

St. Augustine Lakes
Community Development District

MAY 1, 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

April 24, 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, May 1, 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 April 3, 2024 Meeting
- IV. Ratification of Addendum to Yellowstone Agreement (*will be under separate cover*)
- V. Discussion of Fiscal Year 2025 Budget
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Report on the Number of Registered Voters (0)
- VII. Supervisors Requests
- VIII. Audience Comments
- IX. Financial Statements as of March 31, 2024
- X. Check Register
- XI. Next Scheduled Meeting – June 5, 2024 at 11:00 a.m.
- XII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
ST. AUGUSTINE LAKES
COMMUNITY DEVELOPMENT DISTRICT

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

Also, present were:

Jim Oliver	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Sharon McShurley	Property Manager, Vesta
Sarah Sweeting	GMS

The following is a summary of the actions taken at the April 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 constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

Mr. Oliver opened the public comment period, there were no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the March 6, 2024 Meeting

Mr. Oliver presented the minutes of the March 6, 2024, Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the March 6, 2024, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Requisitions for Payment for Acquisition of Improvements (15)

Mr. Oliver presented requisition 15 payable to Kutak Rock for \$1,208.50. The Board had no questions on the requisition.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Requisition for Payment for Acquisitions of Improvements (15), was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver stated that he received an agreement from Tiffany for the new area to be maintained by Yellowstone and it would be added onto the existing contract. The amount annually would be \$57,000 on top of the existing contract. The District will be billed only for work that is completed.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Contract Addendum from Yellowstone, was approved in substantial form.

Mr. Oliver noted that they are working on the proposed budget which will be presented at the May meeting. Budget discussion will include landscaping and the opening of the amenity center with a June timeline for opening.

SIXTH ORDER OF BUSINESS Supervisors Requests

Mr. Oliver asked if there was anything else to discuss. The Board discussed the annual report for the water management facilities from the engineer, and Mr. Oliver was directed to discuss that with the district engineer.

SEVENTH ORDER OF BUSINESS Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Financial Statements as of February 28, 2024

Mr. Oliver presented the financial statements through February 28, 2024. He added there were no issues with the general fund budget.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Financial Statements as of February 28, 2024, was approved.

NINTH 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.

TENTH ORDER OF BUSINESS Next Scheduled Meeting – May 1, 2024 at 11:00 a.m.

Mr. Oliver noted the next meeting would be May 1, 2024, at 11:00 a.m.

ELEVENTH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

C.



April 21, 2023

St. Augustine Lakes Community Development District
Attn: Sarah Sweeting, Recording Secretary
475 West Town Place, Ste. 114
St. Augustine, FL 32092

Dear Ms. Sweeting:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

St. Augustine Lakes CDD

0 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2023.

Please contact us if we may be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Vicky Oakes". The signature is written in a cursive, flowing style.

Vicky C. Oakes
Supervisor of Elections

VO/db

NINTH ORDER OF BUSINESS

St. Augustine Lakes
Community Development District

Unaudited Financial Reporting
March 31, 2024



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 124,178	\$ -	\$ -	\$ -	\$ 124,178
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	2,317	-	-	2,317
Investments:					
State Board of Administration (SBA)	251,249	-	-	-	251,249
Series 2022:					
Reserve	-	240,851	-	-	240,851
Interest	-	238	-	-	238
Revenue	-	413,100	-	-	413,100
Construction	-	-	-	23,712	23,712
Prepaid Expenses	1,000	-	-	-	1,000
Deposits	417	-	-	-	417
Total Assets	\$ 376,844	\$ 656,505	\$ -	\$ 23,712	\$ 1,057,061
Liabilities:					
Accounts Payable	-	-	-	-	-
Accounts FICA Payable	-	-	-	-	-
Due to Debt Service	2,317	-	-	-	2,317
Total Liabilities	\$ 2,317	\$ -	\$ -	\$ -	\$ 2,317
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Deposits	417	-	-	-	417
Restricted for:					
Debt Service	-	656,505	-	-	656,505
Capital Project	-	-	-	23,712	23,712
Assigned for:					
Capital Reserve Fund	-	-	-	-	-
Capital Reserves	-	-	-	-	-
Unassigned	373,110	-	-	-	373,110
Total Fund Balances	\$ 374,527	\$ 656,505	\$ -	\$ 23,712	\$ 1,054,745
Total Liabilities & Fund Balance	\$ 376,844	\$ 656,505	\$ -	\$ 23,712	\$ 1,057,061

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 123,643	\$ 123,643	\$ 124,106	\$ 463
Special Assessments -Direct	195,581	146,686	146,686	-
Interest Income	-	-	1,249	1,249
Total Revenues	\$ 319,224	\$ 270,328	\$ 272,040	\$ 1,712
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,400	\$ 3,600
PR-FICA	918	459	184	275
Engineering	9,000	4,500	2,073	2,428
Attorney	18,750	9,375	1,778	7,597
Annual Audit	3,110	-	-	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	600	450	450	-
Dissemination Agent	2,500	1,250	1,250	-
Trustee Fees	4,000	4,000	5,250	(1,250)
Management Fees	50,085	25,043	25,043	-
Information Technology	1,908	954	954	-
Website Maintenance	1,272	636	636	-
Telephone	375	188	18	170
Postage & Delivery	750	375	67	308
Insurance General Liability	5,000	5,000	7,009	(2,009)
Printing & Binding	1,200	600	105	495
Legal Advertising	3,431	1,716	65	1,650
Other Current Charges	1,200	600	-	600
Office Supplies	450	225	1	224
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 119,224	\$ 64,044	\$ 49,957	\$ 14,087

St. Augustine Lakes
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Grounds Maintenance				
Field Mgmt / Admin	\$ 18,000	\$ 9,000	\$ 9,000	\$ -
Landscape Maintenance	81,250	40,625	37,158	3,468
Lake Maintenance	12,000	6,000	7,428	(1,428)
Wetland Mitigation	13,000	6,500	-	6,500
Grounds Maintenance	10,000	5,000	-	5,000
Reclaim Water	12,000	6,000	-	6,000
Electric	10,000	5,000	3,047	1,953
Miscellaneous	6,000	3,000	-	3,000
Holiday Decorations	15,000	2,300	2,300	-
Capital Reserve	22,750	-	-	-
Subtotal Grounds Maintenance	\$ 200,000	\$ 83,425	\$ 58,933	\$ 24,492
Total Operations & Maintenance	\$ 200,000	\$ 83,425	\$ 58,933	\$ 24,492
Total Expenditures	\$ 319,224	\$ 147,469	\$ 108,890	\$ 38,580
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 122,859	\$ 163,151	\$ 40,292
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 122,859	\$ 163,151	\$ 40,292
Fund Balance - Beginning	\$ -		\$ 211,377	
Fund Balance - Ending	\$ -		\$ 374,527	

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

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 185,930	\$ 185,930	\$ 186,822	\$ 892
Special Assessments -Direct Bill	294,110	220,583	220,583	
Interest Income	6,007	3,003	8,719	5,715
Total Revenues	\$ 486,047	\$ 409,516	\$ 416,124	\$ 6,607
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	\$ 219,320	\$ 225,927	\$ 6,607
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	(7,983)	\$ (7,983)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (7,983)	\$ (7,983)
Net Change in Fund Balance	\$ 5,654	\$ 219,320	\$ 217,943	\$ (1,376)
Fund Balance - Beginning	\$ 197,008		\$ 438,562	
Fund Balance - Ending	\$ 202,661		\$ 656,505	

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

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 125,106	\$ 125,106
Total Revenues	\$ -	\$ -	\$ 125,106	\$ 125,106
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 6,488,461	\$ (6,488,461)
Total Expenditures	\$ -	\$ -	\$ 6,488,461	\$ (6,488,461)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (6,363,355)	\$ (6,363,355)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 7,983	\$ 7,983
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 7,983	\$ 7,983
Net Change in Fund Balance	\$ -		\$ (6,355,372)	
Fund Balance - Beginning	\$ -		\$ 6,379,083	
Fund Balance - Ending	\$ -		\$ 23,712	

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	\$ -	\$ 1,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,106
Special Assessments -Direct	-	-	97,790	20,982	27,913	-	-	-	-	-	-	-	146,686
Interest Income	-	-	-	-	76	1,173	-	-	-	-	-	-	1,249
Total Revenues	\$ -	\$ 750	\$ 211,786	\$ 28,803	\$ 27,989	\$ 2,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,040
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
PR-FICA	-	77	-	61	-	46	-	-	-	-	-	-	184
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	208	-	-	-	-	-	-	1,250
Trustee Fees	-	-	5,250	-	-	-	-	-	-	-	-	-	5,250
Management Fees	4,174	4,174	4,174	4,174	4,174	4,174	-	-	-	-	-	-	25,043
Information Technology	159	159	159	159	159	159	-	-	-	-	-	-	954
Website Maintenance	106	106	106	106	106	106	-	-	-	-	-	-	636
Telephone	5	4	-	6	-	4	-	-	-	-	-	-	18
Postage & Delivery	24	30	2	3	4	4	-	-	-	-	-	-	67
Insurance General Liability	7,009	-	-	-	-	-	-	-	-	-	-	-	7,009
Printing & Binding	17	24	5	3	29	27	-	-	-	-	-	-	105
Legal Advertising	-	-	-	-	65	-	-	-	-	-	-	-	65
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	0	0	0	0	0	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 14,585	\$ 7,058	\$ 10,952	\$ 6,653	\$ 5,381	\$ 5,329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,957

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	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,000
Landscape Maintenance	5,938	5,938	5,938	5,938	7,470	5,938	-	-	-	-	-	-	37,158
Lake Maintenance	1,238	1,238	1,238	1,238	1,238	1,238	-	-	-	-	-	-	7,428
Wetland Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaim Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	203	2,100	166	177	184	218	-	-	-	-	-	-	3,047
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	2,300	-	-	-	-	-	-	-	-	-	2,300
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance	\$ 8,878	\$ 10,776	\$ 11,141	\$ 8,852	\$ 10,392	\$ 8,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58,933
Total Operations & Maintenance	\$ 8,878	\$ 10,776	\$ 11,141	\$ 8,852	\$ 10,392	\$ 8,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	58,933
Total Expenditures	\$ 23,463	\$ 17,833	\$ 22,093	\$ 15,505	\$ 15,773	\$ 14,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108,890
Excess (Deficiency) of Revenues over Expenditures	\$ (23,463)	\$ (17,083)	\$ 189,693	\$ 13,298	\$ 12,216	\$ (11,510)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	163,151
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	\$ (11,510)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	163,151

St. Augustine Lakes
Community Development District
Long Term Debt Report

Series 2022, Special Assessment Revenue Refunding Bonds	
Interest Rate:	4.7-5.5%
Maturity Date:	6/15/2053
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement:	\$240,020
Reserve Fund Balance	240,851
Bonds Outstanding -	\$7,070,000
<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	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	480,230.46	319,220.42	799,450.88

DUE/RECEIVED	BALANCE DUE	SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
LENNAR	69,888.89	125,926.61	83,740.10	209,666.71
AG ESSENTIAL	52,533.94	94,656.24	62,945.58	157,601.82
TOTAL DIRECT INVOICES (1) (2)	122,422.83	220,582.85	146,685.68	367,268.53
ASSESSED REVENUE TAX ROLL	(1,168.41)	186,822.04	124,105.89	310,927.93
TOTAL NET ASSESSMENTS	121,254.42	407,404.89	270,791.57	678,196.46

(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
8	03/20/2024	2,316.72	1,538.99	3,855.71
TOTAL RECEIVED TAX ROLL		186,822.04	124,105.89	310,927.93

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED DIRECT BILL	75.00%	75.00%	75.00%
% COLLECTED TAX ROLL	100.38%	100.38%	100.38%
TOTAL PERCENT COLLECTED	84.84%	84.83%	84.83%

TENTH ORDER OF BUSINESS

St. Augustine Lakes
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
3/6/24	116-118	\$12,120.19
3/13/24	119-120	1,873.00
3/19/24	121-122	437.78
SUBTOTAL		\$14,430.97

<i>Date</i>	<i>Autopays</i>	<i>Amount</i>
03/08/24	IRS FICA PAYMENT	\$91.80
03/19/24	FPL	217.66
SUBTOTAL		\$309.46
TOTAL		\$14,740.43

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/24	00004	3/01/24	31	202403	310	51300	31300			*	208.33		
									MAR. DISSEM AGENT SRVCS				
3/01/24		31		202403	310	51300	35100			*	159.00		
									MAR. INFO TECH				
3/01/24		31		202403	310	51300	34000			*	4,173.75		
									MAR. MANAGEMENT FEES				
3/01/24		31		202403	310	51300	35300			*	106.00		
									MAR. WEBSITE ADMIN				
3/01/24		31		202403	310	51300	51000			*	.21		
									OFFICE SUPPLIES				
3/01/24		31		202403	310	51300	42000			*	4.48		
									POSTAGE				
3/01/24		31		202403	310	51300	42500			*	27.00		
									COPIES				
3/01/24		31		202403	310	51300	41000			*	3.92		
									TELEPHONE				
									GOVERNMENTAL MANAGEMENT SRVCS LLC			4,682.69	000116
3/06/24	00010	3/01/24	417809	202403	320	57200	34000			*	1,500.00		
									FIELD MANAGEMENT				
									VESTA PROPERTY SERVICES INC			1,500.00	000117
3/06/24	00012	3/01/24	STAUG665	202403	320	57200	46200			*	5,937.50		
									MAR. LANDSCAPE MAINTENANC				
									YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			5,937.50	000118
3/13/24	00005	3/01/24	2024-645	202402	310	51300	31100			*	635.00		
									CDD BOARD MEETING - FEB24				
									DOMINION ENGINEERING GROUP INC			635.00	000119
3/13/24	00014	3/07/24	1871109	202403	320	57200	46400			*	1,238.00		
									MAR. LAKE MAINTENACE				
									THE LAKE DOCTORS INC			1,238.00	000120
3/19/24	00007	3/12/24	6268639	202402	310	51300	48000			*	65.28		
									NTC OF MEETING #9871552				
									GANNETT FLORIDA LOCAL IQ			65.28	000121
3/19/24	00006	3/13/24	3366022	202401	310	51300	31500			*	372.50		
									JAN GENERAL COUNSEL				
									KUTAK ROCK LLP			372.50	000122
									TOTAL FOR BANK A		14,430.97		
									TOTAL FOR REGISTER		14,430.97		

SAUG ST AUGUSTINE L BPEREGRINO

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 31**Invoice Date:** 3/1/24**Due Date:** 3/1/24**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 - March 2024		208.33	208.33
Information Technology - March 2024		159.00	159.00
Management Fees - March 2024		4,173.75	4,173.75
Website Administration - March 2024		106.00	106.00
Office Supplies		0.21	0.21
Postage		4.48	4.48
Copies		27.00	27.00
Telephone		3.92	3.92
Total			\$4,682.69
Payments/Credits			\$0.00
Balance Due			\$4,682.69



Invoice

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

Invoice # 417809
Date 03/01/2024
Terms Due on receipt
Due Date 03/01/2024
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 665416	3/1/2024
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 31, 2024

Invoice Amount: \$5,937.50

Description	Current Amount
Monthly Landscape Maintenance March 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 *****



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

Date: March 1, 2024

Invoice Number 2024-6457

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	2	\$170.00
CADD Designer	\$130	0	\$0.00
Engineer	\$135	0	\$0.00
Professional Engineer	\$155	3	\$465.00
Principal	\$210	0	\$0.00
TOTAL		5	\$635.00

1. Processed and approved requisitions

Total Amount Due \$635.00

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.

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
730908	3/7/2024	\$1,238.00

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

000000730908400100000016559400000012380004

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 3/7/2024	Invoice 1871109	PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/7/2024	Water Management - Monthly		\$1238.00	\$0.00	\$1238.00
1 Phase 1A .15 acres treated for minimal algae and shoreline weeds 2 Phase 1A .35 acres treated for minimal algae and shoreline weeds 3 Phase 1A .85 acres treated for shoreline weeds 4 Phase 1A .23 acres treated for shoreline weeds 5 Phase 1A .5 acres treated for algae 7 Phase 1B acres treated for algae and shoreline weeds 8 Phase 1C 6.2 acres treated for algae and shoreline weeds 9 Phase 1C .15 acres treated for algae and cleared debris from outfall 10 Phase 2B .75 acres treated for shoreline weeds 11 Phase 2B .25 acres treated for shoreline weeds					
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
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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,ar@lakedoctors.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


* LocalIQ

Florida
GANNETT

ACCOUNT NAME St. Augustine Lakes		ACCOUNT # 762564	PAGE # 1 of 1
INVOICE # 0006268639	BILLING PERIOD Feb 1- Feb 29, 2024	PAYMENT DUE DATE March 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$65.28	

BILLING ACCOUNT NAME AND ADDRESS

St. Augustine Lakes
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649



Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
 All funds payable in US dollars.

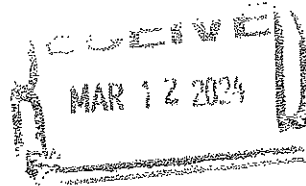
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
2/1/24	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/28/24	9871552	SAG St Augustine Record	Notice of Meeting		\$65.28



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$65.28
Service Fee 3.99%	\$2.60
*Cash/Check/ACH Discount	-\$2.60
*Payment Amount by Cash/Check/ACH	\$65.28
Payment Amount by Credit Card	\$67.88

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME St. Augustine Lakes		ACCOUNT NUMBER 762564		INVOICE NUMBER 0006268639		AMOUNT PAID
CURRENT DUE \$65.28	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$65.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocalIQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$67.88
To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com						

0000762564000000000000062686390000652867170

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

St. Augustine Lakes
St. Augustine Lakes
475 W Town PL # 114
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

02/28/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/28/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$65.28

Order No: 9871552

Customer No: 762564

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Notice of Meeting

St. Augustine Lakes

Community Development District
The meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District will be held on Wednesday, March 6, 2024 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver

District Manager

Pub: Feb 28, 2024; #9871552

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



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

Invoice No. 3366022
25223-1

Re: General Counsel

For Professional Legal Services Rendered

01/03/24	W. Haber	0.60	180.00	Prepare for and participate in Board meeting
01/13/24	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
TOTAL HOURS		1.10		
TOTAL FOR SERVICES RENDERED				\$372.50
TOTAL CURRENT AMOUNT DUE				<u>\$372.50</u>