fees	4,174	4,174	4,174	4,174	4,174	-	-	-	-	-	-	-	20,869
Information Technology	159	159	159	159	159	-	-	-	-	-	-	-	795
Website Maintenance	106	106	106	106	106	-	-	-	-	-	-	-	530
Telephone	5	4	-	6	-	-	-	-	-	-	-	-	14
Postage & Delivery	24	30	2	3	4	-	-	-	-	-	-	-	63
Insurance General Liability	7,009	-	-	-	-	-	-	-	-	-	-	-	7,009
Printing & Binding	17	24	5	3	29	-	-	-	-	-	-	-	78
Legal Advertising	-	-	-	-	65	-	-	-	-	-	-	-	65
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	0	0	0	0	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 14,585	\$ 7,058	\$ 10,952	\$ 6,653	\$ 5,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,629

St. Augustine Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
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	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Landscape Maintenance	5,938	5,938	5,938	5,938	7,470	-	-	-	-	-	-	-	31,220
Lake Maintenance	1,238	1,238	1,238	1,238	1,238	-	-	-	-	-	-	-	6,190
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	203	2,100	166	177	184	-	-	-	-	-	-	-	2,829
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	2,300	-	-	-	-	-	-	-	-	-	2,300
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance	\$ 8,878	\$ 10,776	\$ 11,141	\$ 8,852	\$ 10,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,039
Total Operations & Maintenance	\$ 8,878	\$ 10,776	\$ 11,141	\$ 8,852	\$ 10,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,039
Total Expenditures	\$ 23,463	\$ 17,833	\$ 22,093	\$ 15,505	\$ 15,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	94,668
Excess (Deficiency) of Revenues over Expenditures	\$ (23,463)	\$ (17,083)	\$ 189,693	\$ 13,298	\$ 12,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	174,661
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (23,463)	\$ (17,083)	\$ 189,693	\$ 13,298	\$ 12,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	174,661

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	243,884
Bonds Outstanding -	\$7,070,000
<hr/>	
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	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	O&M RECEIVED	TOTAL RECEIVED
LENNAR	72,888.89	125,926.61	80,740.10	206,666.71
AG ESSENTIAL	52,533.94	94,656.24	62,945.58	157,601.82
TOTAL DIRECT INVOICES (1) (2)	125,422.83	220,582.85	143,685.68	364,268.53
ASSESSED REVENUE TAX ROLL	2,687.30	184,505.33	122,566.89	307,072.22
TOTAL NET ASSESSMENTS	128,110.13	625,671.03	266,252.57	671,340.75

(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
7	02/12/2024	0.00	0.00	0.00
TOTAL RECEIVED TAX ROLL		184,505.33	122,566.89	307,072.22

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	75.00%	73.47%	74.39%
% COLLECTED TAX ROLL	99.13%	99.13%	99.13%
TOTAL PERCENT COLLECTED	103.17%	83.41%	83.98%

NINTH ORDER OF BUSINESS

St. Augustine Lakes
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
02/16/24	106-113	\$	16,081.90
02/27/24	114-115		406,326.18

SUBTOTAL			\$422,408.08
-----------------	--	--	---------------------

<i>Date</i>	<i>Autopays</i>		<i>Amount</i>
02/21/24	FPL	\$	184.17

SUBTOTAL			\$184.17
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TOTAL			\$422,592.25
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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/16/24	00018	1/25/24	7450-01- SE22 12/31/23	202401	310-51300	31200		AMERICAN MUNICIPAL TAX-EXEMPT	*	450.00	450.00	000106
2/16/24	00005	2/01/24	2024-641 CDD BOARD MEETING 1/05/23	202401	310-51300	31100		DOMINION ENGINEERING GROUP INC	*	310.00	310.00	000107
2/16/24	00004	2/01/24	30 FEB DISSEM AGENT SRVCS	202402	310-51300	31300			*	208.33		
		2/01/24	30 FEB INFO TECH	202402	310-51300	35100			*	159.00		
		2/01/24	30 FEB MANAGEMENT FEES	202402	310-51300	34000			*	4,173.75		
		2/01/24	30 FEB WEBSITE ADMIN	202402	310-51300	35300			*	106.00		
		2/01/24	30 OFFICE SUPPLIES	202402	310-51300	51000			*	.21		
		2/01/24	30 POSTAGE	202402	310-51300	42000			*	4.44		
		2/01/24	30 COPIES	202402	310-51300	42500			*	29.25		
								GOVERNMENTAL MANAGEMENT SRVCS LLC			4,680.98	000108
2/16/24	00006	2/06/24	3351209 DEC GENERAL COUNSEL	202312	310-51300	31500		KUTAK ROCK LLP	*	432.92	432.92	000109
2/16/24	00014	1/12/24	1845454 JAN LAKE MANAGEMENT	202401	320-57200	46400		THE LAKE DOCTORS INC	*	1,238.00	1,238.00	000110
2/16/24	00010	2/01/24	416959 FEB MANAGEMENT SERVICES	202402	320-57200	34000		VESTA PROPERTY SERVICES INC	*	1,500.00	1,500.00	000111
2/16/24	00012	2/01/24	STAUG648 FEB LANDSCAPE MAINTENANCE	202402	320-57200	46200		YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	5,937.50	5,937.50	000112
2/16/24	00012	2/01/24	STAUG652 IRRIGATION REPAIRS	202402	320-57200	46200		YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	1,532.50	1,532.50	000113
2/27/24	00019	2/27/24	02272024 11/23/23 TAX DIST 3	202402	300-20700	10300			*	1,128.96		

SAUG ST AUGUSTINE L BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/27/24		02272024	202402	300		20700	10300			*	2,257.93		
		12/14/23							TAX DIST 4				
2/27/24		02272024	202402	300		20700	10300			*	169,344.56		
		12/21/23							TAX DIST 5				
2/27/24		02272024	202402	300		20700	10300			*	11,289.64		
		1/9/24							TAX DIST 6				
2/27/24		02272024	202402	300		20700	10300			*	484.24		
		1/11/24							INTEREST DIST				
2/27/24		02272024	202402	300		20700	10300			*	83,951.07		
		12/6/23							LENNAR ASSESSMENT				
2/27/24		02272024	202402	300		20700	10300			*	63,104.16		
		12/6/23							AGE ASSESSMENTS				
2/27/24		02272024	202402	300		20700	10300			*	31,552.08		
		1/31/24							AGE ASSESSMENTS				
2/27/24		02272024	202402	300		20700	10300			*	41,975.54		
		2/7/24							LENNAR ASSESSMENTS				
ST AUGUSTINE LAKES CDD C/O BANK											405,088.18	000114	
2/27/24	00014	2/06/24	1853150	202402	320	57200	46400			*	1,238.00		
									FEB LAKE MANAGEMENT				
THE LAKE DOCTORS INC											1,238.00	000115	
TOTAL FOR BANK A											422,408.08		
TOTAL FOR REGISTER											422,408.08		

SAUG ST AUGUSTINE L BPEREGRINO



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

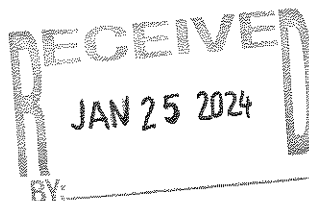
Client: St. Augustine Lakes Community Development District
 c/o Ms. Bernadette Peregrino
 District Accountant
 Governmental Management Services
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Invoice No. 7450-01-24

Date: January 25, 2024

For Professional Services:

Issue	Service	Fee
\$7,070,000 St. Augustine Lakes Community Development District (St. Johns County, Florida), Special Assessment Bonds, Series 2022 (2022 Project)	Rebate Report & Opinion	\$450
Total		\$450



PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
 ABA Routing Number : 211170101
 AMTEC Account Number : 4776372200

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

***** INVOICE *****



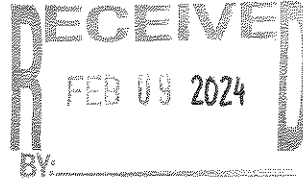
Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: February 1, 2024

Invoice Number 2024-6418

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	\$135	0	\$0.00
Professional Engineer	\$155	2	\$310.00
Principal	\$210	0	\$0.00
TOTAL		2	\$310.00

1. Attended CDD meeting on January 5, 2023

Total Amount Due \$310.00

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.

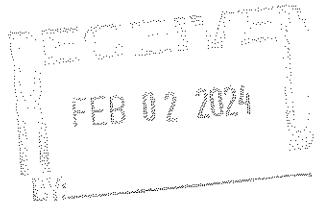
Governmental Management Services, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice**Invoice #:** 30**Invoice Date:** 2/1/24**Due Date:** 2/1/24**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 - February 2024		208.33	208.33
Information Technology - February 2024		159.00	159.00
Management Fees - February 2024		4,173.75	4,173.75
Website Administration - February 2024		106.00	106.00
Office Supplies		0.21	0.21
Postage		4.44	4.44
Copies		29.25	29.25



Total	\$4,680.98
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Payments/Credits	\$0.00
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Balance Due	\$4,680.98
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KUTAK ROCK LLP

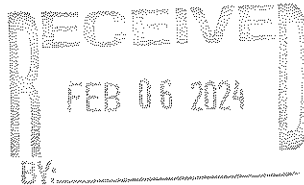
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 6, 2024



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

Reference: Invoice No. 3351209
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. 3351209
25223-1

Re: General Counsel

For Professional Legal Services Rendered

12/01/23	K. Jusevitch	0.20	29.00	Correspond with district manager regarding record retention statement
12/03/23	G. Lovett	0.50	125.00	Monitor legislative session for CDD related issues
12/08/23	W. Haber	0.40	120.00	Finalize utility easement
12/08/23	K. Jusevitch	0.30	43.50	Confer with Haber and transmit easement to county staff
12/27/23	W. Haber	0.30	90.00	Review and revise November minutes
TOTAL HOURS		1.70		

KUTAK ROCK LLP

St Augustine Lakes Community Development

February 6, 2024

Client Matter No. 25223-1

Invoice No. 3351209

Page 2

TOTAL FOR SERVICES RENDERED \$407.50

DISBURSEMENTS

Freight and Postage 25.42



TOTAL DISBURSEMENTS 25.42

TOTAL CURRENT AMOUNT DUE \$432.92

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

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

 	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

ACCOUNT NUMBER	DATE	BALANCE
730908	1/29/2024	\$1,238.00

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

00000007309084001000000015288100000012380001

Please Return this invoice with your payment and notify us of any changes to your contact information.

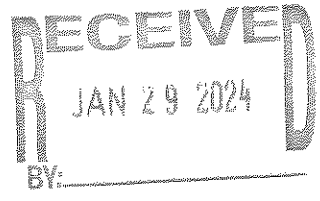
St. Augustine Lakes	Arcadian Lakes Blvd St Augustine, FL 32092
Invoice Due Date 1/12/2024	Invoice 1845454 PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
1/12/2024	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00

Treated minimal algae in all ponds. All ponds are in fantastic shape!

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00
AMOUNT DUE	



Total Account Balance including this invoice:	\$1238.00	This Invoice Total:	\$1238.00
--	-----------	----------------------------	-----------

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

Customer #: 730908	Corporate Address
Portal Registration #: D42AF402	4651 Salisbury Rd, Suite 155
Customer E-mail(s): bperegrino@gmsnf.com	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



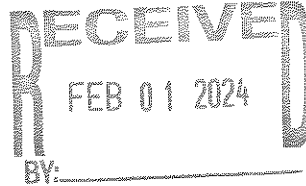
Invoice

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

Invoice # 416959
Date 02/01/2024
Terms Due on receipt
Due Date 02/01/2024
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



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
STAUG 648326	2/1/2024
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

Address: 51 Old Bull Bay Ct
St. Augustine, FL 32084

Remit To:

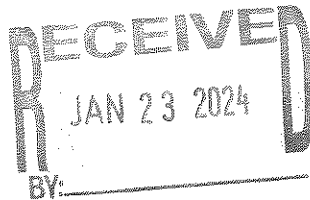
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 2, 2024

Invoice Amount: \$5,937.50

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

Invoice Total \$5,937.50



IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
STAUG 652933	2/2/2024
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

Address: 51 Old Bull Bay Ct
 St. Augustine, FL 32084

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: March 3, 2024

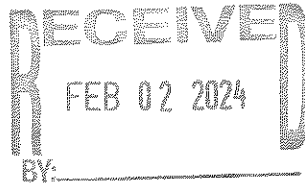
Invoice Amount: \$1,532.50

Description	Current Amount
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STA Lakes Irrigation 12_23

Irrigation Repairs

\$1,532.50



Invoice Total

\$1,532.50

IN COMMERCIAL LANDSCAPING

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

**ST AUGUSTINE LAKES CDD
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

RECEIVED
FEB 27 2024
BY: _____

Check Request

Date	Amount	Authorized By
February 27, 2024	\$405,088.18	Sheryl Fulks

Payable to:

St Augustine Lakes CDD C/O Bank of New York Mellon DS 2022 #19
--

Date Check Needed:

Budget Category:

ASAP	1.300.20700.10300
------	-------------------

Intended Use of Funds Requested:

11/23/23 TAX DIST 3	\$	1,128.96
12/14/23 TAX DIST 4		2257.93
12/21/23 TAX DIST 5		169344.56
1/9/24 TAX DIST 6		11289.64
1/11/24 INTEREST DIST		484.24
12/6/23 LENNAR ASSESSMENTS		83951.07
12/6/23 AGE ASSESSMENTS		63104.16
1/31/24 AGE ASSESSMENTS		31552.08
2/7/24 LENNAR ASSESSMENTS		41975.54
	\$	405,088.18
<i>(Attach supporting documentation for request.)</i>		

MAKE CHECK PAYABLE TO:



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	2/26/2024	\$1,238.00

00000007309084001000000015808200000012380000

Please Return this invoice with your payment and notify us of any changes to your contact information.

St. Augustine Lakes

Arcadian Lakes Blvd St Augustine, FL 32092

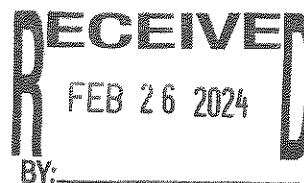
Invoice Due Date 2/6/2024

Invoice 1853150

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2/6/2024	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00

- 1 Phase 1A .15 acres treated for emergent vegetation and shoreline weeds
- 2 Phase 1A .35 acres treated for emergent vegetation and shoreline weeds
- 3 Phase 1A .85 acres treated for emergent vegetation and shoreline weeds
- 4 Phase 1A 2.3 acres treated for algae
- 5 Phase 1A .5 acres treated for algae
- 7 Phase 1B 6.2 acres treated for emergent vegetation



Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$1238.00

This Invoice Total:

\$1238.00

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

Customer #: 730908
Portal Registration #: D42AF402
Customer E-mail(s): bperegrino@gmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

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

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